CHESHIRE & WARRINGTON

SUB-REGIONAL HOUSING STUDY

NOVEMBER 2012

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APPENDICES

1. INTRODUCTION

This Study has been prepared on behalf of key developers with land interest in the North West to comprehensively assess housing requirements within the Cheshire & Warrington Sub-Region.

1.1 The Study has been commissioned following concerns that the housing targets being progressed by each of the local authorities within the Sub-Region are grossly inadequate, and will harm the Sub-Region's ability to realise economic growth in line with expectations, along with its ability to meet future affordable and demographic need. This is the first opportunity that each of the three local authorities have had to establish long term housing requirements, following publication of the NPPF, and it is essential that they are robust, positive and integrated to ensure gains across the three key dimensions of sustainability (i.e. economic, social and environmental).

1.2 The Study is prepared on behalf of:

- Bloor Homes;
- Peel Land and Property;
- David Wilson Homes;
- Richborough Estates;
- Taylor Wimpey;
- Seddon Homes;
- Bellway; and
- Redrow.

1.3 The purpose of the Study is to assist the emerging Local Plan strategies of Cheshire West & Chester, Cheshire East, and Warrington by providing a joint industry submission that represents a common view amongst those who will ultimately deliver the majority of the Sub-Region's housing supply over the emerging Plan periods. This ensures clarity and consistency in the emerging Local Plan process and demonstrates the wide-spread concern of housebuilders over the approach that the three local authorities have taken towards their future housing requirements to date.

1.4 The main outcome will be an assessment of the adequacy of the proposed housing targets at a local authority level and a Sub-Regional level in the context of the economic growth aspirations of each authority and the Sub-Regional Local Enterprise Partnership (LEP), as well as the NPPF's requirement that local authorities meet objectively assessed need.

1.5 The Study is structured as follows:

Section 2: Setting the Context;

Section 3: National Policy context;

Section 4: Regional Policy Context;

Section 5: Cheshire East - Local Policy;

Section 6: Cheshire West & Chester - Local Policy;

Section 7: Warrington - Local Policy;

Section 8: Household Demographics;

Section 9: Critical Review of the Evidence Base;

Section 10: Housing Requirement Forecasts;

Section 11: Implications of Councils' Approach;

Section 12: Conclusions.

1.6 A list of documents referred to in this report is detailed in Appendix 1.

2.

SETTING THE CONTEXT

This section of the Study summarises the Sub-Regional growth context within which the local authorities of Cheshire & Warrington should be determining their housing requirements.

SUMMARY OF KEY POINTS

- Substantial employment potential within the Sub-Region on a wide range of strategic sites.
- Aspiration for significant economic growth supported by the Cheshire & Warrington LPAs.
- Local Enterprise Partnership - creation of 20,000 jobs by 2030.
- Need for at least 70,000 new homes (LEP/Unleashing the Potential).
- Macclesfied LPA - very strong economic performance (top 20% in England).
- Congleton, Warrington, Chester - strong economic performance (top 40%).
- Huge potential for economic growth - Alderley Park (Macclesfield); Basford (Crewe); Omega (Warrington); Central Chester, amongst others.

ABOUT CHESHIRE & WARRINGTON [1]

Cheshire & Warrington comprises the unitary authorities of Cheshire East, Cheshire West & Chester and Warrington Borough Council. Together, the three authorities cover approximately 880 square miles and are bounded by the Liverpool and Manchester City regions, along with the Welsh border to the west, Shropshire to the south and Staffordshire and Derbyshire to the east. Aside from the historic city of Chester, the area is a diverse mixture of rural villages, market towns and industrial conservations.

The total population of Cheshire & Warrington is approximately 890,000 and provides some 480,000 jobs, with 75% of people both living and working in the area. The area boasts the ninth largest economy in the UK with successful businesses operating in chemicals, pharmaceuticals, automotive, financial services, manufacturing, professional services and creative industries delivering some £20 billion gross value added (GVA).

Figure 2.1 maps the main employment locations and settlements within Cheshire & Warrington, and indicates the spheres of influence of the neighbouring economies of Liverpool and Manchester as well as that of the West Cheshire, Wirral and North East Wales (Mersey Dee) economic area.

STRATEGIC CONTEXT

2.1 The following strategies cover all or parts of the Sub-Region and embody aspirations for transformational economic and housing growth:

Atlantic Gateway: 250,000 jobs and 400,000 new homes by 2030 (Liverpool and Manchester city regions and surrounding areas of Cheshire & Warrington);

Mersey Dee Alliance: cross border co-operation geared towards growth (North East Wales and West Cheshire/ Wirral);

Unleashing the Potential and Cheshire & Warrington Local Enterprise Partnership (LEP): 22,000 jobs and 71,000 new homes by 2030 (Cheshire & Warrington);

Ellesmere Port Strategic Regeneration Framework: creating 'thousands of new jobs' and 7,000 new homes by 2025 (Ellesmere Port and 250ha of employment land);

West Cheshire Growth Point: Seeking an additional 2,700 homes between 2007 - 2016 on top of the RSS requirement (+23%), and supporting the continued economic success of the wider region;

Mid Mersey Growth Point: Seeking an additional 20% of the homes (above RSS) up to 2016, amounting to 456 dwellings per annum within Warrington;

1 Source: Cheshire & Warrington Local Enterprise Partnership Business Plan 2012-15

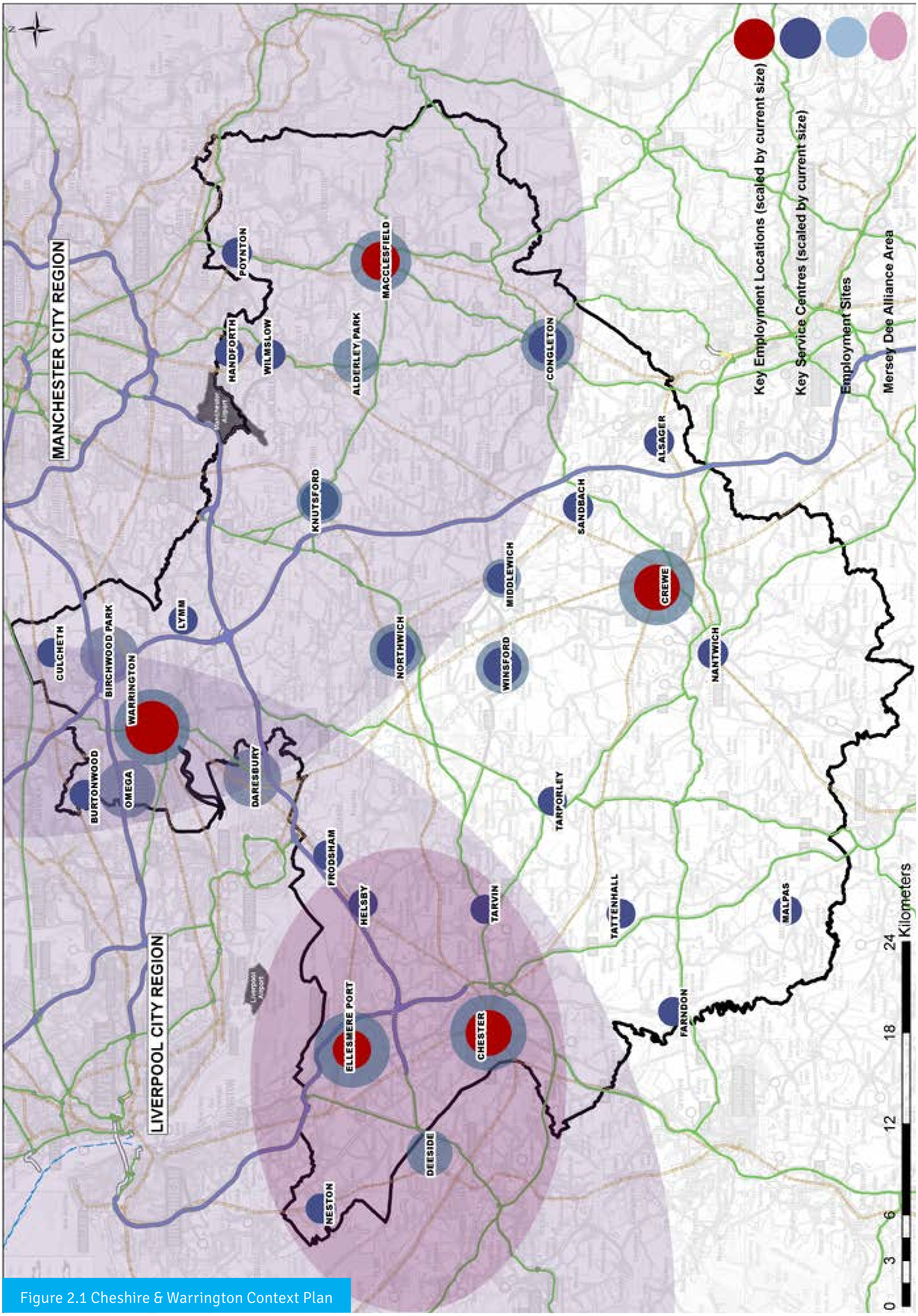


Figure 2.1 Cheshire & Warrington Context Plan

Cheshire West & Chester Rural regeneration and housing strategies (September 2011): Seeks to provide 8,000 homes in rural area between 2010 and 2030.

2.2 The Sub-Regional strategy 'Unleashing the Potential' and the Cheshire & Warrington LEP are of critical importance to driving economic growth and are considered in more detail below, followed by an overview of Cheshire & Warrington's economic strengths and future potential.

'UNLEASHING THE POTENTIAL' OF CHESHIRE & WARRINGTON: SUB-REGIONAL STRATEGY (JULY 2010)

2.3 The Sub-Regional strategy was prepared to inform the economic growth aspirations of the area, and was produced by the three local planning authorities of the Sub-Region in conjunction with the Cheshire & Warrington Enterprise Commission. In respect of overall growth the strategy reads as follows:

"Cheshire & Warrington's (C&W) economic performance already outstrips every other Sub-Region in the North West by a significant margin. It is now ready to significantly accelerate growth in population, jobs and productivity in order to boost its competitive position in a changed post-recession economy." [2]

2.4 The main aim for the Sub-Region is set out in the strategy as follows:

"C&W's aim is to contribute significantly to economic growth by accommodating significant increases in population, housing, jobs and GVA, which will be achieved by sustainable development of existing settlements across the area." [3]

2.5 However, it was also recognised that in achieving these objectives there would be both political and planning challenges in delivering significant housing growth [4].

2.6 In respect of population, housing, and employment growth the Sub-Regional strategy sets out projections based on the baseline projections of the Cheshire & Warrington Econometric Model (CHWEM). These projections use 2006 as the base year and are summarised as follows:

Population Growth:	100,000 people, 2006-2030;
Employment Growth:	22,000 new jobs, 2006-2030. [5]

2.7 'Unleashing the Potential' projects the following job growth in each of the three LPAs:

Cheshire East:	9,000 jobs, 2006-2030 (375 per annum);
Cheshire West & Chester:	11,000 jobs, 2006-2030 (458 per annum);
Warrington:	2,000 jobs, 2006-2030 (83 per annum);
SUB-REGION:	22,000 jobs, 2006-2030 (917 per annum).

2.8 In respect of housing one of the key challenges set out in the 'Unleashing the Potential' strategy reads as follows:

"Affordable housing - the Sub-Region requires strategies to address the shortages of new affordable homes. A range of housing is required to meet the needs of growing numbers of elderly people, those of young single people and couples, as well as the wider workforce in order to support economic development and growth." [6]

Furthermore, another key objective is to increase the supply of market housing to support continued economic growth and regeneration, and to meet local needs. This key challenge manifests itself in the requirement to provide 71,000 new dwellings in the Sub-Region over a 20-year period.

2 Paragraph 1, page 1, 'Unleashing the Potential' of Cheshire & Warrington, July 2010
3 Page 2, 'Unleashing the Potential' of Cheshire & Warrington, July 2010
4 Section 1, paragraph 2, Unleashing the Potential of Cheshire & Warrington, July 2010
5 Figure 4, page 19, Appendix 1: Evidence base, 'Unleashing the Potential' of Cheshire & Warrington, July 2010
6 Section 3, page 3, 'Unleashing the Potential' of Cheshire & Warrington, July 2010

CHESHIRE & WARRINGTON LOCAL ENTERPRISE PARTNERSHIP (LEP)

2.9 The Cheshire & Warrington LEP was established on 11 March 2011, and aims to drive the economic growth of the Sub-Region, incorporating the LPAs of Cheshire East, Cheshire West & Chester, and Warrington.

2.10 The LEP area continues to perform over and above both England and North West averages on all key economic and employment performance indicators, and in this context the LEP aims to be the best performing economy outside the South East. [7] The 'Vision' for the LEP area is set out as follows:

"To make Cheshire & Warrington the best place to do business in the UK - the ideal environment for businesses to grow: access to the right skills; supportive and efficient public services; effective infrastructure and utilities; and a beautiful part of the country for people to enjoy." [8]

2.11 To achieve this 'Vision' the LEP states that success in the period to 2030 would look like:

- increased annual GVA by at least £10 billion to some £30 billion through accelerated growth of existing businesses and new start ups;
- increased population by 100,000 involving the need for 70,000 new homes; and
- over 20,000 jobs created with a key focus on manufacturing and exports. [9]

2.12 However, it is also important to note the threats that exist to achieving these goals, which as set out in the LEP's Business Plan, include the impact of an ageing population, and declining numbers of young working-age adults [10]. Such an impact can only be remedied through a greater provision of housing within the Sub-Region to facilitate net in-migration, and provide for a more affordable housing market for young adults and families.

CHESHIRE & WARRINGTON'S ECONOMIC STRENGTHS AND POTENTIAL FOR GROWTH

2.13 Future North West [11] sets out an evidence based assessment of actions necessary to deliver sustainable development in the North West over the next 20 years. In doing do, it envisages that by 2030, Warrington will be a key growth centre (for the North West) and that Chester and Crewe will be Sub-Regional (Cheshire & Warrington) growth hubs. The evidence base [12] that underpins Future North West provides a useful insight into the state of Cheshire & Warrington (using the former local authority districts (LADs) as building blocks) as follows.

i) Relative economic performance

2.14 Macclesfield is in the top 20% of English local authority districts (LADs) when measured against a scorecard of economic indicators, signifying very strong performance. Congleton, Warrington and Chester are in the second 20% (along with Manchester) signifying strong performance. Vale Royal, Crewe and Nantwich are in the third 20% signifying moderate performance, whereas Ellesmere Port and Neston are in the 4th 20%, (alongside Liverpool) signifying weak performance.

2.15 Skills structure is a prominent feature of overall economic performance and Chester, Macclesfield, Warrington and Vale Royal are all defined as places with strong skills assets.

ii) Commuting performance

2.16 There are high levels of commuting out of the Sub-Region compared to other North West Sub-Regions. Outflow is predominately to Greater Manchester (a significant feature of which is commuters from the higher occupations) and Merseyside (similar in number to Greater Manchester outflow but not predominately of higher order occupations).

2.17 Commuting inflows originate predominately from Greater Manchester and Merseyside. A consequence of its geography and in particular the dispersal of settlements across a relatively large area, Cheshire & Warrington comprises a number of discrete economic areas as defined by commuting data. These reflect both relationships within the Sub-Region and relationships with adjacent areas.

7 Page 5, Cheshire & Warrington Local Enterprise Partnership Business Plan 2012-2015
8 Cheshire & Warrington LEP, CLG, http://www.communities.gov.uk/documents/localgovernment/pdf/2039898.pdf
9 Cheshire & Warrington LEP, CLG, http://www.communities.gov.uk/documents/localgovernment/pdf/2039898.pdf
10 Annex 2, Cheshire & Warrington LEP, Business Plan 2012 - 15
11 Future North West, Our Shared Priorities, August 2010, 4NW
12 Summary of the Evidence Base RS2010, Assets, Opportunities and Issues, 2010, Regional Intelligence Unit, NWDA

2.18 A high level of self-containment within Crewe and Nantwich (c80%) contrasts with low levels of self-containment within Congleton, Vale Royal and Ellesmere Port and Neston, reflecting the latter's commuting links with destinations both within the Sub-Region (Chester, Warrington and Macclesfield) and without (Merseyside, Greater Manchester and to a lesser extent North Staffordshire).

2.19 Reflecting its relatively high number of employee jobs, Warrington generates a high level of commuting interaction and net inflows from each of the nine occupational groups [13]. Positive net inflows are also evident into Chester and Macclesfield, where the total positive net inflow is comprised of net inflows from seven of the nine occupational groups.

2.20 The positive net inflows into Warrington, Macclesfield and Chester mark them out as employment hubs, with Warrington being the primary hub. The employment size of Warrington and Macclesfield relative to that of their respective origin areas also makes them 'primary attractors' in the North West context.

2.21 In contrast to Warrington, Chester and Macclesfield; Congleton and Vale Royal exhibit positive net outflows across all nine occupational groups. The implication of this is that they are desirable places to live and accessible to areas of employment.

iii) Strategic sites and growth locations

2.22 Under the North West of England Plan, the Regional Spatial Strategy for the North West (RSS), a number of employment sites in and adjacent to Cheshire & Warrington were designated as regional strategic sites (and confirmed to be retained in 2009):

- Alderley Park, near Macclesfield (AstraZeneca site, employs 3,500);
- Basford, Crewe (plans for over 10,000 jobs);
- Central Chester (plans for 46,000 sq m grade A office development = 3,500 jobs);
- Central Warrington (office development being promoted in the town centre);
- Omega, Warrington (potential for 14,000 net new jobs);
- Daresbury, Halton (vision to create 15,000 jobs).

2.23 With the exception of Alderley Park, the above locations continue to be the focus of local economic development policy that is geared towards growth (of employment and GVA).

2.24 Alderley Park, together with Macclesfield and North East Cheshire, is recognised as the focus of the Sub-Region's 'most productive businesses and entrepreneurial people' [14].

2.25 The Sub-Regional strategy therefore continues the spatial approach to regeneration and growth developed under RSS by promoting the same locations for accelerated growth. Such priority areas for growth are areas of both opportunity and market weakness - and so all embody a need for regeneration/renewal.

2.26 The strategy for promoting such areas has traditionally involved constraining development in other, competing locations. In the past, housing growth in much of Cheshire [15] has been constrained to meet local needs only in order to promote regeneration in the urban markets of North Staffordshire, Manchester and Liverpool.

2.27 It appears that north east Cheshire continues to be subject to development constraint, or to put it another way, its potential - underscored by its strong economic performance relative all English local authorities - is not being unleashed.

13 The nine occupational groups are: 1.Managers and senior officials; 2.Professional occupations; 3.Associate professional and technical occupations; 4.Administrative and secretarial occupations; 5.Skilled trades occupations; 6.Personal service occupations; 7.Sales and customer service occupations; 8.Process, plant and machine operatives; 9.Elementary occupations

14 'Unleashing the Potential' Cheshire & Warrington, July 2010, page 4

15 See Cheshire Structure Plan, March 2006 for example

DUTY TO COOPERATE

2.28 The NPPF is clear in its requirement that local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities, which include the homes and jobs needed in the area [16]. The Government is clear in its expectation for joint working on areas of common interest which should be diligently undertaken for the mutual benefit of neighbouring authorities.

2.29 It is very clear that given the significant potential for economic growth within the Sub-Region, supported by the LEP, that each of the three local planning authorities need to take a collaborative approach in meeting future housing requirements in order to ensure a sufficient supply of future labour. However, analysis of each local authority's evidence base confirms that they have simply assessed their own locally derived housing requirement, without due consideration of the need to meet a neighbouring authority's requirement. Furthermore, it is clear that no authority has recognised the full extent of its housing requirement (for market and affordable housing) based on a full objective assessment as required by the NPPF, and nor have they sought to liaise with surrounding local authorities to ensure that this full requirement can be met elsewhere. Furthermore, it is clear that none of the three authorities has sought to establish or meet any unmet housing requirement from surrounding authorities.

2.30 Indeed, these concerns extend beyond the boundaries of the Sub-Region, as it is clear that Salford and other local authorities within Greater Manchester are simply seeking to meet locally derived need, without undertaking a full objective assessment of their housing requirements, or giving consideration to the wider housing requirements of surrounding authorities.

2.31 The duty to cooperate is a fundamental requirement of the NPPF, and is one of the tests of soundness, which seeks to ensure that local plans have been positively prepared, and that they include unmet requirements from neighbouring authorities.

SUMMARY

2.32 In summary the economic growth aspiration of the Cheshire & Warrington Sub-Region is clear, and forms the basis for the Local Enterprise Partnership. The LEP aims to facilitate the growth of 20,000 jobs over the period to 2030, requiring the provision for 70,000 new homes.

2.33 Within and adjacent to Cheshire & Warrington, the following locations are expected to be the focus of policy led economic growth:

- Basford, Crewe;
- Central Chester;
- Central Warrington;
- Omega, Warrington;
- Daresbury, Halton.

2.34 It is imperative that each local authority provides an appropriate level of housing to accommodate economic growth aspirations. Failure to do so will encourage unsustainable commuting patterns conflicting with National and Local planning policy, undermines the Sub-Regions competitiveness and reduce economic growth potential.

2.35 We summarise the relevant local planning policy for each of the three local authorities in the latter sections of this Study.

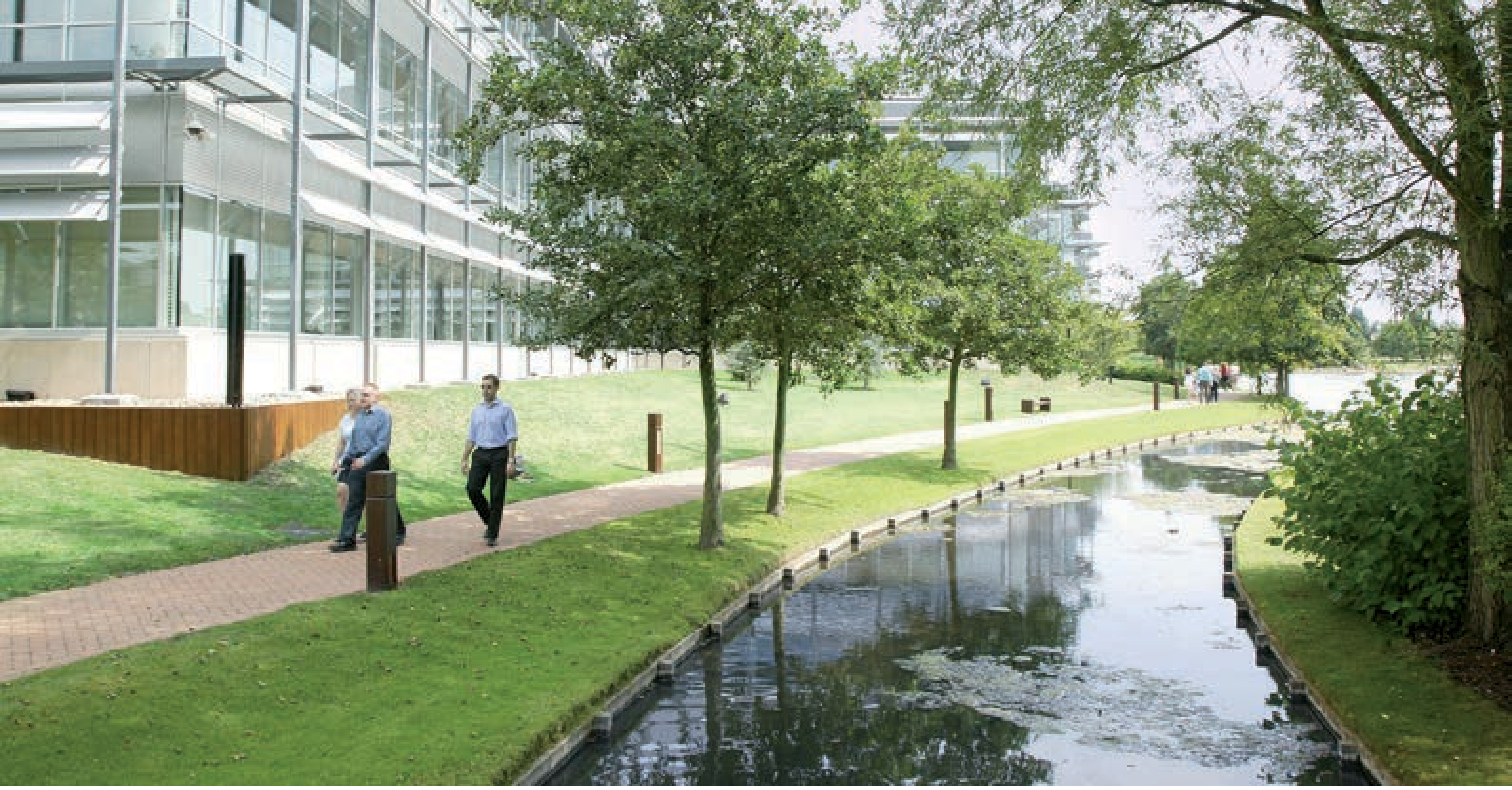
16 Paragraph 178, NPPF

3. NATIONAL POLICY CONTEXT

This section sets out the national policy context by which local planning authorities should be determining future housing requirements.

SUMMARY OF KEY POINTS

- National Policy requires that local authorities ensure their plans are positively prepared and aspirational.
- Local authorities are required to meet full, objectively assessed needs for market and affordable housing, and that this is identified in a SHMA.
- Account should be taken of migration and demographic change in formulating housing requirements.
- Local authorities should ensure that assessments of, and strategies for, housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.
- Local authorities should work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing.
- The Government clearly recognises the link between housing and economic growth.



NATIONAL POLICY

i) National Planning Policy Framework - 27 March 2012

3.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The presumption in favour of sustainable development is said to sit at the heart of the NPPF, and this requires that local planning authorities should positively seek opportunities to meet the development needs of their area, and that local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

3.2 The NPPF must be taken into account in the preparation of local and neighbourhood plans. The NPPF confirms that 12 core land use principles should underpin plan-making, and these include, driving and supporting economic development to deliver homes, business and thriving local places. In doing so, it requires that every effort is made to objectively identify and meet housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

3.3 In respect of housing requirements, the NPPF (paragraph 47) confirms the need for local authorities to **significantly boost the supply of housing** and in doing so confirms that local authorities should use their evidence base to ensure that their Local Plan meets the **full, objectively assessed needs for market and affordable housing**.

3.4 In establishing its housing requirement, in accordance with the NPPF (paragraph 159), local authorities should have a clear understanding of housing need, through the preparation of a strategic housing market assessment (SHMA). The NPPF is clear that a SHMA must identify the scale and mix of housing that the local population is likely to need, which:

1. "meets household and population projections, taking account of migration and demographic change;

2. addresses the need for all types of housing, including affordable..; and

3. caters for housing demand and the scale of supply necessary to meet this demand."

3.5 The NPPF confirms the need for local authorities to be aspirational. Furthermore, the NPPF is clear in its requirement to set out an up to date, and relevant evidence base, ensuring that assessment and strategies for housing and employment and other uses are integrated.

3.6 Paragraph 160 confirms that local authorities should work closely with business communities to gain an understanding of changing needs, as well as identifying and addressing barriers to investment, which includes a lack of housing.

3.7 It is clear therefore that the NPPF requires that local authorities undertake to meet the full, objectively assessed need for market and affordable housing, and that they seek to integrate this within their employment strategy so as to ensure there are no barriers to investment. In short, local authorities are required to present a coherent strategy that is aspirational and positively prepared.

ii) Housing and Growth - 6 September 2012

3.8 The 'Housing and Growth' ministerial statement by the Rt Hon Eric Pickles MP reaffirms the Coalition Government's number one priority to grow the economy, with a specific emphasis on increasing housebuilding across the country. This importance is emphasised as follows:

"House building starts across England were 29 per cent higher in 2011 compared to 2009. But there is far more to do to provide homes to meet Britain's <u>demographic needs and to help generate local economic growth</u>." [17] (our emphasis)

3.9 The role of demographic needs and economic growth is highlighted by the statement, in accordance with the requirements of the NPPF.

SUMMARY

3.10 In summary, National Planning Policy clearly recognises the role that new residential development plays in assisting wider economic growth at a local level and across the country. This has been emphasised by the most recent ministerial statement 'Housing and Growth' which asserts the NPPF's requirement to meet the demographic, social and economic needs of local authorities when setting housing targets.

3.11 National Planning Policy requires that in planning for future levels of housing, local authorities should boost significantly the supply of housing in their area that meets in full, the objectively assessed need for market and affordable housing. In doing so local authorities should;

- identify a scale of housing that meets household and population projections;
- account for migration and demographic change in formulating housing requirements;
- ensure that assessment of, and strategies for, housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals; and
- work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing.

17 Housing and Growth Ministerial Statement, 6 September 2012, CLG

4. REGIONAL POLICY CONTEXT

This section of the Study establishes the published regional policy context relating to housing and economic growth.

SUMMARY OF KEY POINTS

- The North West Regional Spatial Strategy sets a minimum housing target of 2,847 dwellings per annum across the Cheshire & Warrington Sub-Region to 2021.
- The minimum housing target for the individual local authorities is as follows:
  - Cheshire East: 1,150;
  - Cheshire West & Chester: 1,317;
  - Warrington: 380.
- The 'Northwest Regional Economic Strategy' recognises the importance of providing a sufficient level of additional housing to satisfy conditions for sustainable growth.
- The 'North West Housing Strategy' also recognises that housing has a central role to play in keeping the economy going, and supporting the economic well being of the North West.
- A key theme of the 'Future North West: Our Shared Priorities' document is housing and infrastructure which is seen to have a vital role to play in supporting economic growth and developing social capital.
- There is a clear emphasis on the continued need for each of the local authorities to work collaboratively with each other to meet both housing and economic growth requirements across the region, and this is reflected in the NPPF's requirement under the duty to cooperate.

NORTH WEST OF ENGLAND PLAN REGIONAL STRATEGY (RS) (2008)

4.1 The RS sets out a broad vision for development within the North West Region up to 2021. The RS refers to the former local authorities which now comprise Cheshire East and Cheshire West & Chester, as well as the local authority of Warrington Borough. Housing targets set out in the RS cover the period of 2003-2021 and the RS establishes a combined housing target across all three authorities of 2,847 dwellings per annum (dpa). We deal with each authority as follows:

i) Cheshire East (former authorities of Congleton, Crewe & Nantwich, and Macclesfield)

4.2 In respect of Cheshire East, the housing provision target of the RS totalled 1,150 dpa, as follows:

Congleton:	300 dpa;
Crewe & Nantwich:	450 dpa;
Macclesfield:	400 dpa;
CHESHIRE EAST:	1,150 dpa. [18]

4.3 Cheshire East is encompassed within the Manchester City Region of the North West, and the RS sets out its importance as a key driver of regional economic growth.

4.4 More specifically Policy MCR4 relates specifically to the South Cheshire area and outlines the economic growth potential of Crewe as follows:

"The priority for South Cheshire is to build upon the economic, educational, social, cultural and transport links with neighbouring areas in order that they can benefit from Crewe's potential for sustainable economic growth." [19]

4.5 Crewe is also referred to in policy MCR1: 'Manchester City Region Priorities' in respect of being developed as a 'regional public transport gateway'. [20]

ii) Cheshire West & Chester (former authorities of Chester, Ellesmere Port & Neston, and Vale Royal)

4.6 In respect of Cheshire West & Cheshire, the housing provision target of the RS totalled 1,317 dpa, as follows:

Chester:	417 dpa;
Ellesmere Port & Neston:	400 dpa;
Vale Royal:	500 dpa;
CHESHIRE WEST & CHESTER:	1,317 dpa. [21]

18 Table 7.1, pages 66-67, North West of England Regional Strategy to 2021, 2008

19 Paragraph 10.14, page 130, North West of England Regional Strategy to 2021, 2008

20 Policy MCR1, page 124, North West of England Regional Strategy to 2021, 2008

21 Table 7.1, pages 66-67, North West of England Regional Strategy to 2021, 2008

4.7 Cheshire West & Chester is located within the Liverpool City Region, and Policy LCR1: 'Liverpool City Region Priorities' states that plans and strategies in the Liverpool City Region should do the following:

"promote the sustainable growth, local regeneration initiatives and development opportunities in West Cheshire/North East Wales Sub-Region and in Vale Royal. Maintain the role of the sub area and Chester in particular as an important component of the Liverpool City Region economy and promote joint working between Authorities and Agencies for its strategic planning and management" [22]

4.8 There is specific emphasis placed on Chester within the policy for the Liverpool City Region. This emphasis is highlighted as follows:

"Chester is a driving force in the Sub-Regional economy, with a strong national - and in some cases international role in the service employment sector, which includes financial services, and the status of an important retail, leisure and cultural destination." [23]

4.9 In respect of Cheshire West & Chester as a whole, Policy LCR5: 'West Cheshire-North East Wales' sets out the specific policies relating to economic growth. In capturing the emphasis of Policy LCR5 the RS states:

"Development in West Cheshire (Ellesmere Port & Neston, Vale Royal and Chester) will be focused on harnessing opportunities for sustainable growth and local regeneration, complementary to the City Region's spatial development priorities." [24]

iii) Warrington Borough Council

4.10 The housing target set out in the RS for Warrington is for the provision of 380 new dwellings per annum.

4.11 In respect of its role within the Manchester City Region, Policy MCR1: 'Manchester City Region Priorities' prescribes that Warrington should be developed as a regional public transport gateway. Policy MCR6: 'Strategic Framework for Warrington' sets out the specific planning policy for Warrington and states that plans and strategies should:

"support sustainable economic growth in Warrington and its role as a source of employment for an area including Warrington, Knowsley, Halton, St Helens and Wigan" [25]

4.12 The strategic importance of Warrington is clear in the context of Policy MCR6.

NORTHWEST REGIONAL ECONOMIC STRATEGY

4.13 Published in 2006, the Regional Economic Strategy's Vision is to create a dynamic, sustainable international economy which competes on the basis of knowledge, advanced technology and an excellent quality of life for all, including growth opportunities around Crewe, Chester, Warrington, amongst others, being fully developed. The Regional Economic Strategy clearly recognised the importance of providing a sufficient level of additional housing to satisfy conditions for sustainable growth. One of the transformational actions referred to in the Strategy, includes ensuring new housing to support regeneration or knowledge based economic growth [26].

22 Policy LCR1, page 134, North West of England Regional Strategy to 2021, 2008
23 Paragraph 11.15, page 142, North West of England Regional Strategy to 2021, 2008
24 Paragraph 11.5, page 138, North West of England Regional Strategy to 2021, 2008
25 Policy MCR6, page 132, North West of England Regional Strategy to 2021, 2008
26 Page 7, Northwest Regional Economic Strategy

THE NORTH WEST REGIONAL HOUSING STRATEGY

4.14 The Regional Housing Strategy was published in January 2009, and the Foreword confirms the fact that housing has a central role to play in keeping the economy going, and supporting the economic well being of the North West.

4.15 The overall vision of the Regional Housing Strategy is as follows:

"To create balanced housing markets across the North West that support economic growth, strengthen economic and social inclusion and ensure that everyone has access to appropriate, well-designed, high quality, affordable housing in sustainable, mixed and vibrant communities" [27]

FUTURE NORTH WEST: OUR SHARED PRIORITIES

4.16 Published in August 2010, the document sets out a statement of priorities and a framework for activity over the next 20 years.

4.17 One of the key themes of the document is housing and infrastructure which is seen to have a vital role to play in supporting economic growth and developing social capital. One of the objectives of the document is to secure high quality housing in locations which support sustainable economic growth and communities. In meeting this objective the document confirms the need for joint working across housing market areas to better understand the housing offer, future requirement, and supply. The document also confirms that the housing strategy must be economically focused in order to bring about structural long term change in the region's housing market [28]. It goes on to state that this has to be delivered at a district level which requires overall leadership from the region to ensure the establishment of common goals. This further emphasises the need for local authorities to fully comply with the duty to cooperate as set out in the NPPF.

27 Paragraph 4.2, North West Regional Housing Strategy
28 Paragraph 5.27, North West Regional Housing Strategy

SUMMARY

4.18 The published North West Regional Strategy sets out a cumulative housing target for the Cheshire & Warrington Sub-Region of 2,847 new dwellings per annum over the period to 2021. The targets for the individual local authorities are as follows:

- Cheshire East: 1,150;
- Cheshire West & Chester: 1,317;
- Warrington: 380.

4.19 In addition both the Regional Economic Strategy and Regional Housing Strategy recognise the need to balance the provision of new homes and economic growth to ensure sustainable economic growth.

4.20 **This emphasises the continued need for each of the local authorities to work collaboratively to meet both housing and economic growth requirements across the region.**

5.

CHESHIRE EAST - LOCAL POLICY

This section of the Study summarises the relevant local planning policy of Cheshire East. As we have set out above the published North West Regional Spatial Strategy establishes a minimum housing target of 1,150 dwellings per annum across Cheshire East between 2003 and 2021.

SUMMARY OF KEY POINTS

- Cheshire East are pursuing an interim housing target of 1,150 dpa, consistent with the published Regional Spatial Strategy.
- The Council's Corporate Plan is keen to ensure that businesses are provided with the right environment for growth, and that there is a sufficient, decent, accessible and affordable supply of housing.
- The Issues and Options Core Strategy document published in November 2010 presented three options for growth, ranging from 1,150 dpa up to 1,600 dpa. The highest option was considered necessary to deliver the economic growth set out within the Sub-Regional strategy, 'Unleahing the Potential'.

CHESHIRE EAST CORPORATE PLAN 2011-2013

5.1 The Cheshire East Corporate Plan provides guidance on the economic growth aspirations of the Council through its corporate objectives.

5.2 The Corporate Plan sets out how the Council aim to achieve their Vision of 'Working Together to Improve Community Life' [29], and sets out five Corporate Objectives for the area. The second corporate objective is to 'Grow and develop a sustainable Cheshire East'. In order to meet this objective the Council states the following:

"We want to ensure that we provide the right environment for businesses to grow. We will provide business support, plan for the needs of future generations and provide employment and public services where people need them." [30]

5.3 The Council also confirm that it will also be necessary to:

"Work towards ensuring there is a sufficient, decent, accessible and appropriate supply of housing by maximising provision of affordable housing, making best use of existing stock and ensuring there is a mix of provision to meet the needs of a changing population." [31]

5.4 In respect of affordable housing the Corporate Plan prescribes the following aim:

"The number of affordable homes available across the area will exceed current targets. The level of long term empty homes will decrease and provide an additional supply of housing in the Borough." [32]

29 Page 2, Cheshire East Council Corporate Plan 2011-2013
30 Corporate Objective 2, page 19, Cheshire East Corporate Plan 2011-2013
31 Page 28, Cheshire East Council Corporate Plan 2011-2013
32 Page 28, Cheshire East Council Corporate Plan 2011-2013

REVISED INTERIM POLICY FOR THE RELEASE OF HOUSING LAND - MAY 2012

5.5 The 'Interim Policy document' has been prepared as an interim measure until the adoption of the emerging Cheshire East Local Plan. The document provides a policy approach to maintaining a 5-year supply of deliverable housing land. In view of the imminent revocation of the Regional Spatial Strategy, Cheshire East Council has agreed that the minimum housing provision figure of **1,150 net additional houses per annum** will continue to be the housing requirement for Cheshire East until it is reviewed through the Local Plan.

CHESHIRE EAST CORE STRATEGY: ISSUES AND OPTIONS - NOVEMBER 2010

5.6 The Issues and Options document preceded the Interim Policy document referred to above. However it incorporates a 'Draft Spatial Vision' for Cheshire East in 2030, alongside options for housing and economic growth.

5.7 The draft Spatial Vision for Cheshire East in 2030 states the following:

"In 2030 and beyond, Cheshire East will be an economically prosperous area, with a strong and diverse employment base and low unemployment. It will be home to both multi-national companies and a large number of small and medium enterprises and will continue to benefit from its strategic location close to the Greater Manchester and Potteries conurbations and with excellent road and rail links to the rest of the country." [33]

33 Draft Spatial Vision for Cheshire East, page 43, Cheshire East Core Strategy: Issues and Options, November 2010

5.8 In this context the Issues and Options document sets out three options for growth to 2030. These scenarios for growth were conducted at the regional and Sub-Regional level to inform preparation of the emerging Single Regional Strategy (RS2010). Although work on the strategy ceased, Cheshire East Council consider these scenarios to represent "possible scenarios for growth in Cheshire East." [34]

5.9 As Table 5.1 summarises, Cheshire East Council state that growth of 950 new jobs per annum is the only option which will achieve the agreed economic growth strategy of the Sub-Region as set out in 'Unleashing the Potential'. The Council confirm their commitment to the strategy as follows:

"At the Sub-Regional level under the auspices of the Cheshire & Warrington Enterprise Commission (formerly Cheshire & Warrington Economic Alliance), in partnership with Cheshire West & Chester and Warrington Councils, Cheshire East Council has signed up to an ambitious growth strategy for Cheshire & Warrington in the form of a strategy document entitled 'Unleashing the Potential'." [35]

5.10 This job growth aspiration would also suggest that Cheshire East consider the LEP could achieve a higher level of job growth.

5.11 In respect of specific development sites Cheshire East Council has identified Crewe as its biggest spatial priority and has developed a vision for Crewe entitled 'All Change for Crewe'. The Vision proposes amongst other priorities to develop the sites of Basford East and Basford West. The spatial portrait for Crewe highlights the importance of the Basford sites as follows:

"Two large areas of land to the south of the town at Basford have been identified in the Crewe and Nantwich Local Plan as strategically important employment sites, which will provide jobs for the people of south Cheshire and north Staffordshire. This will help to redress Crewe's problems with economic inactivity." [36]

5.12 Furthermore the 'Spatial Vision' for Cheshire East refers to Basford as follows:

"The Basford employment sites will have been developed to create a regionally significant employment development including a science orientated business/innovation park." [37]

5.13 We examine the implications of the Council's approach later within this Study, and the acceptability of its current interim minimum housing target (1,150 dpa).

34 Paragraph 6.9, page 51, Cheshire East Core Strategy: Issues and Options, November 2010

35 Paragraph 1.12, page 5, Cheshire East Core Strategy: Issues and Options, November 2010

36 Paragraph 2.37, page 25, Cheshire East Core Strategy: Issues and Options, November 2010

37 Page 44, Cheshire East Core Strategy: Issues and Options, November 2010

Table 5.1> Cheshire East: Suggested Growth Strategies

Growth Strategy	Av. job growth pa.	Av. Housing pa.	Implications
Low	350 per annum	1,150 dpa	This option would provide for a continuation in the average levels of housing provision achieved during the past decade. Therefore, it would not provide for all the locally generated housing needs of the existing population of Cheshire East. Opportunities for additional affordable housing and job growth would be more limited, resulting in less scope to create the better balanced and sustainable communities desired within the Borough.
Medium	650 per annum	1,350 dpa	This option would provide for the approximate housing needs of the existing population but would not allow for any net migration into the area. The levels of employment growth would help to reduce out-commuting by creating a better balance of job opportunities to housing within communities in the Borough, but will not deliver the levels of growth needed to deliver the agreed economic strategy.
High	950 per annum	1,600 dpa	This option is most likely to deliver the economic growth aimed at in the Sub-Regional strategy 'Unleashing the Potential'. It will achieve the highest level of affordable housing and will be the option most likely to reduce out-commuting. It will also best achieve funding for new transport, social and green infrastructure provision.

Source: Table 6.1, page 52, Cheshire East Core Strategy Issues and Options, November 2010

6.

CHESHIRE WEST & CHESTER - LOCAL POLICY

This section of the Study summarises the relevant local planning policy of Cheshire West & Chester. As we have set out above the published North West Regional Spatial Strategy establishes a minimum housing target of 1,317 dwellings per annum across Cheshire West & Chester between 2003 and 2021.

Furthermore, it is important to note Cheshire West & Chester's Growth Point status, which sought to increase the RS housing requirement by an additional 23%.

SUMMARY OF KEY POINTS

- Cheshire West & Chester's Corporate Plan seeks to provide sufficient housing to meet the needs of residents, whilst also achieving a dynamic local economy.
- The emerging Local Plan confirms its support for the ambition of the Local Enterprise Partnership (LEP) to create the best possible environment for future business.
- The emerging Local Plan presents a series of housing requirements ranging from 650 dpa to 1,900 dpa.
- The Council are proposing a housing target of 1,050 dpa, based on historic past completions.

CHESHIRE WEST & CHESTER CORPORATE PLAN 2011-2015

6.1 The Corporate Plan sets out the Council's priorities over the period of 2011-2015. In respect of housing, Priority 1 of the Corporate Plan is to provide **"Housing which meets the needs of our residents."** [38]

6.2 To ensure this priority is achieved the Corporate Plan states Cheshire West & Chester Council will:

- "Put in place a Local Development Framework to ensure strong, prosperous and sustainable communities;
- Secure more affordable housing across the Borough, including our rural communities;
- Encourage new housing by making land ready for development, particularly on brown-field sites." [39]

6.3 In addition Priority 3 of the Corporate Plan relates to achieving a dynamic local economy offering real opportunities for all.

6.4 To achieve this ambition the Council state that they will do the following:

"Maximise business competitiveness and growth potential by targeted support for new and existing businesses;

Raise the level of employment opportunities in higher skilled and higher paid occupations, attracting new and expanding established high value sectors;

Ensure the new Local Enterprise Partnership provides a mechanism for coordinated economic development alongside our neighbouring Authorities and the private sector." [40]

38 Pages 9-10, Cheshire West & Chester Council Plan 2011-2015, 2011
39 Pages 9-10, Cheshire West & Chester Council Plan 2011-2015, 2011
40 Page 20, Cheshire West & Chester Corporate Plan 2011-2015

6.5 The Corporate Plan also highlights the ambition of the Council to provide more jobs for its residents, thereby reducing the existing levels of net out-commuting. The Corporate Plan moves on to highlight the specific geographical areas for economic development:

"We must deliver on our four regeneration programmes. These are structured around four areas - Ellesmere Port, Chester, Weaver Vale and Rural - and are absolutely critical to our local economy and ensuring all our residents can access opportunities which enhance their quality of life." [41]

6.6 The aims of the Council in respect of economic growth are clear albeit a specific target for job growth is not explicitly stated.

CHESHIRE WEST & CHESTER COUNCIL LOCAL PLAN: PREFERRED POLICY DIRECTIONS - AUGUST 2012

6.7 The draft Local Plan sets out the economic 'Vision' for Cheshire West & Chester, outlining its commitment to the Local Enterprise Partnership as follows:

"The Local Plan will deliver development in sustainable and accessible locations enabling Cheshire West & Chester to be at the forefront of the economic recovery of the region. Working closely with the 'Local Economic Partnership' (LEP), inward investment, local enterprise and business growth will be supported and encouraged, enabling skills and jobs to be retained locally." [42]

6.8 This commitment to economic growth is expanded upon in the 'Objectives' of the draft Local Plan, which reflects the three strands of the NPPF: Economic; Social; and Environmental. Furthermore the draft Local Plan confirms its support of the LEP's aspirations as follows:

"The Preferred Policy Direction supports the ambition of the Local Enterprise Partnership (LEP); to create the best possible environment for future business and investment growth. It specifically supports the LEP's strategic objectives relating to business growth, infrastructure and connectivity and the rural economy." [43]

6.9 In respect of specific areas for economic growth the draft Local Plan continues the aspirations of the Corporate Plan. In respect of economic objectives the main economic objective is as follows:

"Develop the role of Chester as a Sub-Regional city, promote regeneration and development in the towns of Ellesmere Port, Northwich and Winsford and enable appropriate levels of development in the key service centres to support sustainable rural communities." [44]

6.10 Ellesmere Port is expected to provide particularly high levels of economic growth as Policy PD08 states:

"The 'Ellesmere Port Vision and Strategic Regeneration Framework (SRF)' seeks employment growth in Ellesmere Port. It identifies the potential to create 2,000-2,800 new jobs to 2025. This includes continued investment by existing businesses and new developments in specific growth sectors of the economy, in particular environmental technology and energy generation, specialist chemicals, automotive, retail, tourism and leisure, port and logistics and education." [45]

6.11 In respect of housing, the draft Local Plan's 'Vision' states that:

"Access to high quality new and affordable homes for both rent and sale will be provided to meet local needs and the aspirations of all our communities, ensuring that our ageing population and other communities are provided for." [46]

6.12 The Spatial Strategy and preferred Policy PD02: 'Development Requirements' of the draft Local Plan sets out the housing target as follows:

"To enable the Borough to meet future housing needs the Local Plan will provide for no less than 21,000 new homes between 2010 and 2030." [47]

"The housing requirement should not be seen as a ceiling that would restrict higher levels of housing being brought forward where this would meet the objectives of the Plan." [48]

41 Page 9, Cheshire West & Chester Corporate Plan 2011-2015
42 Paragraph 2.2, page 13, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012
43 Paragraph 5.5, page 52, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012
44 Economic Objectives, page 15, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012
45 Policy PD08, Paragraph 5.33, page 60, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012
46 Paragraph 2.3, Page 3, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012
47 PD02 Development requirements, page 21, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012
48 Paragraph 4.13, page 22, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012

6.13 The 'Housing Requirement Background Paper' (July 2012) has been published to support the draft Local Plan and assesses housing requirements in relation to the current and predicted changes in local demographics. This evidence base is analysed in detail in section 5 of this Study.

6.14 The following table sets out the alternative options considered within the Local Plan document.

6.15 We examine the implications of the Council's preferred approach later within this Study, and the acceptability of its preferred minimum housing target (1,050 dpa) in meeting the requirements of the NPPF.

Table 6.1> Local Plan Alternative Options

Scenario	Dwellings per annum	Minimum Requirement 2010 - 2030
1.Natural Change	650	13,000
2.Household Projections	800	16,000
3.Historic Past Completions	1,050	21,000
4.Based on Regional Spatial Strategy	1,300	26,000
5.Growth Point Based	1,600	32,000
6.Very High Growth	1,900	38,000

Source: Page 23, Cheshire West & Chester Council, Local Plan Preferred Policy Directions

7.

WARRINGTON – LOCAL POLICY

This section of the Study summarises the relevant local planning policy of Warrington. As we have set out above the published North West Regional Spatial Strategy establishes a minimum housing target of 380 dwellings per annum within Warrington between 2003 and 2021. The Mid Mersey Growth Point sought to increase this target by 20%.

SUMMARY OF KEY POINTS

- The Council's Corporate Plan seeks to create more local jobs, and provide more affordable homes in the short term.
- The Council recognise the importance of housing in delivering population growth necessary to sustain and enhance Warrington's economy.
- The Council's emerging Local Plan, seeks to provide a minimum of 500 dwellings per annum.

WARRINGTON BOROUGH COUNCIL CORPORATE PLAN 2012-2015

7.1 The Corporate Plan sets out three central 'Pledges' for the residents of Warrington on how the Council intends to develop the Borough between 2012 and 2015. In respect of housing Warrington Council pledge to 'protect the most vulnerable' by providing more affordable homes by 2015. [49]

7.2 In addition the aspiration of the Council is set out as follows:

"The council is committed to the growth of the local economy and that of the North West; we want to have strong working relationships with private business in the borough and will prioritise activity to help safeguard existing, and help to create more local jobs." [50]

49 Page 5, Warrington Borough Council Corporate Plan 2012-2015
50 Page 6, Warrington Borough Council Corporate Plan 2012-2015

WARRINGTON BOROUGH COUNCIL PROPOSED SUBMISSION LOCAL PLAN CORE STRATEGY - MAY 2012

7.3 The Warrington draft Local Plan Core Strategy sets out the planning framework for the period of 2006-2027.

7.4 In respect of the Council's aspirations for economic growth the 'Strategic Vision' states that in 2027 Warrington will be characterised as follows:

"The borough is home to a highly skilled workforce that serves the local economy well and the town continues to be a focus for employment for a wide area - reinforced by the development of significant sites in and immediately surrounding the borough." [51]

7.5 Reference is also made to the Sub-Regional strategy for growth set out in 'Unleashing the Potential' which, the Council state, forms part of the sound and comprehensive evidence base.

7.6 In respect of specific sites to deliver the Council's economic aspirations, the 'Omega' development is described as being at the 'top of the Council's corporate agenda' [52] and is proposed to be one of the largest business parks in Europe. The site incorporates a 226 hectare mixed-use development proposal that will provide offices, production, technology and distribution space along with some ancillary uses such as live/work units, leisure/retail facilities and hotel/conference facilities. The 'Overall Spatial Strategy' for Warrington refers to the strategic economic growth sites as follows:

"The main focus for other business, general industrial and storage / distribution development (B1/B2/B8) will continue to be the existing employment areas of the town principally Birchwood Park, Gemini & Winwick Quay (within the wider A49 corridor), together with further sites at Woolston Grange and the strategic location of Omega and Lingley Mere." [53]

7.7 The 'Strategic Vision' also refers to housing, stating that:

"New housing has focused on achieving the outcomes of regeneration and creating sustainable communities and has delivered the homes needed to meet identified general and specialised housing needs. This has helped reduce commuting and has contributed to the population growth that was necessary for Warrington to sustain and enhance its economy and services." [54]

7.8 To achieve this vision, Policy CS2 sets out the overall spatial strategy in respect of the quantity and distribution of new development as follows:

"Sufficient land for housing, including conversions of existing buildings, will be provided to accommodate an annual average of 500 dwellings (net of clearance) between April 2006 and March 2027, and a minimum of 10,500 dwellings over the whole period." [55]

7.9 We examine later within this Study the extent to which the Council's housing and economic aspirations are consistent, and the extent to which the housing requirement meets future affordable and demographic need.

51 Strategic Vision, page 21, Warrington Borough Council Proposed Submission Local Plan Core Strategy, May 2012

52 Paragraph 8.37, page 42, Warrington Borough Council Proposed Submission Local Plan Core Strategy, May 2012

53 Policy CS2, page 25, Warrington Borough Council Proposed Submission Local Plan Core Strategy, May 2012

54 Strategic Vision, page 21, Warrington Borough Council Proposed Submission Local Plan Core Strategy, May 2012

55 Policy CS2, page 25, Warrington Borough Council Proposed Submission Local Plan Core Strategy, May 2012

8. HOUSEHOLD DEMOGRAPHICS

This section sets out the official Central Government projections of population, household, and migration change in Cheshire & Warrington in the context of the requirements of the NPPF to meet demographic projections in the formulation of Local Plan housing targets. The data presented here is at Sub-Regional level. A full breakdown of the data at local authority level is set out in Appendix Two.

SUMMARY OF KEY POINTS

- The most recent 2010-based ONS population projections display a significantly greater level of population growth in the Sub-Region than the previous projections series'.
- The 2008-based CLG household projections for Cheshire West & Chester are not considered representative of future long term household growth.
- Notwithstanding this, the 2008-based CLG household projections across the Sub-Region display annual household growth of 3,085 per annum between 2010 and 2030.
- The 2010-based CLG household projections are expected to be published in early 2013.

CENTRAL GOVERNMENT HOUSEHOLD AND POPULATION PROJECTIONS

Office for National Statistics (ONS) population projections

8.1 Official ONS population projections have projected rising population growth over the period of 2010-2030, from the 2003-based series to the most recent 2010-based series (March 2012), save for a fall in projected growth from the 2006-based series to the 2008-based series. The latest 2010-based projection shows an increase from the 2008-based projection of 62%. Table 8.1 (below) summarises the population projections at a Sub-Regional level, and Table 8.2 provides a comparison at local authority level between the 2008 and 2010-based projections.

Table 8.1> ONS Population Estimates and Projections for Cheshire & Warrington Sub-Region

Base Year	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 per annum
2010-based	880,800	894,300	931,300	962,300	991,300	1,011,400	117,100	5,855
2008-based	880,800	890,700	910,800	930,800	950,000	962,800	72,100	3,605
2006-based	880,300	898,700	927,900	953,800	978,100	994,700	96,000	4,800
2004-based	880,700	893,200	908,200	923,800	937,800	N/A	57,400	N/A
2003-based	879,500	891,700	905,400	919,200	931,000	N/A	51,500	N/A

Source: Office for National Statistics (rounded to nearest hundred)
Note: Figures may not sum due to rounding

Table 8.2> Summary of population growth by local authority between 2010 - 2030

LPA	2008 - based	2010 - based	% Change between 2008 & 2010 - based series’
Cheshire East	38,600	47,800	24% increase
Cheshire West & Chester	12,400	27,700	123% increase
Warrington	21,100	41,600	97% increase
Sub-Region	72,100	117,100	62% increase

Source: Appendix 2

Community and Local Government (CLG) household projections

8.2 As set out in Table 8.3 (below), the CLG projections show household growth ranging from 61,700 to 73,700 new households over the 2010-2030 period. The lowest projection would equate to annual growth of 3,085 households, a 14% increase from the cumulative target of 2,700 dwellings per annum set out in the most recent Development Plans of the respective LPA.

8.3 However as set out in Table 8.1 the 2010-based population projection shows a significant increase from the 2008-based population projection for the 2010-2030 period. In this context the 2010-based CLG household projections are expected to show a significant increase from the 2008-based series when they are published in early 2013.

8.4 In the context of Table 8.3, Table 8.4 sets out the 2008-based CLG projections for each of the three local authorities. As set out in Appendix 2, the 2008-based CLG household projections for Cheshire West & Chester result in significantly lower levels of household growth than previous household projections series, as well as the more recent ONS 2010-based population projections. This would appear to be a result of the 2008-based household projections assuming significantly lower levels of net in-migration than other projections, and at a level of migration which has only been experienced in the very short term, which is simply considered reflective of recessionary trends. As such is not considered that the 2008-based projections properly reflect the long term levels of household growth that Cheshire West & Chester should reasonably plan for.

Table 8.3> CLG Household Estimates and Projections for Cheshire & Warrington Sub-Region

	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 per annum
2008-based	370,800	380,100	399,100	415,800	430,900	441,400	61,700	3,085
2006-based	372,100	385,900	409,500	429,900	444,700	459,700	73,700	3,685
2004-based	375,000	391,000	408,000	423,000	439,000	N/A	N/A	N/A
2003-based	374,000	390,000	407,000	421,000	435,000	N/A	N/A	N/A

Source: CLG Household Estimates and Projections for Cheshire East
Note: Figures may not sum due to rounding

Table 8.4> Summary of 2008-based household growth by local authority

LPA	Household Growth (2010 - 2030)	Household Growth per annum
Cheshire East	28,700	1,435
Cheshire West & Chester	16,000	800
Warrington	17,000	850
Sub-Region	61,700	3,085

Source: Appendix 2

SUMMARY

8.5 In summary this section has set out and analysed the official Central Government projections of population growth, household growth and migration change in the Cheshire & Warrington Sub-Region. This is a pertinent consideration in setting housing targets following the guidance of the NPPF (paragraph 159).

8.6 The analysis shows that, across the Sub-Region, the 2010-based population projections project significantly higher population growth than has been projected in any of the previous series (2003-based series through to the 2008-based series).

8.7 In respect of a comparison with the previous 2008-based population projections and the latest 2010-based projections, Table 8.2 sets out the significant increases in population projected for each local authority. As a Sub-Region the 2010-based ONS population projections show a 62% increase from the 2008-based projections.

8.8 Although the 2008-based CLG projections are the most recent, the 2010-based CLG projections are expected to be published early 2013. The 2010-based CLG projections will be based on the 2010-based ONS population projections, as is the case between the 2008-based population and household projections. In this context and that of the increases set out above it is considered appropriate to assume that the 2010-based CLG projections will show a significant increase in projected household growth from the 2008-based CLG projections at a Sub-Regional level.

8.9 Furthermore, despite an increase being expected in the 2010-based CLG projections, the most recent 2008-based projection shows growth of 3,085 households per annum across the Sub-Region. Notwithstanding our concerns relating to the robustness of the 2008-based household projections for Cheshire West & Chester, cumulatively this represents a 14% increase on the number of new dwellings proposed in the most recent Development Plan housing targets of the individual LPAs. This is particularly pronounced in Warrington, where the draft Local Plan target (500 dpa, 2006-2027) compares with the CLG household projections (850 households per annum, 2006-2027).

8.10 The official Central Government projections show that significant population growth is expected across the Sub-Region over the next twenty years, fuelled by significant net in-migration. For the reasons given above it is also considered that the most recent 2008-based CLG household projections will be replaced by significantly higher projections when the 2010-based CLG projections are released in early 2013.

9. CRITICAL REVIEW OF THE EVIDENCE BASE

This section examines the evidence base used by the individual local authorities of the Cheshire & Warrington Sub-Region in setting their Development Plan housing targets. Critically, we evaluate whether each individual local authority has sought to meet in full, the objectively assessed needs for market and affordable housing, which includes the requirement to undertake a strategic housing market assessment (SHMA) which assesses the full housing need and demand within the housing market area.

SUMMARY OF KEY POINTS

Cheshire East

- Growth of 1,150 new dwellings per annum is inadequate, and does not assist in meeting economic growth aims, or in meeting the need for affordable and market housing.
- Based on the Council's evidence at least 1,600 new dwellings per annum should be pursued.
- In order to meet the full affordable housing requirements, it will be necessary to plan for 4,559 dpa.

Cheshire West & Chester

- The Council's proposed housing target of 1,050 dpa is based on historic completions. This is an inappropriate means of determining future requirements, and in no way reflects the NPPF's requirement to objectively assess need.
- In order to achieve Growth Point status the Council's evidence base suggests growth of between 1,600 to 1,900 dwellings per annum.
- In order to meet affordable need as outlined in the Council's SHMA, it would be necessary to plan for 1,417 dpa over the Plan period.
- However, in order to meet the full need for market and affordable housing it would be necessary to plan for 4,490 dpa.

Warrington

- The Council's proposed housing target of 500 dpa is woefully inadequate, in the context of Government projections
- The Council's own unconstrained housing forecast demonstrates a requirement for 1,313 dpa.
- In order to meet future affordable need it will be necessary to plan for 1,844 dpa over the Plan period.

CHESHIRE EAST

i) Interim Housing Target

9.1 Section 5 of this Study summarises Cheshire East's most recent minimum housing target of 1,150 new dwellings per annum, as set out in the latest (May 2012) Interim Housing Paper. This figure corresponds with the published RS target and is to be reviewed through the ongoing Local Plan process.

9.2 This 'Interim' target should also be considered in the context of the most recent stage of the Local Development Framework; the Core Strategy Issues and Options document (November 2010). The 'Issues and Options' document sets out three options for growth, the 'low growth' option of which would seek to provide a minimum of 1,150 new dwellings per annum in line with the more recent figure set out in the Interim Housing Paper.

ii) Demographic Growth

9.3 Paragraph 159 of the NPPF states that population projections, household projections and migration change should be met when LPAs are setting housing targets. In this context the starting point for the consideration of future household need in Cheshire East should be the Central Government projections produced by the ONS and CLG.

9.4 As set out in section four of this report, the most recent CLG 2008-based household projections show growth of 1,435 new household per annum up to 2030. This exceeds the interim target of 1,150 dwellings per annum by 24%.

9.5 Furthermore the most recent 2010-based ONS population projection (March 2012) for the Plan period projects an increase of 26% from the 2008-based population projections, which underpin he 2008-based CLG household projections. It is therefore considered reasonable to expect an increase to the 1,435 households per annum projected over the Plan period in the 2008-based CLG projection when the 2010-based projection is released in early 2013.

9.6 It should be noted that the Central Government projections are policy-neutral and therefore do not take into account the clear economic growth aspirations of Cheshire East Council. The demographic consideration should therefore be the starting point in considering a housing target.

iii) Economic Growth

9.7 The economic growth aspirations of Cheshire East are most recently set out in the 'Issues and Options' document, in which Cheshire East state that the 'low growth' option (1,150 dwellings per annum) would result in job growth of 350 new jobs per annum (7,000 jobs 2010-2030) and the following implication:

"Opportunities for job growth would be more limited, resulting in less scope to create the better balanced and sustainable communities desired within the Borough." [56]

9.8 In this context the 'low growth' option is considered to be inadequate in respect of achieving the economic growth aspired to by the Council in their Corporate Plan and Core Strategy Issues and Options documents. It therefore follows that the 'Interim Housing Target' is also considered to be inadequate.

9.9 The latest Experian forecast (August 2012) estimates 'workforce jobs' growth of approximately 18,000 over the Plan period. This corresponds with the 'High Growth' scenario set out in the Issues and Options document which the Council acknowledge aligns with the aspirations of the Sub-Regional strategy for Cheshire & Warrington, 'Unleashing the Potential'. The implications of such a target are set out as follows:

"This option is most likely to deliver the economic growth aimed at in the Sub-Regional strategy 'Unleashing the Potential'. It will achieve the highest level of affordable housing and will be the option most likely to reduce out-commuting. It will also best achieve funding for new transport, social and green infrastructure provision." [57]

9.10 The high growth scenario states that 1,600 new dwellings per annum will be required to achieve the economic growth aspirations of the Council and those set out in 'Unleashing the Potential'. On this basis it is considered that the Council's housing target should be raised to at least 1,600 new dwellings per annum to achieve the economic growth aspirations of local and national planning policy.

9.11 This would represent an increase of only 11% from the 2008-based CLG projection of household growth in Cheshire East outlined above, and is considered a realistic aspiration in this context, particularly given the increased growth in population, 2010-2030, resulting from the 2010-based ONS sub national population projections.

iv) Strategic Housing Market Assessment

9.12 National Policy is clear, that in determining future housing requirements, local authorities must ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, and that in order to have a clear understanding of the housing need in their area they must undertake a strategic housing market assessment (SHMA).

9.13 The Cheshire East SHMA was published in September 2010, and Table 5.1 of the SHMA summarises the annual open market demand and affordable housing requirement for Cheshire East, as follows.

Market Housing

9.14 Table 5.1 confirms that the annual shortfall in supply for market housing totals 2,753 dwellings per annum. However, inherent within this figure is the assumption that the RSS target will be met, and 75% of the RSS target will be delivered as market housing (totalling 863 dpa). Therefore, in order to assess the total future demand for market housing it is appropriate to ignore the RSS requirement, resulting in a future requirement for market housing of 3,616 dpa.

Affordable Housing

9.15 In respect of the evidence presented in Table 5.1 of the SHMA, there is said to be an annual shortfall in affordable housing totalling 955 dpa, which when combined with the RS element of supply (287 dpa), increases to 1,242 dpa. Whilst we have taken the information presented within the SHMA at 'face value' we would question the robustness of the assumptions relating to 'annual supply of existing stock' as this appears to be based on lettings based data, which itself must assume an element of past 'new builds', rather than pure 're-lets'. As a consequence we consider that this element of the calculation is overstated. In all likelihood therefore the net annual affordable need is greater than that set out in the SHMA.

56 Table 6.1, page 52, Cheshire East Core Strategy Issues and Options, November 2010

57 Table 6.1, page 52, Cheshire East Core Strategy Issues and Options, November 2010

9.16 Notwithstanding this, and based on the figures within Table 5.1, the level of affordable need incorporates backlog (set out in Table D1), which the SHMA has assumed will be met over a 5 year period. Therefore in order to establish the appropriate level of affordable need over the Plan period, this Study adjusts the level of affordable need, such that the backlog is met over a 20 year period, plus accounting for the annual requirement from homeless households over the remainder over the plan (not included within the backlog calculation). As a result of this the Study calculates that the net annual affordable need over a 20 year Plan period totals 943 dpa.

9.17 Based on the information presented within the Cheshire East SHMA the total market and affordable annual need therefore totals 4,559 dwellings per annum (i.e 3,616 + 943).

9.18 It is also apparent that simply in order to meet affordable need (without consideration of market demand) Cheshire East would need to plan for 3,142 dwellings per annum (based on 30% affordable housing [58] provision).

v) Housing Supply

9.19 It is also important to note that the Cheshire East Strategic Housing Land Availability Assessment (SHLAA, March 2012 Update) confirms that housing supply totalled 31,880 units over the next 15 years, equating to an average of 2,125 units per annum. This would suggest that Cheshire East's interim housing target is not constrained by the availability of sites.

CHESHIRE WEST & CHESTER

i) Draft Local Plan Housing Target

9.20 As set out in Section 6 of this Study, the housing target for Cheshire West & Chester has been set at 21,000 new dwellings, 2010-2030, equating to average provision of 1,050 new dwellings per annum. The draft Local Plan (August 2012) refers to the evidence base that has informed this target and lists the relevant documents as follows:

- "SHMA (2010);
- Local Economic Assessment (2010);
- Housing Requirement Background Paper (July 2012)." [59]

9.21 The Housing Requirement Background Paper (HRBP) and the draft Local Plan state that the preferred minimum housing target of 21,000 new dwellings, 2010-2030 is based on completions over the past 15 years (1996-2011). This period has seen completions averaging 1,050 new dwellings per annum and it is from this figure that the dwelling target has been set. The 'Alternative Options' table on page 24 of the draft Local Plan confirms this, which is particularly concerning given that the level of past delivery rates has resulted in a current shortfall against RS targets totalling 2,741 dwellings [60].

9.22 It is considered that the basis for setting the draft Local Plan target is flawed and in no way reflects the requirement to undertake an objective assessment as required by the NPPF. As set out above the housing target should be based on a full objectively assessed evidence base which accounts for migration and demographic change, economic growth forecasts, and affordable housing need. A housing target based solely on past completion rates ignores the fundamental considerations expected by the NPPF and is entirely self-fulfilling. It is therefore considered an unacceptable basis for housing growth in the area. Demographic and economic evidence including the alternative scenarios set out by the Council in its evidence base are considered below.

58 Paragraph 3.1, page 12, Interim Planning Statement: Affordable Housing, Cheshire East Council, 2010

59 Paragraph 4.16, page 22, Cheshire West & Chester Council Local Plan: Preferred Policy Directions, August 2012

60 Table 5.1, Page 30, Cheshire West & Chester Local Development Framework Annual Monitoring Report, 2011

ii) Demographic Growth

9.23 As set out above, paragraph 159 of the NPPF states that population projections, household projections and migration change should be accounted for when LPAs are setting housing targets. In this context the starting point for the consideration of future household need in Cheshire West & Chester should be the Central Government projections produced by the ONS and CLG, but these should not simply be taken at 'face value'.

9.24 As set out in the previous section the most recent CLG household projection (2008-based) projects growth of 800 new households per annum over the Plan period, lower than the 1,050 new dwellings per annum proposed in the draft Local Plan.

9.25 However the 2008-based CLG household projection is based on the 2008-based ONS population projection, which has since been updated by the 2010-based population projection (March 2010). The latest 2010-based population projection indicates a significant increase (123%) in population growth over the Plan period when compared to the 2008-based population projection. It therefore follows that the 2010-based CLG household projection will show significantly higher growth in households over the Plan period than the 800 per annum projected in the 2008-based projection, when it is published in early 2013.

iii) Economic Growth

9.26 The economic growth aspirations of Cheshire West & Chester Council are clearly set out in the Corporate Plan and the draft Local Plan, the latter of which confirms its support of the Cheshire & Warrington LEP's aspirations to provide 20,000 new jobs in the LEP area over the next 20 years. In this context it is imperative that Cheshire West & Chester provides the required level of housing necessary to accommodate growth of the resident working age population to achieve their economic growth aspirations.

9.27 The POPGROUP demographic modelling software was utilised by Cheshire West & Chester Council to inform the draft Local Plan. The various scenarios for growth are set out in the Housing Requirement Background Paper and show the modelled outputs in respect of population change, dwelling change, labour supply, and jobs over the Plan period (2010-2030). As set out above, the scenario adopted by the Council is based on past completion rates between 1996 and 2011, which averaged 1,050 dwellings per annum. This scenario for growth has been modelled using POPGROUP and would generate growth in the resident labour force of 3,000 people from 2010 to 2030. This is expected to generate 4,000 new jobs over the same period.

9.28 In this context the most recent Experian projections (August 2012) have been queried for the purposes of this Study and show growth of 11,500 workforce jobs in Cheshire West & Chester over the Plan period (2010-2030), equating to 575 jobs per annum. This is broadly consistent with the growth in employment projected in the Sub-Regional strategy 'Unleashing the Potential' which projected growth of 11,000 jobs, 2006-2030 (458 jobs per annum)[61].

9.29 In the Council's Housing Requirement Background Paper, growth of 26,000 new dwellings (1,300 per annum) is modelled in POPGROUP to generate growth of 11,000 new jobs (ONS 2010 model constrained to 1,317 dwellings per annum scenario) [62]. Furthermore the economic-led scenario (Cheshire, Halton & Warrington Econometric Model: 0.3% employment growth per annum) shows growth of 10,000 new jobs requiring provision of 1,350 new dwellings per annum. As set out later within this Study, modelling of POPGROUP results in a job led requirement of 1,585 new dwellings per annum, a figure not dissimilar to the Council's own Growth Point scenario housing requirement.

9.30 The economic or job led approach is considered to be more highly robust than a self-fulfilling approach that is based solely on past completion rates. Furthermore it would enable the Council to achieve its clear economic growth objectives which form a central theme of the draft Local Plan and the Corporate Plan.

61 Figure 4, page 19, Unleashing the Potential of Cheshire & Warrington, July 2010
62 Table 4.1, page 7, Cheshire West & Chester Housing Requirement Background Paper, August 2012

iv) Strategic Housing Market Assessment

9.31 The Cheshire West & Chester SHMA was published in July 2009, with a subsequent update published in December 2010 which largely provides an update to the affordable housing calculation.

Market Housing

9.32 Table 5.1 of the 2009 SHMA sets out the level of demand for open market housing, which assumes that all of the RS housing requirement (1,317 dpa) is provided as open market housing but still records a shortfall of 2,677 dwellings. The total market demand, including the amount that will be met by the RS requirement therefore totals 3,994 dpa (1,317 + 2,677).

Affordable Housing

9.33 Table 5.1 of the 2009 SHMA confirmed there to be a net affordable need totalling 1,193, which falls slightly to 1,177 dpa based on the 2010 SHMA Update. As in Cheshire East there is concern over the calculation of annual supply of social re-lets.

9.34 The net annual affordable need quoted in the SHMA, assumes an element of backlog to be met over a 5 year period. In order to establish the level of affordable need over a 20 year plan period it is necessary to adjust the level of affordable need, such that the backlog is met over a 20 year period, plus accounting for the annual requirement from homeless households (excluded from the backlog calculation). As a result of this the net annual affordable need over a 20 year Plan period totals 496 dpa.

9.35 Based on the information presented within the Cheshire West & Chester SHMA the total market and affordable annual need therefore totals 4,490 dwellings per annum (i.e 3,994 + 496).

9.36 It is also apparent that simply in order to meet affordable need (without consideration of market demand) Cheshire West & Chester would need to plan for 1,417 dwellings per annum (based on 35% affordable housing [63] provision).

v) Growth Point Objective

9.37 The Council include within the Preferred Option Policy a 'Growth Point' scenario, whereby 1,600 dpa would be required and it is considered by the Council that this has a high potential to address the ageing population, and increase labour supply. Furthermore, the West Cheshire Growth Point, Programme of Development (October 2008) sets out that the:

"West Cheshire Growth will provide much needed additional homes in this housing market and support the continued economic success of the wider region, including meeting the Regional Economic Strategy vision for the area of maximising economic growth opportunities". [64]

9.38 It is considered that these issues remain, and it is essential that the Council plan for an appropriate level of housing to meet local and regional economic requirements. As such it is considered that provision of at least **1,600 dpa represents the minimum housing requirement for Cheshire West & Chester.**

63 35% affordable housing provision (Policy PD12 of the draft Cheshire West & Chester Local Plan)

64 Para 2.33, West Cheshire Growth Point, Programme of Development (October 2008)

WARRINGTON

i) Draft Local Plan Core Strategy

9.39 As set out above the draft Local Plan Core Strategy sets a target for delivery of 500 new dwellings per annum, 2006-2027, an increase from the 380 new dwellings per annum set out in the RS. WBC considered three options for growth before committing to 500 dwellings per annum, and the reasons for this decision are set out in the 'Housing Core Strategy Background Paper' of May 2012.

9.40 The options considered were as follows:

1. Prioritising development on inner Warrington brownfield sites: **422 dpa;**

2. Prioritising development on inner Warrington brownfield sites with selective release of other sites: **500 dpa;**

3. Promoting development on all suitable and available development sites: **470-542 dpa**

9.41 In deciding upon a target of 500 dpa, WBC concede that this level of provision would fall short of meeting projected housing need. WBC report that growth of 730 new households per annum is expected based on national projections. **Furthermore the background paper also states that an unconstrained scenario would result in a requirement for 1,313 new dwellings per annum**.

ii) Demographic Growth

9.42 As set out above, paragraph 159 of the NPPF states that population projections, household projections and migration change should be accounted for when LPAs are setting housing targets. In this context the starting point for the consideration of future household need in WBC should be the Central Government projections produced by the ONS and CLG.

9.43 The most recent 2008-based CLG household projection projects growth of 18,000 new households over the Plan period (857 new households per annum), an increase of 71% from the draft Local Plan target (500 new dwellings per annum). The 2008-based CLG household projections were published in late 2010 and would have been available to the Council during the formulation of the housing target set out in the draft Local Plan.

9.44 Furthermore the 2010-based ONS population projection for Warrington shows an increase of 93% from the 2008-based series in respect of population growth over the Plan period (2006-2027), from 22,800 people to 43,900 people. It is therefore considered that the 2010-based CLG household projection will show an increase from the 2008-based projection when it is published in early 2013.

iii) Economic Growth

9.45 The draft Local Plan provides little evidence in respect of the economic growth considerations which the NPPF states should be taken into account in setting housing targets. This is a weakness in the Council's evidence which conflicts with the aspirations at Sub-Regional and local level. However as set out above the key development sites of Omega and Birchwood Park, in particular, are identified as strategic locations for economic growth and employment provision.

9.46 The most recent Experian projection (August 2012) shows growth of 6,370 new 'workforce jobs' between 2006 and 2027 (draft Plan period). This represents a significant increase from the 2,000 jobs increase set out in the Sub-Regional strategy 'Unleashing the Potential'. Housing growth over the Plan period must accommodate this level of job growth to ensure that the Council's aspiration of providing more local jobs is achieved. The bespoke POPGROUP modelling in Section 10 of this report will set out the implications of this level of job growth.

iv) Strategic Housing Market Assessment

9.47 The Mid Mersey SHMA was published in May 2011, and incorporates Halton, St Helen's and Warrington local authorities.

Market Housing

9.48 Section 14 of the SHMA seeks to model the housing market with a view to establishing market demand. However, it is clear that the model has been constrained to a pre-determined level of housing provision, and as such only provides an estimate of household type/mix - rather than the quantity of future market demand as required by the NPPF.

Affordable Housing

9.49 In respect of the evidence presented in the Mid-Mersey SHMA, Figure 12.15 sets out that the affordable housing backlog in Warrington totals 110 dwellings (22 x 5 yrs), which equates to 6 dwellings per annum extrapolated over the 20-year plan period. Future affordable housing need (new and existing households falling into need) is calculated as 1,279 new dwellings per annum over the Plan period, meaning total need is 1,285 dwellings per annum. Allowing for supply of 824 units per annum, total net affordable need is 461 dwellings per annum. [65]

9.50 The NPPF states that when setting housing targets, LPAs must produce a SHMA which considers all types of housing need, including affordable housing. In this context if the Council wishes to provide an average of 25% affordable housing [66], provision of 1,844 new dwellings per annum would need to be provided over the 20-year Plan period.

SUMMARY

i) Cheshire East Council

9.51 In summary Cheshire East Council's published evidence base shows that growth of 1,050 new dwellings per annum is inadequate in the context of achieving the economic growth aspired to in the Corporate Plan and draft Local Plan. The Council's evidence base shows that provision of 1,150 new dwellings per annum would only create 7,000 new jobs over the Plan period. It is therefore considered that a target of at **least 1,600 new dwellings per annum** should be pursued, particularly in the context of the significant affordable need set out above. However, this will fall significantly short of meeting the full objectively assessed need within Cheshire East for market and affordable housing which totals 4,559 dwellings per annum, as required by the NPPF.

ii) Cheshire West & Chester Council

9.52 In respect of Cheshire West & Chester the housing target of the draft Local Plan is based on past completion rates, confirmed by the Council's Housing Background Paper. This is considered entirely inappropriate in the context of the NPPF's requirement for Council's to provide a proportionate evidence base. Furthermore the Council's evidence base includes a POPGROUP scenario showing growth of only 4,000 new jobs based on the Council's preferred housing target. This falls significantly lower than the Council's growth scenario based on a past Experian projection for job growth (11,000 new jobs), which would require provision of 1,300 new dwellings per annum. In order to achieve Growth Point status the Council's evidence base suggests growth of **1,600-1,900 new dwellings per annum** would be the most appropriate target, as confirmed in the Local Plan Preferred Policy Directions document. Indeed, in order to simply meet affordable need the Council would need to plan for 1,417 dpa, based on an assumed 35% affordable housing provision target.

9.53 However, this would fall significantly short of the level of market and affordable need which totals 4,490 dpa, based on the Council's own SHMA.

iii) Warrington Borough Council

9.54 Analysis of the Council's housing target (500 new dwellings per annum) shows it is woefully inadequate in the context of CLG's 2008-based household projection (857 new dwellings per annum). This is only likely to increase when the 2010-based CLG projection is published, owing to the significant increase projected by the 2010-based ONS population projections. Indeed, the Council's own unconstrained scenario demonstrates a requirement for 1,313 dpa.

9.55 It is clear that Warrington Council have failed to establish a level of future housing provision which fully meets objectively assessed need. Furthermore the assessment of affordable housing in isolation has shown that there will be a requirement for 1,844 new dwellings per annum if the Council wishes to meet existing and future need at a rate of 25% affordable housing.

65 Section 12, pages 85-105, Mid-Mersey SHMA, GL Hearn, May 2011

66 Policy SN2, page 64, Warrington Borough Council Proposed Submission Local Plan Core Strategy, May 2012

10.

HOUSING REQUIREMENT FORECASTS

This section incorporates the household forecasts for the three local authorities of the Cheshire & Warrington Sub-Region. The projections have been produced using POPGROUP, a demographic model developed to forecast population, households and labour force.

SUMMARY OF KEY POINTS

- The following table summarises the level of housing growth resulting from the two forecast scenarios prepared using the POPGROUP population and housing forecasting model, along with the housing figures emerging from each of the three local authorities.

- The demographic led scenario reflects the necessary level of housing required to meet population growth based on the 2010-based ONS Sub National Population Projections.

- The jobs led scenario reflects the necessary level of housing growth required to meet an average job growth based on the 'Unleashing the Potential' Sub-Regional strategy, along with CHWEM and Experian forecasts.

Table 10.1> POPGROUP scenario-led housing provision

Annual Housing Requirement 2010 to 2030	Emerging Core Strategy	Demographic led (2010 SNPP)	Jobs led
Cheshire East	1,150*	1,637	1,841
Cheshire West & Chester	1,050	1,083	1,585
Warrington	500	1,262	1,134

Source: POPGROUP scenarios, Appendix 3-8
*Interim Housing Number

LOCAL PLANNING AUTHORITY LEVEL

i)Introducation

10.1 POPGROUP has over 90 users, including academic and public service staff in housing, planning, health, policy, research, economic development, and social services. The model uses standard demographic methods of cohort component projections, household headship rates and economic activity rates. Its flexibility allows integration of official statistics produced by the ONS.

10.2 Uniquely, using POPGROUP it is possible to develop forecasts of population and household growth that reflects the impact of projected or policy driven economic growth over the forecasting period. In turn the associated housing requirement can be calculated. More information about POPGROUP can be found at http://www.ccsr.ac.uk/popgroup/index.html.

ii) Methodology applied to Cheshire & Warrington

10.3 As set out above the housing requirement projections for Cheshire East, Cheshire West & Chester, and Warrington have been produced using POPGROUP. Household to dwelling conversion factors for each authority area are based on vacancy, second homes and shared household data sourced from the 2001 census.

10.4 Two scenarios have been developed using POPGROUP to provide housing growth projections between 2010-2030, as follows:

- Demographic-led - based on the ONS 2010-based sub national population projections (March 2012);
- Economic (Jobs)-led - based on average projected job growth over the Plan period.

10.5 The demographic-led scenario models the effects of the ONS 2010-based SNPP on growth in the individual LPAs forming the Cheshire & Warrington Sub-Region. It is important to note that the 2010-based SNPP are policy neutral and do not project growth in accordance with the economic growth aspirations within the Sub Region. However they do reflect recent trends - that is population change in the run up to and during the current economic recession (2006-2010).

10.6 The ONS 2010-based SNPP are used to derive a policy neutral dwelling requirement as follows (data sources in brackets):

2010-based SNPP (ONS)

Minus	Population not in households (2008 - based CLG household projections)
Times	Headship rates (2008 - based CLG household projections)
Equals	Number of households
Times	vacancy/ shared/ second homes factor (ONS)
Equals	Dwelling requirement

10.7 At the same time, the size of the labour force and the number of workforce jobs implied by the 2010-based SNPP are calculated as follows:

2010-based SNPP (ONS)

Times	Economic activity rates (by age and gender; ONS)
Equals	Labour force
Divided	by Commuting factor (ONS)
Equals	Workforce jobs

10.8 In the context of the economic aspirations for Cheshire & Warrington set out in the individual local authorities development plans, and reinforced by the aspirations of the LEP and 'Unleashing the Potential', the economic-led scenario is based on an average of employment (workforce jobs) projections from three sources as follows:

- Experian UK Local Market Forecasts Biannual (September 2012);
- Cheshire, Halton and Warrington Econometric Model (CHWEM) 2012 update (Cheshire East Council, September 2012);
- Unleashing the Potential of Cheshire & Warrington (Cheshire East Council, Cheshire West & Chester Council, Warrington Borough Council, Cheshire & Warrington Enterprise Commission, July 2010).

10.9 However, it should be noted that the Data Observatory Research and Intelligence Collaborative (for Cheshire & Warrington) states in respect of the CHWEM results that:

"In the light of national and global economic developments over the last few months, many leading forecasting organisations have revised their UK economic growth forecasts downwards. Furthermore, the unprecedented nature of the ongoing eurozone crisis means that the UK's future economic prospects are becoming increasingly difficult to predict. Consequently this year's CHWEM forecasts need to be treated with more caution than would otherwise be the case." [67]

10.10 The average job growth figures modelled are set out in Table 10.2. To put these in the context of job growth over the last 10 years (between 2000 and 2010) the final column shows the past 10 years average annual job growth, sourced from ONS.

10.11 The impact of workforce job growth on population is calculated as follows:

Net annual change in workforce jobs

times	Commuting factor
equals	Labour force
divided	by Economic activity rate (by age and gender)
equals	Population at mid year

67 Data Observatory Research and Intelligence Collaborative for Cheshire & Warrington website.

10.12 In the jobs-led projection, net in-migration occurs when the size of the resident labour force is insufficient to match the number of new jobs being created. Net out-migration occurs if there are too few jobs for the labour force. The model adjusts migration for each year that a workforce job constraint is applied. The adjustment is made to the base population projection (ONS 2010-based SNPP) and then the process described at 10.6 is followed (population to households to dwellings).

10.13 A summary of the POPGROUP results for each authority is set out below, and the full results sheets are reproduced in the appendices section of this Study:

iii) Demographic-led scenario (2010-based SNPP)

10.14 The demographic-led scenario utilises the 2010-based SNPP to project dwelling requirements over the period of 2010-2030. The 2010-based CLG household projections are yet to be published and in this context this scenario provides a robust indication of the dwelling provision that will result from the 2010-based SNPP. The results of this scenario for each LPA are set out below.

Table 10.2> Average job growth projections for Cheshire & Warrington

	Experian	CHWEM	Unleashing the Potential	Average Job Growth	Past Job Growth
Cheshire East	917	-126	375	388	1,000
Cheshire West & Chester	575	181	458	405	700
Warrington	619	600	83	434	1,000

Source: Experian (September 2012), CHWEM (September 2012), Unleashing the Potential (July 2010)

Cheshire East Council
Table 10.3> Demographic-led POPGROUP scenario: Cheshire East

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	1,942*	2,135*	2,226*	2,293*	42,979	2,149**
Population (Working Age)	207,294	208,795	209,968	208,979	208,069	775	39
Total Population	365,671	377,683	390,367	402,800	413,519	47,848	2,392
Labour Force number	181,036	182,582	182,929	183,180	183,913	2,877	144
Jobs	167,846	169,279	169,600	169,834	170,513	2,667	133
Households	157,488	165,470	173,833	181,622	188,981	31,493	1,575
Dwellings	163,744	172,043	180,738	188,837	196,488	32,744	1,637

Source: Appendix 3
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

10.15 Table 10.3 sets out the results of the demographic-led scenario for Cheshire East. It shows that Cheshire East will experience negligible annual growth in the working age population (39 people per annum), and growth of 133 jobs per annum. This level of job growth falls significantly short of the average projection set out in Table 10.2 (388 jobs per annum) above. It is not considered that this would accord with the clear economic growth aspirations of the Corporate Plan and the Issues and Options Core Strategy.

10.16 Despite the low labour force and job growth that would result from this scenario, growth in accordance with the 2010-based SNPP would require delivery of 1,637 new dwellings per annum in Cheshire East. This is significantly higher than the 1,150 new dwellings per annum set out by Cheshire East Council in their 'Interim Housing policy' document, and accords with the 'High Growth' scenario for growth set out in the Issues and Options document.

10.17 Furthermore the dwelling provision required under this scenario would also exceed the previous CLG household projections; 1,435 households per annum (2008-based series) and 1,585 households per annum (2006-based series).

10.18 In the context of the Council's economic growth aspirations, delivery of 1,637 new dwellings per annum, 2010-2030, is considered to be the very minimum that should be targeted by Cheshire East Council, based solely on demographic considerations.

10.19 Table 10.4 sets out the results of the demographic-led scenario for Cheshire West & Chester. It shows that the area will experience significant decline in its working age population (-364 people per annum), and decline of -201 jobs per annum. This level of job growth falls significantly short of the average projection set out in Table 10.2 (405 jobs per annum) above, and each of the

Cheshire West & Chester Council
Table 10.4> Demographic-led POPGROUP scenario: Cheshire West & Chester

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	777*	814*	981*	1,119*	18,456	923**
Population (Working Age)	188,131	187,849	185,997	182,979	180,853	-7,278	-364
Total Population	327,269	334,851	341,912	348,876	355,002	27,733	1,387
Labour Force number	158,721	158,574	156,562	154,957	154,394	-4,327	-216
Jobs	147,801	147,664	145,791	144,295	143,772	-4,029	-201
Households	139,103	144,627	150,216	155,316	160,054	20,950	1,048
Dwellings	143,804	149,513	155,291	160,564	165,462	21,658	1,083

Source: Appendix 4
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

projections utilised to provide this average (181-575 new jobs per annum). It is not considered that this would accord with the clear economic growth aspirations of the Corporate Plan and the draft Local Plan.

10.20 Despite the significant decline in the labour force and number of jobs that would result from this scenario, growth in accordance with the 2010-based SNPP would still require delivery of 1,083 new dwellings per annum in Cheshire West & Chester. This is higher than the target of 1,050 new dwellings per annum set out in the draft Local Plan.

10.21 However as discussed above it is considered that the Council's basis for setting a housing target (past completion rates) does not accord with the requirements of the NPPF and is entirely flawed.

10.22 In the context of the Council's economic growth aspirations, and the alternative options for growth which the Council present it is considered that this POPGROUP scenario highlights the inadequacy of the Council's current target for housing growth over the Plan period (1,050 new dwellings per annum).

10.23 Table 10.5 sets out the results of the demographic-led scenario for Warrington. It shows that the area will experience an increase of 600 people per annum in its working age population, and subsequent job growth of 589 new jobs per annum, 2010-2030. This level of job growth falls slightly below the Experian (619 jobs per annum) and CHWEM (600 jobs per annum) projections for job growth over the Plan period.

10.24 Under this scenario there would be a requirement for 1,262 new dwellings per annum, a significant increase from the target of 500 new dwellings per annum set out in the draft Local Plan Core Strategy. Furthermore this level of provision significantly exceeds the most recent 2008-based CLG household projection (850 households per annum, 2010-2030).

10.25 In the context of the Council's economic growth aspirations, the aspirations of the LEP, and the projections for economic growth set out in Table 10.2 it is considered that this scenario would generate the required level of economic growth necessary to fulfil the economic growth aspired to. Furthermore it is based on demographic projections which should form the starting point in setting housing targets, as set out in the NPPF.

Warrington Borough Council
Table 10.5> Demographic-led POPGROUP scenario: Warrington

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	1,440*	1,392*	1,310*	1,227*	26,841	1,342**
Population (Working Age)	119,641	124,265	128,149	129,935	131,650	12,009	600
Total Population	201,343	212,553	223,818	234,163	242,923	41,580	2,079
Labour Force number	101,650	105,567	108,280	110,477	112,722	11,071	554
Jobs	108,157	112,324	115,211	117,548	119,937	11,780	589
Households	85,201	91,721	98,325	104,274	109,841	24,640	1,232
Dwellings	87,297	93,978	100,745	106,840	112,544	25,246	1,262

Source: Appendix 5
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

iv) Economic (Jobs)-led scenario

Cheshire East Council

Table 10.6> Economic-led POPGROUP scenario: Cheshire East

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	2,188*	2,789*	2,824*	2,562*	51,815	2,591**
Population (Working Age)	207,294	209,507	212,751	213,854	214,472	7,178	359
Total Population	365,671	37,8749	394,239	409,486	422,235	56,564	2,828
Labour Force number	181,036	183,128	185,221	187,313	189,406	8,370	418
Jobs	167,846	169,786	171,726	173,666	175,606	7,760	388
Households	157,488	165,673	175,143	184,312	192,894	35,406	1,770
Dwellings	163,744	172,254	182,100	191,633	200,556	36,812	1,841

Source: Appendix 6

*Average annual net-migration for preceding 5-year period;

**Average annual net-migration over 20-year period.

10.26 As Table 10.6 sets out, based on annual job growth of 388 jobs per annum, the population of Cheshire East will increase by 56,564 people (2010-2030). This is an increase of approximately 18% from the most recent 2010-based ONS population projection and would result from an increase in net in-migration from the net in-migration projections of the 2010-based SNPP. The increase in net in-migration and resultant population growth is considered realistic in the context of the ONS population projection being policy-neutral, and the local and Sub-Regional aspirations for economic growth.

10.27 The result of this level of job growth would be to create a requirement for 1,841 new dwellings per annum, an increase from the maximum dwelling growth target set out in the 'High Growth' scenario (1,600 dpa) of the Cheshire East Issues and Options Core Strategy (May 2010) and the Interim Housing Target set out in May 2012 (1,150 new dwellings per annum).

10.28 It is also considered that the level of job growth modelled in this scenario (388 jobs per annum) is a prudent projection for growth in the context of the Experian projection (growth of 917 workforce jobs per annum).

Cheshire West & Chester Council

10.29 As Table 10.2 sets out, the average job growth figure for Cheshire West & Chester is 405 jobs per annum. The results of the POPGROUP modelling based on this job growth are summarised in Table 10.7 and set out in full in Appendix 7.

10.30 As the results show, total population is projected to rise by 47,932 people under this scenario over the Plan period, a significant rise from the 27,700 people projected by the 2010-based ONS population projection. This would result from net in-migration averaging 1,938 people per annum, an increase from the 2010-based projections (700-1,000 people per annum). However as set out above it should be noted that the ONS projections are policy-neutral and do not take into account the economic growth aspirations set out in local and Sub-Regional policy.

Table 10.7> Economic-led POPGROUP scenario: Cheshire West & Chester

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	1,685*	2,145*	2,096*	1,824*	38,752	1,938**
Population (Working Age)	188,131	190,784	194,025	195,434	196,527	8,396	420
Total Population	327,269	338,664	352,292	365,012	375,201	47,932	2,397
Labour Force number	158,721	160,896	163,070	165,245	167,419	8,698	435
Jobs	147,801	149,826	151,851	153,876	155,901	8,100	405
Households	139,103	145,835	154,220	162,372	169,775	30,672	1,534
Dwellings	143,804	150,762	159,431	167,859	175,512	31,708	1,585

Source: Appendix 7
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

10.31 Furthermore, as with the case of Cheshire East the job growth projection used in this scenario is an average and is therefore considered to be conservative in scope.

10.32 Under this scenario there would be a requirement for 1,585 new dwellings per annum, an increase from the 1,317 dpa set out in the adopted RS, and the target of 1,050 dpa set out in the draft Local Plan (August 2012).

10.33 However this level of provision would accord with the 'Growth Point' based growth considered in the formulation of the draft Local Plan (1,600 dpa) and would be lower than the 'Very High Growth' scenario (1,900 dpa) considered in the formulation of the draft Local Plan. It is therefore considered to represent a realistic scenario for growth in the context of the Council's economic growth aspirations.

Warrington Borough Council

10.34 The average job growth figure set out in Table 10.2 shows projected growth of 434 new jobs per annum. The results of the POPGROUP modelling based on this job growth are summarised in Table 10.8 and set out in full in Appendix 8.

10.35 As the results show, total population is projected to rise by 37,215 people 2010-2030 under this scenario, a decline from the 41,600 (2010-2030) people projected by the 2010-based ONS population projection. Net in-migration under this scenario would be approximately the same as the projected net in-migration set out in the 2010-based ONS projections. It is therefore considered that this scenario for growth is highly conservative in the context of the aforementioned relationship with the 2010-based ONS population projection and the average job growth value modelled in this scenario.

Table 10.8> Economic-led POPGROUP scenario: Warrington

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	915*	1,275*	1,294*	1,115*	22,993	1,150**
Population (Working Age)	119,641	122,006	125,150	126,722	128,136	8,495	425
Total Population	201,343	209,687	220,004	230,123	238,558	37,215	1,861
Labour Force number	101,650	103,690	105,729	107,769	109,808	8,158	408
Jobs	108,157	110,327	112,497	114,667	116,837	8,680	434
Households	85,201	90,488	96,407	102,060	107,333	22,132	1,107
Dwellings	87,297	92,714	98,779	104,571	109,975	22,677	1,134

Source: Appendix 8
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

10.36 Under this scenario there would be a requirement for 1,134 new dwellings per annum, a significant increase from the 380 dpa set out in the adopted RS, and the target of 500 dpa set out in the draft Local Plan Core Strategy (May 2012).

10.37 The average job growth target used would constrain population and household growth. The demographic scenario (set out above), which implies higher job growth, should be regarded as an appropriate target ahead of this average job growth scenario.

v) Summary of Housing Requirement scenarios - LPA level

10.38 This section has set out the POPGROUP forecasts for growth in the three individual LPAs based on demographic and economic projections, in line with the requirements of the NPPF. A summary of the two scenarios is set out in the Table 10.9:

10.39 As set out in Table 10.9 the demographic-led scenarios for growth exceed the most recent housing targets of the three LPAs, significantly so in the case of Cheshire East and Warrington. These scenarios are based on the most recent Central Government population projections (2010-based SNPP) and it is considered should form the starting point for the setting of household targets in accordance with the requirements of the NPPF.

Table 10.9> POPGROUP scenario-led housing provision

Annual Housing Requirement 2010 to 2030	Emerging Core Strategy	Demographic led (2010 SNPP)	Jobs led
Cheshire East	1,150*	1,637	1,841
Cheshire West & Chester	1,050	1,083	1,585
Warrington	500	1,262	1,134

Source: POPGROUP scenarios, Appendix 3-8
*Interim Housing Number

10.40 However the NPPF states that a lack of housing should not create a barrier to economic growth in an area, and in this context the Study provides a POPGROUP scenario to assess the level of housing provision required to generate projected job growth in each of the three LPAs. As Table 10.9 summarises, to achieve the average projections for job growth, Cheshire East and Cheshire West & Chester will need to provide a significantly higher number of new dwellings than that generated by the demographic-led projections. Warrington is the exception, where demographic led need exceeds that based on job growth.

10.41 By way of comparison Table 10.10 sets out the available supply of housing over the next fifteen years, as set out in each of the local authority's SHLAAs, and it is immediately clear that both of the Cheshire authorities have more than sufficient known sites to accommodate the job's led requirement detailed above. Indeed, despite the fact that Warrington's SHLAA would appear to detail fewer sites than the requirements deem necessary, when considered across the Sub-Region there is more than a sufficient number of sites. Clearly, sites not considered within the SHLAA could further add to the potential supply.

10.42 In the context of the individual LPA scenarios the following section analyses the cumulative effect from a Sub-Regional perspective in the context of the Sub-Regional LEP, and the Sub-Regional strategy 'Unleashing the Potential'.

Table 10.10> Summary of Supply (Sourced from individual SHLAAs)

	15-year supply	Supply per annum
Cheshire East*	31,880	2,125
Cheshire West & Chester**	26,745	1,783
Warrington***	12,680	845
Sub Region	71,305	4,754

*Table 7, page 100, Cheshire East SHLAA (March 2012 update);
**Table 4.1, page 30, Cheshire west & Chester SHLAA 2010-11;
***Table 25, paragraph 5.2, page 58, Warrington SHLAA, June 2012.

SUB-REGIONAL LEVEL

i) Introduction

10.43 This section focuses on the POPGROUP analysis in the context of the Cheshire & Warrington Sub-Region identified in 'Unleashing the Potential' and the Cheshire & Warrington LEP. The results of the POPGROUP analysis at a Sub-Regional level are set out below.

ii) POPGROUP - Cheshire & Warrington

10.44 The methodology for the demographic and economic-led scenarios utilised for this analysis is set out in the previous section of this report. In the context of the Cheshire & Warrington Sub Region it provides robust modelling to indicate the level of housing provision that will be required to meet the economic growth aspirations of the Cheshire & Warrington LEP and of the 'Unleashing the Potential' document, the latter of which is aspired to in respect of economic growth in the development plans of the constituent LPAs.

10.45 The Cheshire & Warrington LEP seeks to provide 20,000 new jobs over the next 20 years, and the 'Unleashing the Potential' Sub-Regional strategy projects growth of 22,000 jobs (917 new jobs per annum), 2006-2030, whilst the 2012 CHWEM projects 655 new jobs per annum. However, the latest Experian forecast (September 2012) projects growth of 2,111 new jobs per annum, 2010-2030.

In the context of these varying projections the Study has used an average job growth projection which has been modelled through the POPGROUP model. This average is set out in Table 10.2.

10.46 Alongside the economic-led scenario the 2010-based SNPP published by ONS in March 2012 have been modelled through POPGROUP to provide a demographic-led scenario for household growth, in the absence of the 2010-based CLG household projections.

10.47 This demographic and economic growth consideration is considered to comply with the requirements of the NPPF in providing a comprehensive and proportionate evidence base, based on demographic and economic projections. The results of the two scenarios at this Sub-Regional level are set out below.

iii) Demographic-led scenario

10.48 Based on the 2010-based sub national population projections, the POPGROUP results are set out in Table 10.11:

10.49 The analysis set out in Table 10.11 shows that the ONS 2010-based SNPP will lead to a requirement for 79,649 new dwellings, 2010-2030. This level of growth represents a significant increase from the 54,000 new dwellings targeted cumulatively by the three LPAs in the Sub-Region.

Table 10.11> Demographic-led POPGROUP scenario: Cheshire & Warrington Sub Region

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	4,159*	4,341*	4,517*	4,639*	88,280	4,414**
Population (Working Age)	515,066	520,909	524,114	521,893	520,572	5,506	275
Total Population	894,283	925,087	956,097	985,839	1,011,444	117,161	5,858
Labour Force number	441,407	446,723	447,771	448,614	451,029	9,622	481
Jobs	423,804	429,267	430,602	431,677	434,222	10,418	521
Households	381,792	401,818	422,374	441,212	458,876	77,084	3,854
Dwellings	394,845	415,534	436,774	456,241	474,494	79,649	3,982

Source: Appendix 3-5
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

10.50 Despite the significant increase in dwelling growth, this increase would still only result in the generation of 10,418 new jobs across the Sub-Region, significantly lower than the 1,000 new jobs per annum targeted by the Cheshire & Warrington LEP, and the 916 new jobs per annum set out in 'Unleashing the Potential', thereby failing to meet the economic growth aspirations of the three LPAs and of Sub-Regional and national policy.

10.51 Furthermore, as set out in the previous section of this Study average job growth projections have been calculated for each LPA and the Sub-Region, from three different sources (Experian, CHWEM and 'Unleashing the Potential'). This is considered to represent a realistic, comprehensive, and prudent estimate of job growth across the Sub-Region for the Plan period. The average of these projections is for growth of 1,227 new jobs per annum, significantly higher than the 521 new jobs per annum that would be generated by population growth in accordance with the 2010-based SNPP (see Table 10.2). In this context the following economic-led scenario sets out the dwelling growth required by the average job growth projection of 1,227 new jobs per annum.

iv) Economic-led scenario

10.52 The analysis set out in Table 10.12 shows that if the economic aspirations of the Sub-Region are to be realised, a significant increase in dwelling provision will be required. Under this scenario the average projected job growth (1,227 new jobs per annum, 2010-2030) will require delivery of 91,198 new dwellings (4,560 new dwellings per annum). This represents an increase of 69% from the housing growth targeted cumulatively by the three LPAs of the Sub-Region. Furthermore this would be an increase of 14% from the housing growth generated by the 2010-based SNPP, which are policy-neutral and do not consider the effects of economic growth policy.

10.53 This level of growth would be in line with the aspirations of the Cheshire & Warrington LEP, which seeks to provide 1,000 new jobs per annum. Furthermore the latest Experian projection (September 2012) forecasts significantly higher job growth of 2,111 new jobs per annum, setting in context the prudent nature of the average projection (1,227 new jobs per annum) modelled in this scenario.

Table 10.12> Economic-led POPGROUP scenario: Cheshire & Warrington Sub Region

	2010	2015	2020	2025	2030	2010-2030	Annual Rate
Net Migration	N/A	4,788*	6,209*	6,214*	5,501*	113,560	5,678**
Population (Working Age)	515,066	522,297	531,926	536,010	539,135	24,069	1,203
Total Population	894,283	927,100	966,535	1,004,621	1,035,994	141,711	7,086
Labour Force number	441,407	447,714	454,020	460,327	466,633	25,226	1,261
Jobs	423,804	429,939	436,074	442,209	448,344	24,540	1,227
Households	381,792	401,996	425,770	448,744	470,002	88,210	4,411
Dwellings	394,845	415,730	440,310	464,063	486,043	91,198	4,560

Source: Appendix 6-8
*Average annual net-migration for preceding 5-year period;
**Average annual net-migration over 20-year period.

Summary

10.54 In summary this section summarises the POPGROUP modelling at a Sub-Regional level, in the context of the Cheshire & Warrington LEP, and the Sub-Regional strategy 'Unleashing the Potential'. It shows that growth based on the most recent ONS 2010-based SNPP would result in a significant deficit in job growth compared with the aspirations of the Cheshire & Warrington LEP, the 'Unleashing the Potential' Sub-Regional strategy, and the average job growth projection for the Sub-Region. The cumulative development plan targets of the three LPAs will not deliver the level of housing required to generate the aspired to job growth, nor will it provide the level of provision to accommodate demographic change.

11.

IMPLICATIONS OF COUNCILS' APPROACH

This Housing Study demonstrates that the housing targets, as currently proposed by the three LPAs, are not based on a robust evidence base and that an increased target is required if the economic growth aspirations for the Sub-Region are to be realised. Should the three LPAs continue in their pursuit of current housing targets the implications are that the economic growth aspirations referred to in the individual Development Plans, and the aspirations of the Cheshire & Warrington LEP will not be achieved

SUMMARY OF KEY POINTS

- The implications of pursuing each of the Council's preferred housing targets will lead to a loss of £22bn in economic output over the period 2010 - 2030, when compared against that achieved based on a jobs led housing requirement.

11.1 Table 11.1 provides a comparison of the minimum housing targets as set out in the adopted North West Regional Spatial Strategy, emerging Local Plan documents, and as the latest official 2008-based CLG household projections. The Study also sets out calculations, based firstly on the aggregated demand for affordable and market housing set out in the Councils' SHMAs (excluded Warrington for which market demand forecasts are not available). The Study also sets out the necessary level of housing required simply to meet affordable need (based on the SHMA data), and assuming each Council's proposed level of affordable provision. In addition we have utilised the POPGROUP model to assess two forecast scenarios, one based on demographic change and the other jobs growth. The Study rounds the output of these scenarios to the nearest hundred.

Table 11.1> Comparison of minimum housing targets and projections (per annum) for Cheshire & Warrington

Annual Housing Requirement 2010-2030	Cheshire East	Cheshire West & Chester	Warrington	Sub-Region
CLG 2008-Based Household Change (pa)	1,435	800	850	3,085
RSS (2003 – 2021) (dpa)	1,150	1,317	380	2,847
Emerging Core Strategy (dpa)	1,150	1,050	500	2,700
Market and Affordable Need (dpa)[1]	4,559	4,490	-	-
Affordable Need Based Housing Requirement (dpa)[2]	3,142	1,417	1,844	6,403
POPGROUP Demographic Led[3]	1,600	1,100	1,300	4,000
POPGROUP Jobs Led[3]	1,800	1,600	1,100	4,500
TOTAL CURRENT SHORTFALL AGAINST RSS (2003 – 2010)	34[4]	-2,741[5]	4,094[6]	1,387

Note:

1. As set out in the Cheshire East, and Cheshire West & Chester SHMAs
2. Based on the necessary level of housing to meet affordable need alone - assuming each local authorities proposed level of % affordable provision.
3. Figures rounded to the nearest hundred
4. Figure 4.1, page 5, Cheshire East Local Plan Annual Monitoring Report 2010/11
5. Table 5.1, page 30, Cheshire West & Chester Local Development Framework Annual Monitoring Report 2011 and Housing Land Monitoring Report 2012.
6. Figure 5.1 Housing Land Trajectory as at 31st March 2011, page 21, Warrington Borough Council Annual Monitoring Report 2010-2011

11.2 It is important to note that our forecast scenarios exclude the current under delivery of housing within Cheshire West & Chester against the RS target, which should be met in addition to future requirements.

11.3 The key failings of each of the three local authorities in pursuing the proposed housing targets are that:

- They fail to take into account the most recent employment projections provided by Experian and the employment aspirations of the Cheshire & Warrington LEP and as a consequence will constrain economic growth;
- They do not meet the 2008-based CLG household projections, and the housing growth required by the 2010-based ONS population projections, as highlighted by the demographic-led POPGROUP scenario;
- They fail to plan for the provision of their affordable housing requirements; and
- They fail to acknowledge the extent of market and affordable need.

11.4 The issues are fundamental, and go to the soundness of each of the emerging local plans.

11.5 However, the overriding implication of the Cheshire & Warrington LPAs pursuing a housing target that falls significantly short of what is actually required is that the economic growth strategy of the Sub-Region and the individual Councils will not be achieved.

11.6 The evidence set out in this document clearly demonstrates that the following housing growth targets should be adopted by each of the LPAs to achieve the economic growth aspired to:

- CHESHIRE EAST: 1,800 new dwellings per annum;
- CHESHIRE WEST & CHESTER: 1,600 new dwellings per annum;
- WARRINGTON: 1,100 new dwellings per annum.

Table 11.2> Summary of Annual Change in Jobs

Job Projections Per Annum	Emerging Core Strategy	Demographic led	Jobs led	Jobs led less Emerging CS
Cheshire East	-397	133	388	785
Cheshire West & Chester	-214	-201	405	619
Warrington	-420	589	434	854
Cheshire & Warrington Sub-Region	-1,031	521	1,227	2,258

11.7 Table 11.2 shows that the emerging Core Strategy housing requirements imply annual average job losses (-1,031) across Cheshire & Warrington, compared to significant annual average job growth (+1,227) implied by the jobs-led scenario.

11.8 In practice, Cheshire & Warrington workplace jobs that are not taken up by the resident labour force can be filled by commuters from neighbouring authorities. This is the case for Warrington, which exhibits all the hallmarks of an employment hub, being home to a greater number of workforce jobs than employed residents.

11.9 Whilst Warrington is readily identified as an employment hub, it does not make sense to promote the whole of the sub region as such, which in commuting terms is reasonably self-contained, covers a large geographical area and does not approximate a single functional economic area. Rather it is over lapped by the city region markets of Liverpool and Manchester, the North East Wales area and to a lesser extent North Staffordshire.

11.10 At the same time, the key employment locations of Cheshire & Warrington are significant labour market hubs in their own right, albeit less extensive and influential than the regional centres of Liverpool and Manchester. Moreover they have the potential to grow, and have been identified as centres for growth and development [68].

11.11 In order to realise the potential of these places, the sustainable approach to development is to promote shorter commutes to the key employment centres within and adjacent to Cheshire & Warrington by releasing suitably located housing land sufficient to meet objectively identified need that takes full account of projected employment growth.

11.12 In turn, this will enhance competitiveness of local business and employment areas, by virtue of their proximity to a suitably sized and skilled labour force, taking account of the measures that will be taken through the Cheshire & Warrington LEP to promote a skilled and productive workforce. Moreover, even though an in (and long distance) commuting workforce will add to consumer spending within the sub region to some degree, its impact will be far less significant than if the workforce was residence based.

11.13 Whilst net new jobs in Cheshire & Warrington might be still be created and filled by an in commuting workforce, the outcome for Cheshire & Warrington will both be reduced competiveness (of the business base and the place) and a significant loss of employment, in the order of 2,000 employed residents per annum over the plan period.

11.14 Further, on the basis of GVA estimates presented in ‘Unleashing the Potential’, we have estimated that £22bn GVA would need to be delivered by an in commuting workforce over the plan period in order to reach the economic growth potential implied by the job growth scenario. It is inconceivable that such potential will be realised under the proposed Core Strategies housing requirements and as such they should be rejected.

68 For example the North West of England Spatial Strategy to 2021, which identifies Chester, Crewe, Ellesmere Port, Macclesfield, Northwich and Warrington as towns/cities for growth and development

12. CONCLUSIONS

This Sub-Regional Housing Study sets out the joint industry approach by a consortium of house builders and landowners with development interests in the Cheshire & Warrington Sub-Region, incorporating the local authorities of Cheshire East, Cheshire West & Chester, and Warrington. The Study focuses on the economic growth aspirations of the three authorities, alongside the economic growth aspirations for the Sub-Region referred to in the context of the Cheshire & Warrington LEP, and the Sub-Regional strategy 'Unleashing the Potential' and overlapping strategies for Atlantic Gateway and Mersey Dee Alliance.

12.1 More specifically the Study has been commissioned following concerns that the housing targets being progressed by each of the local authorities within the Sub-Region are grossly inadequate, and will harm the Sub-Region's ability to realise economic growth in line with expectations, along with its ability to meet future affordable and demographic need. This is the first opportunity that each of the three local authorities have had to establish long term housing requirements, following publication of the NPPF, and it is essential that they are robust, positive and integrated to ensure gains across the three key dimensions of sustainability (i.e. economic, social and environmental). The NPPF is very clear in its requirement that a local authority seeks to meet its full, objectively assessed need for both market and affordable housing.

12.2 A review of each of the three authorities strategic housing market assessments has raised significant concerns with both the inconsistent approach taken across each of the authority areas, and the fact that the results have been largely ignored in reaching the Council's preferred housing target. The NPPF confirms that SHMAs are a fundamental part of a local authority's evidence base in determining future housing requirements, and it is considered that each of the Councils need to undertake a root and branch review of their own SHMAs in order to ensure consistency and conformity with the NPPF.

12.3 This Sub-Regional Housing Study has also reviewed the underlying economic growth context within which the three local authorities should be determining future housing requirements, and it is essential that each local authority understands the link between housing growth and economic growth - a point recognised and being pursued by Central Government.

12.4 There is significant opportunity for continued economic growth from within and surrounding the Sub-Region, but in order for this to be achieved in a sustainable manner, it is essential that a sufficient number of houses is planned, in a consistent, positive and collaborative manner. This goes to the heart of the soundness of each of the local authority's local plans, given that the NPPF requires that plans are positively prepared, based on a strategy which seeks to meet objectively assessed development requirements.

12.5 To this end we consider that Cheshire East should be pursuing a minimum level of housing growth totalling **1,800 dpa**, whilst Cheshire West & Chester should be pursuing a minimum of **1,600 dpa**. Both requirements are necessary to achieve economic growth, balanced with an adequate provision of local labour supply. In respect of Warrington (where the level of housing required to meet jobs growth is lower than demographic requirements suggest), it is considered that a minimum of **1,300 dpa** should be planned for in order to meet demographic led

growth. This approach is in line with the NPPF, and as well as the Planning Inspectorate, who have confirmed that housing growth due to demographic change should be met, and economic led growth should not be used as a cap in achieving this. In totality, the minimum housing target which should be pursued across the Sub-Region equates to **4,700 dpa**. It should be noted that these figures exclude any existing shortfall against RS targets.

12.6 Furthermore, the level of housing growth outlined above is considered entirely realistic given the levels of supply set out within each of the Council's SHLAAs, which combined, totals **4,754 units per annum**.

12.7 However, it is clear that to fully comply with the requirements of the NPPF in fully meeting objectively assessment needs for market and affordable housing, each local authority would be required to provide a significantly higher level of housing.

12.8 In summary, the key failings of each of the three local authorities are as follows:

- Failure to take account of projected and aspirational economic growth;
- Failure to meet demographic need, and;
- Failure to meet assessed affordable and market need.

12.9 As a result, the Councils risk constraining the undoubted economic growth potential of Cheshire and Warrington through:

- A failure to enable resident employment growth:
- An implausible and environmentally undesirable £22bn GVA delivered by an in-commuting workforce if economic aspirations are to be realised; and
- Reduced competitiveness of local businesses and strategic locations.

APPENDIX 1

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- Warrington Borough Council Local Economic Assessment: ‘The Story of Place’, March 2011;
- Warrington SHMA update, Fordham Research, May 2009.

DEMOGRAPHIC AND ECONOMIC SOURCES:

Bespoke Housing Forecasts;

- PopGroup demographic forecasting model: scenario-led forecasts for housing growth as follows;
  - Dwelling-led: To assess the implications on population growth and resident labour force growth of the proposed housing targets of the respective LPAs;
  - Economic-led: To assess the level of housing growth required in the context of the economic growth aspirations of the individual LPAs and Central Government (in the context of the LEP);
  - Demographic-led: To assess the level of housing growth required in the individual LPA areas, and the wider sub-region, based on past net-migration trends.

Economic Forecasts;

- Experian Local Market Forecasts Biannual, September 2012;
- Cheshire , Halton and Warrington Econometric Model (CWEM) 2012 update, Cheshire East Council, September 2012;
- Unleashing the Potential of Cheshire & Warrington: Sub-Regional Strategy, July 2010.

Office for National Statistics (ONS);

- Official Population and Net-Migration Projections;
  - 2010-based Sub National Population Projections;
  - 2008-based Sub National Population Projections;
  - 2006-based Sub National Population Projections;
  - 2004-based Sub National Population Projections;
  - 2003-based Sub National Population Projections;
- Official Net Migration Trends;
  - Mid-Year Estimates of Net-Migration and other change, 2000-2010.

Department of Communities and Local Government (DCLG);

- Official Household Projections;
  - 2008-based series;
  - 2006-based series;
  - 2004-based series;
  - 2003-based series.

APPENDIX 2

HOUSEHOLD DEMOGRAPHIC

i) Cheshire East Council

Office for National Statistics (ONS) population projections

Official ONS population projections have projected population growth in the order of 1,930 to 2,390 people a year between 2010 and 2030 for Cheshire East Unitary Authority, from the 2006-based series to most recent 2010 series. The latest 2010-based series forecasts that the population within Cheshire East will increase by 47,800 people, 2010-2030. This is an increase of 24% from the previous 2008-based series.

Table 1.1 ONS Population Estimates and Projections for Cheshire East

Base Year	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 per annum
2010-based	359,400	365,700	380,200	393,000	405,100	413,500	47,800	2,390
2008-based	359,400	365,400	376,200	386,800	397,000	404,000	38,600	1,930
2006-based	358,800	367,200	380,600	392,600	404,200	412,000	44,800	2,240
2004-based	359,600	365,200	372,300	379,800	387,200	N/A	N/A	N/A
2003-based	358,200	362,900	368,900	375,100	380,700	N/A	N/A	N/A

Source: Office for National Statistics (rounded to nearest hundred)
Note: Figures may not sum due to rounding

Community and Local Government (CLG) household projections

Official CLG household projections have estimated household growth in the order of 1,435 to 1,585 households per annum, 2010-2030, within Cheshire East over the past two projection series'. The most recent 2008-based series projects growth of 1,435 households, 2010-2030. Although the 2008-based projection is 3,000 households less than the 2006-based series, the rise in population growth projected by the 2010-based population projection (24% increase from the previous 2008-based series) suggests that the 2010-based CLG projection (expected late 2012) will show an increase to the 2008-based household projection.

In addition both the 2006-based and 2008-based household projections forecast higher levels of household growth than the housing targets published in the North West RS (1,150 dwellings per annum, 2003-2021).

ONS estimates of net migration

Net migration is one of the key inputs of population change within Cheshire East and the trend over the past 10 years is set out in Table 1.3 (below). The Table shows that the trend has been for net in-migration exceeding 600 people per annum, save for 2008/09 (100 people per annum). Furthermore in 5 of the 10 years shown, net in-migration has exceeded 1,000 people per annum. The short-term trend (2005-2010) shows an average net in-migration figure of 700 people per annum, whereas the long-term (2000-2010) figure shows a trend of 1,200 people per annum.

Table 1.2 CLG Household Estimates and Projections for Cheshire East

	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 Growth pa
2008-based	152,800	157,300	166,100	173,800	180,900	186,000	28,700	1,435
2006-based	153,100	158,600	168,500	176,900	184,700	190,300	31,700	1,585
2004-based	154,000	161,000	168,000	175,000	182,000	N/A	N/A	N/A
2003-based	154,000	160,000	167,000	172,000	179,000	N/A	N/A	N/A

Source: CLG Household Estimates and Projections for Cheshire East; Note: Figures may not sum due to rounding

Table 1.3 Estimates of Net Migration and Other Change: Cheshire East

										Annual average	
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2005-2010	2000-2010
Net Migration	1,000	1,400	1,900	1,800	1,800	800	1,200	600	100	900	700	1,200

Source: Department of Communities and Local Government (rounded to nearest thousand)
Note: Figures may not sum due to rounding

ONS projections of net migration

The ONS population projections rely on migration projections using migration propensities by age and from one area to another. As Table 1.4 sets out (overleaf), the 2010-based SNPP projects an increase in net in-migration from the 2008-based series.

ii) Cheshire West & Chester

Office for National Statistics (ONS) population projections

Official ONS population projections have projected population growth in the order of 620 to 1,670 people a year between 2010 and 2030 for Cheshire West & Chester, from the 2006-based series to most recent 2010 series. The latest 2010-based series forecasts that the population within Cheshire West will increase by 27,700 people, 2010-2030. This represents a significant increase of 123% from the previous 2008-based series. Table 1.5 (below) sets out the population projections over past series'.

Table 1.4 ONS Migration Estimates and Projections for Cheshire East, per annum

	2004-06 pa	2009-13 pa	2014-18 pa	2019-23 pa	2024-28 pa
2010-based	-	1,700	2,000	2,200	2,200
2008-based	-	1,400	1,700	2,000	2,000
2006-based	-	1,900	2,100	2,300	2,300
2004-based (revised)	1,600	1,800	1,800	2,000	2,100
2003-based	1,300	1,700	1,900	1,900	2,000

Table 1.5 ONS Population Estimates and Projections for Cheshire West & Chester

Base Year	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 per annum
2010-based	327,500	327,300	336,300	343,300	350,200	355,000	27,700	1,385
2008-based	327,500	327,100	330,000	333,500	337,200	339,500	12,400	620
2006-based	327,500	334,200	344,500	353,400	361,700	367,600	33,400	1,670
2004-based	327,900	333,300	338,600	344,200	349,000	N/A	N/A	N/A
2003-based	326,600	331,600	336,500	341,400	345,400	N/A	N/A	N/A

Source: Office for National Statistics (rounded to nearest hundred)
Note: Figures may not sum due to rounding

Community and Local Government (CLG) household projections

Official CLG household projections have estimated household growth in the order of 800 to 1,350 households per annum within Cheshire West, 2010-2030, over the past two projection series'. The most recent 2008-based series projects growth of 800 households, 2010-2030. Although the 2008-based projection is significantly lower than the 2006-based projection, the rise in population growth (2010-2030) projected by the 2010-based population projection (123% increase from the previous 2008-based series) strongly suggests that the 2010-based CLG projection (expected late 2012) will show a significant increase to the 2008-based household projection. As we have set out below we have significant concerns over the robustness of the 2008-based projections in determining future housing requirements.

ONS estimates of net migration

Net-migration is one of the key inputs of population change within Cheshire West & Chester and the trend over the past 10 years is set out in Table 1.7 (below). The Table shows that the trend has generally been for net in-migration, save for a two-year period (2006/07 and 2007/08) when significant net out-migration was experienced. A return to net in-migration has subsequently been experienced in the past two recorded years (net in-migration of 100 people per annum).

The short-term (2005-2010) net-migration trend is reduced by the out-migration experienced in 2006/07 and 2007/08 to an average of -200 people per annum. However the long-term net-migration trend is for net in-migration of 300 people per annum.

Table 1.6 CLG Household Estimates and Projections for Cheshire West & Chester

	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 Growth pa
2008-based	137,000	138,800	144,000	148,000	152,000	154,400	16,000	800
2006-based	138,000	143,300	152,000	160,000	163,000	170,400	27,000	1,350
2004-based	139,000	145,000	152,000	157,000	163,000	N/A	N/A	N/A
2003-based	138,000	144,000	150,000	156,000	160,000	N/A	N/A	N/A

Source: CLG Household Estimates and Projections for Cheshire West & Chester
Note: Figures may not sum due to rounding

Table 1.7 Estimates of Net Migration and Other Change: Cheshire West & Chester

											Annual average	
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2005-2010	2000-2010
Net Migration	800	200	1,300	600	700	700	-700	-1,100	100	100	-200	300

Source: Department of Communities and Local Government (rounded to nearest thousand)
Note: Figures may not sum due to rounding

ONS projections of net migration

The ONS population projections rely on migration projections using migration propensities by age and from one area to another. As Table 1.8 sets out below, the 2010-based projection is for a significantly higher rate (700 rising to 1,000 people per annum) of net in-migration than the 2008-based projection. Indeed, it is clear that the 2008-based series projects significantly lower levels of migration that past or indeed current series projections. This appears to be as a result of the levels of migration experienced immediately prior to the formulation of the projections, which we do not consider to be a reliable reflection of future long term trends.

iii) Warrington Borough

Office for National Statistics (ONS) population projections

Official ONS population projections have projected population growth in the order of 890 to 2,080 people a year between 2010 and 2030 for Warrington Borough, from the 2006-based series to most recent 2010 series. The latest 2010-based series forecasts that the population within Warrington will increase by 41,600 people, 2010-2030. This represents a significant increase of 97% from the previous 2008-based series. Table 1.9 (below) sets out the population projections over past series'.

Table 1.8 ONS Migration Estimates and Projections for Cheshire West, per annum

	2004-06 pa	2009-13 pa	2014-18 pa	2019-23 pa	2024-28 pa
2010-based	-	900	700	900	1,000
2008-based	-	100	100	400	500
2006-based	-	1,100	1,100	1,300	1,400
2004-based (revised)	900	1,100	1,000	1,100	1,200
2003-based	400	1,100	1,000	1,100	1,200

Source: ONS

Table 1.9 ONS Population Estimates and Projections for Warrington Borough, 2006-2027

Base Year	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 per annum
2010-based	193,900	201,300	214,800	226,000	236,000	242,900	41,600	2,080
2008-based	193,900	198,200	204,600	210,500	215,800	219,300	21,100	1,055
2006-based	194,000	197,300	202,800	207,800	212,200	215,100	17,800	890
2004-based	193,200	194,700	197,300	199,800	201,600	N/A	N/A	N/A
2003-based	194,700	197,200	200,000	202,700	204,900	N/A	N/A	N/A

Source: Office for National Statistics (rounded to nearest hundred)
Note: Figures may not sum due to rounding

Community and Local Government (CLG) household projections

Official CLG household projections have estimated slowly rising levels of household growth over the period of 2010-2030, over historic projection series'. The most recent 2008-based series projects the highest level of growth, being 850 households per annum.

The 2008-based CLG projection therefore represents a 60% increase from the draft Local Plan target (500 new dwellings per annum, 2006-2027).

Furthermore, the CLG household projections are based on the corresponding population projection of the ONS. As set out above the 2010-based population projection shows a major increase in population growth in Warrington Borough when compared to the 2008-based population projection. It is therefore considered that the 2010-based CLG household projection (expected late 2012) will show a significant increase from the 2008-based series.

ONS estimates of net migration

Net-migration is one of the key inputs of population change within Warrington and the trend over the past 10 years is set out in Table 1.11 (below). It shows a trend predominantly for net in-migration, with the exception of 2003/04, which experienced net out-migration of -400 people. However the past six years have shown net in-migration between 400 and 800 people per annum.

The short-term (2005-2010) net-migration trend therefore averages net in-migration of 600 people per annum, with the long-term trend showing net in-migration of 400 people per ann

Table 1.10 CLG Household Estimates and Projections for Warrington

	2006	2010	2016	2021	2026	2030	2010-2030	2010-2030 per annum
2008-based	81,000	84,000	89,000	94,000	98,000	101,000	17,000	850
2006-based	81,000	84,000	89,000	93,000	97,000	99,000	15,000	750
2004-based	82,000	85,000	88,000	91,000	94,000	-	12,000	N/A
2003-based	82,000	86,000	90,000	93,000	96,000	-	14,000	N/A

Source: CLG Household Estimates and Projections for Cheshire West & Chester
Note: Figures may not sum due to rounding

Table 1.11 Estimates of Net Migration and Other Change: Warrington

										Annual average	
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2005-2010	2000-2010
Net Migration	300	0	300	-400	600	400	800	600	700	500	600	400

Source: Department of Communities and Local Government (rounded to nearest thousand)
Note: Figures may not sum due to rounding

ONS projections of net migration

The ONS population projections rely on migration projections using migration propensities by age and from one area to another. As Table 1.12 sets out below, the 2010-based projection is for a significantly higher rate (1,300 to 1,400 people per annum) of net in-migration than the 2008-based projection (maximum of 700 people per annum).

Table 1.12 ONS Migration Estimates and Projections for Warrington, per annum

	2004-06 pa	2009-13 pa	2014-18 pa	2019-23 pa	2024-28 pa
2010-based	-	1,300	1,400	1,400	1,300
2008-based	-	500	600	700	600
2006-based	-	300	400	400	500
2004-based (revised)	0	100	200	300	300
2003-based	0	200	300	300	300

Source: ONS

APPENDIX 3

Population Estimates and Forecasts — ONS 2010 POP

Components of Population Change — Cheshire East UA

Year beginning July 1st …………..

	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
Births																					
Male	2,025	2,068	2,102	2,109	2,102	2,110	2,110	2,107	2,106	2,108	2,109	2,104	2,095	2,083	2,068	2,051	2,035	2,024	2,016	2,010	2,006
Female	1,929	1,970	2,001	2,009	2,002	2,010	2,009	2,006	2,005	2,008	2,008	2,003	1,995	1,983	1,969	1,954	1,939	1,928	1,920	1,914	1,911
All Births	3,954	4,038	4,103	4,118	4,105	4,120	4,119	4,113	4,111	4,116	4,117	4,107	4,090	4,066	4,037	4,005	3,974	3,952	3,936	3,924	3,917
TFR	2.03	2.07	2.09	2.08	2.05	2.03	2.01	1.98	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90	1.89	1.89	1.89	1.89	1.89
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																					
Male	1,672	1,679	1,697	1,699	1,728	1,731	1,745	1,764	1,783	1,804	1,822	1,847	1,876	1,905	1,935	1,966	1,999	2,033	2,063	2,095	2,127
Female	1,858	1,877	1,883	1,887	1,886	1,879	1,884	1,894	1,902	1,907	1,917	1,929	1,942	1,962	1,984	2,008	2,035	2,061	2,088	2,121	2,155
All deaths	3,530	3,556	3,580	3,586	3,614	3,610	3,630	3,658	3,685	3,712	3,739	3,776	3,818	3,867	3,918	3,974	4,034	4,094	4,151	4,216	4,281
SMR: males	96.7	94.1	92.1	89.5	88.2	85.8	83.8	82.1	80.5	78.9	77.2	75.8	74.6	73.4	72.3	71.2	70.2	69.3	68.3	67.5	66.6
SMR: females	99.8	98.3	96.4	94.6	92.6	90.4	88.6	87.0	85.3	83.4	81.7	80.1	78.5	77.1	75.8	74.5	73.3	72.1	70.9	70.0	69.2
SMR: male & female	98.3	96.3	94.4	92.1	90.5	88.1	86.3	84.6	82.9	81.1	79.4	77.9	76.5	75.2	74.0	72.8	71.7	70.7	69.6	68.7	67.9
Expectation of life	81.7	81.8	81.9	82.1	82.3	82.5	82.6	82.7	82.9	83.0	83.1	83.2	83.4	83.5	83.6	83.7	83.8	83.9	84.0	84.0	84.1
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																					
Male	6,998	7,010	7,065	7,116	7,160	7,197	7,225	7,249	7,271	7,288	7,304	7,322	7,340	7,363	7,393	7,429	7,468	7,504	7,544	7,589	7,631
Female	7,368	7,373	7,426	7,468	7,504	7,532	7,547	7,565	7,577	7,582	7,586	7,595	7,607	7,627	7,658	7,696	7,741	7,781	7,829	7,881	7,929
All	14,366	14,383	14,491	14,585	14,664	14,730	14,772	14,814	14,848	14,870	14,890	14,916	14,947	14,989	15,051	15,125	15,209	15,286	15,374	15,470	15,560
SMigR: males	39.6	39.4	39.5	39.5	39.6	39.6	39.6	39.6	39.6	39.7	39.7	39.7	39.7	39.7	39.7	39.8	39.8	39.8	39.9	39.9	39.9
SMigR: females	41.6	41.5	41.7	41.8	41.8	41.8	41.8	41.8	41.8	41.8	41.8	41.8	41.7	41.7	41.7	41.8	41.8	41.8	41.9	41.9	41.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																					
Male	6,372	6,430	6,462	6,495	6,495	6,529	6,522	6,520	6,524	6,492	6,487	6,523	6,535	6,560	6,594	6,620	6,677	6,688	6,708	6,742	6,784
Female	6,753	6,759	6,789	6,779	6,781	6,842	6,807	6,814	6,813	6,777	6,749	6,770	6,797	6,804	6,826	6,855	6,892	6,921	6,942	7,002	7,060
All	13,125	13,189	13,251	13,274	13,276	13,371	13,329	13,334	13,336	13,269	13,236	13,293	13,332	13,363	13,420	13,474	13,569	13,609	13,651	13,744	13,845
SMigR: males	36.1	36.2	36.1	36.1	35.9	35.9	35.7	35.6	35.6	35.4	35.3	35.4	35.4	35.4	35.4	35.4	35.6	35.5	35.4	35.4	35.5
SMigR: females	38.1	38.0	38.1	37.9	37.8	38.0	37.7	37.7	37.6	37.4	37.2	37.2	37.3	37.2	37.2	37.2	37.2	37.2	37.1	37.2	37.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																					
Male	801	949	952	954	956	956	954	954	954	954	954	954	954	954	954	954	954	954	954	954	954
Female	702	832	834	836	838	838	837	837	837	837	837	837	837	837	837	837	837	837	837	837	837
All	1,503	1,781	1,786	1,790	1,793	1,793	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792
SMigR: males	67.1	78.8	78.4	78.0	77.8	77.5	77.2	77.2	77.2	77.3	77.4	77.5	77.6	77.7	77.8	77.7	77.6	77.4	77.1	76.8	76.4
SMigR: females	60.3	71.0	70.8	70.6	70.6	70.4	70.3	70.2	70.3	70.3	70.5	70.6	70.7	70.8	70.9	70.9	70.8	70.7	70.5	70.3	69.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																					
Male	509	616	624	631	639	649	659	659	659	659	659	659	659	659	659	659	659	659	659	659	659
Female	410	498	505	512	519	528	536	536	536	536	536	536	536	536	536	536	536	536	536	536	536
All	919	1,114	1,129	1,144	1,158	1,177	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195
SMigR: males	42.7	51.2	51.4	51.7	52.0	52.7	53.3	53.3	53.3	53.3	53.4	53.5	53.6	53.7	53.7	53.7	53.6	53.4	53.2	53.0	52.7
SMigR: females	35.2	42.5	42.9	43.3	43.7	44.3	45.0	45.0	45.0	45.1	45.1	45.2	45.3	45.3	45.4	45.4	45.4	45.3	45.2	45.0	44.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																					
UK	+1,241	+1,194	+1,240	+1,310	+1,388	+1,359	+1,443	+1,480	+1,512	+1,601	+1,655	+1,623	+1,615	+1,626	+1,631	+1,650	+1,641	+1,676	+1,723	+1,725	+1,715
Overseas	+584	+666	+657	+646	+635	+616	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597
Summary of population change																					
Natural change	+424	+482	+523	+532	+491	+509	+490	+455	+426	+405	+377	+331	+272	+199	+119	+31	-60	-142	-216	-292	-365
Net migration	+1,825	+1,860	+1,897	+1,956	+2,023	+1,975	+2,040	+2,077	+2,109	+2,198	+2,251	+2,220	+2,212	+2,223	+2,228	+2,247	+2,237	+2,273	+2,320	+2,322	+2,312
Net change	+2,248	+2,342	+2,420	+2,489	+2,514	+2,485	+2,530	+2,532	+2,535	+2,602	+2,629	+2,551	+2,484	+2,422	+2,346	+2,278	+2,177	+2,131	+2,104	+2,030	+1,947

Summary of Population estimates/forecasts

Population at mid-year

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
0-4	20,254	20,438	20,722	20,881	21,121	21,402	21,582	21,668	21,678	21,665	21,666	21,653	21,631	21,600	21,547	21,459	21,341	21,202	21,059	20,927	20,813
5-10	23,918	23,991	24,329	24,964	25,329	25,605	25,951	26,278	26,666	26,872	27,134	27,442	27,630	27,707	27,706	27,685	27,670	27,632	27,578	27,509	27,414
11-15	21,724	21,531	21,216	20,543	20,389	20,276	20,251	20,600	21,057	21,517	21,857	22,106	22,364	22,701	22,905	23,194	23,498	23,694	23,781	23,783	23,754
16-17	9,072	8,960	8,713	8,832	8,785	8,498	8,473	8,191	7,853	7,968	8,234	8,360	8,533	8,672	8,910	9,057	8,972	9,067	9,286	9,463	9,559
18-59Female, 64Male	207,294	207,701	207,857	207,992	208,135	208,795	209,206	209,633	209,939	210,042	209,968	209,902	209,778	209,519	209,259	208,979	208,815	208,500	208,143	208,028	208,069
60/65 -74	50,444	51,448	52,697	53,835	54,858	55,671	56,468	57,092	57,451	57,497	57,725	58,236	57,861	57,825	58,400	59,195	60,216	61,465	62,745	63,915	65,017
75-84	23,334	23,943	24,471	25,016	25,550	26,057	26,454	27,048	28,027	29,209	30,216	31,102	32,913	34,510	35,577	36,454	37,257	37,728	37,931	37,949	37,977
85+	9,631	9,908	10,255	10,618	11,003	11,379	11,782	12,188	12,560	12,995	13,568	14,195	14,835	15,496	16,149	16,775	17,310	17,967	18,863	19,917	20,917
Total	365,671	367,919	370,261	372,681	375,170	377,683	380,168	382,698	385,230	387,765	390,367	392,996	395,547	398,031	400,453	402,800	405,077	407,255	409,386	411,489	413,519

Population impact of constraint

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of persons		+131	+2	+3	+3	+4	+4	+2	+3	+3	+4	+4	+5	+5	+5	+5	+5	+6	+6	+6	+6

Households

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Households	157,488	159,032	160,587	162,164	163,790	165,470	167,190	168,894	170,576	172,217	173,833	175,449	177,045	178,575	180,103	181,622	183,133	184,617	186,130	187,577	188,981
Change over previous year		+1,544	+1,555	+1,576	+1,626	+1,680	+1,721	+1,703	+1,683	+1,641	+1,615	+1,616	+1,596	+1,531	+1,527	+1,520	+1,510	+1,484	+1,513	+1,447	+1,404
Number of Dwellings	163,744	165,349	166,966	168,605	170,296	172,043	173,831	175,602	177,352	179,058	180,738	182,418	184,077	185,669	187,257	188,837	190,408	191,950	193,523	195,028	196,488
Change over previous year		+1,605	+1,617	+1,639	+1,690	+1,747	+1,789	+1,771	+1,750	+1,706	+1,680	+1,680	+1,659	+1,592	+1,588	+1,580	+1,570	+1,543	+1,573	+1,505	+1,460

Labour Force

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Labour Force	181,036	181,514	181,678	182,015	182,248	182,582	182,900	182,934	182,808	182,844	182,929	183,002	183,050	183,007	183,125	183,180	183,148	183,161	183,298	183,579	183,913
Change over previous year		+478	+165	+337	+233	+334	+318	+34	-126	+36	+85	+74	+48	-43	+117	+55	-33	+14	+136	+281	+334
Number of Jobs	167,846	168,289	168,442	168,754	168,969	169,279	169,574	169,606	169,489	169,522	169,600	169,669	169,714	169,674	169,782	169,834	169,804	169,816	169,943	170,204	170,513
Change over previous year		+443	+153	+312	+216	+310	+295	+32	-117	+33	+79	+68	+45	-40	+109	+51	-30	+13	+127	+261	+310

APPENDIX 4

Population Estimates and Forecasts

ONS 2010 POP

Components of Population Change

Cheshire West & Chester UA

Year beginning July 1st …………..

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																					
Male	1,898	1,941	1,967	1,968	1,969	1,956	1,950	1,941	1,935	1,933	1,927	1,918	1,907	1,893	1,878	1,863	1,848	1,839	1,832	1,828	1,825
Female	1,808	1,849	1,873	1,874	1,876	1,862	1,857	1,848	1,843	1,841	1,835	1,827	1,816	1,803	1,789	1,774	1,760	1,751	1,745	1,740	1,738
All Births	3,706	3,790	3,840	3,843	3,845	3,818	3,807	3,789	3,777	3,774	3,762	3,745	3,723	3,696	3,667	3,637	3,609	3,590	3,578	3,568	3,564
TFR	1.99	2.04	2.05	2.04	2.03	2.00	1.98	1.96	1.94	1.93	1.92	1.91	1.90	1.89	1.88	1.87	1.87	1.86	1.86	1.86	1.86
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																					
Male	1,475	1,469	1,475	1,465	1,490	1,497	1,506	1,518	1,528	1,545	1,560	1,577	1,594	1,611	1,635	1,658	1,679	1,703	1,729	1,756	1,777
Female	1,642	1,652	1,653	1,648	1,649	1,642	1,642	1,645	1,647	1,655	1,660	1,670	1,680	1,691	1,705	1,722	1,741	1,759	1,777	1,803	1,827
All deaths	3,117	3,121	3,128	3,113	3,139	3,139	3,148	3,163	3,175	3,200	3,220	3,247	3,274	3,302	3,340	3,379	3,420	3,462	3,506	3,558	3,603
SMR: males	98.7	95.4	93.1	89.9	88.9	86.8	84.8	83.0	81.1	79.7	78.0	76.6	75.1	73.8	72.7	71.6	70.4	69.4	68.5	67.7	66.8
SMR: females	105.4	103.7	101.9	99.7	97.9	95.4	93.5	91.7	89.7	88.2	86.3	84.7	83.1	81.5	80.1	78.8	77.5	76.2	74.9	74.1	73.1
SMR: male & female	102.1	99.6	97.5	94.8	93.4	91.1	89.1	87.3	85.4	83.8	82.1	80.6	79.0	77.5	76.3	75.1	73.9	72.7	71.6	70.8	69.9
Expectation of life	81.2	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.5	82.7	82.8	82.9	83.0	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																					
Male	6,224	6,207	6,229	6,249	6,275	6,299	6,312	6,323	6,331	6,333	6,336	6,346	6,359	6,373	6,396	6,425	6,458	6,483	6,515	6,550	6,584
Female	7,238	7,190	7,200	7,198	7,214	7,231	7,224	7,220	7,210	7,191	7,179	7,182	7,202	7,220	7,248	7,289	7,339	7,369	7,413	7,466	7,518
All	13,462	13,397	13,429	13,448	13,489	13,530	13,537	13,542	13,542	13,524	13,515	13,529	13,562	13,594	13,644	13,714	13,796	13,852	13,927	14,016	14,102
SMigR: males	38.0	37.7	37.6	37.5	37.5	37.6	37.6	37.6	37.7	37.7	37.8	37.9	37.9	38.0	38.1	38.1	38.2	38.2	38.3	38.4	38.4
SMigR: females	42.9	42.3	42.2	42.1	42.1	42.2	42.1	42.1	42.1	42.1	42.1	42.2	42.3	42.4	42.5	42.6	42.7	42.7	42.7	42.8	42.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																					
Male	5,839	5,886	5,915	5,939	5,960	5,976	5,970	5,963	5,940	5,932	5,910	5,896	5,916	5,930	5,940	5,961	5,984	5,992	6,008	6,029	6,059
Female	6,824	6,901	6,937	6,975	6,982	6,986	6,966	6,945	6,931	6,905	6,862	6,853	6,842	6,836	6,839	6,858	6,898	6,905	6,948	6,986	7,024
All	12,663	12,787	12,852	12,914	12,943	12,962	12,936	12,907	12,871	12,838	12,772	12,749	12,758	12,766	12,779	12,820	12,882	12,897	12,956	13,016	13,083
SMigR: males	35.7	35.7	35.7	35.7	35.7	35.6	35.5	35.5	35.3	35.3	35.2	35.2	35.3	35.3	35.3	35.4	35.4	35.3	35.3	35.3	35.3
SMigR: females	40.4	40.6	40.7	40.8	40.8	40.7	40.6	40.5	40.5	40.4	40.3	40.3	40.2	40.1	40.1	40.1	40.1	40.0	40.1	40.1	40.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																					
Male	765	906	909	911	913	913	912	912	912	912	912	912	912	912	912	912	912	912	912	912	912
Female	664	786	789	790	792	792	791	791	791	791	791	791	791	791	791	791	791	791	791	791	791
All	1,429	1,693	1,697	1,701	1,705	1,705	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703
SMigR: males	68.5	80.2	79.7	79.4	79.2	79.0	78.8	78.9	79.1	79.3	79.6	80.0	80.3	80.6	80.8	80.9	80.9	80.7	80.5	80.2	79.8
SMigR: females	59.3	69.7	69.6	69.5	69.5	69.4	69.4	69.5	69.7	70.0	70.2	70.6	70.8	71.1	71.3	71.3	71.3	71.2	71.0	70.7	70.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Summary of Population estimates/forecasts

Population at mid-year

	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
0-4	18,632	18,829	19,024	19,068	19,335	19,446	19,562	19,584	19,537	19,473	19,404	19,346	19,282	19,215	19,132	19,024	18,898	18,760	18,626	18,507	18,408
5-10	21,171	21,282	21,460	22,082	22,440	22,784	22,994	23,290	23,557	23,630	23,911	24,019	24,134	24,142	24,084	24,014	23,930	23,851	23,760	23,660	23,544
11-15	19,444	19,193	18,894	18,281	17,875	17,760	17,870	17,981	18,406	18,985	19,188	19,438	19,666	19,899	19,985	20,275	20,423	20,555	20,587	20,542	20,475
16-17	8,125	7,898	7,835	7,959	7,866	7,593	7,370	7,260	7,039	6,872	7,097	7,377	7,492	7,591	7,881	7,891	7,849	7,984	8,072	8,218	8,284
18-59Female, 64Male	188,131	188,440	188,151	187,815	187,760	187,849	187,692	187,479	187,067	186,630	185,997	185,257	184,699	184,094	183,518	182,979	182,510	181,957	181,491	181,053	180,853
60/65 -74	43,570	44,385	45,494	46,438	47,150	47,631	48,327	48,871	49,317	49,640	49,876	50,259	49,883	49,848	50,189	50,782	51,569	52,412	53,248	54,163	54,999
75-84	20,386	20,778	21,173	21,588	22,044	22,496	22,818	23,202	23,847	24,665	25,404	26,129	27,586	28,819	29,694	30,289	30,929	31,344	31,686	31,799	31,808
85+	7,810	8,083	8,378	8,696	8,933	9,292	9,636	10,008	10,315	10,610	11,035	11,519	12,026	12,561	13,054	13,621	14,066	14,561	15,186	15,902	16,632
Total	327,269	328,887	330,409	331,926	333,402	334,851	336,269	337,676	339,084	340,505	341,912	343,344	344,769	346,168	347,537	348,876	350,174	351,424	352,655	353,844	355,002

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Population impact of constraint																					
Number of persons		+110	-10	-10	-10	-10	-9	-9	-9	-8	-7	-6	-6	-6	-6	-6	-6	-6	-5	-5	-5
Households																					
Number of Households	139,103	140,221	141,301	142,411	143,517	144,627	145,751	146,938	148,056	149,151	150,216	151,298	152,337	153,362	154,326	155,316	156,302	157,268	158,247	159,180	160,054
Change over previous year		+1,117	+1,080	+1,110	+1,106	+1,110	+1,125	+1,186	+1,119	+1,095	+1,064	+1,082	+1,040	+1,025	+964	+990	+985	+966	+979	+934	+873
Number of Dwellings	143,804	144,959	146,075	147,223	148,366	149,513	150,676	151,903	153,059	154,191	155,291	156,410	157,485	158,544	159,541	160,564	161,583	162,582	163,594	164,559	165,462
Change over previous year		+1,155	+1,117	+1,147	+1,143	+1,147	+1,163	+1,227	+1,156	+1,132	+1,100	+1,119	+1,075	+1,059	+997	+1,023	+1,019	+999	+1,012	+965	+903
Labour Force																					
Number of Labour Force	158,721	158,915	158,835	158,785	158,702	158,574	158,301	157,990	157,412	156,924	156,562	156,189	155,830	155,449	155,252	154,957	154,675	154,458	154,319	154,306	154,394
Change over previous year		+194	-80	-51	-82	-128	-273	-311	-578	-488	-361	-373	-359	-381	-197	-295	-281	-217	-139	-12	+88
Number of Jobs	147,801	147,982	147,907	147,860	147,783	147,664	147,410	147,120	146,582	146,127	145,791	145,443	145,109	144,754	144,570	144,295	144,034	143,831	143,701	143,690	143,772
Change over previous year		+181	-74	-47	-77	-120	-254	-290	-538	-455	-337	-348	-334	-355	-183	-275	-262	-202	-130	-12	+82

APPENDIX 5

Population Estimates and Forecasts

ONS 2010 POP

Components of Population Change

Warrington UA

Year beginning July 1st …………..

	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
Births																					
Male	1,269	1,313	1,344	1,365	1,364	1,372	1,377	1,377	1,378	1,379	1,378	1,374	1,367	1,358	1,348	1,338	1,328	1,322	1,318	1,316	1,316
Female	1,208	1,250	1,280	1,300	1,299	1,307	1,311	1,311	1,312	1,313	1,312	1,308	1,302	1,294	1,284	1,274	1,265	1,259	1,255	1,253	1,253
All Births	2,477	2,563	2,625	2,665	2,662	2,679	2,688	2,688	2,689	2,692	2,690	2,682	2,669	2,652	2,632	2,612	2,593	2,580	2,573	2,569	2,568
TFR	2.04	2.08	2.10	2.10	2.06	2.04	2.02	2.00	1.98	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90	1.90	1.90	1.90	1.90
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																					
Male	870	875	865	870	885	893	899	906	917	930	944	955	970	986	1,002	1,018	1,033	1,050	1,067	1,085	1,102
Female	921	927	924	910	916	917	919	921	924	931	938	944	955	966	979	993	1,007	1,024	1,040	1,058	1,076
All deaths	1,791	1,801	1,789	1,780	1,801	1,810	1,818	1,827	1,841	1,861	1,881	1,900	1,925	1,951	1,982	2,010	2,040	2,074	2,107	2,142	2,178
SMR: males	111.9	109.1	104.8	102.1	100.6	98.3	95.8	93.5	91.5	89.8	88.1	86.2	84.7	83.2	81.9	80.5	79.2	78.1	77.0	75.9	75.0
SMR: females	114.0	112.0	109.6	105.8	104.2	102.2	100.2	97.9	95.8	94.0	92.0	90.0	88.4	86.8	85.4	83.8	82.4	81.1	79.7	78.6	77.7
SMR: male & female	113.0	110.6	107.2	104.0	102.4	100.2	98.0	95.7	93.6	91.8	90.0	88.1	86.5	85.0	83.6	82.1	80.7	79.5	78.3	77.2	76.3
Expectation of life	80.2	80.4	80.6	80.9	81.0	81.1	81.3	81.5	81.6	81.8	81.9	82.0	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9	83.0
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																					
Male	3,471	3,477	3,508	3,536	3,561	3,584	3,600	3,614	3,626	3,633	3,638	3,643	3,648	3,654	3,663	3,673	3,685	3,695	3,709	3,724	3,739
Female	3,506	3,510	3,537	3,558	3,575	3,589	3,597	3,604	3,610	3,608	3,607	3,607	3,607	3,609	3,616	3,626	3,638	3,649	3,666	3,685	3,702
All	6,977	6,987	7,046	7,094	7,136	7,173	7,198	7,218	7,236	7,241	7,245	7,250	7,255	7,263	7,278	7,299	7,323	7,344	7,374	7,409	7,441
SMigR: males	33.2	32.9	32.9	32.8	32.8	32.8	32.7	32.6	32.6	32.5	32.4	32.3	32.2	32.1	32.1	32.0	31.9	31.9	31.8	31.7	31.7
SMigR: females	34.0	33.8	33.7	33.7	33.6	33.4	33.3	33.2	33.1	33.0	32.9	32.7	32.6	32.4	32.3	32.2	32.1	32.0	31.9	31.9	31.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																					
Male	3,123	3,159	3,183	3,212	3,227	3,255	3,266	3,291	3,307	3,314	3,324	3,333	3,357	3,374	3,385	3,402	3,428	3,448	3,465	3,478	3,501
Female	3,101	3,128	3,162	3,181	3,199	3,233	3,241	3,268	3,256	3,252	3,254	3,274	3,294	3,308	3,323	3,339	3,364	3,389	3,397	3,425	3,456
All	6,224	6,287	6,345	6,393	6,426	6,488	6,507	6,559	6,562	6,566	6,578	6,607	6,651	6,682	6,707	6,741	6,792	6,837	6,861	6,903	6,957
SMigR: males	29.8	29.9	29.8	29.8	29.7	29.7	29.7	29.7	29.7	29.6	29.6	29.6	29.6	29.7	29.6	29.7	29.7	29.7	29.7	29.6	29.6
SMigR: females	30.1	30.1	30.2	30.1	30.0	30.1	30.0	30.1	29.9	29.8	29.7	29.7	29.8	29.7	29.7	29.7	29.7	29.7	29.6	29.6	29.7
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																					
Male	586	694	696	698	699	699	698	698	698	698	698	698	698	698	698	698	698	698	698	698	698
Female	513	608	610	611	613	613	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612
All	1,099	1,303	1,306	1,309	1,312	1,312	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311
SMigR: males	80.9	94.5	93.7	93.0	92.5	91.9	91.4	91.2	91.0	90.9	90.8	90.8	90.7	90.6	90.6	90.4	90.2	89.8	89.4	88.9	88.4
SMigR: females	73.0	85.6	84.8	84.2	83.7	83.2	82.7	82.4	82.2	82.1	82.0	81.9	81.9	81.9	81.8	81.7	81.5	81.2	80.8	80.4	79.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Summary of Population estimates/forecasts

Population at mid-year

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
0-4	12,268	12,534	12,830	13,077	13,264	13,492	13,689	13,808	13,865	13,883	13,902	13,905	13,893	13,867	13,825	13,761	13,678	13,585	13,493	13,412	13,347
5-10	13,830	13,918	14,127	14,484	14,921	15,185	15,468	15,826	16,184	16,468	16,663	16,901	17,097	17,205	17,251	17,259	17,264	17,248	17,211	17,160	17,090
11-15	12,173	12,075	12,000	11,782	11,714	11,648	11,737	11,900	12,155	12,499	12,802	13,046	13,319	13,619	13,864	14,066	14,292	14,479	14,585	14,627	14,630
16-17	5,006	4,972	4,862	4,888	4,860	4,862	4,860	4,676	4,585	4,579	4,735	4,891	4,938	5,014	5,186	5,378	5,430	5,456	5,587	5,729	5,822
18-59Female, 64Male	119,641	120,625	121,517	122,441	123,274	124,265	125,194	126,187	126,907	127,562	128,149	128,582	128,992	129,373	129,625	129,935	130,275	130,639	130,924	131,288	131,650
60/65 -74	24,483	25,015	25,645	26,106	26,521	26,876	27,216	27,535	27,857	28,145	28,446	28,827	28,975	29,214	29,761	30,379	31,151	31,929	32,736	33,487	34,278
75-84	10,173	10,438	10,691	11,072	11,519	11,905	12,173	12,563	13,004	13,503	13,929	14,414	15,214	15,862	16,287	16,617	16,909	17,152	17,316	17,464	17,629
85+	3,769	3,846	3,962	4,067	4,171	4,322	4,498	4,621	4,796	4,953	5,192	5,446	5,728	6,067	6,425	6,768	7,042	7,355	7,723	8,104	8,477
Total	201,343	203,422	205,634	207,916	210,245	212,553	214,835	217,115	219,353	221,594	223,818	226,012	228,157	230,222	232,223	234,163	236,041	237,843	239,575	241,272	242,923
Population impact of constraint																					
Number of persons		+81	+7	+7	+8	+8	+7	+7	+6	+7	+7	+7	+7	+8	+8	+8	+8	+8	+7	+7	+7
Households																					
Number of Households	85,201	86,434	87,690	89,018	90,362	91,721	93,088	94,439	95,764	97,068	98,325	99,584	100,791	101,970	103,135	104,274	105,409	106,554	107,663	108,771	109,841
Change over previous year		+1,233	+1,255	+1,328	+1,344	+1,359	+1,368	+1,351	+1,325	+1,303	+1,258	+1,258	+1,207	+1,179	+1,165	+1,139	+1,135	+1,145	+1,109	+1,108	+1,070
Number of Dwellings	87,297	88,561	89,847	91,208	92,585	93,978	95,379	96,763	98,121	99,456	100,745	102,034	103,271	104,479	105,673	106,840	108,003	109,176	110,312	111,448	112,544
Change over previous year		+1,264	+1,286	+1,361	+1,377	+1,392	+1,401	+1,384	+1,358	+1,336	+1,289	+1,289	+1,237	+1,208	+1,194	+1,167	+1,163	+1,173	+1,136	+1,136	+1,096
Labour Force																					
Number of Labour Force	101,650	102,506	103,232	104,034	104,748	105,567	106,270	106,831	107,291	107,750	108,280	108,754	109,169	109,565	110,009	110,477	110,860	111,233	111,669	112,196	112,722
Change over previous year		+856	+726	+801	+714	+819	+703	+561	+460	+459	+530	+473	+415	+396	+444	+468	+383	+373	+436	+527	+526
Number of Jobs	108,157	109,067	109,840	110,693	111,453	112,324	113,073	113,670	114,159	114,647	115,211	115,715	116,157	116,578	117,051	117,548	117,956	118,353	118,817	119,378	119,937
Change over previous year		+910	+773	+853	+760	+871	+749	+597	+489	+488	+564	+504	+442	+421	+472	+498	+408	+397	+464	+561	+559

APPENDIX 6

Population Estimates and Forecasts — ONS 2010 POP

Components of Population Change — Cheshire East UA

Year beginning July 1st …………..	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																					
Male	2,025	2,068	2,102	2,109	2,102	2,110	2,110	2,107	2,106	2,108	2,109	2,104	2,095	2,083	2,068	2,051	2,035	2,024	2,016	2,010	2,006
Female	1,929	1,970	2,001	2,009	2,002	2,010	2,009	2,006	2,005	2,008	2,008	2,003	1,995	1,983	1,969	1,954	1,939	1,928	1,920	1,914	1,911
All Births	3,954	4,038	4,103	4,118	4,105	4,120	4,119	4,113	4,111	4,116	4,117	4,107	4,090	4,066	4,037	4,005	3,974	3,952	3,936	3,924	3,917
TFR	2.03	2.07	2.08	2.07	2.04	2.02	1.99	1.96	1.93	1.91	1.90	1.88	1.87	1.85	1.83	1.82	1.81	1.80	1.79	1.79	1.79
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																					
Male	1,672	1,679	1,697	1,699	1,728	1,731	1,745	1,764	1,783	1,804	1,822	1,847	1,876	1,905	1,935	1,966	1,999	2,033	2,063	2,095	2,127
Female	1,858	1,877	1,883	1,887	1,886	1,879	1,884	1,894	1,902	1,907	1,917	1,929	1,942	1,962	1,984	2,008	2,035	2,061	2,088	2,121	2,155
All deaths	3,530	3,556	3,580	3,586	3,614	3,610	3,630	3,658	3,685	3,712	3,739	3,776	3,818	3,867	3,918	3,974	4,034	4,094	4,151	4,216	4,281
SMR: males	96.7	94.1	92.1	89.4	88.1	85.6	83.7	81.9	80.2	78.5	76.8	75.3	74.1	72.8	71.7	70.5	69.5	68.5	67.5	66.6	65.7
SMR: females	99.8	98.3	96.4	94.5	92.5	90.2	88.4	86.7	84.8	82.8	81.1	79.3	77.7	76.3	74.9	73.5	72.2	70.9	69.7	68.8	67.9
SMR: male & female	98.3	96.3	94.3	92.1	90.3	87.9	86.1	84.3	82.5	80.7	78.9	77.3	75.9	74.5	73.2	72.0	70.8	69.7	68.6	67.7	66.8
Expectation of life	81.7	81.8	81.9	82.1	82.3	82.5	82.6	82.8	82.9	83.0	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.9	84.0	84.1	84.2
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																					
Male	7,005	7,237	7,146	7,278	7,234	7,253	7,548	7,697	7,565	7,542	7,587	7,580	7,712	7,580	7,649	7,800	7,787	7,700	7,619	7,629	7,666
Female	7,379	7,614	7,512	7,638	7,582	7,592	7,886	8,034	7,884	7,847	7,881	7,864	7,993	7,852	7,924	8,081	8,073	7,986	7,908	7,925	7,968
All	14,383	14,851	14,658	14,916	14,816	14,845	15,434	15,731	15,449	15,389	15,468	15,444	15,704	15,432	15,573	15,881	15,860	15,685	15,527	15,555	15,634
SMigR: males	39.7	40.7	39.8	40.3	39.8	39.6	41.0	41.6	40.6	40.4	40.5	40.2	40.8	39.9	40.0	40.6	40.3	39.6	39.0	38.8	38.8
SMigR: females	41.7	42.9	42.0	42.6	42.1	41.9	43.4	44.0	42.9	42.6	42.7	42.4	42.9	41.9	42.1	42.7	42.4	41.7	41.0	40.9	40.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																					
Male	6,406	6,431	6,463	6,496	6,496	6,530	6,523	6,521	6,525	6,494	6,488	6,525	6,537	6,561	6,596	6,621	6,679	6,690	6,710	6,744	6,787
Female	6,785	6,759	6,789	6,779	6,782	6,842	6,807	6,814	6,813	6,777	6,749	6,771	6,797	6,804	6,826	6,856	6,893	6,922	6,943	7,003	7,061
All	13,191	13,190	13,252	13,275	13,278	13,373	13,330	13,335	13,338	13,271	13,238	13,296	13,334	13,366	13,422	13,477	13,572	13,612	13,654	13,748	13,848
SMigR: males	36.3	36.2	36.0	35.9	35.7	35.7	35.5	35.3	35.1	34.8	34.6	34.6	34.6	34.5	34.5	34.5	34.5	34.4	34.3	34.3	34.4
SMigR: females	38.3	38.0	38.0	37.8	37.6	37.8	37.5	37.3	37.1	36.8	36.6	36.5	36.5	36.3	36.3	36.3	36.2	36.1	36.0	36.1	36.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																					
Male	801	949	952	954	956	956	954	954	954	954	954	954	954	954	954	954	954	954	954	954	954
Female	702	832	834	836	838	838	837	837	837	837	837	837	837	837	837	837	837	837	837	837	837
All	1,503	1,781	1,786	1,790	1,793	1,793	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792
SMigR: males	67.1	78.8	78.2	77.7	77.3	76.9	76.5	76.2	75.8	75.6	75.6	75.5	75.4	75.3	75.3	75.1	74.8	74.5	74.2	73.9	73.5
SMigR: females	60.3	71.0	70.6	70.3	70.1	69.9	69.7	69.5	69.2	69.0	69.0	68.9	68.8	68.7	68.7	68.6	68.4	68.2	67.9	67.7	67.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

APPENDIX 6 Economic-led POPGROUP scenario Cheshire East

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Out-migration to Overseas																					
Male	509	616	624	631	639	649	659	659	659	659	659	659	659	659	659	659	659	659	659	659	659
Female	410	498	505	512	519	528	536	536	536	536	536	536	536	536	536	536	536	536	536	536	536
All	919	1,114	1,129	1,144	1,158	1,177	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195	1,195
SMigR: males	42.7	51.2	51.3	51.5	51.7	52.2	52.8	52.6	52.3	52.2	52.2	52.1	52.1	52.0	52.0	51.9	51.6	51.4	51.2	51.0	50.8
SMigR: females	35.2	42.5	42.8	43.1	43.5	44.0	44.7	44.5	44.3	44.2	44.2	44.1	44.1	44.0	44.0	44.0	43.8	43.7	43.5	43.4	43.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																					
UK	+1,192	+1,661	+1,406	+1,641	+1,538	+1,473	+2,103	+2,396	+2,112	+2,118	+2,231	+2,149	+2,370	+2,066	+2,150	+2,403	+2,288	+2,073	+1,873	+1,807	+1,786
Overseas	+584	+666	+657	+646	+635	+616	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597	+597
Summary of population change																					
Natural change	+424	+482	+523	+532	+491	+509	+490	+455	+426	+405	+377	+331	+272	+199	+119	+31	-60	-142	-216	-292	-365
Net migration	+1,776	+2,328	+2,063	+2,286	+2,173	+2,089	+2,700	+2,992	+2,708	+2,715	+2,827	+2,745	+2,967	+2,663	+2,747	+3,000	+2,885	+2,670	+2,470	+2,404	+2,383
Net change	+2,200	+2,809	+2,586	+2,819	+2,664	+2,599	+3,190	+3,448	+3,134	+3,120	+3,205	+3,077	+3,238	+2,862	+2,866	+3,031	+2,825	+2,528	+2,254	+2,111	+2,018

Summary of Population estimates/forecasts

Population at mid-year

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
0-4	20,254	20,441	20,765	20,934	21,189	21,481	21,649	21,765	21,822	21,824	21,832	21,821	21,788	21,763	21,699	21,608	21,500	21,363	21,203	21,041	20,896
5-10	23,918	23,998	24,354	25,001	25,382	25,659	26,026	26,385	26,836	27,082	27,366	27,731	27,948	28,061	28,070	28,058	28,067	28,035	27,965	27,862	27,739
11-15	21,724	21,536	21,243	20,568	20,437	20,330	20,297	20,682	21,172	21,641	22,013	22,278	22,554	22,945	23,180	23,490	23,850	24,071	24,180	24,192	24,159
16-17	9,072	8,991	8,762	8,888	8,855	8,559	8,557	8,277	7,922	8,060	8,347	8,460	8,663	8,812	9,035	9,215	9,118	9,224	9,489	9,670	9,767
18-59Female, 64Male	207,294	207,624	208,106	208,361	208,729	209,507	209,989	210,909	211,909	212,461	212,751	213,114	213,373	213,667	213,753	213,854	214,239	214,417	214,314	214,344	214,472
60/65 -74	50,444	51,431	52,705	53,851	54,899	55,735	56,544	57,203	57,612	57,674	57,928	58,488	58,146	58,140	58,750	59,573	60,639	61,937	63,268	64,448	65,550
75-84	23,334	23,941	24,484	25,036	25,572	26,079	26,478	27,094	28,102	29,317	30,348	31,244	33,081	34,717	35,810	36,721	37,571	38,068	38,288	38,292	38,328
85+	9,631	9,908	10,262	10,626	11,021	11,400	11,807	12,221	12,611	13,060	13,653	14,308	14,966	15,654	16,323	16,967	17,532	18,226	19,163	20,275	21,324
Total	365,671	367,871	370,680	373,266	376,085	378,749	381,347	384,537	387,985	391,119	394,239	397,443	400,520	403,758	406,621	409,486	412,517	415,342	417,869	420,123	422,235

Population impact of constraint

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of persons		+83	+470	+169	+333	+154	+118	+662	+918	+603	+521	+580	+530	+759	+445	+524	+759	+653	+403	+156	+88

Labour Force

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Labour Force	181,036	181,455	181,873	182,291	182,710	183,128	183,547	183,965	184,384	184,802	185,221	185,639	186,058	186,476	186,895	187,313	187,732	188,150	188,569	188,987	189,406
Change over previous year		+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418	+418
Number of Jobs	167,846	168,234	168,622	169,010	169,398	169,786	170,174	170,562	170,950	171,338	171,726	172,114	172,502	172,890	173,278	173,666	174,054	174,442	174,830	175,218	175,606
Change over previous year		+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388	+388

Households

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Households	157,488	158,960	160,632	162,226	163,950	165,673	167,483	169,391	171,388	173,288	175,143	176,986	178,868	180,718	182,497	184,312	186,205	187,978	189,745	191,352	192,894
Change over previous year		+1,473	+1,671	+1,594	+1,724	+1,723	+1,810	+1,908	+1,997	+1,899	+1,856	+1,843	+1,882	+1,849	+1,779	+1,815	+1,893	+1,773	+1,767	+1,607	+1,542
Number of Dwellings	163,744	165,275	167,012	168,670	170,462	172,254	174,136	176,120	178,196	180,171	182,100	184,016	185,973	187,896	189,746	191,633	193,602	195,445	197,282	198,953	200,556
Change over previous year		+1,531	+1,738	+1,658	+1,792	+1,791	+1,882	+1,984	+2,077	+1,975	+1,929	+1,916	+1,957	+1,923	+1,850	+1,887	+1,968	+1,843	+1,837	+1,671	+1,603

APPENDIX 7

Population Estimates and Forecasts

ONS 2010 POP

Components of Population Change

Cheshire West & Chester UA

Year beginning July 1st …………..

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																					
Male	1,898	1,941	1,967	1,968	1,969	1,956	1,950	1,941	1,935	1,933	1,927	1,918	1,907	1,893	1,878	1,863	1,848	1,839	1,832	1,828	1,825
Female	1,808	1,849	1,873	1,874	1,876	1,862	1,857	1,848	1,843	1,841	1,835	1,827	1,816	1,803	1,789	1,774	1,760	1,751	1,745	1,740	1,738
All Births	3,706	3,790	3,840	3,843	3,845	3,818	3,807	3,789	3,777	3,774	3,762	3,745	3,723	3,696	3,667	3,637	3,609	3,590	3,578	3,568	3,564
TFR	1.99	2.03	2.04	2.01	1.99	1.94	1.91	1.87	1.83	1.80	1.77	1.74	1.72	1.69	1.67	1.65	1.64	1.63	1.62	1.62	1.62
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																					
Male	1,475	1,469	1,475	1,465	1,490	1,497	1,506	1,518	1,528	1,545	1,560	1,577	1,594	1,611	1,635	1,658	1,679	1,703	1,729	1,756	1,777
Female	1,642	1,652	1,653	1,648	1,649	1,642	1,642	1,645	1,647	1,655	1,660	1,670	1,680	1,691	1,705	1,722	1,741	1,759	1,777	1,803	1,827
All deaths	3,117	3,121	3,128	3,113	3,139	3,139	3,148	3,163	3,175	3,200	3,220	3,247	3,274	3,302	3,340	3,379	3,420	3,462	3,506	3,558	3,603
SMR: males	98.7	95.4	93.0	89.7	88.6	86.4	84.3	82.3	80.3	78.7	76.9	75.4	73.8	72.3	71.1	69.9	68.6	67.5	66.5	65.6	64.6
SMR: females	105.4	103.7	101.7	99.4	97.4	94.8	92.7	90.7	88.5	86.7	84.7	82.9	81.1	79.3	77.8	76.3	74.9	73.4	72.0	71.1	70.0
SMR: male & female	102.1	99.6	97.4	94.6	93.0	90.6	88.5	86.5	84.4	82.6	80.7	79.0	77.3	75.7	74.4	73.0	71.7	70.4	69.2	68.3	67.3
Expectation of life	81.2	81.4	81.6	81.8	82.0	82.1	82.3	82.5	82.6	82.8	82.9	83.1	83.2	83.3	83.4	83.6	83.7	83.8	83.9	84.0	84.1
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																					
Male	6,441	6,606	6,598	6,628	6,692	6,831	6,830	7,071	7,012	6,906	6,915	6,907	6,951	6,800	6,925	6,918	6,921	6,900	6,819	6,763	6,824
Female	7,497	7,653	7,627	7,636	7,696	7,843	7,818	8,077	7,987	7,845	7,837	7,819	7,875	7,706	7,850	7,850	7,867	7,845	7,760	7,712	7,794
All	13,939	14,259	14,226	14,263	14,387	14,674	14,648	15,148	14,999	14,751	14,752	14,726	14,826	14,506	14,774	14,768	14,788	14,745	14,579	14,475	14,618
SMigR: males	39.4	40.0	39.6	39.4	39.5	40.0	39.8	41.0	40.4	39.6	39.5	39.4	39.5	38.4	39.0	38.8	38.6	38.3	37.6	37.2	37.3
SMigR: females	44.4	44.9	44.3	44.1	44.1	44.7	44.2	45.5	44.7	43.7	43.5	43.3	43.4	42.3	42.9	42.7	42.5	42.1	41.4	40.9	41.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																					
Male	5,868	5,884	5,913	5,938	5,959	5,975	5,969	5,961	5,939	5,932	5,909	5,896	5,916	5,929	5,940	5,961	5,983	5,991	6,008	6,029	6,059
Female	6,850	6,898	6,933	6,971	6,979	6,982	6,963	6,941	6,928	6,902	6,860	6,850	6,840	6,834	6,836	6,856	6,895	6,903	6,946	6,984	7,022
All	12,718	12,782	12,847	12,909	12,938	12,958	12,932	12,903	12,867	12,834	12,769	12,746	12,755	12,763	12,776	12,817	12,879	12,894	12,954	13,013	13,081
SMigR: males	35.9	35.6	35.5	35.3	35.2	35.0	34.8	34.5	34.2	34.0	33.8	33.6	33.6	33.5	33.5	33.4	33.4	33.2	33.2	33.1	33.2
SMigR: females	40.6	40.5	40.3	40.2	40.0	39.8	39.4	39.1	38.8	38.4	38.1	37.9	37.7	37.5	37.4	37.3	37.2	37.1	37.0	37.0	37.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																					
Male	765	906	909	911	913	913	912	912	912	912	912	912	912	912	912	912	912	912	912	912	912
Female	664	786	789	790	792	792	791	791	791	791	791	791	791	791	791	791	791	791	791	791	791
All	1,429	1,693	1,697	1,701	1,705	1,705	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703	1,703
SMigR: males	68.5	80.0	79.2	78.5	78.0	77.4	76.8	76.5	76.1	75.9	75.8	75.8	75.9	75.8	75.9	75.8	75.6	75.3	75.0	74.7	74.4
SMigR: females	59.3	69.5	69.0	68.5	68.1	67.6	67.0	66.7	66.2	65.8	65.7	65.6	65.5	65.3	65.4	65.2	65.0	64.8	64.5	64.3	64.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																					
Male	664	803	813	823	834	847	859	859	859	859	859	859	859	859	859	859	859	859	859	859	859
Female	535	648	657	666	675	686	697	697	697	697	697	697	697	697	697	697	697	697	697	697	697
All	1,199	1,450	1,470	1,489	1,508	1,533	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556
SMigR: males	59.4	70.9	70.8	71.0	71.2	71.8	72.4	72.1	71.8	71.6	71.5	71.5	71.5	71.5	71.6	71.5	71.3	71.0	70.7	70.4	70.2
SMigR: females	47.7	57.3	57.4	57.7	58.0	58.5	59.0	58.7	58.3	57.9	57.8	57.7	57.6	57.5	57.5	57.4	57.2	57.0	56.8	56.6	56.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																					
UK	+1,221	+1,477	+1,379	+1,354	+1,450	+1,717	+1,716	+2,246	+2,132	+1,917	+1,983	+1,980	+2,071	+1,743	+1,998	+1,951	+1,910	+1,851	+1,625	+1,462	+1,537
Overseas	+230	+242	+228	+212	+196	+172	+147	+147	+147	+147	+147	+147	+147	+147	+147	+147	+147	+147	+147	+147	+147
Summary of population change																					
Natural change	+589	+669	+712	+730	+706	+679	+659	+626	+603	+574	+541	+498	+449	+394	+327	+257	+188	+128	+72	+10	-40
Net migration	+1,451	+1,720	+1,607	+1,566	+1,646	+1,889	+1,863	+2,393	+2,279	+2,064	+2,129	+2,127	+2,218	+1,890	+2,145	+2,098	+2,057	+1,998	+1,772	+1,609	+1,684
Net change	+2,040	+2,389	+2,319	+2,296	+2,352	+2,568	+2,523	+3,019	+2,881	+2,637	+2,671	+2,625	+2,667	+2,285	+2,473	+2,355	+2,245	+2,126	+1,844	+1,619	+1,644

Summary of Population estimates/forecasts

Population at mid-year

	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
0-4	18,632	18,863	19,115	19,187	19,500	19,623	19,772	19,809	19,806	19,768	19,696	19,634	19,561	19,486	19,378	19,265	19,130	18,981	18,833	18,690	18,557
5-10	21,171	21,305	21,513	22,186	22,579	22,991	23,265	23,636	23,999	24,132	24,505	24,648	24,808	24,849	24,793	24,726	24,627	24,528	24,406	24,262	24,100
11-15	19,444	19,211	18,946	18,357	17,972	17,885	18,040	18,173	18,657	19,328	19,564	19,887	20,180	20,488	20,605	20,981	21,150	21,321	21,370	21,326	21,243
16-17	8,125	7,924	7,877	8,022	7,946	7,680	7,464	7,384	7,180	6,991	7,238	7,569	7,707	7,811	8,148	8,156	8,134	8,328	8,411	8,580	8,649
18-59Female, 64Male	188,131	188,745	189,119	189,395	189,982	190,784	191,521	192,169	192,997	193,711	194,025	194,207	194,572	194,954	195,098	195,434	195,798	196,004	196,260	196,329	196,527
60/65 -74	43,570	44,392	45,540	46,517	47,260	47,779	48,538	49,146	49,675	50,081	50,384	50,845	50,540	50,586	50,992	51,670	52,552	53,466	54,383	55,400	56,305
75-84	20,386	20,783	21,195	21,624	22,098	22,569	22,910	23,315	23,996	24,855	25,635	26,408	27,905	29,181	30,093	30,720	31,413	31,869	32,274	32,419	32,450
85+	7,810	8,086	8,393	8,727	8,976	9,353	9,724	10,122	10,463	10,789	11,244	11,766	12,315	12,901	13,433	14,061	14,563	15,117	15,800	16,577	17,370
Total	327,269	329,309	331,697	334,017	336,313	338,664	341,232	343,755	346,773	349,655	352,292	354,963	357,588	360,255	362,540	365,012	367,367	369,612	371,739	373,583	375,201

Population impact of constraint

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of persons		+532	+856	+792	+811	+893	+1,140	+1,107	+1,602	+1,453	+1,223	+1,233	+1,194	+1,262	+910	+1,127	+1,051	+989	+891	+649	+456

Labour Force

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Labour Force	158,721	159,156	159,591	160,026	160,461	160,896	161,330	161,765	162,200	162,635	163,070	163,505	163,940	164,375	164,810	165,245	165,680	166,115	166,550	166,984	167,419
Change over previous year		+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435	+435
Number of Jobs	147,801	148,206	148,611	149,016	149,421	149,826	150,231	150,636	151,041	151,446	151,851	152,256	152,661	153,066	153,471	153,876	154,281	154,686	155,091	155,496	155,901
Change over previous year		+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405	+405

Households

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Households	139,103	140,313	141,638	143,003	144,404	145,835	147,373	149,064	150,852	152,586	154,220	155,915	157,577	159,259	160,767	162,372	163,989	165,540	167,064	168,476	169,775
Change over previous year		+1,209	+1,325	+1,366	+1,401	+1,431	+1,538	+1,691	+1,788	+1,734	+1,635	+1,695	+1,662	+1,681	+1,508	+1,606	+1,616	+1,552	+1,524	+1,412	+1,300
Number of Dwellings	143,804	145,054	146,423	147,835	149,283	150,762	152,353	154,101	155,949	157,741	159,431	161,183	162,902	164,640	166,199	167,859	169,529	171,134	172,709	174,168	175,512
Change over previous year		+1,250	+1,370	+1,412	+1,448	+1,479	+1,590	+1,748	+1,848	+1,793	+1,690	+1,752	+1,718	+1,738	+1,559	+1,660	+1,671	+1,604	+1,575	+1,460	+1,344

APPENDIX 8

Population Estimates and Forecasts — ONS 2010 POP

Components of Population Change — Warrington UA

Year beginning July 1st …………..

	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
Births																					
Male	1,269	1,313	1,344	1,365	1,364	1,372	1,377	1,377	1,378	1,379	1,378	1,374	1,367	1,358	1,348	1,338	1,328	1,322	1,318	1,316	1,316
Female	1,208	1,250	1,280	1,300	1,299	1,307	1,311	1,311	1,312	1,313	1,312	1,308	1,302	1,294	1,284	1,274	1,265	1,259	1,255	1,253	1,253
All Births	2,477	2,563	2,625	2,665	2,662	2,679	2,688	2,688	2,689	2,692	2,690	2,682	2,669	2,652	2,632	2,612	2,593	2,580	2,573	2,569	2,568
TFR	2.04	2.10	2.13	2.15	2.12	2.11	2.10	2.08	2.06	2.05	2.04	2.03	2.01	2.00	1.98	1.97	1.95	1.94	1.94	1.94	1.94
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																					
Male	870	875	865	870	885	893	899	906	917	930	944	955	970	986	1,002	1,018	1,033	1,050	1,067	1,085	1,102
Female	921	927	924	910	916	917	919	921	924	931	938	944	955	966	979	993	1,007	1,024	1,040	1,058	1,076
All deaths	1,791	1,801	1,789	1,780	1,801	1,810	1,818	1,827	1,841	1,861	1,881	1,900	1,925	1,951	1,982	2,010	2,040	2,074	2,107	2,142	2,178
SMR: males	111.9	109.3	105.1	102.5	101.1	99.0	96.6	94.3	92.4	90.7	89.1	87.2	85.7	84.3	83.0	81.7	80.3	79.2	78.2	77.1	76.2
SMR: females	114.0	112.2	109.9	106.2	104.8	102.9	101.0	98.8	96.8	95.0	93.2	91.2	89.7	88.1	86.7	85.2	83.7	82.4	81.1	80.0	79.0
SMR: male & female	113.0	110.8	107.5	104.4	103.0	100.9	98.8	96.5	94.5	92.8	91.0	89.2	87.6	86.1	84.8	83.4	82.0	80.8	79.6	78.5	77.6
Expectation of life	80.2	80.4	80.6	80.8	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																					
Male	3,145	3,241	3,210	3,310	3,244	3,360	3,498	3,593	3,599	3,539	3,596	3,646	3,669	3,627	3,600	3,704	3,732	3,681	3,600	3,611	3,652
Female	3,180	3,272	3,238	3,332	3,258	3,366	3,496	3,584	3,584	3,516	3,567	3,611	3,630	3,584	3,555	3,658	3,686	3,637	3,560	3,574	3,617
All	6,325	6,513	6,448	6,642	6,503	6,726	6,994	7,178	7,183	7,055	7,162	7,257	7,299	7,212	7,155	7,362	7,418	7,319	7,160	7,185	7,269
SMigR: males	30.1	30.8	30.3	31.1	30.3	31.2	32.4	33.0	32.9	32.1	32.5	32.8	32.9	32.3	31.9	32.7	32.7	32.0	31.1	31.1	31.3
SMigR: females	30.8	31.7	31.1	31.9	31.1	32.0	33.1	33.7	33.6	32.8	33.2	33.4	33.4	32.7	32.3	33.0	33.0	32.3	31.4	31.4	31.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																					
Male	3,144	3,161	3,185	3,215	3,230	3,258	3,269	3,294	3,309	3,316	3,327	3,335	3,360	3,377	3,387	3,405	3,431	3,450	3,467	3,481	3,504
Female	3,120	3,129	3,164	3,182	3,200	3,234	3,242	3,269	3,257	3,253	3,255	3,275	3,296	3,309	3,324	3,340	3,365	3,390	3,398	3,426	3,457
All	6,264	6,290	6,349	6,397	6,430	6,492	6,510	6,563	6,566	6,570	6,581	6,610	6,655	6,686	6,711	6,745	6,796	6,840	6,865	6,906	6,961
SMigR: males	30.0	30.1	30.1	30.2	30.1	30.3	30.2	30.3	30.2	30.1	30.1	30.0	30.1	30.1	30.0	30.0	30.1	30.0	30.0	30.0	30.0
SMigR: females	30.3	30.3	30.4	30.5	30.5	30.7	30.7	30.8	30.5	30.4	30.3	30.3	30.3	30.2	30.2	30.2	30.2	30.1	30.0	30.1	30.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																					
Male	586	694	696	698	699	699	698	698	698	698	698	698	698	698	698	698	698	698	698	698	698
Female	513	608	610	611	613	613	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612
All	1,099	1,303	1,306	1,309	1,312	1,312	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311
SMigR: males	80.9	95.1	94.6	94.3	94.0	93.8	93.4	93.1	92.7	92.4	92.3	92.1	91.9	91.6	91.5	91.3	90.9	90.4	90.0	89.6	89.2
SMigR: females	73.0	86.2	85.8	85.6	85.4	85.3	85.1	84.8	84.4	84.1	84.1	83.9	83.6	83.4	83.3	83.2	82.8	82.4	82.0	81.7	81.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																					
Male	255	307	310	314	318	323	327	327	327	327	327	327	327	327	327	327	327	327	327	327	327
Female	204	247	250	253	257	261	265	265	265	265	265	265	265	265	265	265	265	265	265	265	265
All	459	553	560	567	574	583	592	592	592	592	592	592	592	592	592	592	592	592	592	592	592
SMigR: males	35.2	42.0	42.2	42.4	42.7	43.3	43.8	43.6	43.4	43.3	43.3	43.2	43.1	42.9	42.9	42.8	42.6	42.4	42.2	42.0	41.8
SMigR: females	29.1	34.9	35.2	35.5	35.8	36.3	36.8	36.7	36.5	36.4	36.4	36.3	36.2	36.1	36.0	36.0	35.8	35.6	35.5	35.3	35.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																					
UK	+60	+222	+99	+245	+72	+234	+483	+615	+617	+485	+581	+646	+644	+526	+444	+617	+622	+478	+295	+279	+308
Overseas	+640	+749	+746	+742	+737	+728	+718	+718	+718	+718	+718	+718	+718	+718	+718	+718	+718	+718	+718	+718	+718
Summary of population change																					
Natural change	+686	+762	+836	+885	+861	+869	+870	+861	+849	+831	+809	+783	+744	+701	+650	+601	+553	+506	+466	+426	+390
Net migration	+700	+972	+845	+987	+809	+962	+1,202	+1,334	+1,336	+1,203	+1,299	+1,365	+1,362	+1,244	+1,162	+1,336	+1,341	+1,197	+1,013	+997	+1,026
Net change	+1,386	+1,734	+1,681	+1,872	+1,671	+1,831	+2,072	+2,195	+2,184	+2,034	+2,108	+2,147	+2,106	+1,945	+1,813	+1,937	+1,893	+1,703	+1,479	+1,424	+1,417

Summary of Population estimates/forecasts

Population at mid-year

	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
0-4	12,268	12,485	12,752	12,972	13,137	13,349	13,559	13,704	13,797	13,840	13,871	13,884	13,880	13,864	13,822	13,752	13,677	13,592	13,498	13,401	13,322
5-10	13,830	13,889	14,070	14,385	14,799	15,009	15,241	15,576	15,929	16,228	16,408	16,678	16,928	17,083	17,165	17,193	17,230	17,236	17,207	17,149	17,071
11-15	12,173	12,057	11,971	11,733	11,652	11,560	11,632	11,773	12,015	12,339	12,635	12,849	13,100	13,392	13,644	13,828	14,079	14,317	14,465	14,538	14,559
16-17	5,006	4,979	4,870	4,893	4,862	4,861	4,864	4,668	4,573	4,553	4,711	4,874	4,903	4,964	5,122	5,338	5,392	5,368	5,501	5,661	5,773
18-59Female, 64Male	119,641	120,071	120,581	121,037	121,510	122,006	122,579	123,420	124,101	124,713	125,150	125,502	125,908	126,324	126,516	126,722	127,076	127,530	127,777	127,967	128,136
60/65 -74	24,483	24,989	25,604	26,044	26,440	26,770	27,083	27,386	27,701	27,981	28,261	28,623	28,767	28,994	29,534	30,128	30,894	31,649	32,428	33,131	33,886
75-84	10,173	10,422	10,666	11,035	11,476	11,853	12,116	12,509	12,954	13,459	13,889	14,386	15,190	15,831	16,242	16,555	16,832	17,068	17,221	17,356	17,514
85+	3,769	3,837	3,949	4,046	4,141	4,281	4,444	4,553	4,714	4,856	5,078	5,315	5,584	5,913	6,266	6,607	6,880	7,194	7,558	7,932	8,297
Total	201,343	202,729	204,463	206,144	208,016	209,687	211,519	213,590	215,785	217,970	220,004	222,112	224,259	226,365	228,310	230,123	232,060	233,953	235,656	237,135	238,558

Population impact of constraint

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of persons		-611	-471	-595	-448	-629	-443	-201	-37	-49	-183	-80	+10	+48	-47	-120	+67	+99	-22	-211	-220

Labour Force

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Labour Force	101,650	102,058	102,466	102,874	103,282	103,690	104,098	104,506	104,914	105,321	105,729	106,137	106,545	106,953	107,361	107,769	108,177	108,585	108,992	109,400	109,808
Change over previous year		+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408	+408
Number of Jobs	108,157	108,591	109,025	109,459	109,893	110,327	110,761	111,195	111,629	112,063	112,497	112,931	113,365	113,799	114,233	114,667	115,101	115,535	115,969	116,403	116,837
Change over previous year		+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434	+434

Households

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Number of Households	85,201	86,161	87,210	88,277	89,403	90,488	91,635	92,825	94,044	95,266	96,407	97,565	98,731	99,864	101,002	102,060	103,186	104,318	105,362	106,369	107,333
Change over previous year		+960	+1,049	+1,067	+1,126	+1,085	+1,147	+1,190	+1,219	+1,222	+1,141	+1,158	+1,166	+1,133	+1,138	+1,058	+1,127	+1,131	+1,044	+1,007	+965
Number of Dwellings	87,297	88,281	89,356	90,449	91,603	92,714	93,889	95,109	96,358	97,610	98,779	99,965	101,160	102,321	103,487	104,571	105,725	106,884	107,954	108,986	109,975
Change over previous year		+984	+1,075	+1,094	+1,153	+1,111	+1,175	+1,220	+1,249	+1,252	+1,169	+1,186	+1,195	+1,161	+1,166	+1,084	+1,154	+1,159	+1,070	+1,032	+988