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# Review of Housing Need

## Examining Demographics and Testing the Standard Method in BCP and Dorset

Iceni Projects Limited on behalf of  
BCP Council & Dorset Council

December 2021

ICENI PROJECTS LIMITED  
ON BEHALF OF BCP  
COUNCIL & DORSET  
COUNCIL

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Review of Housing Need  
EXAMINING DEMOGRAPHICS AND



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## 1. SUMMARY

1. This paper examines local demographics and considers the extent to which these provide justification for diverging from the Standard Method housing need figure for BCP. It recognises that Planning Practice Guidance (PPG) does not allow use of projections later than the 2014-based sub-national household projections (SNHP), but that it does allow an alternative approach where figures are based on realistic assumptions about demographic growth.
2. To set this paper in context, the Standard Method at present results in a housing need in BCP of 2,667 dpa. This is based on a demographic growth of 1,986 households with an uplift the equivalent of 34%. For Dorset the Standard Method is 1,757 dpa, based on household growth of 1,307 and also an uplift of 34%
3. Firstly, we have considered the fact that since publishing the 2014-based SNHP, ONS has revised its estimates of international out-migration, this had a notable impact on BCP (particularly the former unitary authority of Bournemouth). Had ONS had this data at the time of developing the SNHP, there is little doubt that estimates of household growth (and housing need) would have been lower (due to trends showing a notably lower level of net migration). For Dorset, ONS also revised net migration figures downwards although the difference between original and revised figures were not substantial.
4. It is considered that there are exceptional circumstances in BCP that would point to a strong case for a housing number substantially lower than the Standard Method. Put simply, since the 2014-SNHP were published, average net migration to BCP has fallen compared with the level projected in the 2014-based SNPP (by an average of 1,849 people per annum in the period to 2020).
5. For Dorset there has been a slight increase in net migration (increasing by 431 people per annum compared with levels projected in the 2014-based projections). These figures are against a backdrop of little change in net migration nationally.
6. Whilst changes in migration for Dorset are arguably less clear-cut, we recognise that there will be an interaction between the two areas, and we have developed an alternative set of projections for both areas which take into account these more recent trends.
7. Recognising the need to use the 2014-based projections we have developed a model that takes these projections as a base but applies migration adjustments that are considered realistic in the context of the more recent data.

8. Our modelling does not amend birth and death rates (despite clear evidence of natural change falling) – this is because such a trend is not exceptional to BCP or Dorset. We have also applied household representative rates from the 2014-based SNHP (again there is no evidence of anything exceptional in BCP or Dorset).
9. By doing this we have developed a model that is fully in-line with the relevant PPG in terms of reflecting current (and future) demographic trends but does not attempt to use more recent projections.
10. **This modelling suggests a household growth of 1,172 per annum across BCP which when adjusted for local affordability results in a capped housing need for 1,580 dwellings per annum.**
11. **In Dorset, the modelling suggests a household growth of 1,444 per annum and a capped housing need across Dorset for 1,958 dwellings per annum. On the basis of the data currently available.**
12. However, this should still be seen as a minimum need and when developing a housing requirement figure the Councils should also take into account other factors which could still justify a higher number. This includes the unmet need of neighbouring authorities.

## 2. INTRODUCTION

- 2.1 Iceni Projects with Justin Gardner Consulting have been appointed by BCP Council to examine whether recent demographic evidence would justify a divergence from the standard method for calculating housing need.

### The Standard Method

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- 2.2 The starting point for assessing housing need is the standard methodology which is clearly set out by Government in Planning Practice Guidance. The four-step process is set out in the figure below and worked through in the following sub-sections.

**Table 2.1 Overview of the Standard Method for Calculating Local Housing Need**



### Step One: Setting the Baseline

- 2.3 The first step in considering housing need against the standard method is to establish a demographic baseline of household growth. This baseline is drawn from the 2014-based Household Projections and should be the annual average household growth over a ten-year period, with the current year being the first year i.e. 2021 to 2031.
- 2.4 For both local authorities it is necessary to sum the growth in the predecessor authorities as BCP and Dorset did not exist as separate authorities at the time the 2014-based projections were published. As shown in the tables below this results in household growth of 1,986 households per annum in BCP and 1,307 in Dorset.

**Table 2.2 Step 1 – Household Growth, 2021 to 2031 – BCP**

<b>Area</b>	<b>Household Numbers 2021</b>	<b>Household Numbers 2031</b>	<b>Household growth 2021-31</b>	<b>Step 1 - Household growth 2021-31 PA</b>
Bournemouth	94,673	105,832	11,159	<b>1,116</b>
Poole	69,046	75,167	6,121	<b>612</b>
Christchurch	23,329	25,910	2,581	<b>258</b>
<b>BCP</b>	<b>187,048</b>	<b>206,909</b>	<b>19,861</b>	<b>1,986</b>

Source: CLG 2014-Based Household Projections

**Table 2.3 Step 1 – Household Growth, 2021 to 2031 – Dorset**

<b>Area</b>	<b>Household Numbers 2021</b>	<b>Household Numbers 2031</b>	<b>Household growth 2021-31</b>	<b>Step 1 - Household growth 2021-31 PA</b>
East Dorset	40,006	43,253	3,247	<b>325</b>
North Dorset	31,753	34,392	2,639	<b>264</b>
Purbeck	20,689	22,010	1,321	<b>132</b>
West Dorset	47,954	51,922	3,968	<b>397</b>
Weymouth & Portland	29,888	31,783	1,895	<b>190</b>
<b>Dorset</b>	<b>170,290</b>	<b>183,360</b>	<b>13,070</b>	<b>1,307</b>

Source: CLG 2014-Based Household Projections

- 2.5 Although these figures are calculated over a ten-year period from 2021 to 2031, Paragraph 12 of the PPG states that this average household growth and the local housing need arising from it can then “be applied to the whole plan period”.

### Step Two: Affordability Adjustment

- 2.6 The second step of the standard method is to consider the application of an uplift on the demographic baseline, to take account of market signals (i.e. relative affordability of housing). The adjustment increases the housing need where house prices are high relative to workplace incomes. It uses the published median affordability ratios from ONS based on workplace-based median house price to median earnings ratio for the most recent year for which data is available.
- 2.7 The latest (workplace-based) affordability data relates to 2020 and was published by ONS in March 2021. These were originally only published for the current local authorities but ONS also produced a custom cut of the data to support the reporting needs for newly merged authorities<sup>1</sup>. As the guidance

<sup>1</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/13107housepricetoworkplacebasedearningsratioformerlocalauthorities2019to2020>

states that “If the latest affordability ratios are available at predecessor local authority level, these should be used”, we have followed this guidance.

- 2.8 The Government’s Guidance states that for each 1% increase in the ratio of house prices to earnings, above 4, the average household growth should be increased by a quarter of a per cent, with the calculation being as follows:

$$\text{Adjustment Factor} = \frac{\text{Affordability Ratio} - 4}{4} \times 0.25$$

- 2.9 As is shown in the tables below, applying this calculation to household growth in the former local authorities across BCP results in a local housing need figure for 2,706 dwellings per annum, with a figure of 1,818 for Dorset.

**Table 2.4 Local Housing Need, 2021-2031 – Affordability Adjustment – BCP**

Area	Step 1 - Household growth 2021-31 PA	Median Affordability ratio 2020 from ONS	Affordability Uplift	Step 2 - Uncapped Need
Bournemouth	1,116	9.32	33%	1,487
Poole	612	9.4	34%	819
Christchurch	258	12.8	55%	400
<b>BCP</b>	<b>1,986</b>			<b>2,706</b>

Source: CLG Household Projections and MHCLG Affordability Ratios

**Table 2.5 Local Housing Need, 2021-2031 – Affordability Adjustment – Dorset**

Area	Step 1 - Household growth 2021-31 PA	Median Affordability ratio 2020 from ONS	Affordability Uplift	Step 2 - Uncapped Need
East Dorset	325	13.43	59%	516
North Dorset	264	8.13	26%	332
Purbeck	132	10.18	39%	183
West Dorset	397	9.82	36%	541
Weymouth & Portland	190	8.77	30%	246
<b>Dorset</b>	<b>1,307</b>			<b>1,818</b>

Source: CLG Household Projections and MHCLG Affordability Ratios

- 2.10 The effective uplift in BCP was 36% this was as a result of increases ranging from 33% in Bournemouth to 55% in Christchurch. For Dorset, the uplift is 39% with a range of 26% (North Dorset) to 59% (East Dorset).



### Step Three: The Cap

- 2.11 The third step of the standard method is to consider the application of a cap on any increase and ensure that the figure which arises through the first two steps does not exceed a level which can be delivered. There are two situations where a cap is applied:
- The first is where an authority has reviewed their plan (including developing an assessment of housing need) or adopted a plan within the last five years. In this instance the need may be capped at 40% above the requirement figure set out in the plan.
  - The second situation is where plans and evidence are more than five years old. In such circumstances a cap may be applied at 40% of the higher of the projected household growth (step 1) or the housing requirement in the most recent plan, where this exists.
- 2.12 In the case of BCP only the former local authority of Poole has housing requirement adopted within the last 5 years therefore the housing need is capped at 40% above the housing requirement (710 dpa). However, as the cap (994 dpa) is higher than Step 2 (819 dpa) it is effectively redundant.
- 2.13 The same cannot be said of Christchurch where the 55% uplift is capped at 40% above the household growth. For completion in Bournemouth household growth (1,116 dpa) is larger than the housing requirement (643 dpa) but the uplift is less than 40% therefore the cap does not apply.
- 2.14 As shown in the table below the calculations results in a housing need of 2,667 dpa in BCP which is 681 dpa higher (34%) than the outputs of step 1.

**Table 2.6 Local Housing Need – Capping the Increase – BCP**

Area	Step1 – Household Growth	Step 2 - Uncapped Need	Local Plan Adoption Date	Older than 5 Years	Adopted Housing Requirement	Cap (if required)	Step 3 - Local Housing Need (capped need)
Bournemouth	1,116	1,487	Oct-12	Yes	643	1,562	1,487
Poole	612	819	Nov-18	No	710	994	819
Christchurch	258	400	Apr-14	Yes	249	361	361
<b>BCP</b>	<b>1,986</b>	<b>2,706</b>					<b>2,667</b>

Source: CLG Household Projections and MHCLG Affordability Ratios & Local Plans

- 2.15 The same information is shown for Dorset in the table below – this shows a housing need of 1,757 dwellings per annum, slightly lower than the uncapped figure of 1,818 and an uplift on demographic growth of 34%.

**Table 2.7 Local Housing Need – Capping the Increase – Dorset**

Area	Step 1 – Household Growth	Step 2 - Uncapped Need	Local Plan Adoption Date	Older than 5 Years	Adopted Housing Requirement	Cap (if required)	Step 3 - Local Housing Need (capped need)
East Dorset	325	516	Apr-14	Yes	317	455	455
North Dorset	264	332	Jan-16	Yes	285	399	332
Purbeck	132	183	Nov-12	Yes	120	185	183
West Dorset	397	541	Oct-15	Yes	605	847	541
W & P	190	246	Oct-15	Yes	170	265	246
<b>Dorset</b>	<b>1,307</b>	<b>1,818</b>					<b>1,757</b>

Source: CLG Household Projections and MHCLG Affordability Ratios & Local Plans

- 2.16 This step in the calculation reduced the local housing need number in BCP from 2,706 dpa to 2,667 dpa and from 1,818 to 1,757 in Dorset. While the cap reduces the minimum number generated by the standard method, it does not reduce housing need itself.
- 2.17 Therefore, strategic policies adopted with a cap applied may require an early review and updating to ensure that any housing need above the capped level is planned for as soon as is reasonably possible.
- 2.18 Where the minimum annual local housing need figure is subject to a cap, consideration can still be given to whether a higher level of need could realistically be delivered. This may help prevent authorities from having to undertake an early review of the relevant policies.

#### Step Four: Urban Uplift

- 2.19 The fourth and final step in the calculation means that the 20 largest urban areas in England are subject to a further 35% uplift. This uplift ensures that the Government's stated target of 300,000 dwellings per annum is met and that "homes are built in the right places, to make the most of existing infrastructure, and to allow people to live nearby the service they rely on, making travel patterns more sustainable." (Paragraph: 035 Reference ID: 2a-035-20201216).
- 2.20 As neither BCP nor Dorset is listed within the top 20 urban areas in the country it is not subject to this additional uplift. **The minimum housing need using the standard method therefore remains at 2,667 dpa in BCP and 1,757 in Dorset.**

## **Divergence from the Standard Method**

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- 2.21 An important start point is to understand Government Guidance on this topic. This can be found in Planning Practice Guidance 2a and below are some key quotes for the purposes of this document.

***“Is the use of the standard method for strategic policy making purposes mandatory?”***

*No, if it is felt that circumstances warrant an alternative approach but authorities can expect this to be scrutinised more closely at examination. There is an expectation that the standard method will be used and that any other method will be used only in exceptional circumstances.”* - Paragraph: 003 Reference ID: 2a-003-20190220

***“If authorities use a different method how will this be tested at examination?”***

*Where an alternative approach results in a lower housing need figure than that identified using the standard method, the strategic policy-making authority will need to demonstrate, using robust evidence, that the figure is based on realistic assumptions of demographic growth and that there are exceptional local circumstances that justify deviating from the standard method”* - Paragraph: 015 Reference ID: 2a-015-20190220 (whole paragraph not replicated)

- 2.22 The guidance is therefore quite clear: there is an expectation that the 2014-based sub-national household projections (SNHP) should be used but that an alternative approach can be used in exceptional circumstances.

### What are Exceptional Circumstances?

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- 2.23 As set out above while the PPG allows for divergence from the standard method in exceptional circumstances it does not provide any guidance as to what this constitutes. This lack of clarity was recently raised in parliament<sup>2</sup>. The minister of State for Housing, Chris Pincher, responded to the written question by stating that “What constitutes exceptional circumstances is a matter of planning judgement.”
- 2.24 While this is not the most insightful of statements it does suggest that any reasoned argument based on local circumstances can be judged on its merits by the planning inspector.
- 2.25 The guidance as to what constitutes a robust alternative is only marginally clearer. As stated above this need to be based on realistic assumptions of demographic growth using robust evidence. The PPG goes on to state that:

*“Any method which relies on using household projections more recently published than the 2014-based household projections will not be considered to be following the standard method as set out in paragraph 60 of the National Planning Policy Framework. As explained above, it is not considered that these projections provide an appropriate basis for use in the standard method.” (Reference ID: 2a-015-20190220).*

- 2.26 For the purposes of this paper there are two main considerations:
- **Firstly, are the 2014-based SNHP sound?** This is mainly in recognition that ONS has subsequently changed its estimates of migration and population growth, and for some years the figures would have formed part of the sub-national population projection (SNPP) analysis (noting that the SNPP are a key input to the SNHP). Essentially, we are asking the question – what would the 2014-SNHP have said if ONS used the data it now puts forward as the best estimate?
  - **Secondly, the analysis seeks to see if demographic trends have changed so much that the 2014-SNHP cannot be relied on?** This still recognises that newer projections should not be used but that an alternative approach can take account of demographic trends. In doing this it is also recognises that one reason for keeping with the 2014-SNHP is to continue to generate a housing need figure (nationally) that is close to 300,000 homes per annum.

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<sup>2</sup> <https://questions-statements.parliament.uk/written-questions/detail/2021-09-23/54018>

- 2.27 The alternative projection we have developed follows as closely as possible the methodological framework of the 2014-based projections. We know this is a robust approach as it is used by DLUHC. Where necessary we have updated the projection using the latest demographic evidence from ONS. Again we know this is robust as it is the same source as the official projections.
- 2.28 For the avoidance of doubt we have not used nor relied upon the 2016-based or 2018-based household projections. However, we do provide aspects of these datasets for comparison only. In addition, this paper does not seek to challenge the market signals element of the Standard Method with the latest figures published affordable by ONS being used to generate estimates of need.

### 3. TESTING THE 2014-BASED SNHP

- 3.1 On the 22<sup>nd</sup> March 2018 ONS released revised population estimates for England and Wales: mid-2012 to mid-2016. The main justification ONS listed for this were that improvements had been made to international emigration and foreign armed forces dependents and that the distribution of people aged in their 20s and 30s has changed more than for other age groups.
- 3.2 The former authority of Bournemouth was one of the areas which experienced the largest downwards population revision. This was explained as the revised figures better captured the emigration of international students in university towns.
- 3.3 The scale of this adjustment was picked up the ONS in their Statistical Bulletin<sup>3</sup> relating to the revised population estimates for England and Wales. The Bulletin stated that “This change has driven increases in emigration (outward migration) in the revised estimates for areas such as Cambridge, Oxford, Bournemouth, Exeter, Southampton and Lancaster, leading to their populations decreasing by 1% or more.”
- 3.4 The table below shows key figures from the original and revised MYE and for the years that would have had an influence on the 2014-SNPP (and SNHP). As can be seen, ONS made no revisions to estimates of births and deaths, nor to internal migration (i.e. moves from one part of the Country to another).
- 3.5 When looking at international migration, estimates of in-migration remain unchanged, but there have been adjustments to out-migration – there were also negligible ‘other’ changes. The data is set out for the three authorities separately.
- 3.6 The data shows that ONS revised upwards its estimates of international out-migration in both Bournemouth and Poole, with a modest adjustment in the other direction for Christchurch. Overall, in Bournemouth the out-migration figures were increased by a total of 1,759 people (586 per annum) along with 402 people (134 per annum) in Poole. For Christchurch the figures were reduced by 111 people (37 per annum). This is a total increase of out-migration of 683 persons per annum across BCP.

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<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/mid2012tomid2016>

**Table 3.1 Original & Revised Components of Population change (2011-14) – Summary (BCP)**

Original	Bournemouth			Christchurch			Poole		
	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14
Start Population Estimate	183,450	186,744	188,733	47,916	47,987	48,368	148,075	148,615	149,009
Births	2,391	2,316	2,308	408	424	380	1,765	1,613	1,615
Deaths	1,934	2,120	1,817	609	642	672	1,575	1,650	1,569
Natural Change	457	196	491	-201	-218	-292	190	-37	46
Internal Migration in	15,472	14,243	15,121	3,015	3,203	3,427	8,974	8,710	9,461
Internal Migration out	14,567	14,193	14,952	2,716	2,537	2,625	9,019	8,587	8,758
Internal Migration net	905	50	169	299	666	802	-45	123	703
International Migration in	3,324	2,890	3,361	126	114	137	789	640	754
International Migration out	1,384	1,171	1,384	158	184	121	440	401	403
International Migration net	1,940	1,719	1,977	-32	-70	16	349	239	351
Special change	-8	24	20	5	3	1	46	69	0
Other Adjustments	0	0	0	0	0	0	0	0	0
End Population Estimate	186,744	188,733	191,390	47,987	48,368	48,895	148,615	149,009	150,109
Revised	Bournemouth			Christchurch			Poole		
	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14
Start Population Estimate	183,450	186,290	187,914	47,916	47,999	48,470	148,075	148,499	148,794
Births	2,391	2,316	2,308	408	424	380	1,765	1,613	1,615
Deaths	1,934	2,120	1,817	609	642	672	1,575	1,650	1,569
Natural Change	457	196	491	-201	-218	-292	190	-37	46
Internal Migration in	15,472	14,243	15,121	3,015	3,203	3,427	8,974	8,710	9,461
Internal Migration out	14,567	14,193	14,952	2,716	2,537	2,625	9,019	8,587	8,758
Internal Migration net	905	50	169	299	666	802	-45	123	703
International Migration in	3,324	2,890	3,361	126	114	137	789	640	754
International Migration out	1,844	1,541	2,313	149	97	106	562	501	583
International Migration net	1,480	1,349	1,048	-23	17	31	227	139	171
Special change	-8	24	20	5	3	1	46	69	0
Other Adjustments	6	5	-6	3	3	1	6	1	-5
End Population Estimate	186,290	187,914	189,636	47,999	48,470	49,013	148,499	148,794	149,709
Difference	Bournemouth			Christchurch			Poole		
	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14
Start Population Estimate	0	-454	-819	0	12	102	0	-116	-215
Births	0	0	0	0	0	0	0	0	0
Deaths	0	0	0	0	0	0	0	0	0
Natural Change	0	0	0	0	0	0	0	0	0
Internal Migration in	0	0	0	0	0	0	0	0	0
Internal Migration out	0	0	0	0	0	0	0	0	0
Internal Migration net	0	0	0	0	0	0	0	0	0
International Migration in	0	0	0	0	0	0	0	0	0
International Migration out	460	370	929	-9	-87	-15	122	100	180
International Migration net	-460	-370	-929	9	87	15	-122	-100	-180
Special change	0	0	0	0	0	0	0	0	0
Other Adjustments	6	5	-6	3	3	1	6	1	-5
End Population Estimate	-454	-819	-1,754	12	102	118	-116	-215	-400

Source: ONS

- 3.7 The table below shows the equivalent data for Dorset. This just provides summary data for the difference between the original MYE and revised figures (and just for those categories that changed). For Dorset, ONS also revised estimates of international out-migration in an upward direction although the scale of difference between the two figures are fairly minor. Overall, for the 3-year period, international (net) migration was reduced by 121 people, just 40 per annum. This would not be expected to have any notable impact on the published projections.

**Table 3.2 Original & Revised Components of Population change (2011-14) – Summary – Dorset (difference between original and revised MYE only)**

		Start Population Estimate	International Migration out	International Migration net	Other Adjustments	End Population Estimate
East Dorset	2011/12	0	-28	28	-2	26
	2012/13	26	75	-75	-1	-50
	2013/14	-50	-28	28	4	-18
North Dorset	2011/12	0	3	-3	-1	-4
	2012/13	-4	3	-3	0	-7
	2013/14	-7	-68	68	4	65
Purbeck	2011/12	0	16	-16	-2	-18
	2012/13	-18	12	-12	0	-30
	2013/14	-30	-4	4	2	-24
West Dorset	2011/12	0	0	0	2	2
	2012/13	2	71	-71	-1	-70
	2013/14	-70	8	-8	3	-75
Weymouth and Portland	2011/12	0	18	-18	-1	-19
	2012/13	-19	27	-27	1	-45
	2013/14	-45	16	-16	2	-59
Dorset	2011/12	0	9	-9	-4	-13
	2012/13	-13	188	-188	-1	-202
	2013/14	-202	-76	76	15	-111

Source: ONS

- 3.8 This report has not sought to revise the 2014-based projections to reflect what they might have said had ONS used the data they now say is correct. However, it is clear that the revised migration data would certainly have a notable downward impact on projections of population (and household) growth in BCP, with possibly a very modest downward impact across Dorset.
- 3.9 The main reason for not taking the data above any further is that ONS has now published population and migration data up to 2020, and it is considered more worthwhile to look at the more recent demographic trends and their impact on future projections. This is discussed in the following section.



## 4. RECENT POPULATION TRENDS

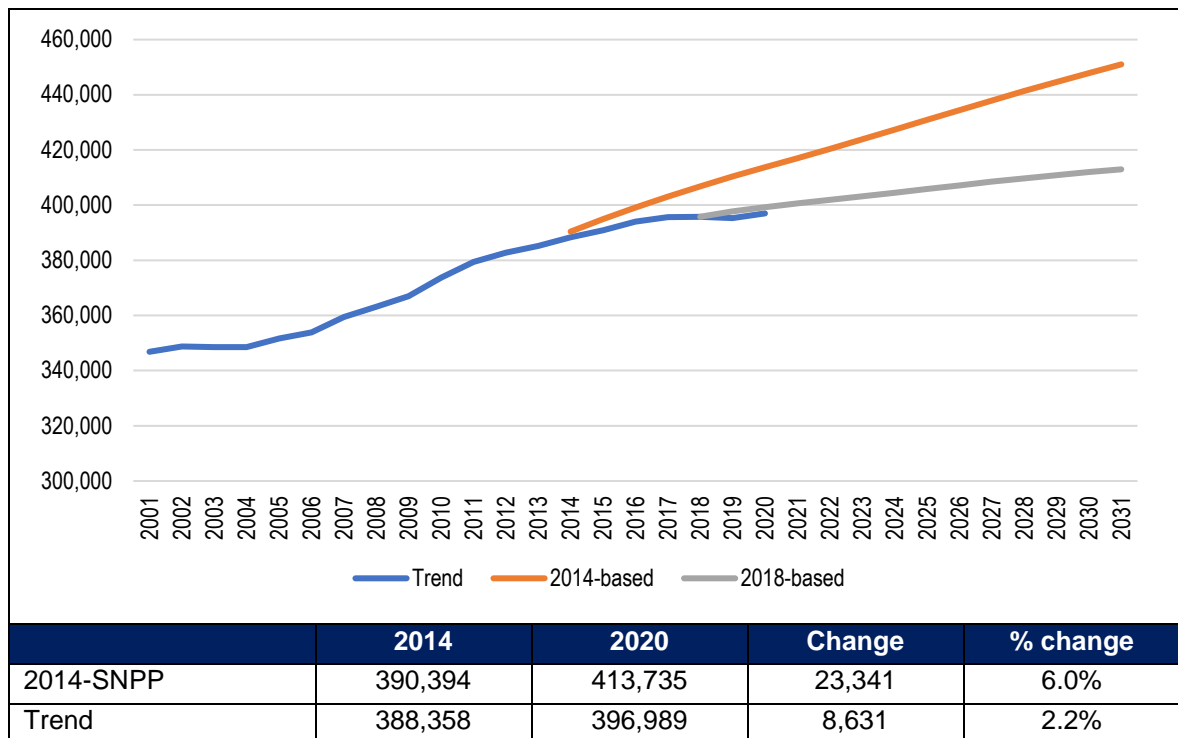
- 4.1 The PPG (as noted previously) allows for recent demographic trends to be taken into account when estimating housing need but does not allow for newer projections to be used. The analysis below therefore seeks to look at more recent trends but to retain the general integrity of the 2014-based SNPP and SNHP.
- 4.2 In short, the SNHP can be considered as being made up of four components (births, deaths (natural change), migration and household formation). Each of these are studied with decisions made about the extent to which new trends can be seen as 'exceptional' and therefore point to an adjustment to housing need (as allowed by the relevant PPG).
- 4.3 Much of the discussion below looks at data for the whole of the new Unitary authorities although modelling and key outputs are also provided for the former local authorities. Additionally, whilst the 2018-based SNPP and SNHP are not used in the analysis it should be noted that some reference is made to these projections but that this should be treated as illustrative.

### Population

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#### BCP

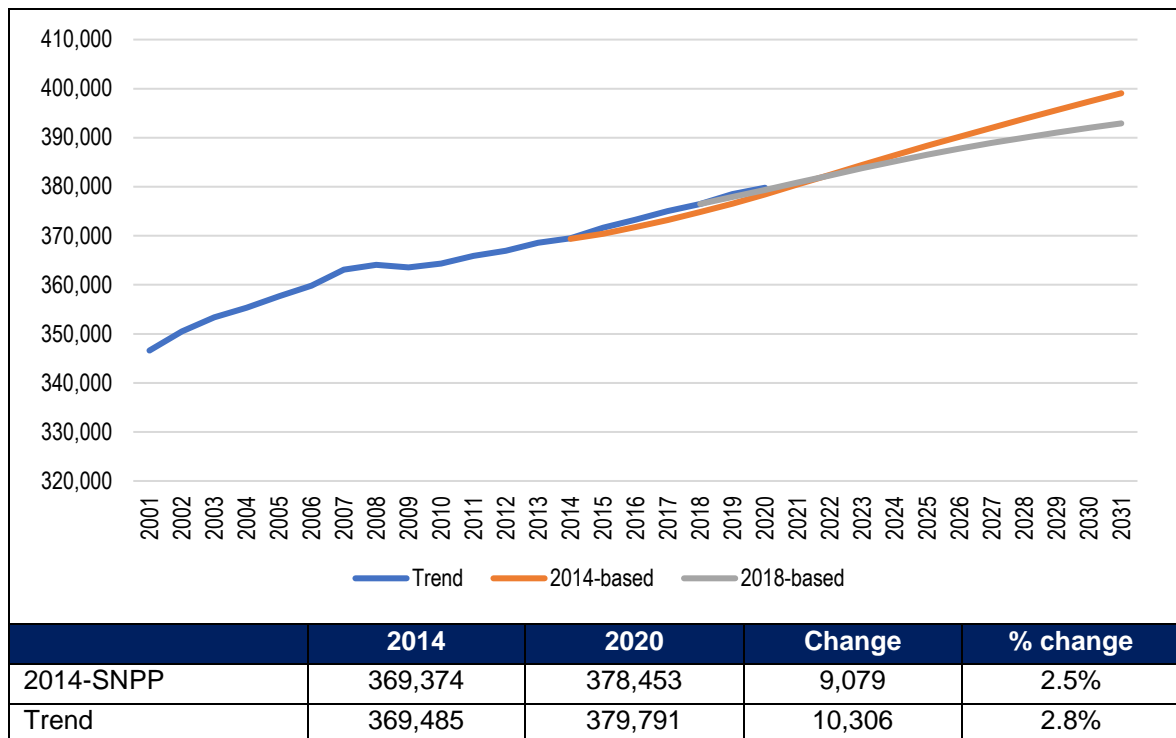
- 4.4 The figure below looks at trends in population growth since 2001 (up to 2020) and also projected figures from the 2014- and 2018-based SNPP. With the 2018-SNPP it should be noted that analysis is based on the internal migration variant projection, this is because it is this projection that most closely replicates the 2014-SNPP in methodological terms.
- 4.5 The figure shows that since 2014 (the start date of the 2014-SNPP) population growth has been substantially lower than was projected. Indeed by 2020, the population of BCP was shown in the MYE to be 16,800 people fewer than was projected (397,000 people in MYE vs. 413,700 in the 2014-SNPP).
- 4.6 From 2014-20, the 2014-SNPP projected a 6.0% increase in population, whilst the MYE showed growth of just 2.2%. For reference, the 2018-SNPP does follow (and takes into account) the more recent trend but also shows a higher level of population in 2020 than the actual MYE.
- 4.7 Projected data is shown to 2031 as it is the 10-year period to this date (i.e. 2021-31) used when looking at the Standard Method housing need.

**Table 4.1 Past trends and projected population change in BCP**

Source: ONS

### Dorset

- 4.8 In Dorset there is less difference between the past trend and the population as projected in the 2014-SNPP, with the trend in the 2014-20 period actually showing very slightly higher growth than was projected. However, it is also notable in the longer term (to 2031) that the 2018-SNPP is projecting lower population change than the 2014-based version.

**Table 4.2 Past trends and projected population change in Dorset**

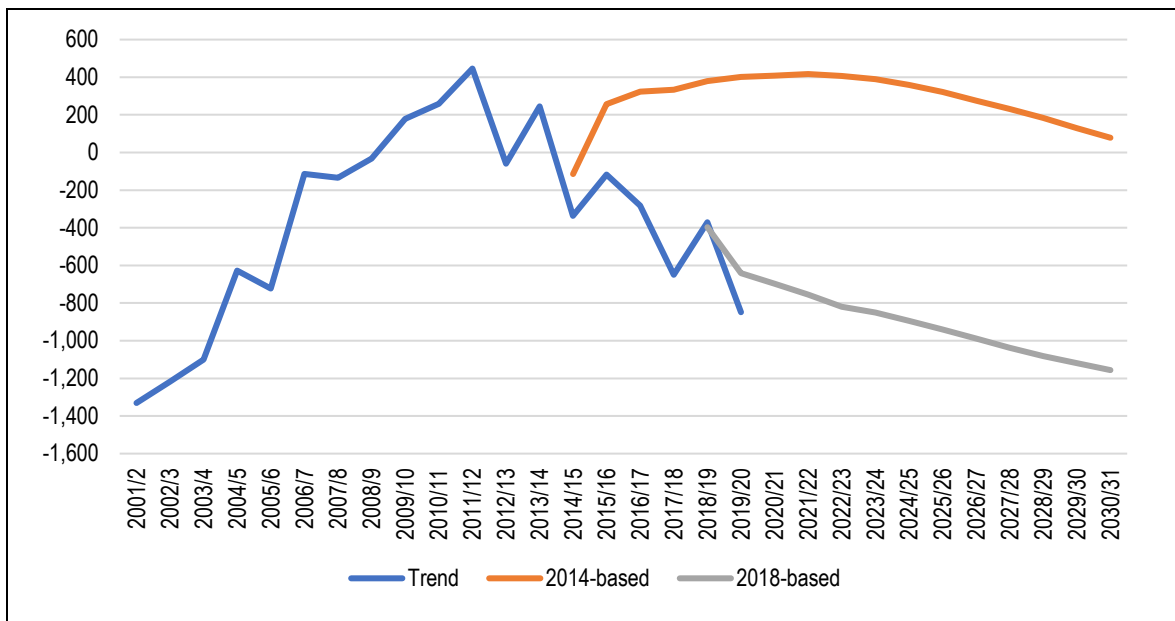
Source: ONS

- 4.9 It is important to study the reasons for the difference between projections and trends for the key components of change with the analysis below looking at natural change (births minus deaths) and migration separately.

### Natural Change

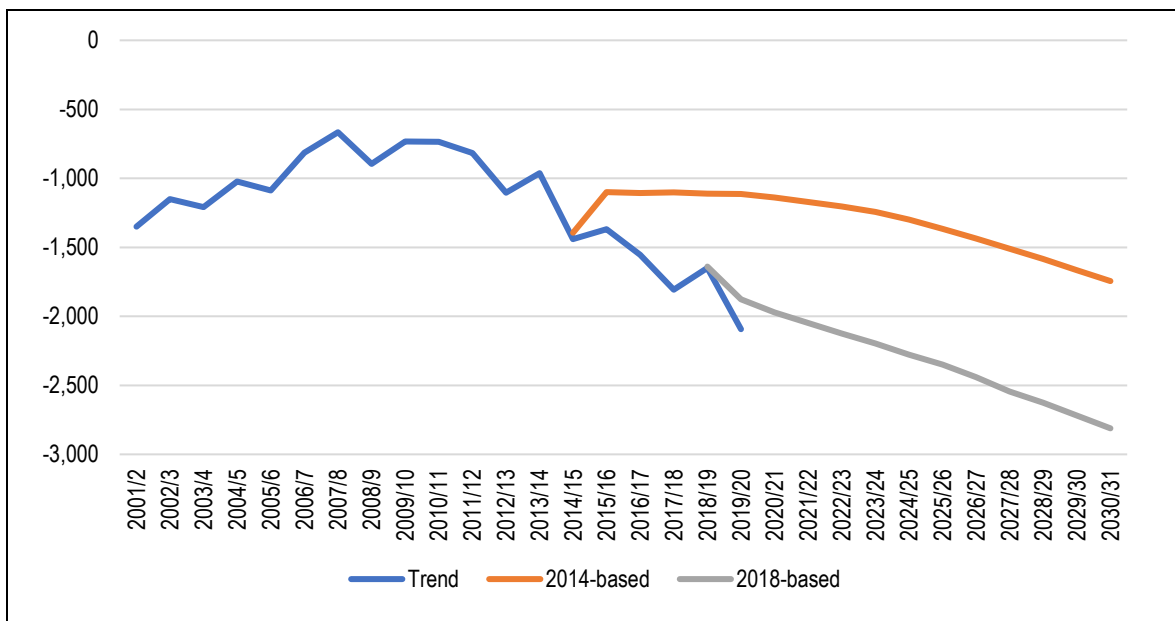
- 4.10 The figures below show past trends in natural change and also projected figures from both the 2014- and 2018-based projections. For both areas, it is clear that natural change has been declining and the 2018-based SNPP project this to continue in the future. For the 2014-based SNPP, natural change is projected to be somewhat higher and can already be seen to be too high in comparison to estimates made by ONS over the past few years.

**Table 4.3 Past trends and projected natural change in BCP**



Source: ONS

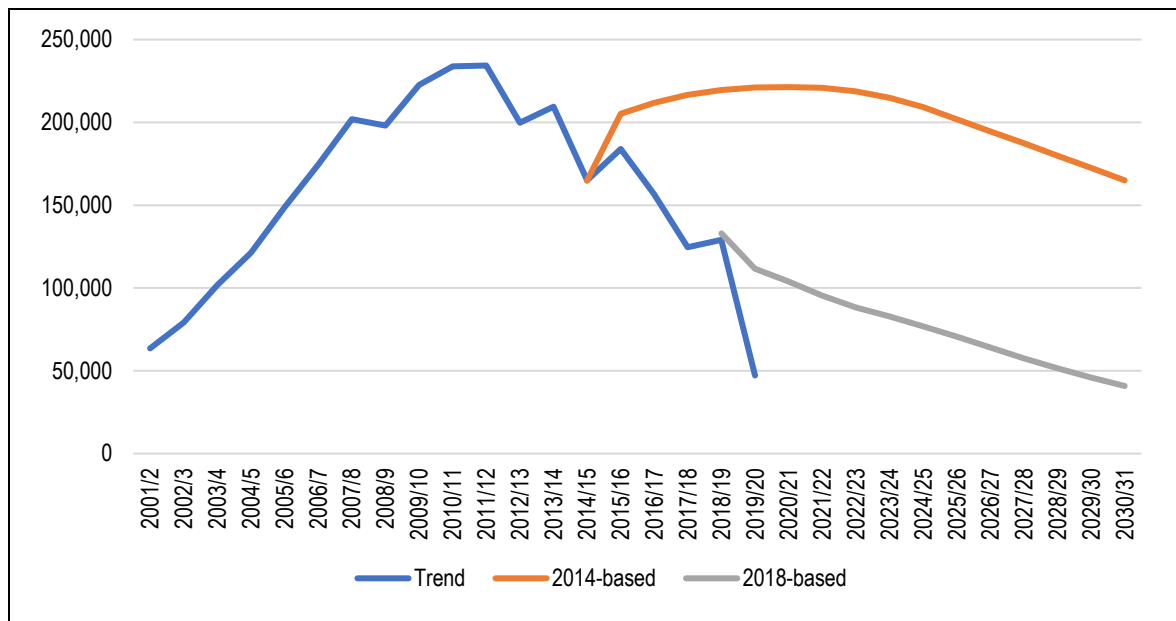
**Table 4.4 Past trends and projected natural change in Dorset**



Source: ONS

4.11 Given that the latest projections build in trends towards lower fertility rates and lower improvements to life expectancy, the difference between the two projections is to be expected and does point to the 2018-based projections being more realistic in terms of a trend-based projection.

4.12 It should however be noted that the trends observed for BCP and Dorset are not unique and are replicated for most local authorities across the country. The figure below shows equivalent data for England – this shows very similar patterns to those seen in the two authorities.

**Table 4.5 Past trends and projected natural change in England**

Source: ONS

- 4.13 The conclusion from the analysis of natural change is that there is clearly a case to model lower figures. However, as this is not a unique situation to BCP and Dorset (i.e. it is the same nationally) and the fact that the Department of Levelling Up, Housing and Communities<sup>4</sup> (DLUHC) continue to encourage the use of the 2014-SNPP it is suggested that this in itself is not a sufficient exceptional circumstance to move away from the 2014-SNPP/SNHP when calculating the Standard Method (notwithstanding earlier analysis about revised MYE).
- 4.14 Essentially, DLUHC will have known about these trends when rejecting newer projections in favour of the 2014-based release and have decided they should not feature in the Standard Method.

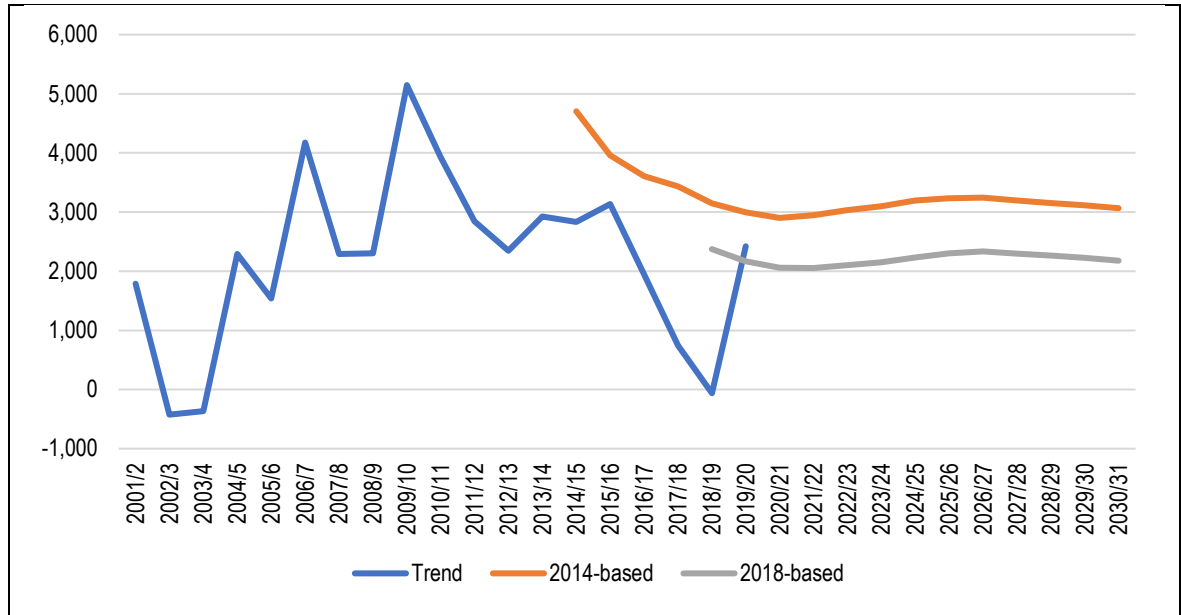
### Net Migration

- 4.15 A similar analysis has been carried out regarding migration; this initially looks at net migration for both internal and international migration together before moving on to consider the two separately at a smaller-area level.
- 4.16 The analysis for BCP is clear that net migration has been lower over the last few years and that levels peaked in 2009/10, and in general were very high in the period feeding into the 2014-SNPP (i.e. the 5-6 years prior to 2014).
- 4.17 Interestingly, migration was lower both before and after this 2014 period and so the specific period used in the 2014-SNPP does look anomalous. The different levels of migration in the trend periods

<sup>4</sup> Formerly the Ministry of Housing, Communities and Local Government (MHCLG)

for the 2014- and 2018-based SNPP can also be seen in the figure below which shows notably lower projected net migration in the 2018-based data.

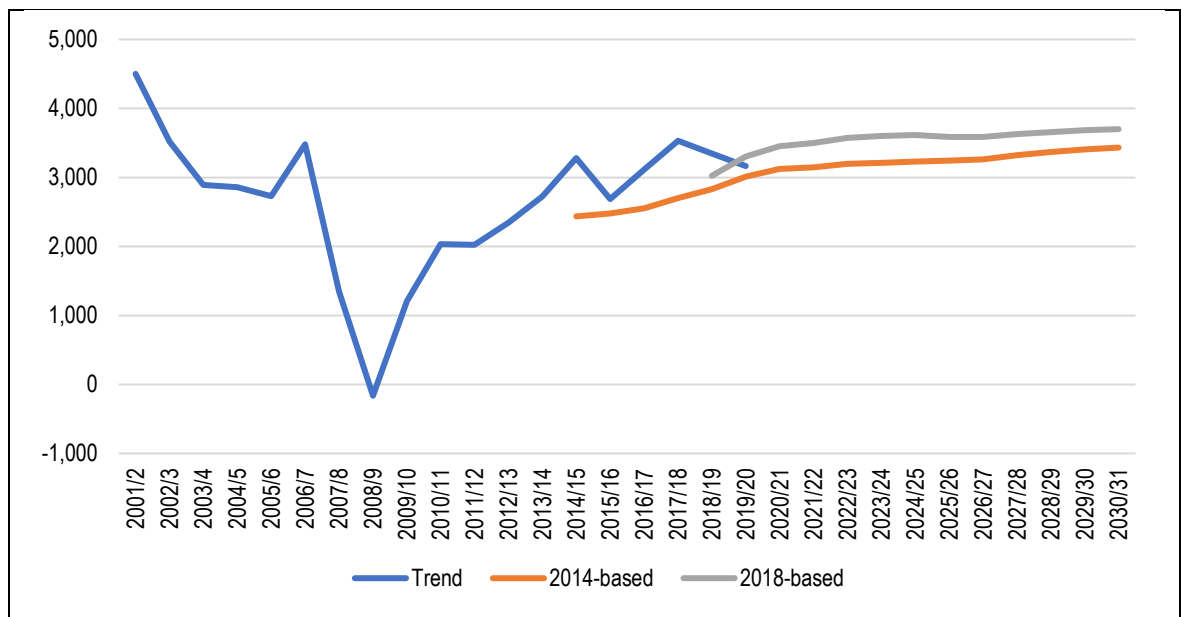
**Table 4.6 Past trends and projected net migration in BCP**



Source: ONS

4.18 In Dorset, the opposite pattern can be seen, with migration generally being stronger over the most recent years than in the period to 2014. This also plays out in the latest projections (which show a higher projected level of net migration in 2018-based data). The difference between the projections is not however as notable as in the case of BCP.

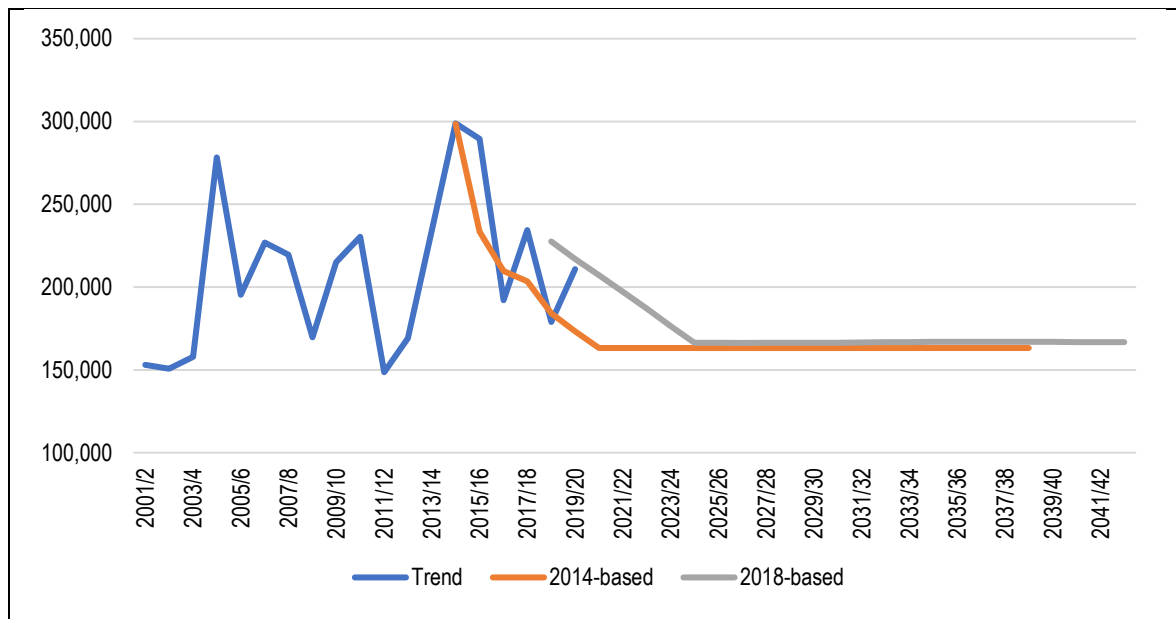
**Table 4.7 Past trends and projected net migration in Dorset**



Source: ONS

- 4.19 Equivalent data is provided below for England, and it should be noted that this will largely be international migration as internal migration will be restricted to cross-border flows which are typically a relatively small part of both trends and projections. This suggests that national trends do not follow those for either BCP or Dorset, and it is also notable that in the longer-term both the 2014- and 2018-based projections show a very similar level of projected net migration.

**Table 4.8 Past trends and projected net migration in England**



Source: ONS

- 4.20 It is therefore considered that migration does provide an exceptional circumstance that can be investigated further in terms of revisions to the household projections – there has been a clear change in trends at a local level that is not also reflected nationally. The analysis below looks separately at international and then internal migration in terms of trends in the latest data (up to 2020) and how these compare with projected trends for the same period in the 2014-SNPP. Data looks at former authorities for the purposes of this analysis.

### International Migration

#### BCP

- 4.21 The series of tables below show international in- and out-migration from 2014 to 2020 – a 6-year period is used as it was a 6-year trend used by ONS to look at smaller-area international migration levels in the 2014-SNPP. In Bournemouth, the data shows an increase in in-migration from the level projected in the SNPP, but that trends in out-migration are much higher than was projected in the 2014-SNPP. Overall, ONS projected net international migration to average 1,902 people per annum in the 2014-20 period but has now recorded a lower level of 1,218 people per annum.

**Table 4.9 Analysis of past trends in international migration to- and from-Bournemouth compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	3,907	1,452	3,700	2,178
2015/16	3,473	1,461	3,808	2,650
2016/17	3,319	1,471	3,358	2,501
2017/18	3,289	1,481	3,409	2,081
2018/19	3,166	1,488	3,500	2,978
2019/20	3,106	1,497	3,727	1,809
Average	3,377	1,475	3,584	2,366

Source: ONS

4.22 Equivalent data is provided for Christchurch and Poole below. In both areas there are differences between migration levels as projected and that subsequently observed by ONS. Differences are however not as notable as in Bournemouth – overall the data shows stronger net international migration to Christchurch than projected, with the opposite being seen for Poole.

**Table 4.10 Analysis of past trends in international migration to- and from-Christchurch compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	148	100	148	85
2015/16	132	101	146	102
2016/17	126	102	129	84
2017/18	125	103	148	84
2018/19	120	103	120	93
2019/20	118	104	119	107
Average	128	102	135	93

Source: ONS

**Table 4.11 Analysis of past trends in international migration to- and from-Poole compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	906	460	937	634
2015/16	807	463	868	670
2016/17	770	466	785	624
2017/18	763	469	730	458
2018/19	734	472	720	655
2019/20	720	475	720	453
Average	783	467	793	582

Source: ONS



- 4.23 Overall, when looking at net migration and combining the three authorities it can be seen that the average level of international migration in the 6-year period to 2020 was recorded by ONS as 1,471 people per annum, this is 773 people fewer than was projected by ONS for the same period back in 2014.

**Table 4.12 Net international migration to BCP and former local authorities**

	Bournemouth		Christchurch		Poole		BCP	
	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE
2014/15	2,455	1,522	48	63	446	303	2,949	1,888
2015/16	2,012	1,158	31	44	344	198	2,387	1,400
2016/17	1,848	857	24	45	304	161	2,176	1,063
2017/18	1,808	1,328	22	64	294	272	2,124	1,664
2018/19	1,678	522	17	27	262	65	1,957	614
2019/20	1,609	1,918	14	12	245	267	1,868	2,197
Average	1,902	1,218	26	43	316	211	2,244	1,471

Source: ONS

#### Dorset

- 4.24 The series of tables below show the same data for each of the five former authorities in Dorset. Overall, projected and trend levels of international migration are much lower than seen in the BCP area and differences between the two are more modest.

**Table 4.13 Analysis of past trends in international migration to- and from-East Dorset compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	222	106	214	105
2015/16	197	106	204	146
2016/17	188	107	193	134
2017/18	187	108	240	103
2018/19	180	108	193	115
2019/20	176	109	204	109
Average	192	107	208	119

Source: ONS

**Table 4.14 Analysis of past trends in international migration to- and from-North Dorset compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	318	187	331	201
2015/16	283	188	302	157
2016/17	270	189	278	148
2017/18	268	190	370	135
2018/19	258	191	300	279
2019/20	253	193	286	212
Average	275	190	311	189

Source: ONS

**Table 4.15 Analysis of past trends in international migration to- and from-Purbeck compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	157	118	160	98
2015/16	140	119	144	79
2016/17	133	120	142	98
2017/18	132	121	156	76
2018/19	127	121	134	122
2019/20	125	122	119	98
Average	136	120	143	95

Source: ONS

**Table 4.16 Analysis of past trends in international migration to- and from-West Dorset compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	397	295	387	184
2015/16	354	296	380	252
2016/17	338	298	339	201
2017/18	335	300	420	158
2018/19	322	302	368	231
2019/20	316	304	355	138
Average	344	299	375	194

Source: ONS

**Table 4.17 Analysis of past trends in international migration to- and from-Weymouth & Portland compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2014/15	216	190	222	151
2015/16	192	192	205	104
2016/17	184	193	204	112
2017/18	182	194	180	115
2018/19	175	195	177	190
2019/20	172	197	150	132
Average	187	194	190	134

Source: ONS

- 4.25 Overall, when looking at net migration and combining the five authorities it can be seen that the average level of international migration in the 6-year period to 2020 was recorded by ONS as 496 people per annum, this is 273 more people than was projected by ONS for the same period back in 2014.

**Table 4.18 Net international migration to Dorset and former local authorities**

	East Dorset		North Dorset		Purbeck		West Dorset		Weymouth & Portland		Dorset	
	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE
2014/15	116	109	131	130	39	62	102	203	26	71	414	575
2015/16	91	58	95	145	21	65	58	128	0	101	265	497
2016/17	81	59	81	130	13	44	40	138	-9	92	206	463
2017/18	79	137	78	235	11	80	35	262	-12	65	191	779
2018/19	72	78	67	21	6	12	20	137	-20	-13	145	235
2019/20	67	95	60	74	3	21	12	217	-25	18	117	425
Average	84	89	85	123	16	47	45	181	-7	56	223	496

Source: ONS

## Internal Migration

- 4.26 The analysis below looks at the same sort of information for internal migration. In this case the analysis looks at a 5-year period (recognising the methodology of the 2014-SNPP to use 5-year trends).

### BCP

- 4.27 The series of tables below show internal in- and out-migration in both the 2014-based SNPP and the latest trends published by ONS. In all areas there is a general trend of an increased level of recorded in-migration, along with an increase in out-migration, the balance between the two varies across areas.

**Table 4.19 Analysis of internal migration to- and from- Bournemouth compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	15,320	15,003	15,108	14,562
2016/17	15,328	15,199	17,133	17,025
2017/18	15,346	15,381	16,921	18,606
2018/19	15,336	15,517	16,454	17,938
2019/20	15,297	15,577	15,450	16,063
Average	15,325	15,335	16,213	16,839

Source: ONS

**Table 4.20 Analysis of internal migration to- and from- Christchurch compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	3,261	2,633	3,286	2,605
2016/17	3,288	2,650	3,360	3,071
2017/18	3,316	2,667	3,631	2,909
2018/19	3,341	2,686	3,597	3,048
2019/20	3,364	2,696	3,214	2,563
Average	3,314	2,666	3,418	2,839

Source: ONS

**Table 4.21 Analysis of internal migration to- and from- Poole compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	9,337	8,712	8,975	8,464
2016/17	9,393	8,727	10,410	9,923
2017/18	9,448	8,755	10,296	10,252
2018/19	9,486	8,769	10,143	9,887
2019/20	9,513	8,771	8,754	8,566
Average	9,435	8,747	9,716	9,418

Source: ONS

- 4.28 Overall, and when looking at net migration, it can be seen there has been a substantial decline in internal migration in the period to 2020 when compared to the levels projected by ONS for the same period in the 2014-SNPP. Overall, net internal in-migration was some 1,076 people fewer than had been projected.

**Table 4.22 Net internal migration to BCP and former local authorities**

	Bournemouth		Christchurch		Poole		BCP	
	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE
2015/16	317	546	628	681	625	511	1,570	1,738
2016/17	129	108	638	289	666	487	1,433	884
2017/18	-35	-1,685	649	722	693	44	1,307	-919
2018/19	-181	-1,484	655	549	717	256	1,191	-679
2019/20	-280	-613	668	651	742	188	1,130	226
Average	-10	-626	648	578	689	297	1,326	250

Source: ONS

**Dorset**

- 4.29 The same data is provided below for Dorset and as with BCP the data generally shows increasing in-migration and also an increase in average out-migration in the trends when compared with the projection of 2014.

**Table 4.23 Analysis of internal migration to- and from- East Dorset compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	5,320	4,631	5,366	4,595
2016/17	5,359	4,634	5,826	5,121
2017/18	5,399	4,640	5,953	5,080
2018/19	5,435	4,638	6,070	4,967
2019/20	5,464	4,641	5,243	4,015
Average	5,395	4,637	5,692	4,756

Source: ONS

**Table 4.24 Analysis of internal migration to- and from- North Dorset compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	4,340	4,007	4,248	4,249
2016/17	4,363	4,027	4,709	4,584
2017/18	4,388	4,027	4,706	4,654
2018/19	4,410	4,013	4,638	4,602
2019/20	4,430	3,959	3,926	3,836
Average	4,386	4,007	4,445	4,385

Source: ONS

**Table 4.25 Analysis of internal migration to- and from- Purbeck compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	2,618	2,397	2,565	2,493
2016/17	2,632	2,398	3,038	2,584
2017/18	2,648	2,396	3,137	2,711
2018/19	2,662	2,384	3,038	2,848
2019/20	2,672	2,378	2,462	2,255
Average	2,647	2,391	2,848	2,578

Source: ONS

**Table 4.26 Analysis of internal migration to- and from- West Dorset compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	6,142	5,362	6,375	5,260
2016/17	6,177	5,340	7,176	6,149
2017/18	6,214	5,305	7,154	6,004
2018/19	6,245	5,293	7,225	5,806
2019/20	6,277	5,260	6,339	5,378
Average	6,211	5,312	6,854	5,719

Source: ONS

**Table 4.27 Analysis of internal migration to- and from- Weymouth & Portland compared with the 2014-based projection**

	2014-based Projection		MYE	
	In-migration	Out-migration	In-migration	Out-migration
2015/16	3,130	2,941	3,128	2,894
2016/17	3,141	2,926	3,681	3,340
2017/18	3,151	2,919	3,596	3,345
2018/19	3,163	2,898	3,588	3,226
2019/20	3,173	2,884	2,982	2,729
Average	3,152	2,913	3,395	3,107

Source: ONS

- 4.30 When looking at the data in net terms, it is clear that there has been a modest increase in internal migration recorded by ONS compared to the level projected in 2014. Overall, the trends show net internal migration to be 158 people per annum on average higher in the population estimates than was projected. Most areas see an increase in migration, the one exception being North Dorset, where internal net migration looks to have fallen quite notably from the levels projected in the 2014-SNPP.

Table 4.28 Net internal migration to Dorset and former local authorities

	East Dorset		North Dorset		Purbeck		West Dorset		Weymouth & Portland		Dorset	
	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE	2014-SNPP	MYE
2015/16	689	771	333	-1	221	72	780	1,115	189	234	2,212	2,191
2016/17	725	705	336	125	234	454	837	1,027	215	341	2,347	2,652
2017/18	759	873	361	52	252	426	909	1,150	232	251	2,513	2,752
2018/19	797	1,103	397	36	278	190	952	1,419	265	362	2,689	3,110
2019/20	823	1,228	471	90	294	207	1,017	961	289	253	2,894	2,739
Average	759	936	380	60	256	270	899	1,134	238	288	2,531	2,689

Source: ONS

### Summary of Migration

- 4.31 Below is a broad summary of migration for the two authorities (and individual former authorities). Figures are provided for average net migration (both international and internal) and also differences between population estimates to 2020 and figures from 2014-SNPP.

Table 4.29 Summary of average net migration from different sources in the period to 2020

	International net migration			Internal net migration		
	2014-SNPP	MYE	Difference	2014-SNPP	MYE	Difference
Bournemouth	1,902	1,218	-684	-10	-626	-616
Christchurch	26	43	17	648	578	-69
Poole	316	211	-105	689	297	-391
<b>BCP</b>	<b>2,244</b>	<b>1,471</b>	<b>-773</b>	<b>1,326</b>	<b>250</b>	<b>-1,076</b>
East Dorset	84	89	5	759	936	177
North Dorset	85	123	37	380	60	-319
Purbeck	16	47	32	256	270	14
West Dorset	45	181	136	899	1,134	235
W & P	-7	56	62	238	288	50
<b>Dorset</b>	<b>223</b>	<b>496</b>	<b>273</b>	<b>2,531</b>	<b>2,689</b>	<b>158</b>

Source: ONS

### The Link Between Population Growth/Migration and Dwelling Completions

- 4.32 The analysis has demonstrated that migration and population growth over the past 5/6 years has been substantially lower than was seen in the same period to 2014 (the base date of the 2014-SNPP).
- 4.33 It is possible that the lower population trends have been driven by a lack of housebuilding in the area, essentially a lack of homes limits the ability of people to move to (or remain in) the area and therefore the reduction in migration/population growth should be seen as being influenced by housing delivery, rather than being a trend that should be reflected in demographic projections.

- 4.34 In BCP this is demonstrably not the case, with the table below showing estimates of population growth/migration and dwelling completions back to 2001/2. Data for a five year period to 2014 and 2020 is also shown in the table below which clearly demonstrates that both population growth and migration were particularly high in the period to 2014, but the over the same period completions were relatively low.
- 4.35 In contrast, over the last 5-years, completions have been notably stronger, but yet migration and population growth has been low. The recent reductions in migration cannot therefore be seen to be due to a constrained supply of housing in the area.

**Table 4.30 Net Completions compared with Population Change and Net Migration – BCP (2001-20)**

	<b>Net completions</b>	<b>Population change</b>	<b>Net migration</b>
2001-02	1,283	1,888	1,789
2002-03	1,310	-234	-425
2003-04	1,796	23	-368
2004-05	1,519	3,110	2,291
2005-06	1,838	2,285	1,537
2006-07	1,802	5,561	4,173
2007-08	2,261	3,696	2,293
2008-09	2,105	3,790	2,300
2009-10	1,063	6,812	5,147
2010-11	770	5,681	3,931
2011-12	804	3,347	2,843
2012-13	918	2,390	2,344
2013-14	719	3,180	2,924
2014-15	1,417	2,531	2,831
2015-16	1,167	3,120	3,138
2016-17	1,405	1,629	1,947
2017-18	1,042	146	745
2018-19	1,272	-453	-65
2019-20	1,703	1,658	2,423
Average (2009-14)	855	4,282	3,438
Average (2015-20)	1,318	1,220	1,638

Source: ONS and CLG Live Table 122

- 4.36 The table below shows the same information for Dorset. In this instance there has again been an increase in completions, however this area has also seen an increase in population growth and migration over the periods studied. These sort of trends might be expected (additional delivery leading to opportunities for people to move and access housing) and further points to the situation in BCP as being exceptional.



**Table 4.31 Net Completions compared with Population Change and Net Migration – Dorset (2001-20)**

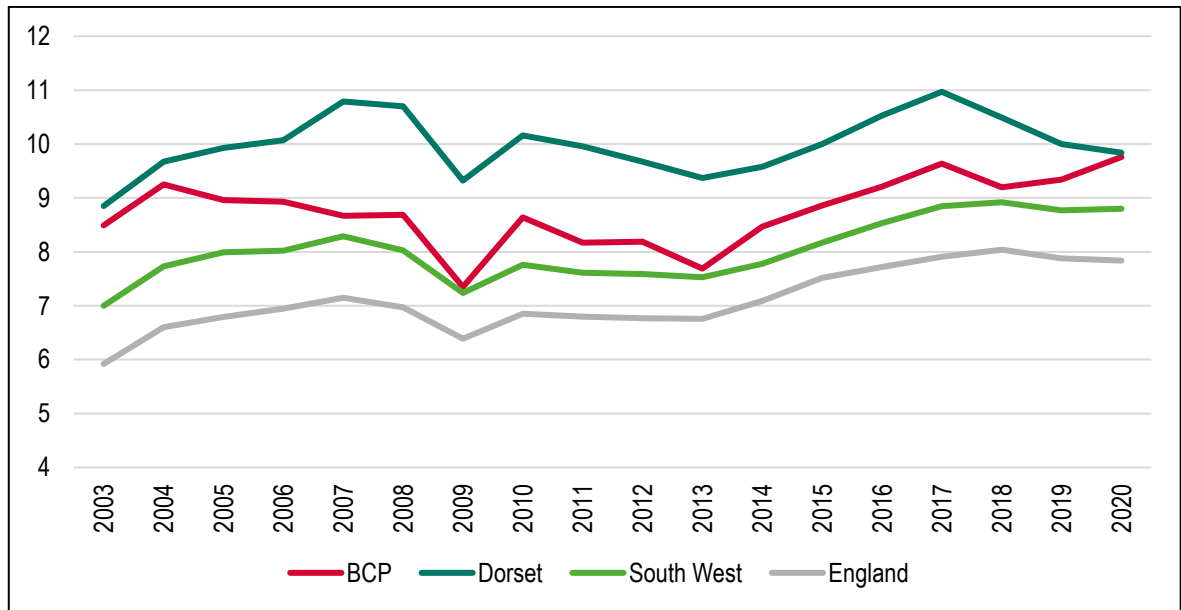
	Net completions	Population change	Net migration
2001-02	2,182	3,891	4,501
2002-03	2,007	2,880	3,520
2003-04	1,924	1,938	2,889
2004-05	1,716	2,374	2,857
2005-06	1,892	2,127	2,731
2006-07	1,363	3,263	3,481
2007-08	1,266	1,016	1,346
2008-09	1,359	-518	-163
2009-10	882	750	1,205
2010-11	1,133	1,580	2,031
2011-12	1,177	1,069	2,024
2012-13	796	1,589	2,344
2013-14	866	930	2,722
2014-15	809	2,151	3,279
2015-16	1,330	1,652	2,688
2016-17	1,127	1,763	3,115
2017-18	1,228	1,433	3,531
2018-19	1,514	2,024	3,345
2019-20	1,420	1,283	3,164
Average (2009-14)	971	1,184	2,065
Average (2015-20)	1,324	1,631	3,169

Source: ONS and CLG Live Table 122

### Affordability

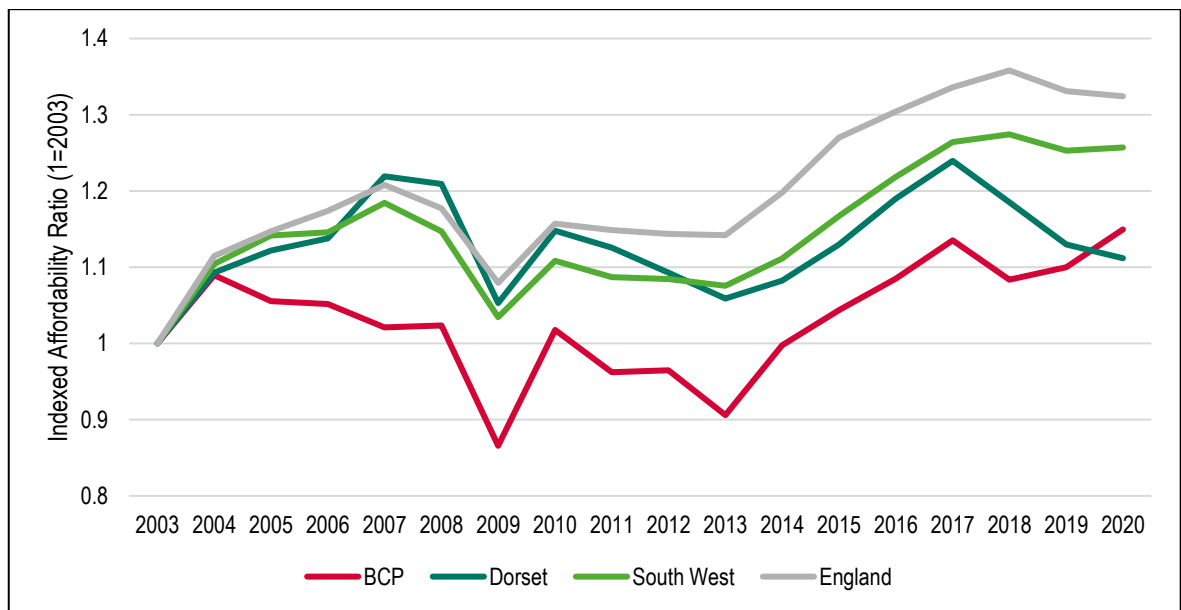
- 4.37 While the delivery of housing does not appear to have influenced the lower projected population growth within more recent projections, it is possible that the cost of housing has inhibited people moving to the area.
- 4.38 ONS publishes affordability ratios for the new Combined Authorities back to 2003 with the figure below showing trends from that date to 2020. The analysis shows typically higher affordability ratios in both BCP and Dorset, but that over the full period studied the ratios have not increased as much as seen in other locations (see second figure below where figures are standardised to 2003).
- 4.39 From 2003 to 2020, the ratio in BCP increased by 15%, along with 11% in Dorset – regionally, the ratio increased by 26% and nationally an even more significant 32%. Therefore the worsening affordability does not appear to be an inhibitor to population growth to the study area any more than it is elsewhere in the country or region.

**Table 4.32 Change in workplace-based affordability ratio since 2003**



Source: ONS

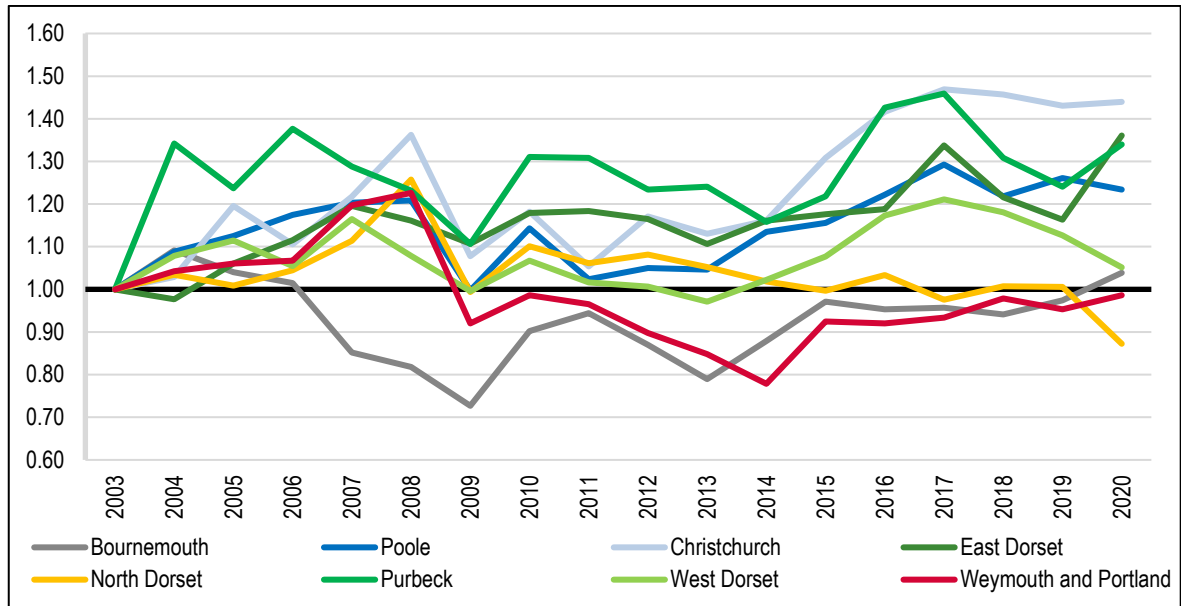
**Table 4.33 Change in workplace-based affordability ratio since 2003**



Source: ONS

4.40 The same exercise can also be carried out for the former local authorities. As shown in the table below, for some local authorities affordability has deteriorated above the regional and national trends. However, Bournemouth, where we see the biggest reduction in net migration is not one of them. Indeed for much of the period examined Bournemouth has had a lower affordability ratio than the 2003 figure. It is only in the last year has affordability worsened above 2003 levels and even then it still below 2004 levels.

**Table 4.34 Change in workplace-based affordability ratio since 2003 – Former Local Authorities**



Source: ONS

- 4.41 This would again suggest the cost of housing has not been the main contributing factor to the fall in net migration to Bournemouth.

### The Impact of Students on Population Change

- 4.42 A final point relating to population change (which is only really relevant to BCP (and specifically Bournemouth) is the potential impact changes to the student population have on population estimates. Data below (from the Higher Education Statistics Agency (HESA)) suggests that whilst student numbers have fluctuated over time there are no clear trends, either for specific periods or over time generally.
- 4.43 From this it can reasonably be concluded that student migration is unlikely to be able to explain the very large differences seen in estimates of migration and population growth in the period to 2014 and the period to 2020.

**Table 4.35 Student Numbers at Bournemouth University and Bournemouth University of Arts (2008-20)**

	<b>Bournemouth University</b>	<b>Bournemouth University of Arts</b>	<b>Total</b>
2008/09	17,965	4,205	22,170
2009/10	18,315	4,260	22,575
2010/11	18,795	4,410	23,205
2011/12	19,750	2,865	22,615
2012/13	17,970	2,865	20,835
2013/14	17,735	2,940	20,675
2014/15	18,225	2,955	21,180
2015/16	19,045	3,240	22,285
2016/17	20,200	3,315	23,515
2017/18	18,705	3,490	22,195
2018/19	17,880	3,385	21,265
2019/20	17,390	3,445	20,835

Source: HESA

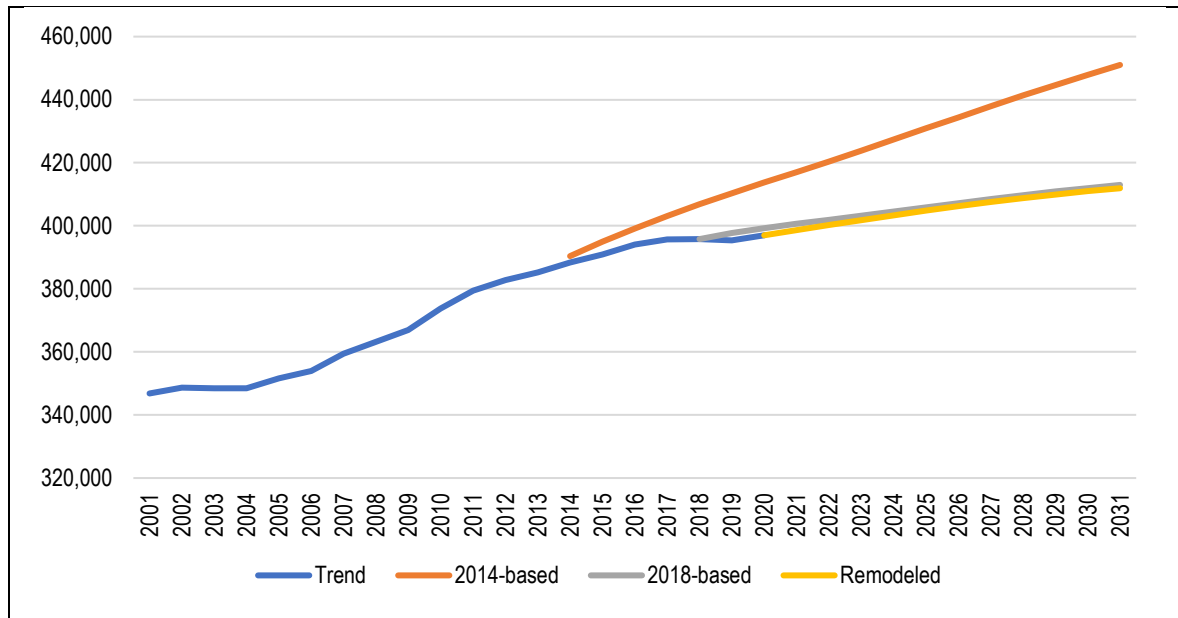
## 5. ALTERNATIVE HOUSEHOLD PROJECTIONS

- 5.1 As was shown in the previous chapter, there have clearly been some significant shifts in migration patterns since 2014 which make the 2014-SNPP migration data somewhat unreliable. In particular, there has been a substantial decline in net migration to BCP (notably in Bournemouth) and a modest increase to Dorset.
- 5.2 It is reasonable to consider alternative projections that take account of these differences and it is clear for BCP (and Bournemouth in particular) that there is an exceptional circumstance that needs to be investigated in terms of developing a robust demographic based projection. For Dorset, the changes in migration over time are arguably not exceptional, however, for consistency between areas a projection has also been developed for this area. It is also arguable that the changes seen are not exceptional in Christchurch or Poole, but again it has been considered sensible to take a consistent approach across all areas due to the inter-relationship between these areas and particularly in migration terms.
- 5.3 Projections are developed for each of the authorities individually and take account of the range of migration data presented above. As previously noted, it is accepted that DLUHC want to continue to use the 2014-based projections where possible (i.e. where there are not exceptional circumstances) and the modelling below seeks to maintain the integrity of the 2014-based projections as much as possible. This includes:
- Maintaining the birth and death rates in the 2014-SNPP – this is despite there being a clear downward trend in terms of natural change (births minus deaths) in both areas which if modelled would reduce future population and households' growth – it is noted however that such a trend is not unique to BCP and Dorset and has also been observed nationally;
  - Maintaining the age structure of migration in the 2014-based SNPP. This would not be expected to have any notable impact on the projections as the migration age structure (whether in trends or the projections) does focus heavily on people of working-age and to some degree their associated children as well as students; and
  - Maintaining the Household Representative Rates (HRRs) from the 2014-based subnational household projections (SNHP) rather than using more recent data from the 2018-based SNHP. Generally, the 2014-based data is considered to build in less suppression of household formation and will therefore generate a greater number of households for any given population.
- 5.4 To model an alternative migration level an approach has been taken where both in- and out-migration are individually adjusted based on differences between levels of migration in each of the 2014-based SNPP and as now shown by ONS mid-year population estimates. When looking at international migration a 6-year period is used (2014-20) and for internal migration a 5-year period (2015-20). This is again to retain the methodological integrity of the 2014-based SNPP as much as possible.

- 5.5 Arguably a different trend period could be used (e.g. data for the past 10-years or even the past 2-years to be consistent with the methodology of the principal projection in the 2018-based SNPP). However, these approaches have not been taken forward so as to ensure the method used is as close as possible to the method employed by ONS at the time of the 2014-SNPP.
- 5.6 The modelling also takes account of where ONS is projecting for there to be changes over time in the level of migration. Again taking Bournemouth as an example, the 2014-based SNPP projects internal net migration to fall over time, and this is in part due to significant growth in the population (essentially over time there will be more people in the area and therefore a larger pool of people who could be out-migrants).
- 5.7 With lower population growth the pool does not grow as quickly and so the changes to out-migration would be expected to be more modest over time (although still increasing). To a lesser extent the opposite is seen in projections for Dorset (i.e. net migration is projected to increase over time).
- 5.8 Detailed data outputs from the projections developed can be seen in Appendix A1 and by way of an example, in BCP the average net migration in the MYE for the 5/6 year period to 2020 was 1,849 people per annum lower than had been projected in the 2014-SNPP. Within the modelling a downward adjustment has been made with the average net migration being some 1,669 people lower than was projected in the 2014-SNPP (for the 2021-31 period).
- 5.9 As noted, the difference between the average net migration 1,849 people and 1,669 people can in part be accounted for by the modelling recognising the future changes projected to net migration in the 2014-SNPP.
- 5.10 Across Dorset, the difference between the projection and the MYE to 2020 was an average of 431 people per annum (higher in recent trends) and this has translated into an average adjustment of 185 people per annum (2021-31).
- 5.11 This difference can in part be explained by the observation that a higher population can lead to more people being able to be out-migrants (although more generally this will reflect the future trajectory of migration in the 2014-SNPP).
- 5.12 Overall, across the two authorities, the trend period to 2020 showed migration to be 1,418 people per annum lower on average, when modelled, this has translated into a reduction of 1,484 people per annum on average (2021-31) – a modest difference of 66 people each year and again due to the modelling recognising future changes underpinning the 2014-SNPP.
- 5.13 The figures below show the projected population change in each of BCP and Dorset using the alternative projection. In BCP it can be seen that the projection sees a lower level of future population growth than the 2014-SNPP and actually at a level that is very close to the 2018-SNPP (although there is no direct relationship between the projections). For Dorset, it is notable that the alternative projection actually shows very slightly higher population growth than the 2014-SNPP, which in turn

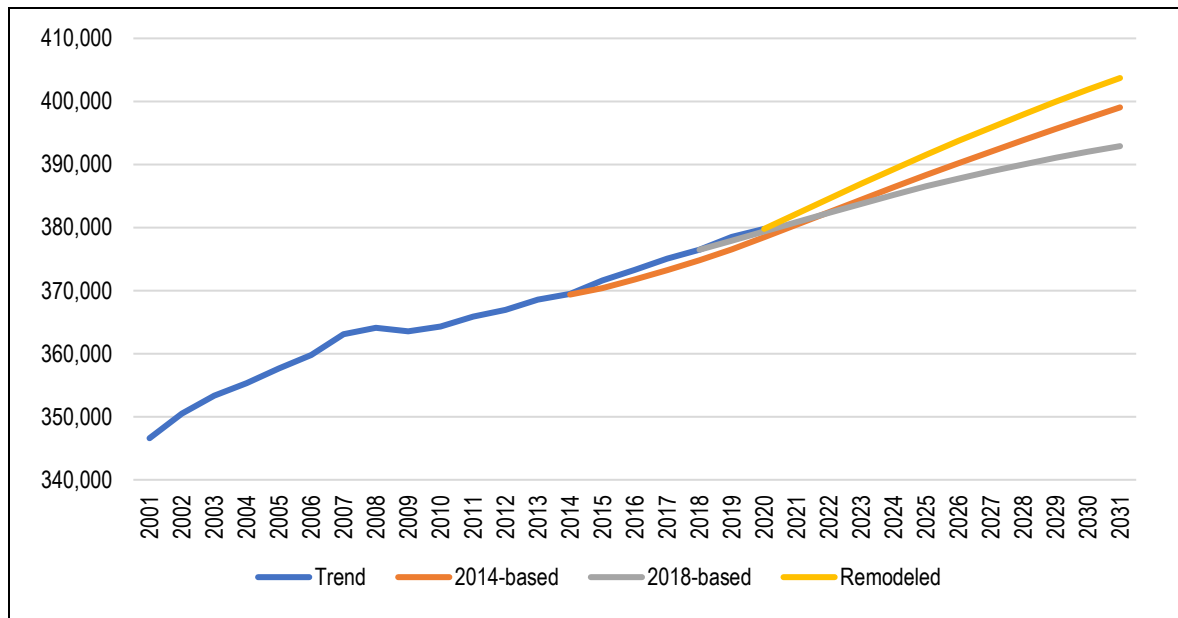
is higher than the 2018-SNPP. The projections in both BCP and Dorset are consistent with the analysis of migration trends and their applications set against the data within the 2014-based SNPP.

**Table 5.1 Past trends and projected population change in BCP (including projection using recent trends)**



Source: ONS and demographic projections

**Table 5.2 Past trends and projected population change in Dorset (including projection using recent trends)**



Source: ONS and demographic projections

- 5.14 Given that for the Standard Method we are looking at the 2021-31 period it is of interest to briefly compare projections. This is shown in the tables below and for BCP shows that the projections based on trends does show slightly higher population growth than the 2018-based SNPP but much lower than the 2014-based projection. For Dorset, the projection based on trends is the highest of the three provided.

**Table 5.3 Projected population change (2021-31) – range of scenarios (BCP)**

	2021	2031	Change	% change
2014-SNPP	417,041	451,017	33,976	8.1%
2018-SNPP	400,629	412,965	12,336	3.1%
Based on trends	398,623	411,908	13,285	3.3%

Source: ONS and demographic projections

**Table 5.4 Projected population change (2021-31) – range of scenarios (Dorset)**

	2021	2031	Change	% change
2014-SNPP	380,441	399,057	18,616	4.9%
2018-SNPP	380,848	392,910	12,062	3.2%
Based on trends	382,191	403,717	21,526	5.6%

Source: ONS and demographic projections

- 5.15 To convert population into households we have used household reference rates (HRRs) from the 2014-based SNHP. It is recognised that one of the reasons for DLUHC rejecting the newer projections is that data from 2016 onwards (based on a changed methodology) typically includes a degree of suppression amongst the younger population.
- 5.16 We have no reason to believe that the issues with the 2016- and 2018-SNHP in this regard are not also relevant to BCP. We also note that there is no new data that would point to a need to remodel the HRRs – the latest data is from the 2011 Census, which was utilised in the 2014-SNHP.
- 5.17 The tables below show household growth from 2021 to 2031 in the same set of population projections as shown above – the first two tables are for BCP and Dorset, with the eight to follow being for each individual local authority.
- 5.18 For BCP, this shows the projections based on trends sits within the range from the 2014- and 2018-based figures (but closer to 2018-based figures) - the higher uplift to households compared with population (if compared with the 2018-SNHP) is due to continued use of HRRs from the 2014-SNHP.

**Table 5.5 Projected household change (2021-31) – range of scenarios – BCP**

	2021	2031	Change	% change
2014-SNHP	187,047	206,909	19,862	10.6%
2018-SNHP	176,083	185,513	9,430	5.4%
Based on trends	177,864	189,581	11,716	6.6%

Source: ONS, MHCLG and demographic projections



- 5.19 In Dorset, the projection based on recent trends again sits at the top end of the range of projections presented.

**Table 5.6 Projected household change (2021-31) – range of scenarios – Dorset**

	2021	2031	Change	% change
2014-SNHP	170,293	183,361	13,068	7.7%
2018-SNHP	169,921	181,710	11,788	6.9%
Based on trends	172,315	186,751	14,436	8.4%

Source: ONS, MHCLG and demographic projections

- 5.20 The tables below set out the alternative household projections for the former local authorities that comprise BCP. In the case of Bournemouth and Poole the more recent migration trends are substantially lower than the 2014-based SNHP, however in Christchurch the reduction is only marginal.

**Table 5.7 Projected household change (2021-31) – range of scenarios - Bournemouth**

	2021	2031	Change	% change
2014-SNHP	94,663	105,832	11,169	11.8%
2018-SNHP	87,525	92,143	4,618	5.3%
Based on trends	88,060	93,186	5,126	5.8%

Source: ONS, MHCLG and demographic projections

**Table 5.8 Projected household change (2021-31) – range of scenarios - Christchurch**

	2021	2031	Change	% change
2014-SNHP	23,337	25,913	2,575	11.0%
2018-SNHP	22,754	24,578	1,825	8.0%
Based on trends	23,054	25,520	2,467	10.7%

Source: ONS, MHCLG and demographic projections

**Table 5.9 Projected household change (2021-31) – range of scenarios - Poole**

	2021	2031	Change	% change
2014-SNHP	69,042	75,162	6,120	8.9%
2018-SNHP	65,804	68,792	2,988	4.5%
Based on trends	66,751	70,874	4,123	6.2%

Source: ONS, MHCLG and demographic projections

- 5.21 It is also the case that the latest migration trends result in a higher household growth than the 2018-based household projections. The difference is notably larger in Christchurch than in Bournemouth and Poole.
- 5.22 The tables below set out the alternative household projections for the former local authorities that comprise Dorset. As set out the patterns differ across the area. In East Dorset and West Dorset there is a notable increase from the 2014-based SNHP when more recent trends are used. The same can also be said in Weymouth and Portland but the difference is more marked.

**Table 5.10 Projected household change (2021-31) – range of scenarios – East Dorset**

	2021	2031	Change	% change
2014-SNHP	40,006	43,255	3,249	8.1%
2018-SNHP	39,375	41,683	2,308	5.9%
Based on trends	40,212	44,273	4,061	10.1%

Source: ONS, MHCLG and demographic projections

**Table 5.11 Projected household change (2021-31) – range of scenarios – North Dorset**

	2021	2031	Change	% change
2014-SNHP	31,755	34,390	2,635	8.3%
2018-SNHP	31,013	32,956	1,942	6.3%
Based on trends	31,242	32,671	1,429	4.6%

Source: ONS, MHCLG and demographic projections

**Table 5.12 Projected household change (2021-31) – range of scenarios - Purbeck**

	2021	2031	Change	% change
2014-SNHP	20,690	22,014	1,324	6.4%
2018-SNHP	21,167	22,609	1,442	6.8%
Based on trends	21,214	22,581	1,367	6.4%

Source: ONS, MHCLG and demographic projections

**Table 5.13 Projected household change (2021-31) – range of scenarios – West Dorset**

	2021	2031	Change	% change
2014-SNHP	47,959	51,924	3,965	8.3%
2018-SNHP	48,111	52,173	4,062	8.4%
Based on trends	48,882	54,331	5,449	11.1%

Source: ONS, MHCLG and demographic projections

**Table 5.14 Projected household change (2021-31) – range of scenarios – Weymouth & Portland**

	2021	2031	Change	% change
2014-SNHP	29,884	31,778	1,895	6.3%
2018-SNHP	30,254	32,289	2,035	6.7%
Based on trends	30,765	32,895	2,130	6.9%

Source: ONS, MHCLG and demographic projections

- 5.23 In North Dorset the more recent migration trends result in a decrease from the 2014-based projections and in Purbeck there is very little difference.
- 5.24 When the more recent trend scenarios are compared to the latest 2018-based Household Projections there is once again a considerable increase in East and West Dorset and to a lesser extent Weymouth and Portland. In North Dorset and Purbeck the more recent migration trends result in a decrease from the 2018-based projections.

## 6. STANDARD METHOD

- 6.1 Finally, we can convert the projected household growth set out in the previous chapter into estimates of need using the Standard Method. Three analyses are provided below, the first uses the 2014-based projections and replicates the outputs set out in Chapter 2.
- 6.2 The second sensitivity is for reference only and uses the latest household projections (2018-based) to calculate what the housing need would be if the Government's own evidence on household growth was to be used.
- 6.3 This scenario is only for reference as the PPG is clear that any method which relies on using household projections more recently published than the 2014-based household projections will not be considered to be following the standard method.
- 6.4 The third scenario is based on the projection which links to recent trends as set out in the previous chapter. This is the core output of this report.

### Standard Method

- 6.5 As shown below the standard method results in a housing need of 2,667 dwellings per annum in BCP and 1,757 dpa in Dorset. As per the PPG these figures are based on the 2014-based Household Projections.

**Table 6.1 Local Housing Need - Standard Method**

Area	Step1 – Household Growth	Step 2 - Uncapped Need	Local Plan Adoption Date	Older than 5 Years	Adopted Housing Requirement	Cap (if required)	Step 3 - Local Housing Need (capped need)
Bournemouth	1,116	1,487	Oct-12	Yes	643	1,562	1,487
Christchurch	258	400	Apr-14	Yes	249	361	361
Poole	612	819	Nov-18	No	710	994	819
East Dorset	325	516	Apr-14	Yes	317	455	455
North Dorset	264	332	Jan-16	Yes	285	399	332
Purbeck	132	183	Nov-12	Yes	120	185	183
West Dorset	397	541	Oct-15	Yes	605	847	541
W&P	190	246	Oct-15	Yes	170	265	246
<b>BCP</b>	<b>1,986</b>	<b>2,706</b>					<b>2,667</b>
<b>Dorset</b>	<b>1,307</b>	<b>1,818</b>					<b>1,757</b>

Source: ONS Household Projections and MHCLG Affordability Ratios & Local Plans

### Alternative Standard Method if using 2018-based SNHP

- 6.6 If these calculations are based on the 2018-based Household Projections, then, as the table below shows, the housing need falls to 1,270 dwellings per annum in BCP and 1,628 dpa in Dorset. This equates to a reduction of around 1,400 in BCP and around 170 in Dorset.

**Table 6.2 Local Housing Need – Using 2018-based SNHP**

Area	Step 1 – Household Growth	Step 2 - Uncapped Need	Local Plan Adoption Date	Older than 5 Years	Adopted Housing Requirement	Cap (if required)	Step 3 - Local Housing Need (capped need)
Bournemouth	462	616	Oct-12	Yes	643	647	616
Christchurch	182	282	Nov-18	No	710	255	255
Poole	299	400	Apr-14	Yes	249	419	400
East Dorset	231	367	Apr-14	Yes	317	323	323
North Dorset	194	244	Jan-16	Yes	285	272	244
Purbeck	144	200	Nov-12	Yes	120	202	200
West Dorset	406	554	Oct-15	Yes	605	568	554
W&P	203	264	Oct-15	Yes	170	284	264
<b>BCP</b>	<b>943</b>	<b>1,298</b>					<b>1,270</b>
<b>Dorset</b>	<b>1,179</b>	<b>1,628</b>					<b>1,584</b>

Source: ONS Household Projections and MHCLG Affordability Ratios & Local Plans

- 6.7 To reiterate, this scenario is only for reference as the PPG is clear that any method using the 2018-based projections will not be considered as following the standard method.

### Alternative Standard Method – Using recent migration trends to 2020

- 6.8 As set out below, the more recent migration trends result in a housing need of 1,580 dwellings per annum in BCP and 1,958 dpa in Dorset. This equates to a reduction from the standard method as set out in the PPG of around 1,100 dpa in BCP and an increase in Dorset of around 200 dpa.

**Table 6.3 Local Housing Need – Using Recent Migration Trends to 2020**

Area	Step 1 – Household Growth	Step 2 - Uncapped Need	Local Plan Adoption Date	Older than 5 Years	Adopted Housing Requirement	Cap (if required)	Step 3 - Local Housing Need (capped need)
Bournemouth	513	683	Oct-12	Yes	643	718	683
Christchurch	247	382	Apr-14	Yes	249	346	346
Poole	412	551	Nov-18	No	710	577	551
East Dorset	406	645	Apr-14	Yes	317	568	568
North Dorset	143	180	Jan-16	Yes	285	200	180
Purbeck	137	190	Nov-12	Yes	120	192	190
West Dorset	545	743	Oct-15	Yes	605	763	743
W&P	213	277	Oct-15	Yes	170	298	277
<b>BCP</b>	<b>1,172</b>	<b>1,617</b>					<b>1,580</b>
<b>Dorset</b>	<b>1,444</b>	<b>2,034</b>					<b>1,958</b>

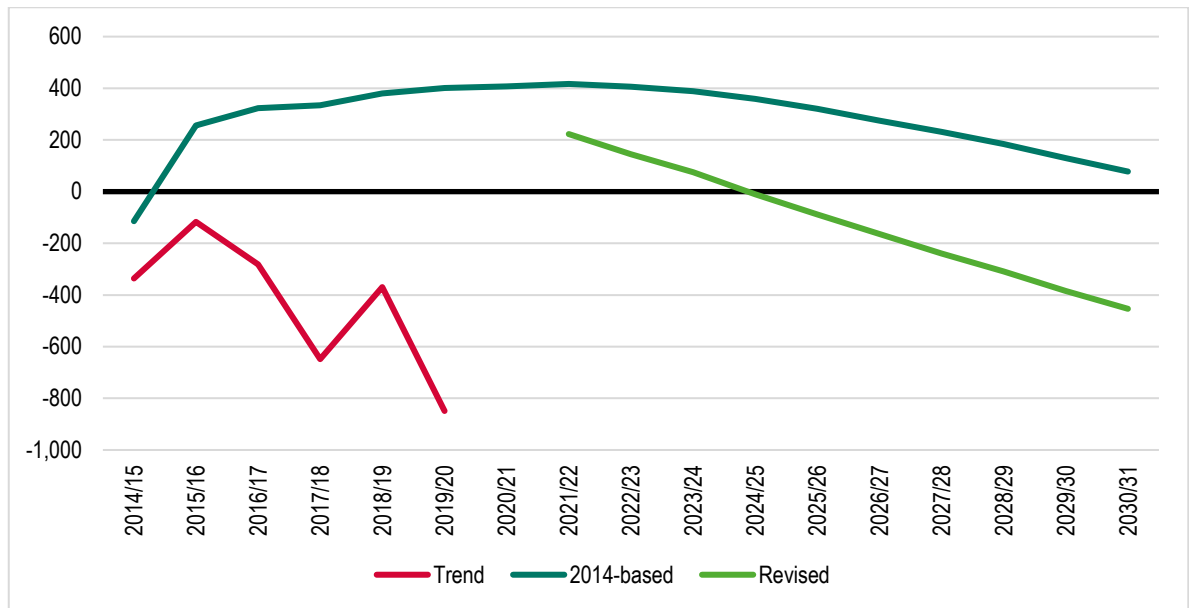
Source: ONS Household Projections and MHCLG Affordability Ratios & Local Plans

- 6.9 Given the exceptional circumstance in BCP with regard to demographic change, it is considered that this final scenario should represent the housing need to be used in line with the NPPF and related planning practice guidance.
- 6.10 However, this should still be seen as a minimum need and when developing a housing requirement, the Council should also take into account other factors which could still justify a higher number. As Paragraph 10 of the PPG (Reference ID: 2a-010-20201216) states this includes (but are not limited to):
- growth strategies for the area that are likely to be deliverable;
  - strategic infrastructure improvements; or
  - an authority agreeing to take on unmet need from neighbouring authorities.
- 6.11 The PPG adds “there may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method.
- 6.12 There is no growth strategy in place for BCP and the Council has not identified any strategic infrastructure which might drive higher levels of growth. There may however be some unmet need from neighbouring authorities but the scale of this (if at all) has not been identified to the Council.
- 6.13 Regarding completions, according to DLUHC Live Tables on net additional dwellings there have been 10,447 net completions in BCP since 2011 (to 2020) – an average of 1,161 per annum, with the equivalent figure of 10,267 completions in Dorset (1,141 per annum). Both of these figures are lower than the calculated housing need.

## A1. ADDITIONAL PROJECTION MODELLING OUTPUTS

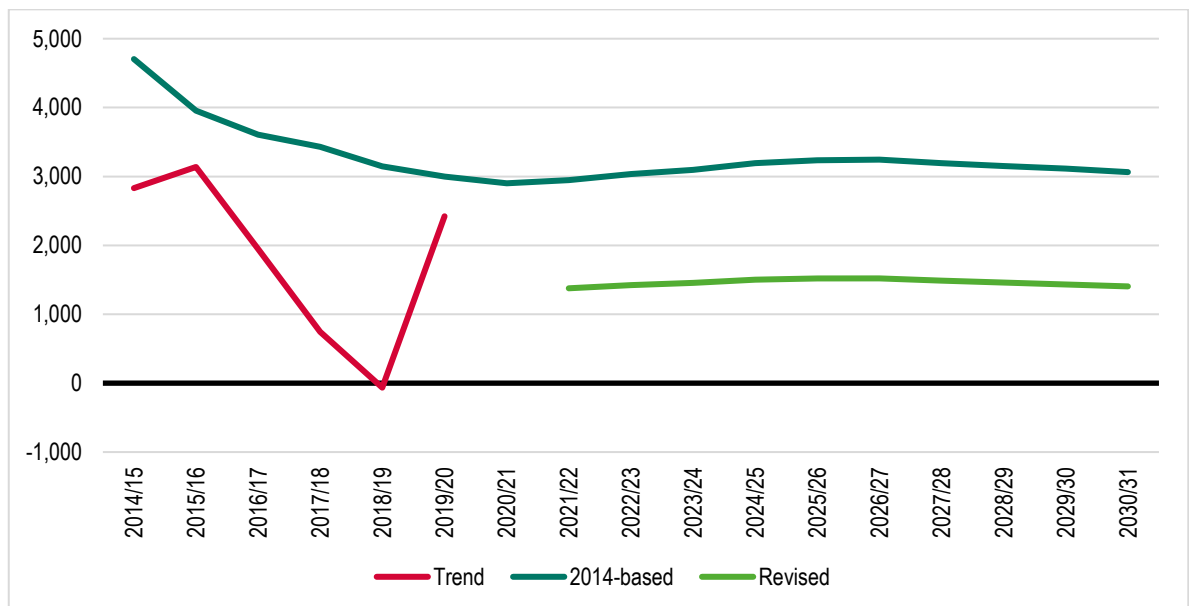
A1.1 The series of tables and figures below provide key outputs from the demographic modelling undertaken to consider recent migration trends and can be read alongside a summary of outputs shown in Section 5.

**Table A1 - Past Trends and Projected Natural Change – BCP**



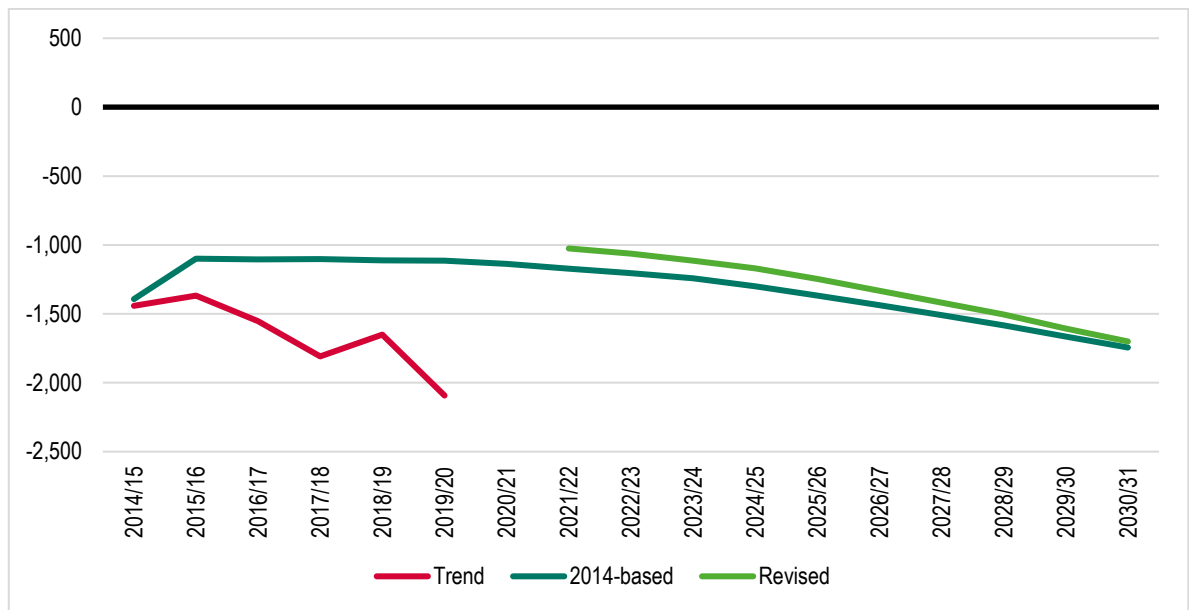
Source: ONS and demographic modelling

**Table A2 - Past Trends and Projected Net Migration – BCP**



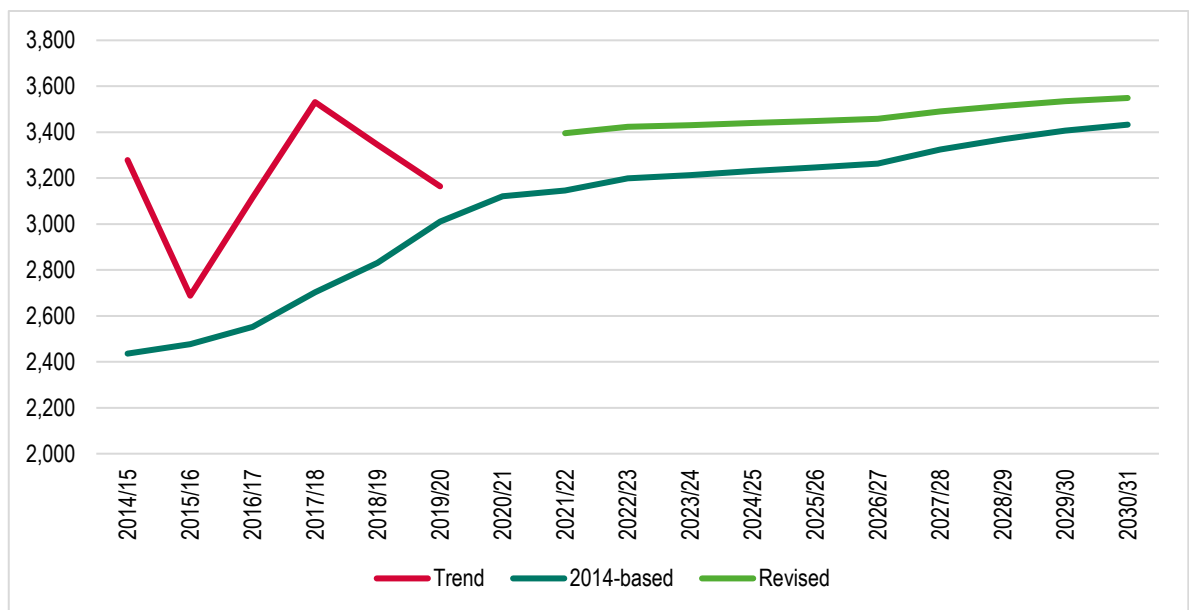
Source: ONS and demographic modelling

**Table A3 - Past Trends and Projected Natural Change – Dorset**



Source: ONS and demographic modelling

**Table A4 - Past Trends and Projected Net Migration – Dorset**



Source: ONS and demographic modelling

**Table A5 - Bournemouth Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	2,037	1,999	1,960	1,925	1,900	1,879	1,863	1,854	1,845	1,840
Deaths	1,730	1,733	1,737	1,748	1,766	1,781	1,798	1,822	1,851	1,872
Natural change	307	266	223	176	135	98	64	31	-6	-32
<b>MIGRATION</b>										
Internal in-	16,186	16,232	16,279	16,360	16,450	16,543	16,609	16,685	16,768	16,838
Internal out-	16,968	16,960	16,969	17,001	17,068	17,160	17,263	17,375	17,482	17,581
International in-	3,406	3,406	3,406	3,406	3,406	3,406	3,406	3,406	3,406	3,406
International out-	2,388	2,388	2,388	2,388	2,388	2,388	2,388	2,388	2,388	2,388
Internal net-	-782	-727	-690	-641	-618	-616	-654	-690	-714	-743
International net-	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018
Total net-	237	291	329	377	400	402	364	329	304	275
<b>POPULATION</b>										
Start population	195,195	195,731	196,279	196,821	197,364	197,885	198,371	198,786	199,132	199,416
End population	195,731	196,279	196,821	197,364	197,885	198,371	198,786	199,132	199,416	199,646
<b>HOUSEHOLDS</b>										
Start households	88,060	88,603	89,075	89,553	89,991	90,533	91,093	91,636	92,151	92,649
End households	88,603	89,075	89,553	89,991	90,533	91,093	91,636	92,151	92,649	93,186

Source: Demographic modelling

**Table A6 - Christchurch Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	416	415	413	410	408	406	407	406	404	401
Deaths	606	614	616	618	621	626	634	640	644	655
Natural change	-190	-199	-202	-208	-213	-220	-227	-234	-240	-254
<b>MIGRATION</b>										
Internal in-	3,465	3,475	3,485	3,496	3,508	3,519	3,531	3,543	3,554	3,566
Internal out-	2,870	2,883	2,892	2,901	2,916	2,926	2,937	2,949	2,961	2,975
International in-	128	128	128	128	128	128	128	128	128	128
International out-	94	94	94	94	94	94	94	94	94	94
Internal net-	595	592	593	595	592	593	594	594	594	591
International net-	34	34	34	34	34	34	34	34	34	34
Total net-	629	626	627	629	626	627	628	628	628	625
<b>POPULATION</b>										
Start population	50,992	51,432	51,859	52,284	52,705	53,117	53,524	53,924	54,318	54,706
End population	51,432	51,859	52,284	52,705	53,117	53,524	53,924	54,318	54,706	55,077
<b>HOUSEHOLDS</b>										
Start households	23,054	23,290	23,507	23,759	24,019	24,252	24,530	24,763	25,020	25,274
End households	23,290	23,507	23,759	24,019	24,252	24,530	24,763	25,020	25,274	25,520

Source: Demographic modelling



**Table A7- Poole Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	1,595	1,578	1,568	1,552	1,536	1,520	1,511	1,499	1,491	1,484
Deaths	1,489	1,501	1,514	1,530	1,545	1,563	1,587	1,606	1,629	1,652
Natural change	106	77	54	22	-9	-42	-76	-106	-137	-168
<b>MIGRATION</b>										
Internal in-	9,780	9,795	9,813	9,839	9,867	9,898	9,930	9,965	10,001	10,033
Internal out-	9,434	9,456	9,480	9,508	9,539	9,574	9,600	9,630	9,664	9,697
International in-	753	753	753	753	753	753	753	753	753	753
International out-	588	588	588	588	588	588	588	588	588	588
Internal net-	345	339	333	331	328	324	330	336	336	337
International net-	166	166	166	166	166	166	166	166	166	166
Total net-	511	505	499	497	494	490	496	502	502	503
<b>POPULATION</b>										
Start population	152,436	153,058	153,645	154,202	154,723	155,211	155,661	156,082	156,480	156,847
End population	153,058	153,645	154,202	154,723	155,211	155,661	156,082	156,480	156,847	157,185
<b>HOUSEHOLDS</b>										
Start households	66,751	67,162	67,582	68,006	68,396	68,817	69,241	69,667	70,083	70,462
End households	67,162	67,582	68,006	68,396	68,817	69,241	69,667	70,083	70,462	70,874

Source: Demographic modelling

**Table A8 - East Dorset Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	744	746	744	744	742	736	734	734	733	732
Deaths	1,025	1,033	1,043	1,056	1,069	1,083	1,100	1,117	1,135	1,152
Natural change	-282	-287	-300	-312	-327	-346	-365	-383	-402	-420
<b>MIGRATION</b>										
Internal in-	5,758	5,770	5,784	5,800	5,819	5,837	5,857	5,877	5,897	5,916
Internal out-	4,763	4,765	4,773	4,784	4,800	4,814	4,829	4,844	4,858	4,872
International in-	197	197	197	197	197	197	197	197	197	197
International out-	120	120	120	120	120	120	120	120	120	120
Internal net-	994	1,006	1,011	1,016	1,019	1,023	1,028	1,033	1,039	1,043
International net-	77	77	77	77	77	77	77	77	77	77
Total net-	1,071	1,083	1,088	1,093	1,096	1,100	1,105	1,110	1,116	1,121
<b>POPULATION</b>										
Start population	92,176	92,967	93,764	94,553	95,334	96,104	96,858	97,597	98,325	99,038
End population	92,967	93,764	94,553	95,334	96,104	96,858	97,597	98,325	99,038	99,739
<b>HOUSEHOLDS</b>										
Start households	40,212	40,615	40,978	41,380	41,800	42,220	42,635	43,045	43,452	43,872
End households	40,615	40,978	41,380	41,800	42,220	42,635	43,045	43,452	43,872	44,273

Source: Demographic modelling

**Table A9 - North Dorset Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	614	607	597	590	585	575	571	562	558	551
Deaths	694	699	702	712	718	724	737	750	763	775
Natural change	-81	-93	-105	-122	-133	-149	-166	-188	-205	-225
<b>MIGRATION</b>										
Internal in-	4,485	4,492	4,498	4,507	4,517	4,526	4,536	4,548	4,559	4,569
Internal out-	4,372	4,381	4,398	4,412	4,422	4,431	4,438	4,448	4,455	4,467
International in-	295	295	295	295	295	295	295	295	295	295
International out-	191	191	191	191	191	191	191	191	191	191
Internal net-	113	111	100	96	94	94	98	100	104	102
International net-	105	105	105	105	105	105	105	105	105	105
Total net-	218	216	205	201	199	199	203	205	209	207
<b>POPULATION</b>										
Start population	70,858	70,998	71,123	71,225	71,305	71,372	71,423	71,460	71,478	71,483
End population	70,998	71,123	71,225	71,305	71,372	71,423	71,460	71,478	71,483	71,467
<b>HOUSEHOLDS</b>										
Start households	31,242	31,368	31,521	31,677	31,837	32,001	32,136	32,268	32,413	32,543
End households	31,368	31,521	31,677	31,837	32,001	32,136	32,268	32,413	32,543	32,671

Source: Demographic modelling

**Table A10 - Purbeck Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	393	394	393	394	392	393	395	393	391	391
Deaths	489	491	492	496	500	507	511	516	524	534
Natural change	-97	-97	-98	-103	-108	-114	-116	-123	-133	-143
<b>MIGRATION</b>										
Internal in-	2,871	2,875	2,880	2,886	2,892	2,899	2,906	2,913	2,921	2,928
Internal out-	2,578	2,581	2,582	2,585	2,594	2,601	2,605	2,612	2,620	2,625
International in-	136	136	136	136	136	136	136	136	136	136
International out-	96	96	96	96	96	96	96	96	96	96
Internal net-	293	294	298	301	298	298	301	302	302	303
International net-	40	40	40	40	40	40	40	40	40	40
Total net-	333	334	338	341	338	338	341	341	341	342
<b>POPULATION</b>										
Start population	47,338	47,574	47,811	48,051	48,289	48,519	48,743	48,967	49,185	49,393
End population	47,574	47,811	48,051	48,289	48,519	48,743	48,967	49,185	49,393	49,592
<b>HOUSEHOLDS</b>										
Start households	21,214	21,328	21,466	21,600	21,776	21,924	22,045	22,194	22,314	22,461
End households	21,328	21,466	21,600	21,776	21,924	22,045	22,194	22,314	22,461	22,581

Source: Demographic modelling

**Table A11 - West Dorset Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	834	834	833	829	825	819	817	815	813	813
Deaths	1,261	1,275	1,293	1,305	1,328	1,358	1,387	1,412	1,447	1,477
Natural change	-427	-441	-460	-476	-503	-539	-570	-598	-634	-664
<b>MIGRATION</b>										
Internal in-	6,918	6,928	6,941	6,956	6,972	6,989	7,008	7,029	7,049	7,069
Internal out-	5,683	5,686	5,699	5,715	5,730	5,747	5,753	5,764	5,778	5,792
International in-	356	356	356	356	356	356	356	356	356	356
International out-	196	196	196	196	196	196	196	196	196	196
Internal net-	1,235	1,243	1,242	1,241	1,242	1,243	1,255	1,265	1,272	1,277
International net-	160	160	160	160	160	160	160	160	160	160
Total net-	1,395	1,403	1,402	1,401	1,402	1,403	1,415	1,425	1,432	1,437
<b>POPULATION</b>										
Start population	105,114	106,083	107,046	107,989	108,915	109,814	110,678	111,523	112,351	113,149
End population	106,083	107,046	107,989	108,915	109,814	110,678	111,523	112,351	113,149	113,922
<b>HOUSEHOLDS</b>										
Start households	48,882	49,446	49,978	50,534	51,135	51,681	52,238	52,750	53,265	53,827
End households	49,446	49,978	50,534	51,135	51,681	52,238	52,750	53,265	53,827	54,331

Source: Demographic modelling

**Table A12 - Weymouth & Portland Components of Population Change (2021-31)**

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>NATURAL CHANGE</b>										
Births	605	601	597	596	591	590	588	584	580	577
Deaths	745	746	748	754	767	774	789	797	812	826
Natural change	-139	-145	-151	-158	-176	-185	-201	-213	-233	-249
<b>MIGRATION</b>										
Internal in-	3,414	3,417	3,422	3,429	3,437	3,445	3,455	3,464	3,474	3,483
Internal out-	3,081	3,074	3,070	3,070	3,070	3,073	3,073	3,076	3,082	3,086
International in-	180	180	180	180	180	180	180	180	180	180
International out-	135	135	135	135	135	135	135	135	135	135
Internal net-	333	343	352	359	367	373	381	388	392	396
International net-	45	45	45	45	45	45	45	45	45	45
Total net-	378	388	398	405	413	418	427	433	437	442
<b>POPULATION</b>										
Start population	66,705	66,945	67,189	67,436	67,683	67,919	68,153	68,378	68,598	68,803
End population	66,945	67,189	67,436	67,683	67,919	68,153	68,378	68,598	68,803	68,996
<b>HOUSEHOLDS</b>										
Start households	30,765	30,976	31,171	31,381	31,577	31,793	32,030	32,250	32,459	32,670
End households	30,976	31,171	31,381	31,577	31,793	32,030	32,250	32,459	32,670	32,895

Source: Demographic modelling