

# Purbeck District Council: Core Strategy Examination in Public Submission on behalf of ZBV (Winfrith) Ltd

Reference: 4953

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## **HOUSING AND HOUSING SUPPLY (POLICY HS)**

### **APPENDIX TO MATTER 4 – FUTURE HOUSEHOLD DWELLING PROJECTIONS**

- 1.1 ZBV (Winfrith) limited is an existing, significant landowner and investor in Purbeck District, with an extensive history in supporting the future for Dorset Green Technology Park, Wool. ZBV (Winfrith) Ltd has made a number of representations to Purbeck District Council with regard to the objectives and policies contained in the LDF Core Strategy, Submission Draft.

#### **Demographic Scenarios**

- 1.2 The main drivers of demographic change within Purbeck District are a growing population and its changing age structure; the long term growth in employment; and the delivery of new housing supply over time. These changes are the starting point for demographic and household formulation modelling.
- 1.3 The modelling outputs initially focus on the implications in terms of population growth under each scenario. This population is then converted into household formation demand and then into a dwelling demand showing the comparable levels of growth between the scenarios.
- 1.4 Three demographic scenarios have been prepared to establish the range of future housing requirements in the District:
- A1: Natural Change Scenario (zero migration);
  - A2: Sub-National Population Projection Scenario;

- A3: Migration-led Scenario.

- 1.5 The demographic forecast scenarios are trend-based in that they draw on the historical evolution of the population in Purbeck. They combine recent evidence on natural change and migration with national assumptions on the long-term impact of fertility, mortality and international migration.
- 1.6 The components of population change that drive these trend scenarios show subtle differences between the A2: SNPP and A3: Migration-led alternatives. The net loss due to natural change is higher in the A2: SNPP scenario, with a slightly higher level of births recorded in the A3: Migration-led scenario. The overall balance of migration impact is approximately the same, although the A3: Migration-led scenario has a larger proportion of growth associated with net immigration.

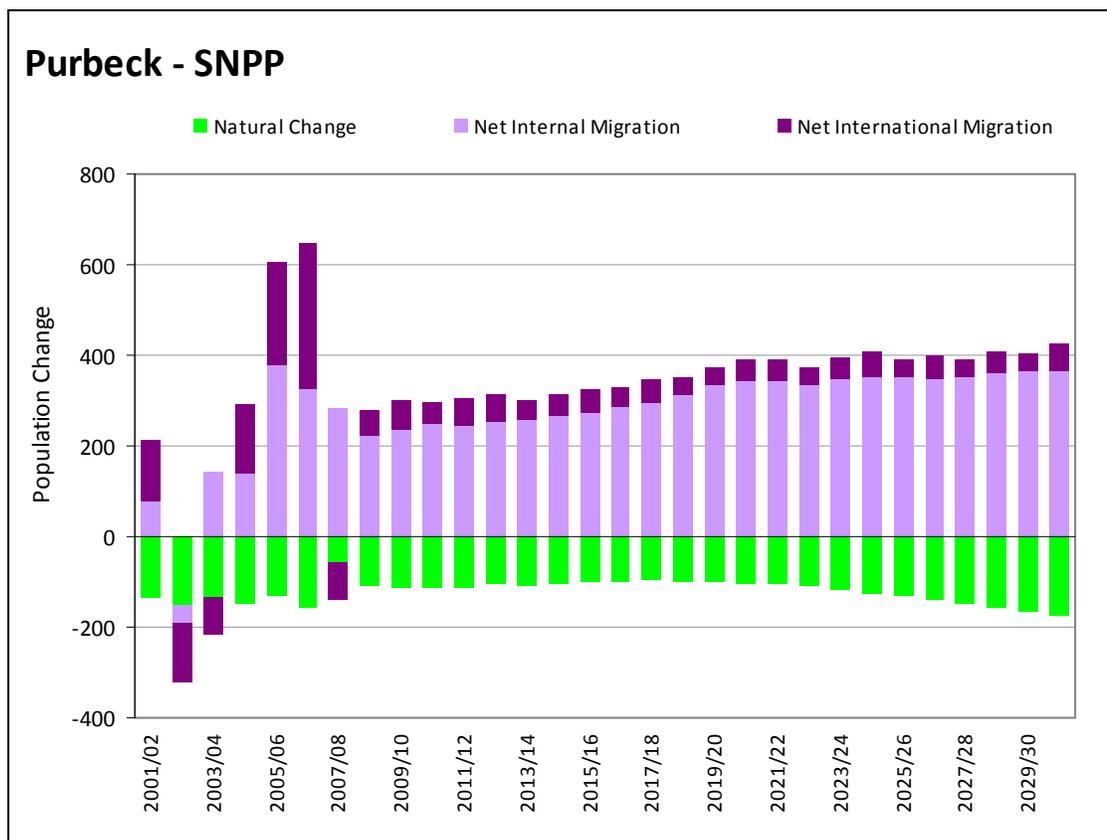
A1: Natural Change Scenario

- 1.7 The A1: Natural Change Scenario illustrates the impact upon population growth of 'zero migration'; with births and deaths being the only drivers of population change in Purbeck. The other two components of change, internal and international migration, are therefore assumed to be zero going forward.
- 1.8 It is important to recognise that this is a hypothetical base scenario with this set of circumstances never able to be realised as Purbeck is not a self-contained island without migration. The scenario does however provide an important benchmark for establishing future demand from the existing population of the area.
- 1.9 In the absence of any migration effect, the Natural Change Scenario results in a population total of 43,411 in 2027.

A2: Sub-National Population Projections (SNPP) Scenario

- 1.10 Under the first scenario, the projection methodology mirrors that used by the ONS to derive the Mid-Year population from the Census base date of 2001. This can therefore be considered a baseline scenario derived from the official released ONS data. The A2 scenario models all three components of change, with internal and international migration modelled as well as natural change.
- 1.11 The A2: SNPP Scenario calculates a population of 49,857 by 2027. This is an increase of 4,134 people between 2010 and 2027, representing an uplift of 9%.

Figure 1: Purbeck SNPP Scenario Population Projection – Components of Change

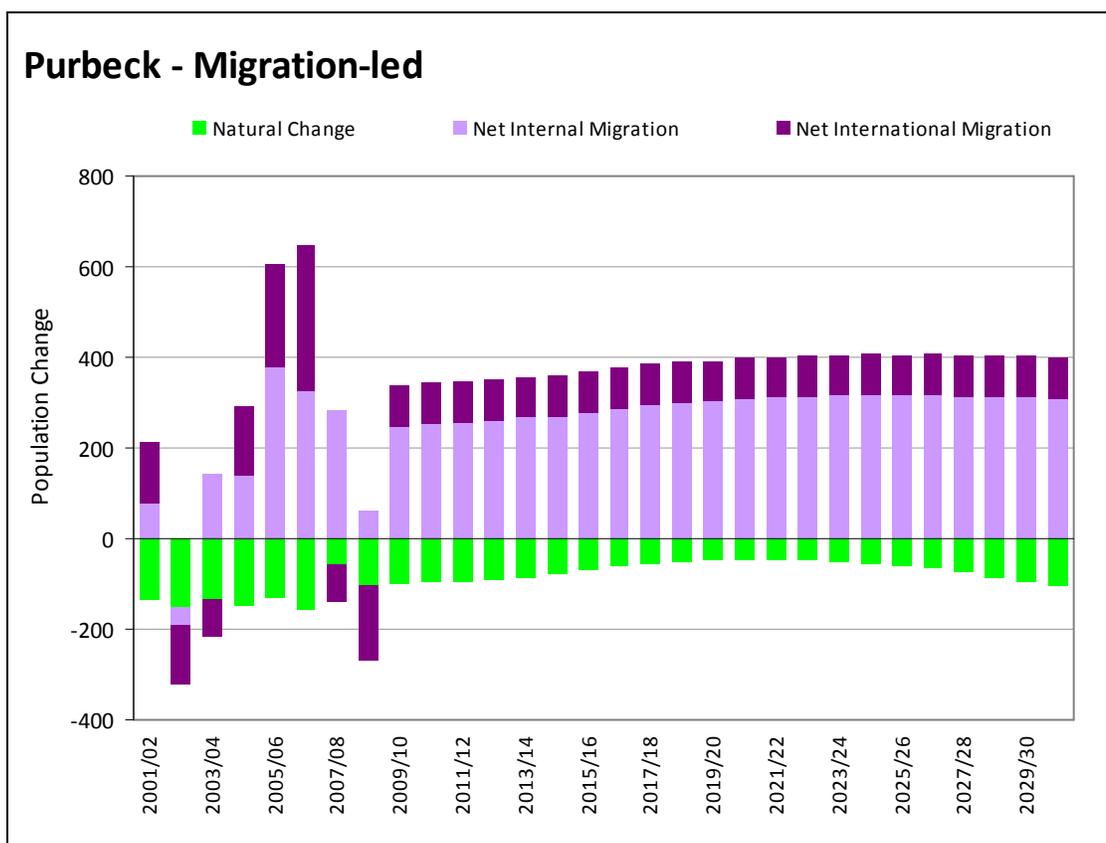


Source: ONS, 2010

A3: Migration-Led Scenario

- 1.12 As a direct comparison with the ONS published SNPP, an alternative Migration-Led Scenario has been derived. This uses evidence of migration trends from the last five years (2004/05 – 2008/09) to derive its assumptions on future population growth as opposed to the longer term trend used within the SNPP.
- 1.13 The A3:Migration-Led scenario shows a slightly higher population increase than the A2: SNPP scenario with a population of 5,405 forecast for 2027 (11.9% growth).

Figure 1: Purbeck Migration Scenario Population Projection – Components of Change



Source: POPGROUP, 2011

## Household Growth

- 1.14 Future household growth for Purbeck District is derived from the population projections set out above. Household growth uses the assumptions embedded within the Department of Communities and Local Government (CLG) Household Projections (November 2010). Household 'headship rates' for Purbeck District are applied to each of the population forecasts to identify the resultant growth in households.
- 1.15 From 2001, the national trend has been for a reduction in average household size and an increasing number of single-person households. The trend in headship rates for Purbeck District reflects this and assumes an increasing number of smaller households, representing a decreasing population per household.
- 1.16 The application of the revised CLG headship rates to the population scenarios produce the trajectories of household change resulting in growth in all future population scenarios. Household growth occurs even where there is no overall population growth (under the A1: Natural Change scenario) as a function of a decline in the average household size.
- 1.17 Applying the household formation analysis to the population forecast scenarios results in:
- The A1: Natural Change scenario forecasts a smallest growth in households 2027 at just 330 new households; representing a 1.7% increase from 2010 projections.
  - The A2: SNPP scenario forecasts a household growth of 2,899 to 2027; an increase of 14.6% from 2010 projections.
  - The A3: Migration scenario closely follows the SNPP and derives a household growth of 3,232 households to 2027; a 16.4% increase from 2010 projections.

### Total Dwelling Requirements for Purbeck District

- 1.18 Figures 3 and 4 set out the total future increase in dwellings required in Purbeck District derived from each of the population and household forecast scenarios.
- 1.19 The A3: Migration-Led scenario is considered to be the most robust because it includes a longer term trends and more recent data relating to drivers of population change than the SNPP.

Figure 32: Projected Purbeck District Dwelling Growth

Year	Demographic Scenarios		
	A1: Natural Change	A2: SNPP	A3: Migration-led
<b>2027 Households</b>	22,243	25,008	25,384
<b>Net Additional Dwellings Required 2010-2027</b>	383	3,148	3,524
<b>% Dwelling Increase 2010-2027</b>	1.8%	14.4%	16.1%

Source: GVA, 2011

- 1.20 The key local dwelling requirement findings are:
- The hypothetical A1: Natural Change scenario forecasts the smallest growth in dwellings to 2027 at just 383 new dwellings; representing a 1.8% increase from 2010 dwellings projections.
  - The A2: SNPP scenario forecasts a dwelling growth of 3,148 to 2027; an increase of 14.4% from 2010 dwellings projections.
  - The A3: Migration-led scenario closely follows the SNPP and derives a dwelling growth of 3,524 to 2027; a 16.1% increase from 2010 dwellings projections.

Figure 4: Purbeck District: Future Total District Dwelling Requirements, Yearly Total Requirements

Year	A1: Natural Change	A2: SNPP	A3: Migration-led
2010	21,860	21,860	21,860
2011	21,897	22,033	22,059
2012	21,902	22,185	22,238
2013	21,914	22,349	22,436
2014	21,897	22,541	22,608
2015	21,891	22,716	22,805
2016	21,928	22,913	23,037
2017	21,969	23,097	23,265
2018	22,010	23,282	23,482
2019	22,077	23,487	23,720
2020	22,112	23,667	23,916
2021	22,173	23,867	24,151
2022	22,204	24,058	24,358
2023	22,242	24,254	24,586
2024	22,235	24,450	24,770
2025	22,238	24,634	24,972
2026	22,239	24,822	25,175
2027	22,243	25,008	25,384
<b>Change 2010-2027</b>	383	3,148	3,524
<b>% Change</b>	1.8%	14.4%	16.1%

Source: ONS, POPGROUP