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Planning. Design. Economics.

**Implications of the 2011-based CLG  
Household Projections**

Lichfield, Tamworth and Cannock Chase  
Housing Requirement Update

Lichfield District Council

17 May 2013

41022/03/MW/CRo

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## 1.0 Introduction

### Background

- 1.1 In 2012 Nathaniel Lichfield and Partners [NLP] produced a study on behalf of the three south-east Staffordshire Councils of Cannock Chase District [CCDC], Lichfield District [LDC] and Tamworth Borough [TBC] concerning the Future Population, Household Projections and Housing Needs of the Housing Market Area [HMA]<sup>1</sup>. The study set out the potential scale of future housing requirements in the three districts, based upon a range of housing, economic and demographic factors, trends and forecasts. This sought to provide the Councils with evidence on the future housing requirements of their districts to help them plan for future growth and make informed policy choices.
- 1.2 The study subsequently formed a key part of the evidence base underpinning LDC's Local Plan [LDLP], which was submitted for examination in March 2013. Ahead of the forthcoming Examination in Public [EiP] into the Soundness of the LDLP, the Inspector has released a series of Matters and Issues that will form the basis for discussion at the hearing sessions. Of the six issues identified under the 'Housing Numbers', the Inspector raises the following matter:
- 2) (v) *The latest household projections have now been published. What implications, if any, do these have for the housing requirement set out in the Plan?*
- 1.3 This report provides NLP's response to issue 2) (v), broadening the discussion to consider the implications for the other two authorities in the HMA, based on the following:
- 1 An analysis of the latest demographic and population releases for the three south-east Staffordshire districts, notably the 2011 Census population figures; the (interim) ONS 2011-based Sub-National Population Projections [SNPP] and the (interim) CLG 2011-based household projections, and how these forecasts compare with the data underpinning NLP's 2012 HEaDROOM report;
  - 2 A scenario exploring the likely impact of these new figures on dwelling requirements through a re-run of the PopGroup baseline model run, (incorporating the 2011-based ONS SNPP forecasts and headship rates from the 2011-based household projections), adjusted to take into account the 2011 Census population for each District;
  - 3 A contextual overview exploring the reasons behind any significant changes to the forecasts and the extent to which the previous forecasts underpinning the Local Plan housing requirements remain valid.

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<sup>1</sup> NLP (May 2012): Southern Staffordshire Districts Housing Needs Study

## 2.0 Background and Context

### South-East Staffordshire Districts Housing Needs Study

- 2.1 The purpose of the south-east Staffordshire Districts Housing Needs Study that was undertaken by NLP in 2012 was to set out the scale of future housing requirements in the three districts, based upon a range of housing, economic and demographic factors, trends and forecasts. This sought to provide the Councils with evidence on the future housing requirements of their districts to help them plan for future growth and make informed policy choices through the development plan preparation process.
- 2.2 In addition to establishing the overall housing level associated with different scenarios, the study also appraised the level of affordable housing need. This involved a partial update of the two earlier Strategic Housing Market Assessments [SHMAs] undertaken for the three Councils. The affordable housing target was broken down by tenure, size and type, for each sub-housing market area, and identified the dwelling requirements of households with a variety of special needs.

#### What is HEaDROOM?

- 2.3 NLP's HEaDROOM model was used to identify housing requirements for the three south-east Staffordshire Districts, based upon an analysis of housing, economic and demographic factors.
- 2.4 At the heart of HEaDROOM is an understanding of the role of housing in ensuring that the future population of a locality can be accommodated and the extent to which housing plays a crucial role in securing the economic well-being of a local area. The model involves the use of a variety of forecasting techniques and analysis to avoid any over-reliance on 'predict and provide'. Specifically, this incorporates the 'PopGroup' demographic forecasting tool, with a variety of inputs including ONS population projections and comparable CLG household forecasts.
- 2.5 At the time of the 2012 study, the most up-to-date information available for the PopGroup model involved the 2008-based ONS SNPP and the 2008-based CLG household projections. On this basis, 12 future housing scenarios were agreed with the three Councils as follows:
- 1 **Demographic Factors** (Scenarios A-E) – what projections of natural change, migration and headship rates will mean for future levels of household growth. This primarily involved undertaking a series of sensitivity adjustments to the PopGroup Baseline model run, as well as interpreting the 2008-based CLG household growth statistics for the area.
  - 2 **Economic Factors** (Scenarios F-H) – what levels of housing are needed to sustain different estimates of employment change. This approach

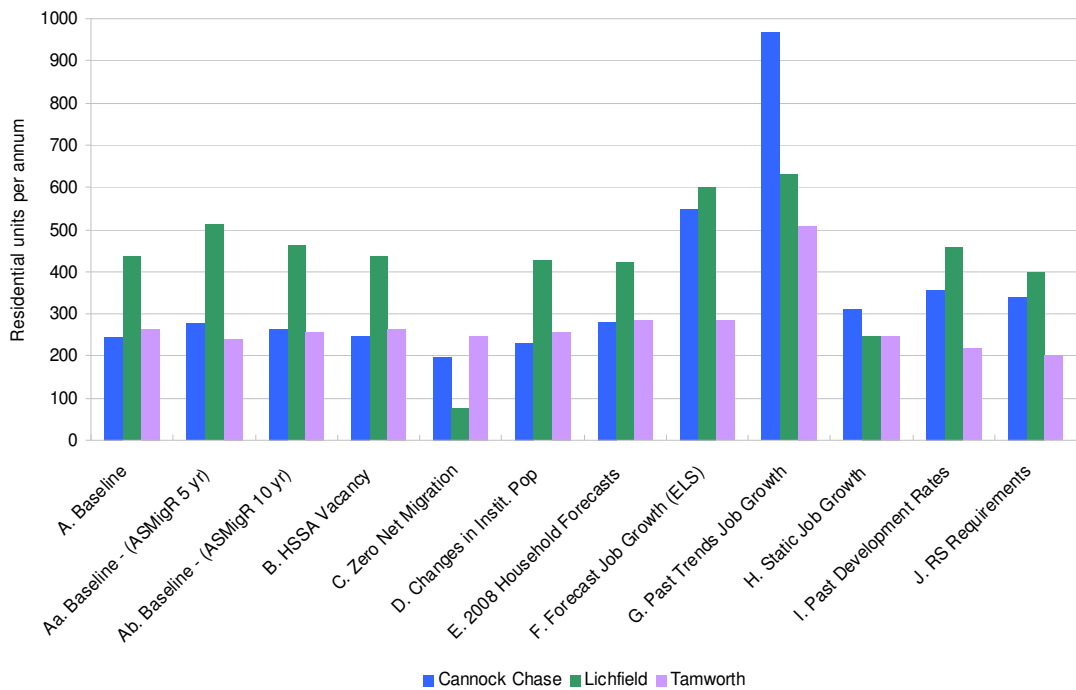
included taking forward job growth forecasts for the three districts as provided by Experian/GHK; and,

- 3 **Housing Factors** (Scenarios I-J) – how past trends of delivery are likely to be reflected in future household growth. This included analysing construction rates to identify what the market could potentially bring forward, as well as revisiting the RS housing requirements.

## Results of the 2012 HEaDROOM Model Run

- 2.6 The scenarios resulted in a wide range of housing requirements for the period 2006 to 2028 based upon different indicators of what the need for housing within south-east Staffordshire could be, as summarised in Figure 2.1.

Figure 2.1 Summary of Scenarios



Source: NLP Analysis

- 2.7 The projected dwelling requirements ranged from as low as 522dpa (based on the zero net migration forecasts) to as high as 2,105 (Past trends job growth) across the three districts. These were split into three broad groups – demographic based scenarios allowing for an element of in-migration (A, Aa, Ab, B, D and E) and housing scenarios (I and J); demographic based scenarios excluding net in-migration (C); and employment-led scenarios (F, G and H). The employment led and reduced migration scenarios were subsequently excluded on the grounds that they were neither realistic nor desirable.

## Suggested Range

- 2.8 The HEaDROOM report concluded that the dwelling requirements for the three districts of south-east Staffordshire should be as follows:
- 1 **Cannock Chase: 250-280dpa;**
  - 2 **Lichfield: 410-450dpa; and**
  - 3 **Tamworth: 240-265dpa.**
- 2.9 This refined range was derived following the consideration of the combined outputs from the various model runs, set against the environmental issues and constraints that could preclude the districts from physically accommodating certain levels of housing need. It was considered that a requirement of between 900 dpa and 995 dpa represented a sensible range for the three Districts, providing a realistic level of housing to deliver some economic growth, whilst recognising environmental issues and the challenges ahead.
- 2.10 It should be noted that the evidence within the report did not include any allowance for backlog/past over-provision; nor did it seek to make a planning or policy judgement. Both points were considered to be matters for CCDC, LDC and TBC taking into account the information before them. The 2012 report therefore represented a first stage for further consideration of all relevant factors through the Local Plan process.

## Local Plan Proposals

### Lichfield District Local Plan

- 2.11 Core Policy 6 of the Submission Lichfield District Local Plan (2013) states that LDC will plan, monitor and manage the delivery of **8,700 homes** in Lichfield District between 2008 and 2028 and ensure that a sufficient supply of deliverable/developable land is available to deliver around **435 new homes each year**. The Policy states that housing development will be focused on the following key urban and rural settlements:
- 1 South of Lichfield: 450 dwellings;
  - 2 East of Lichfield (North of Streethay): 750 dwellings;
  - 3 Fradley: 1,000 dwellings;
  - 4 Land East of Burntwood Bypass: 375 dwellings;
  - 5 East of Rugeley: 1,125 dwellings (including 500 to meet needs arising within Rugeley); and,
  - 6 North of Tamworth: 1,000 dwellings (50% to meet needs arising within Tamworth Borough).
- 2.12 On this basis, of the 435 dpa that Lichfield is seeking to provide within its administrative boundaries, 25 dpa will meet the needs of Rugeley residents, whilst a further 25 dpa will meet Tamworth Borough's needs. It is understood



that this approach has been agreed between the authorities in a formal Memorandum of Understanding<sup>2</sup>.

### Cannock Chase District

- 2.13 The Cannock Chase Local Plan Proposed Submission (2013) states that as part of a south-east Staffordshire strategy to deliver 19,800 houses in Tamworth, Lichfield and Cannock Chase between 2006 and 2028, land is identified in the latter district for **5,300** new houses (**241 dpa**).
- 2.14 Policy CP6 states that this includes:
- 1 1,625 new houses completed 2006-2012;
  - 2 2,350 new houses on urban sites identified by the 2012 SHLAA (66% in Cannock, Hednesford and Heath Hayes; 29% in Rugeley and Brereton; and 5% in Norton Canes);
  - 3 A strategic site allocated for an urban extension on land west of Pye Green Road for 750 new houses; and,
  - 4 An urban extension south of Norton Canes on land identified for up to 670 houses.
- 2.15 Policy CP6 also clarifies that a strategic development allocation to the east of Rugeley within the Lichfield Local Plan contributes to meeting the growth requirements of Rugeley and Brereton.
- 2.16 It is understood from the joint evidence base document '*Meeting Development Needs in SE Staffordshire 2006-2028*' that the 5,300 dwellings figure does not include the delivery of homes beyond the district boundary to meet the needs of Cannock Chase residents [para 3.56], and specifically the 1,125 sustainable housing site to the East of Rugeley (of which 500 dwellings would meet Rugeley's needs).

### Tamworth Borough

- 2.17 Tamworth Borough Council submitted its Local Plan for examination in November 2012. However, during the early stages of the Examination, the Inspector identified a number of significant concerns in relation to the Local Plan. These included issues concerning the allocation of housing sites and the lack of detail concerning the deliverability of the strategic Anker Valley housing site in the north of the Borough. The decision was subsequently made by TBC to withdraw its Plan in March 2013.
- 2.18 Nevertheless, the housing strategy outlined within the Local Plan still represents a reasonable indication of the level of housing TBC is looking to provide in future years. In this regard, Policy SP5 of the withdrawn Tamworth

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<sup>2</sup>CCDC, LDC, TBC (February 2013): Meeting Development Needs in SE Staffordshire 2006-2028

Pre-submission Local Plan publication document states that within Tamworth Borough, up to **4,500 dwellings** will be delivered between 2006 and 2028 at a rate of **205 dpa**. At least 1,150 dwellings would be provided for at a sustainable urban neighbourhood to the north east of the town centre in the Anker Valley.

2.19 As the potential supply of 4,500 dwellings identified is set against a need for 5,500 dwellings, the Plan recognised that 1,000 dwellings needed to be accommodated outside the Borough to meet Tamworth's needs:

*'Development to meet Tamworth's needs within Lichfield's boundary will be met in the broad location (Land to the north of Anker Valley Sustainable Urban Neighbourhood identified on Figure 3) and allocated within Lichfield's Local Plan and any others subsequent DPDs. Development to meet Tamworth's needs within North Warwickshire's boundary will be set out within North Warwickshire's Local Plan, and any others subsequent DPDs. [Policy SP5 Housing]'*

## Summary

2.20 Table 2.1 compares the NLP housing requirement range identified in the 2012 HEaDROOM report against the amount the three south-east Staffordshire authorities are actively planning for. It suggests that for the HMA as a whole, the three LPAs are planning for a level of housing growth that is approximate to the lower end of the recommended range in NLP's 2012 HEaDROOM report. Due to constraints, this is achieved through rebalancing the delivery in Lichfield and including an additional allowance for meeting Tamworth's needs in the adjoining district of North Warwickshire.

Table 2.1 Annual Housing Requirements Comparison

	2012 HEaDROOM – Recommended Range	Local Plan Provision
<b>Cannock Chase</b> (2006-28 – 22 year)	250 – 280 dpa	<b>5,300</b> <b>(241 dpa)<sup>1</sup></b>
<b>Lichfield</b> (2008-28 – 20 year)	410 – 450 dpa	<b>8,700</b> <b>(435 dpa)<sup>2</sup></b>
<b>Tamworth</b> (2006-28 – 22 year)	240 – 265 dpa	<b>5,000</b> <b>(227 dpa)<sup>3</sup></b>
<b>South-east Staffordshire HMA</b>	<b>900 – 995 dpa</b>	<b>19,000</b> <b>(903 dpa)</b>

Source: NLP analysis, LDC/TBC/CCDC

<sup>1</sup>Does not include 500 dwellings to meet Rugeley's needs, located in Lichfield

<sup>2</sup>Of which 500 dwellings would meet the needs of Tamworth residents and a further 500 dwellings which would meet the needs of Rugeley residents (in Cannock Chase District)

<sup>3</sup>Includes 500 dwellings to meet Tamworth's needs located in North Warwickshire. This does not include 500 dwellings to meet Tamworth's needs located in Lichfield

2.21 It should be noted that the three south east Staffordshire Authorities have signed a Memorandum of Understanding (CD3-2) to identify the quantum of housing development to be delivered within each administrative boundary over

the period 2006 to 2028. It should be noted that the time-span of the memorandum is different to the plan period of the Lichfield District Local Plan which runs from 2008 to 2028. The memorandum commits Lichfield District Council to the delivery of 9,575 homes over this 22 year period, of which 875 were delivered between 2006 and 2008 (as set out in the Lichfield District SHLAA CD2-23) and the remaining 8,700 forms the housing requirement identified within the submitted Lichfield District Local Plan Strategy (CD1-1).

## 3.0 The 2011-based CLG Household Projections

### Overview

- 3.1 The Framework [para 47] requires LPAs to meet the full, objectively assessed need for market and affordable housing within their HMA. To have a clear understanding of housing needs in their area, LPAs should prepare a SHMA which should identify the scale and mix of housing need over the plan period to meet household and population projections, taking account of migration and demographic change [para 159].
- 3.2 In this regard, since the submission of the 2012 HEaDROOM Study, the demographic data which underpinned NLP's modelling work has been updated by both the ONS and CLG. New statistical information includes:
- 1 2011 Census data;
  - 2 Revised 2010/2011-based mid-year population estimates;
  - 3 2010-based ONS SNPP;
  - 4 (Interim) 2011-based SNPP; and,
  - 5 (Interim) 2011-based household projections.
- 3.3 The latter dataset is of particular relevance to the Inspector's Main Matters and Issues. The latest set of household projections was published by CLG on 9<sup>th</sup> April 2013. The CLG 2011-based interim household projections cover the period 2011 to 2021 and supersede the previous 2008-based household projections which covered the period 2008 to 2033 but were built up from a 2001 Census base.
- 3.4 A comparison of the latest household projections against the previous 2008-based household projections for the three south-east Staffordshire districts is set out in Table 3.1.

Table 3.1 Household Projections Comparison

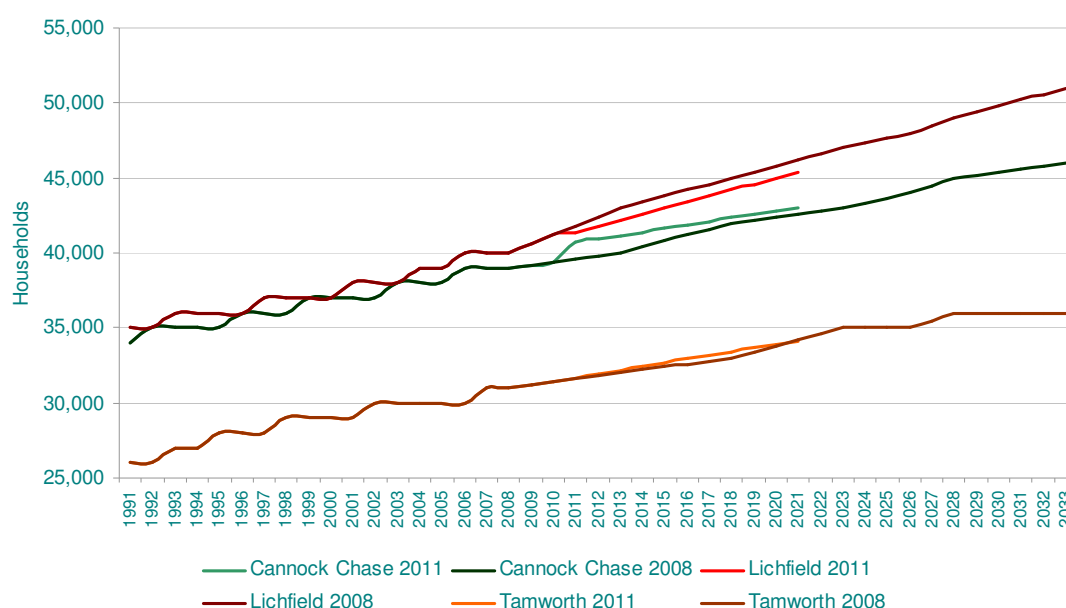
	2011-based Household Projections					2008-based Household Projections	
	2011	2021	2011-21	Annual H'holds	Annual Dwellings *	Annual H'holds	Annual Dwellings *
<b>Cannock Chase</b>	40,706	43,023	2,317	232	239	300	309
<b>Lichfield</b>	<b>41,316</b>	<b>45,376</b>	<b>4,060</b>	<b>406</b>	<b>419</b>	<b>473</b>	<b>488</b>
<b>Tamworth</b>	31,646	34,129	2,483	248	254	253	259
<b>South-east Staffordshire HMA</b>	<b>113,668</b>	<b>122,528</b>	<b>8,860</b>	<b>886</b>	<b>912</b>	<b>1,026</b>	<b>1,056</b>

Source: CLG (interim) 2011/2008-based household projections / NLP analysis

\*Converts households into dwellings by making an additional allowance for vacant units/second homes (3.1% for Lichfield; 2.9% for Cannock Chase and 2.4% for Tamworth as recorded in the October 2011 Council Tax Base for Formula Grant Purposes)

3.5 Both Table 3.1 and Figure 3.1 indicate that whilst household growth is forecast to continue to increase for all three districts under the latest projections, the level of change between 2011 and 2021 is projected to be lower than the previous 2008-based household projections suggested. The difference is particularly marked for Cannock Chase, with the most recent projections being around 23% lower than the 2008-based projections. This appears to be due, at least in part, to a past under-estimation of the number of residents living in the Borough based on the mid-year estimates, which was corrected by the 2011 Census returns. The latest projections for Lichfield indicate that the annual increase will be some 14% lower than previously suggested by CLG. The two sets of projections for Tamworth are closer, although again, the latest projections are lower.

Figure 3.1 South-east Staffordshire CLG Household Projections Comparison



Source: NLP Analysis / CLG 2008/2011-based household projections

3.6 Overall, the latest CLG household projections indicates that the number of households in the HMA is likely to increase by around 886 per annum, compared to 1,026 as suggested by the previous set of projections. Converting this into dwellings would indicate a need of 912 dpa for the HMA, around 14% lower than the previous projections suggested.

### Issues with the Data

3.7 The 2011-based (interim) household projections produced by CLG represent the most up-to-date indication of household change currently available at a national, regional and local level. The projections incorporate the most up to date information from the 2011 Census, and supersede the 2008-based household projections.

3.8 However, it is important to note that there are a variety of limitations with the projections, not least the fact that these are demographic and trend-

based only and do not take into account any policy changes that may affect actual household formation in future.

- 3.9 The most obvious statistical shortcoming is that the projections only span a 10-year period, which presents difficulties for LPAs looking to plan for a minimum of 15 years into the future. Furthermore, although Census 2011 data was used where possible, where data was not available (for example, household representative rates by age and marital status) information was used from the Labour Force Survey data or from previous projections instead. In this regard:

*'The household projections are derived from the SNPP, so any limitations with the interim population projections would also need to be taken into account when interpreting household projections. For example, population projections generally update underlying demographic assumptions on fertility and migration in line with new available data, but for the 2011-based SNPP trends from the 2010-based projections were used.'*<sup>3</sup>

### Household Formation Rates

- 3.10 It is important to note that there is a marked difference between the household formation rates underpinning the 2008-based and (interim) 2011-based household projections. At the national level, the latest 2011-based projections strongly reflect recently observed trends in suppressed household formation which are associated, at least in part, with the impacts of the recession and past housing under-supply. CLG caution against simply rolling forward household formation rates beyond 2021:

*"There are also particular limitations in the use of the 2011-based interim household projections. The projections only span for a 10-year period so users that require a longer time span would need to judge whether recent household formation trends are likely to continue."*<sup>3</sup>

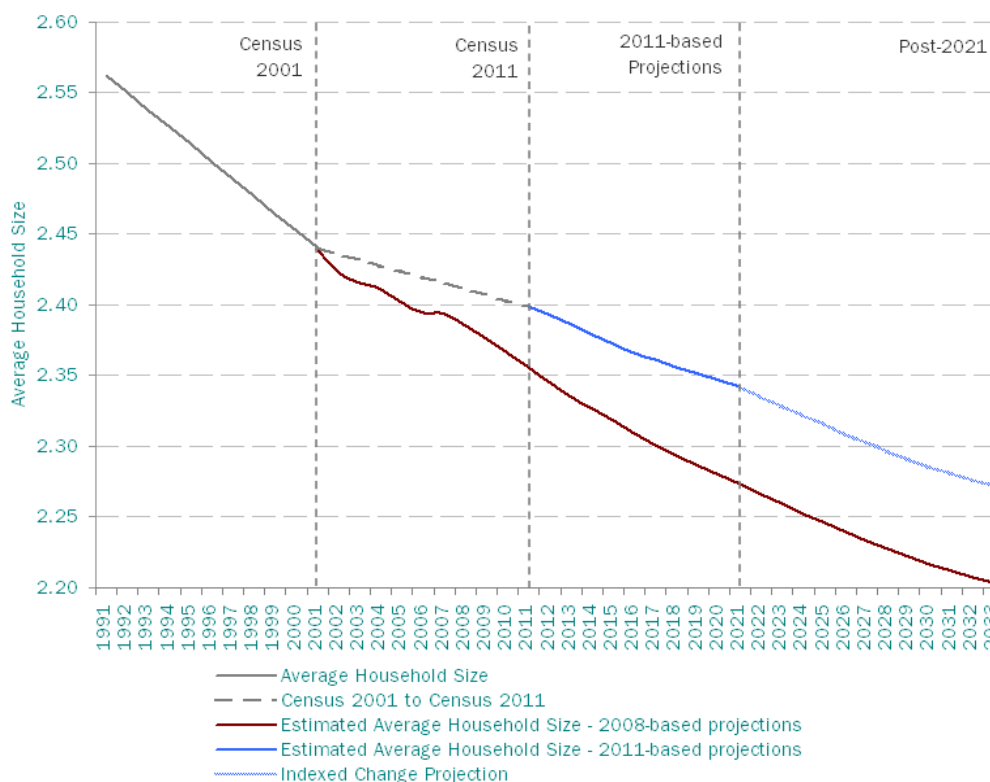
- 3.11 Past trends in overall household formation in Lichfield suggest a trend towards higher rates of formation and smaller household sizes up until 2001, with more recent trends highlighting a relatively static formation rate. This broadly mirrors the picture at the regional level.

- 3.12 Looking at past trends in overall household formation in Lichfield District shows a continued trend towards higher rates of formation and smaller household sizes. Between 2001 and 2011 however, the rate of change slowed significantly, a trend which has been carried forward in the latest 2011-based projections. This is in marked contrast to the 2008-based projections, which, as can be seen in Figure 3.2, are much closer to the long term downward trajectory.

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<sup>3</sup> CLG (2013): 2011-based Interim Household Projections - Quality Report

Figure 3.2 Trends in Household Formation (Average Household Size) in Lichfield (1991-2033)



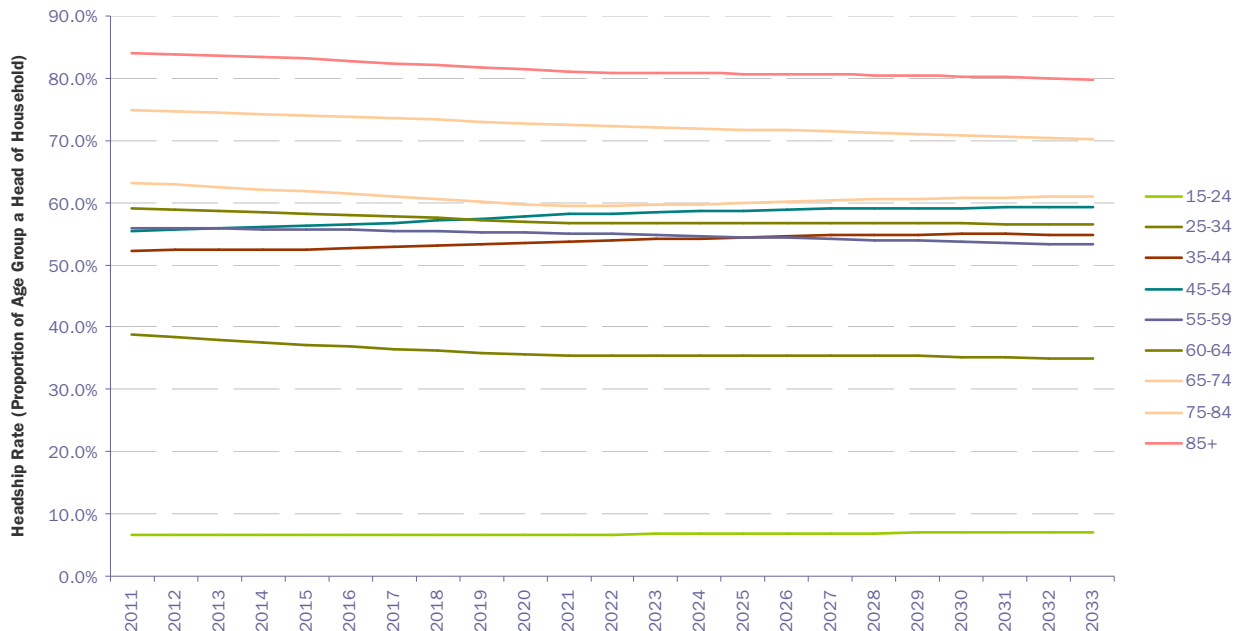
Source: Census 2001, Census 2011 and ONS/CLG Population and Household Estimates and Projections

- 3.13 Recent household formation rates between 2001 and 2011 are likely to reflect recent constraints on housing availability and affordability (both through supply-side factors such as house building and demand-side factors such as mortgage availability and household incomes). This will have placed constraints on new households forming in the same manner as observed in previous trends, potentially leading to higher rates of concealed households, higher rates of household sharing and factors such as young adults staying at their parental home for longer.
- 3.14 The 2011-based projections expect this constant average household size to continue in the short term up to 2021. Conversely, the previous 2008-based household projections projected forward the trends in all three districts experienced pre-2001.
- 3.15 For the purposes of an objective assessment of needs in line with The Framework, it is reasonable to assume that beyond 2021, rates of household formation (and therefore trends in average household size) will reflect a change in line with long term trends, i.e. decreasing household size as a result of the country's ageing population and changing social imperatives. This is likely to occur in particular as the wider economy returns to growth and peoples' circumstances improve, with an improvement in confidence and their ability to form new households.

3.16 NLP considers that as the market recovers the suppressed demand resulting from the recessionary constraints on household formation will simply be unlocked. In particular, this will include people in the 25-44 age brackets (and in many cases seeking to start families) being able to get on the housing ladder and form new households.

3.17 Therefore, beyond 2021 NLP has applied the rate of annual change in household formation from the 2008-based household projections to reflect such long term trends (and in the absence of other long-term projections of household formation). This is illustrated for individual age cohorts in Figure 3.3, which shows increasing headship rates (the proportion of a population that will form a head of household) within Lichfield among 35 to 54 year olds, whilst a decreasing headship rate among 25-34 year olds and 60+ year olds.

Figure 3.3 Projected Household Headship Rates for Lichfield District



Source: CLG 2011-based Interim Household Projections, NLP

3.18 These age-specific projections of household headship rates are applied to the projected population of Lichfield, with a similar exercise also undertaken on behalf of Cannock Chase District and Tamworth Borough, to arrive at an estimate of the future number of households in south-east Staffordshire.

## Updated HEaDROOM Scenario

3.19 NLP has re-visited the 2012 HEaDROOM analysis to incorporate a new scenario based on the latest CLG 2011-based (interim) household projections. As discussed above, various assumptions have been made concerning the headship rates post 2021. Similar assumptions have been made concerning vacancy rates, unemployment and economic activity as in the 2012 HEaDROOM



report. The output sheets are provided in Appendix 1, whilst a summary of the key assumptions is provided in Appendix 2.

3.20

The results of the updated PopGroup Baseline model run are outlined in Table 3.2. It should be noted that the figures below do not include any allowance for backlog/past over-provision; nor do they seek to make a planning or policy judgement as to their suitability.

Table 3.2 Summary of PopGroup Baseline Scenario, (2011-based CLG Household Projections) 2011-28

2011-28	Cannock Chase	Lichfield	Tamworth	South-east Staffordshire HMA
Population Change	+4,259	+13,255	+7,222	+24,736
of which Natural Change	+4,226	-1,766	+6,885	+9,345
of which Net Migration	+32	+15,021	+337	+15,390
Household Change	+3,700	+7,081	+4,301	+15,082
Dwelling Change	+3,810	+7,307	+4,407	+15,524
Dwellings p.a.	<b>+224</b>	<b>+430</b>	<b>+259</b>	<b>+913</b>
Economic Activity	-2,060	+1,690	-367	-737
Jobs	-638	+2,085	+499	+1,946

Source: NLP Analysis Using PopGroup

3.21

The analysis indicates that the overall HMA dwelling requirement figure for the period 2011-2028, at **913 dpa**, is slightly higher than the 903 dpa currently being planned for by the three authorities. It does, however, remain comfortably within the 900-995 dpa range recommended by the previous HEaDROOM report.

3.22

Table 3.2 indicates that the main drivers for the change vary considerably between the three districts, with natural change being the main driver of population growth in both Tamworth and Cannock Chase, whilst for Lichfield, migration (predominantly from elsewhere in the UK) is the stimulus behind the strong population growth projections, with the number of deaths actually exceeding births over the 17-year modelling period.

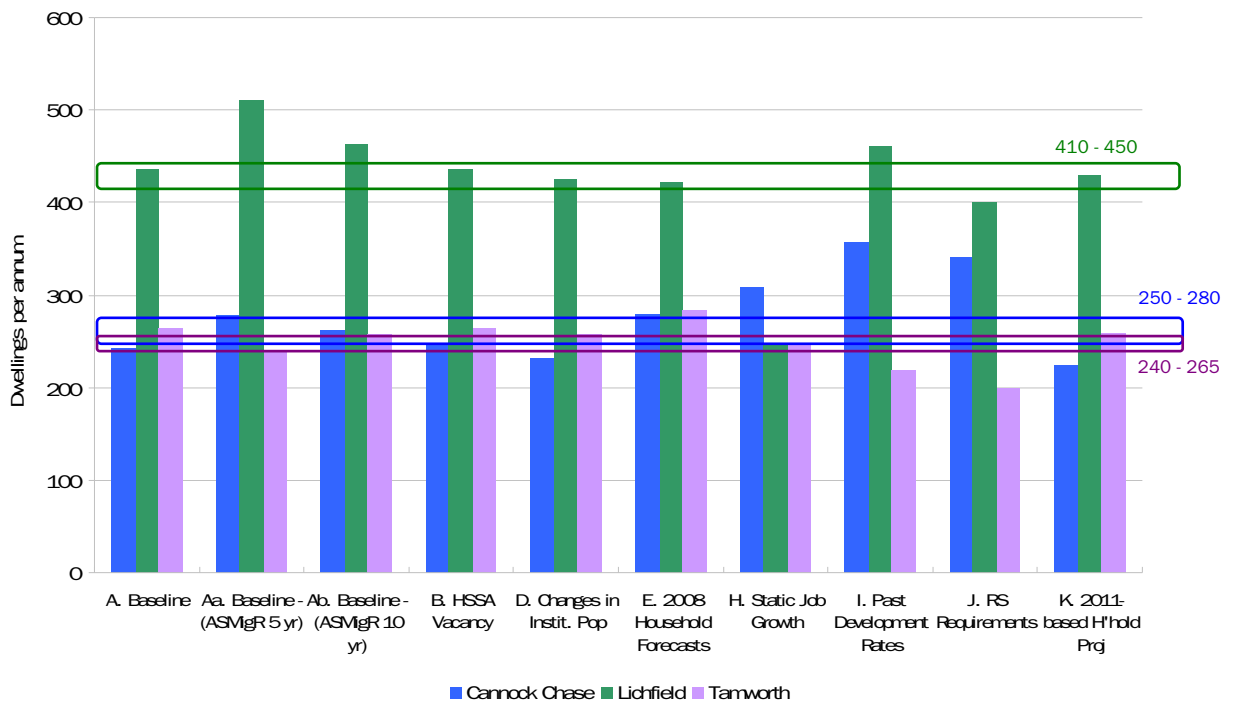
4.0

## Implications of the Revised Projections

4.1

In the light of the recent publication of the 2011-based CLG household projections, this section of the report discusses the extent to which the previous forecasts remain valid, and whether as a consequence of this, the justification behind the range of dwelling requirements given in the previous report (and which underpins each districts' Local Plan housing requirements) remains robust.

Figure 4.1 Summary of Retained Scenarios, including 2011-based CLG Household Projections



Source: NLP Analysis of PopGroup Outputs

4.2

Figure 4.1 demonstrates the extent to which the latest CLG household projections scenario (K) compares with the previously modelled scenarios (excluding the less realistic/unsustainable projections) and the recommended range for each of the three districts. It is re-iterated that NLP has some reservations regarding an over-reliance of the 2011-based household projections to underpin Local Plan housing requirements (as set out in Section 3.0), as although they represent the most up to date indications of demographic change, there are issues over the quality of the data, its restricted time frame, and the lack of any policy emphasis in their formulation. With regards to this latter point, the previous HEAdROOM report sought to balance the various economic, social and environmental sustainability criterion to inform a suitable housing requirement of each of the three districts, which is beyond the scope of this report.

- 4.3 The most meaningful comparisons relate to Scenario A (the previous PopGroup baseline), and Scenario E (the 2008-based household projections).
- 4.4 As can be seen in Figure 4.1, the latest projections are significantly lower for **Cannock Chase** than the previous scenarios suggested, with the 224 dpa around 8% lower than the previous PopGroup Baseline model run, and 20% lower than the 2008-based household projections. This is primarily due to a substantial reduction in the level of net migration under the latest household projections. The 224 dpa figure also sits below the recommended 250-280 dpa range of the 2012 HEaDROOM report.
- 4.5 The **Lichfield** figure of 430 dpa is very close to both the 436 dpa indicated in the previous PopGroup Baseline, and also the 423 dpa indicated by the superseded CLG household projections. Similar patterns are exhibited from the net loss of residents through natural change, and the substantial growth in levels of net in-migration, under all three scenarios. The Scenario K figure sits in the middle of the 410-450 dpa range recommended previously.
- 4.6 The figure of 259 dpa for **Tamworth** follows a similar (albeit less extreme) pattern as Cannock Chase, being slightly lower than the previous PopGroup Baseline (264 dpa) and more significantly lower than the superseded household projections (9% below the previous annual requirement of 283 dpa). Scenario K sits towards the top end of the previous recommended range of 240-265 dpa.
- 4.7 For **south-east Staffordshire** as a whole, and particularly for Baseline Scenario A, the adjustments largely cancel themselves out, with the increase recorded for Lichfield (largely) neutralised by the falls in Cannock Chase's and Tamworth's requirements. Thus the 913 dpa indicated by the latest household projections is towards the bottom end of the 900-995 dpa range recommended in the previous HEaDROOM report.

### Overall Compliance

- 4.8 At this point it is important to revisit the original justification for the south-east Staffordshire authorities' housing needs range. The 2012 report reviewed the range of scenarios and excluded the more extreme, or unsustainable, forecasts such as the employment-led or reduced migration projections. A number of scenarios were left which broadly clustered around a much narrower range of housing requirements. These scenarios included Scenario A (the PopGroup Baseline); the two ASMigR sensitivity tests Aa and Ab (although the Lichfield 5-year ASMigR was excluded on the grounds that it was out of kilter with the remaining demographic forecasts); Scenario B (HSSA vacancy test); Scenario D (Changes to the Institutional Population); Scenario E (2008-based CLG household projections) and Scenario I (Past Development rates, with the exception of Cannock Chase District).
- 4.9 Having established the scenario-based housing requirement figures, NLP analysed the core constraints on development delivery and policy choices, which will control the amount of development that can be accommodated over

the Local Plan period. The refined range was derived following the consideration of the combined outputs from the various model runs, set against the environmental issues and constraints that could preclude the districts from accommodating certain levels of housing need. Hence a dwelling requirement range was suggested, comprising: **250-280dpa for Cannock Chase; 410-450dpa for Lichfield; and 240-265dpa for Tamworth – i.e. between 900-995 dpa across south-east Staffordshire.**

4.10 This range was further justified on the grounds that:

- 1 **Meeting Affordable Housing Need:** Providing 900-995 dpa in south-east Staffordshire would go a significant way towards meeting the housing need identified in the two SHMAs.
- 2 **Supporting south-east Staffordshire's economy:** A dwelling requirement of 900-995 dpa could lead to a broadly neutral change in the number of residents in employment over the plan period across south-east Staffordshire as a whole, with the growth in jobs projected for Lichfield at the top end of their range cancelled out by a comparable decline in jobs for Cannock Chase. A lower housing requirement for the three districts would potentially lead to a much greater loss of economically active residents, intensifying the problem.
- 3 **Balancing constraints to delivery:** Given the three districts' objectives for respecting, protecting and enhancing the environment, biodiversity and character of south-east Staffordshire, the Councils were concerned that a level of development above 995 dpa could have an adverse impact on the individual character and settings of the area's market towns and villages. Hence 900-995 dpa was considered to represent a challenging, but more achievable, figure than the higher long-term development scenario.

4.11 On this basis, it is considered that the revised forecasts for both Lichfield and Tamworth would not require any significant amendment to the range identified in the previous housing needs report. Scenario K (incorporating the 2011-based CLG Household Projections) remains close to the lower end of the range for Tamworth, and in the middle of the suggested range for Lichfield, hence it is considered that the change is within an acceptable margin of tolerance for both districts.

4.12 Regarding the Cannock Chase forecasts, Scenario K (224 dpa) is well below the bottom end of the range (250-280 dpa), which is a function of the fall in population forecast in the latest round of ONS demographic projections, driven by the reduction in net in-migration. It could be argued that the range could be reduced slightly at the bottom end to take this into account.

4.13 In general, NLP considers that if the data within the 2011-based household projections for Cannock Chase District had been available to inform the 2012 HEaDROOM report, a slightly lower range of housing requirements of between **220-250 dpa** would have been recommended. This would have reduced the range for south-east Staffordshire as a whole to between 870 dpa and 965 dpa.

Table 4.1 Annual Housing Requirements - Updated Comparison

	<b>Scenario K: 2011-based CLG (interim) H'hold Projections (2011-28)</b>	<b>NEW Recommended Range</b>	<b>Local Plan Provision</b>
<b>Cannock Chase</b> (2006-28 – 22 year)	224 dpa	<b>220 – 250 dpa</b>	<b>5,300</b> <b>(241 dpa)<sup>1</sup></b>
<b>Lichfield</b> (2008-28 – 20 year)	430 dpa	<b>410 – 450 dpa</b>	<b>8,700</b> <b>(435 dpa)<sup>2</sup></b>
<b>Tamworth</b> (2006-28 – 22 year)	259 dpa	<b>240 – 265 dpa</b>	<b>5,000</b> <b>(227 dpa)<sup>3</sup></b>
<b>South-east Staffordshire HMA</b>	<b>913 dpa</b>	<b>870 – 965 dpa</b>	<b>19,000</b> <b>(903 dpa)</b>

Source: NLP analysis, LDC/TBC/CCDC

<sup>1</sup>Does not include 500 dwellings to meet Rugeley's needs, located in Lichfield

<sup>2</sup>Of which 500 dwellings would meet the needs of Tamworth residents, and a further 500 dwellings which would meet the needs of Rugeley residents (in Cannock Chase District)

<sup>3</sup>Includes 500 dwellings to meet Tamworth's needs located in North Warwickshire. Does not include 500 dwellings to meet Tamworth's needs located in Lichfield

4.14 Within all this, it is important to recognise that the statistics upon which the housing needs model is based are updated and adjusted on a regular basis, with more detailed 2012-based 25-year forward household projections likely to be made available by CLG in 2014. As the other south-east Staffordshire districts progress towards their respective EiPs, it will be important for them to ensure that their housing figures remain under regular review, taking into account new and more detailed evidence as it emerges.

4.15 It is also important to remember that whilst the evidence within this statement takes into consideration the need and demand for housing, crucially, it does not seek to make a planning or policy judgement – this is a matter for the three south-east Staffordshire authorities taking account of the information before it. This statement therefore seeks to stimulate the further consideration of all relevant factors through the appropriate Local Plan process.

## Conclusion

4.16 This statement has tested the ongoing validity of the housing requirements identified in the original south-east Staffordshire Housing Needs study in the light of recently released demographic data and population projections. Specifically, this has sought to address the Inspector's query concerning the implications of the latest household projections for Lichfield Local Plan's housing requirement.

4.17 Having modelled the latest CLG household projections and related statistics on vacancy rates, unemployment and commuting, it is considered that the original ranges of between 410-450 dpa for Lichfield District and 240-265 dpa for Tamworth remain within an acceptable margin of tolerance despite changes to the growth forecasts. For Cannock Chase, the situation is complicated by the lower levels of population growth forecast by the ONS in their 2011-based

(interim) population projections. This has resulted in a level of housing need lower than the bottom end of the 250-280 dwelling requirement range suggested in the previous study.

4.18 We suggest that taking this evidence into account would point to a range of between 220 and 250 dpa for Cannock Chase District. This would decrease the overall south-east Staffordshire requirement to between 870 and 965 dpa. This would, at a meet need and demand arising from future projected demographic change within the three districts, but would also (in the case of Lichfield in particular) support some economic growth, and would deliver affordable housing to respond to (at least some of) identified local needs.

4.19 The overall 903 dpa figure that the three Councils are currently planning to provide to meet the needs of residents in their respective (emerging) Local Plans sits within this range.

# Appendix 1      HEaDROOM Modelling Results

Population Estimates and Forecasts

CLG 2011-based (interim) household projections: Index

Components of Population Change

Cannock Chase

	Year beginning July 1st .....																									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
<b>Births</b>																										
Male	602	636	636	639	634	628	620	611	604	597	590	582	573	564	555	547	539	534	529	525	520	522	521	522	524	
Female	573	605	606	608	604	598	590	582	575	568	562	554	546	537	529	521	514	508	504	500	496	497	496	497	499	
All Births	1,175	1,241	1,242	1,247	1,239	1,227	1,210	1,192	1,179	1,166	1,151	1,136	1,118	1,101	1,084	1,068	1,053	1,042	1,033	1,026	1,021	1,018	1,018	1,019	1,022	
TFR	2.02	2.03	2.03	2.03	2.01	1.99	1.96	1.94	1.92	1.91	1.90	1.89	1.88	1.87	1.86	1.85	1.84	1.83	1.83	1.83	1.83	1.83	1.83	1.83	1.83	
Births input																										
<b>Deaths</b>																										
Male	435	441	437	431	437	444	445	447	450	456	461	466	470	475	479	484	491	497	504	510	517	522	528	530	533	
Female	447	451	443	434	439	443	440	440	443	448	450	453	457	461	467	472	479	486	491	497	504	510	516	523		
All deaths	882	892	880	864	876	887	885	887	891	899	909	916	924	932	940	951	963	976	990	1,001	1,014	1,026	1,038	1,046	1,056	
SMR: males	118.7	115.7	111.3	106.2	104.5	102.8	99.9	97.2	94.8	93.0	91.2	89.3	87.5	85.8	84.2	82.6	81.5	80.2	79.3	78.1	77.2	76.2	75.3	73.8	72.7	
SMR: females	117.6	114.2	109.8	105.4	104.3	102.6	99.8	97.5	95.3	94.0	92.0	89.8	87.9	86.2	84.5	83.3	81.8	80.5	79.2	77.9	76.7	76.0	74.9	73.8	72.8	
SMR: male & female	118.1	115.0	110.5	105.8	104.4	102.7	99.9	97.4	95.0	93.2	91.6	89.6	87.7	86.0	84.3	83.0	81.6	80.4	79.3	78.0	76.9	76.1	75.1	73.8	72.8	
Expectation of life	79.7	79.9	80.2	80.5	80.7	80.8	81.0	81.2	81.4	81.5	81.7	81.8	82.0	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9	83.0	83.1	83.2	83.3
Deaths input																										
<b>In-migration from the UK</b>																										
Male	2,499	1,560	1,594	1,625	1,629	1,659	1,666	1,675	1,681	1,688	1,695	1,676	1,684	1,691	1,697	1,703	1,708	1,713	1,715	1,719	1,722	1,726	1,729	1,733	1,737	
Female	2,272	1,651	1,677	1,707	1,710	1,734	1,738	1,740	1,743	1,744	1,747	1,724	1,727	1,731	1,736	1,742	1,747	1,754	1,762	1,770	1,778	1,785	1,793	1,800	1,807	
All	4,771	3,211	3,270	3,332	3,340	3,393	3,404	3,415	3,424	3,432	3,441	3,400	3,411	3,422	3,433	3,444	3,456	3,467	3,478	3,489	3,500	3,511	3,522	3,533	3,544	
SMigR: males	51.3	30.9	31.5	32.1	32.1	32.7	32.8	33.1	33.3	33.3	33.6	33.8	33.5	33.8	34.1	34.3	34.5	34.7	34.8	34.9	35.0	35.1	35.1	35.2	35.3	
SMigR: females	45.7	32.3	32.8	33.4	33.5	34.0	34.1	34.3	34.5	34.7	34.9	34.6	34.8	35.0	35.2	35.3	35.4	35.6	35.8	35.9	36.1	36.1	36.3	36.4	36.5	
Migrants input																										
<b>Out-migration to the UK</b>																										
Male	1,099	1,636	1,636	1,661	1,663	1,681	1,675	1,676	1,672	1,667	1,669	1,690	1,697	1,700	1,703	1,705	1,712	1,717	1,725	1,728	1,731	1,734	1,738	1,745	1,750	
Female	1,321	1,687	1,693	1,707	1,697	1,726	1,721	1,709	1,704	1,690	1,710	1,715	1,722	1,730	1,739	1,744	1,749	1,753	1,760	1,769	1,777	1,784	1,789	1,796		
All	2,420	3,323	3,330	3,368	3,360	3,407	3,396	3,385	3,376	3,368	3,359	3,400	3,411	3,422	3,433	3,444	3,456	3,467	3,478	3,489	3,500	3,511	3,522	3,533	3,544	
SMigR: males	22.5	32.4	32.4	32.8	32.8	33.1	33.0	33.1	33.3	33.3	33.4	34.0	34.2	34.4	34.5	34.7	34.9	35.1	35.2	35.3	35.4	35.5	35.6	35.7	35.8	
SMigR: females	26.6	33.0	33.1	33.4	33.3	33.8	33.8	33.7	33.7	33.8	33.8	34.3	34.6	34.8	35.0	35.2	35.3	35.5	35.6	35.7	35.9	36.0	36.1	36.1	36.2	
Migrants input																										
<b>In-migration from Overseas</b>																										
Male	55	66	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	53	
Female	50	59	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	
All	105	125	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
SMigR: males	16.4	18.9	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.1	15.2	15.3	15.4	15.6	15.7	15.8	15.9	15.9	16.0	16.0	16.1	16.1	16.1	16.1	16.1	
SMigR: females	14.8	16.9	13.5	13.5	13.5	13.5	13.6	13.7	13.7	13.8	13.9	14.0	14.1	14.3	14.4	14.5	14.5	14.6	14.6	14.7	14.7	14.7	14.7	14.6	14.6	
Migrants input																										
<b>Out-migration to Overseas</b>																										
Male	39	48	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	
Female	30	37	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	
All	68	85	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
SMigR: males	11.5	13.7	16.1	16.1	16.0	16.0	16.0	16.1	16.1	16.1	16.2	16.3	16.4	16.6	16.7	16.8	16.9	17.0	17.0	17.1	17.1	17.1	17.1	17.1	17.1	
SMigR: females	8.7	10.6	12.5	12.5	12.5	12.6	12.6	12.7	12.7	12.8	12.9	13.0	13.1	13.2	13.3	13.4	13.5	13.5	13.6	13.6	13.6	13.6	13.6	13.6	13.6	
Migrants input																										
<b>Migration - Net Flows</b>																										
UK	+2,351	-111	-59	-35	-21	-14	+8	+30	+49	+64	+82	0	+0	+0	+0	+0	+0	+0	+0	+0	0	0	-0	-0	0	
Overseas	+37	+40	0	0	+0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Summary of population change</b>																										
Natural change	-293	+349	+362	+383	+362	+340	+325	+306	+288	+267	+242	+220	+195	+169	+145	+117	+90	+66	+43	+25	+7	-8	-20	-27	-34	
Net migration	+2,388	-71	-59	-35	-21	-14	+8	+30	+49	+64	+82	0	+0	+0	+0	+0	+0	+0	+0	+0	0	0	-0	-0	0	
Net change	+2,681	+277	+303	+348	+342	+326	+332	+336	+337	+331	+324	+220	+195	+169	+145	+117	+90	+66	+43	+25	+7	-8	-20	-27	-34	

Summary of Population estimates/forecasts

	Population at mid-year																											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
0-4	5,612	5,815	5,840	5,866	5,912	5,990	6,037	6,015	5,972	5,913	5,850	5,785	5,717	5,648	5,577	5,502	5,425	5,345	5,271	5,203	5,145	5,098	5,064	5,041	5,027	5,023		
5-10	6,307	6,501	6,581	6,723	6,836	6,831	6,915	6,935	6,979	7,022	7,073	7,147	7,179	7,142	7,087	7,014	6,934	6,854	6,773	6,690	6,604	6,514	6,423	6,333	6,250	6,177		
11-15	5,989	6,028	5,820	5,545	5,389	5,370	5,327	5,437	5,564	5,692	5,730	5,794	5,771	5,817	5,859	5,919	6,004	6,054	6,033	5,989	5,928	5,860	5,791	5,728	5,660	5,590		
16-17	2,435	2,581	2,504	2,592	2,517	2,355	2,260	2,186	2,120	2,095	2,180	2,201	2,257	2,353	2,349	2,348	2,306	2,300	2,380	2,441	2,453	2,452	2,434	2,408	2,376	2,347		
18-59Female, 64Male	56,242	57,796	57,701	57,619	57,594	57,598	57,595	57,594	57,426	57,194	57,069	56,900	56,681	56,301	56,001	55,756	55,419	55,105	54,729	54,353	54,056	53,770	53,548	53,345	53,148	53,101		
60/65-74	11,676	12,094	12,410	12,619	12,826	13,043	13,270	13,572	13,262	13,517	13,485	13,576	13,568	13,642														



Population Estimates and Forecasts

CLG 2011-based (interim) household projections: Index

Components of Population Change

Lichfield

	Year beginning July 1st .....																									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
<b>Births</b>																										
Male	518	546	544	544	539	542	538	534	533	533	532	530	528	525	522	518	515	513	512	512	513	515	518	522	527	
Female	493	520	518	518	513	516	513	509	508	507	507	505	503	500	497	494	490	488	488	488	489	490	493	497	502	
All Births	1,010	1,066	1,063	1,062	1,052	1,059	1,051	1,044	1,041	1,040	1,039	1,035	1,030	1,025	1,019	1,012	1,005	1,001	999	1,000	1,002	1,005	1,011	1,019	1,030	
TFR	1.99	2.01	2.00	1.99	1.96	1.96	1.93	1.91	1.89	1.88	1.87	1.86	1.85	1.84	1.84	1.83	1.82	1.82	1.82	1.82	1.82	1.81	1.81	1.81	1.81	
Births input																										
<b>Deaths</b>																										
Male	465	480	492	497	506	515	525	536	545	555	566	577	587	597	607	619	631	644	655	667	678	690	700	710	720	
Female	530	538	540	542	546	550	556	560	567	574	584	592	604	612	624	634	646	659	675	690	705	719	737	752	764	
All deaths	995	1,018	1,032	1,039	1,053	1,065	1,081	1,096	1,112	1,130	1,151	1,169	1,191	1,209	1,231	1,253	1,277	1,303	1,330	1,356	1,383	1,409	1,437	1,462	1,484	
SMR: males	101.5	101.1	99.5	97.0	95.0	93.1	91.3	89.8	87.7	86.1	84.6	83.1	81.7	80.3	79.0	78.0	77.1	76.2	75.2	74.4	73.7	73.1	72.3	71.6	71.0	
SMR: females	112.6	110.9	108.6	106.0	103.9	101.3	99.4	97.1	95.2	93.2	91.7	89.6	88.3	86.4	85.2	83.8	82.4	81.3	80.5	79.5	78.8	78.0	77.5	76.9	76.0	
SMR: male & female	107.2	106.1	104.1	101.5	99.4	97.1	95.3	93.3	91.4	89.6	88.0	86.3	84.9	83.3	82.0	80.7	79.7	78.7	77.8	76.9	76.2	75.5	74.9	74.2	73.5	
Expectation of life	80.9	81.0	81.1	81.3	81.5	81.7	81.9	82.0	82.2	82.4	82.5	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.9	84.0	84.0	
Deaths input																										
<b>In-migration from the UK</b>																										
Male	2,827	1,933	2,430	2,436	2,448	2,449	2,477	2,484	2,493	2,521	2,526	2,527	2,540	2,553	2,565	2,576	2,587	2,596	2,602	2,612	2,619	2,624	2,629	2,636	2,644	
Female	2,750	2,151	2,695	2,705	2,712	2,710	2,739	2,743	2,751	2,779	2,781	2,773	2,782	2,791	2,801	2,813	2,824	2,838	2,853	2,866	2,881	2,898	2,915	2,930	2,945	
All	5,578	4,084	5,125	5,141	5,160	5,159	5,216	5,227	5,244	5,300	5,307	5,300	5,322	5,344	5,367	5,389	5,411	5,433	5,456	5,478	5,500	5,522	5,544	5,567	5,589	
SMiGr: males	59.6	39.4	49.4	49.4	49.5	49.4	49.8	49.9	50.0	50.5	50.8	50.5	50.6	50.7	50.8	50.7	50.7	50.5	50.4	50.2	50.0	49.7	49.4	49.1	48.8	
SMiGr: females	59.0	45.1	46.5	46.7	46.8	46.5	47.0	46.9	47.4	47.4	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	47.3	
Migrants input																										
<b>Out-migration to the UK</b>																										
Male	1,761	1,690	2,144	2,146	2,148	2,143	2,164	2,157	2,152	2,171	2,167	2,165	2,166	2,168	2,165	2,159	2,170	2,165	2,159	2,153	2,156	2,156	2,152	2,150	2,147	
Female	2,248	1,846	2,331	2,313	2,292	2,298	2,320	2,316	2,305	2,329	2,326	2,335	2,334	2,332	2,335	2,341	2,330	2,335	2,341	2,347	2,344	2,344	2,348	2,350	2,353	
All	4,009	3,536	4,475	4,459	4,440	4,441	4,484	4,473	4,457	4,500	4,493	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	
SMiGr: males	37.1	34.5	43.6	43.5	43.4	43.2	43.6	43.3	43.4	43.3	43.3	43.3	43.3	43.4	43.1	42.8	42.5	42.5	42.2	41.8	41.4	41.0	40.8	40.4	39.7	
SMiGr: females	48.2	38.7	48.9	48.5	48.0	47.9	48.3	48.1	47.8	48.1	47.9	47.9	47.7	47.5	47.3	47.1	46.7	46.5	46.2	45.9	45.4	44.9	44.6	44.2	43.9	
Migrants input																										
<b>In-migration from Overseas</b>																										
Male	128	152	160	160	160	160	160	160	160	160	160	159	159	159	159	159	159	159	159	159	159	159	159	159	159	
Female	113	133	140	140	140	140	140	140	140	140	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	
All	241	285	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
SMiGr: males	40.2	45.9	47.9	47.7	47.5	47.6	47.6	47.7	47.8	47.9	47.9	48.0	48.1	48.1	48.1	48.1	48.1	48.1	48.1	48.1	48.1	48.1	48.1	48.1	48.1	
SMiGr: females	36.8	42.5	44.5	44.3	44.2	44.1	44.1	44.2	44.2	44.3	44.3	44.4	44.5	44.6	44.7	44.6	44.5	44.4	44.3	44.0	43.6	43.3	42.9	42.5	42.1	
Migrants input																										
<b>Out-migration to Overseas</b>																										
Male	61	75	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	110	110	110	110	110	110	110		
Female	49	60	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	90	90	90	90	90	90	90		
All	110	135	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200		
SMiGr: males	19.3	22.6	33.3	33.1	33.0	33.0	33.1	33.2	33.2	33.3	33.3	33.4	33.4	33.4	33.4	33.4	33.2	33.1	32.9	32.7	32.5	32.2	31.9	31.6		
SMiGr: females	16.0	19.2	28.3	28.1	28.1	28.0	28.0	28.1	28.1	28.1	28.2	28.3	28.3	28.4	28.4	28.3	28.3	28.3	28.2	28.0	27.7	27.5	27.3	27.0		
Migrants input																										
<b>Migration - Net Flows</b>																										
UK	+1,569	+548	+650	+681	+720	+719	+731	+753	+787	+800	+814	+800	+822	+844	+867	+889	+911	+933	+956	+978	+1,000	+1,022	+1,044	+1,067	+1,089	
Overseas	+131	+150	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	
<b>Summary of population change</b>																										
Natural change	+15	+48	+31	+23	-1	-6	-30	-52	-71	-90	-112	-134	-161	-184	-212	-241	-272	-302	-331	-357	-381	-404	-425	-443	-454	
Net migration	+1,700	+698	+750	+781	+820	+819	+831	+853	+887	+900	+914	+900	+922	+944	+967	+989	+1,011	+1,033	+1,056	+1,078	+1,100	+1,122	+1,144	+1,167	+1,189	
Net change	+1,715	+746	+781	+804	+819	+813	+801	+801	+816	+810	+802	+786	+762	+760	+755	+748	+739	+731	+725	+721	+719	+718	+719	+724	+735	

Summary of Population estimates/forecasts

	Population at mid-year																									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
0-4	5,158	5,285	5,336	5,431	5,517	5,623	5,646	5,641	5,625	5,603	5,588	5,566	5,550	5,542	5,531	5,512	5,489	5,460	5,432	5,408	5,392	5,386	5,393	5,409	5,434	5,469
5-10	6,435	6,457	6,593	6,704	6,805	6,818	6,994	7,098	7,177	7,284	7,377	7,500	7,529	7,511	7,482	7,456	7,435	7,406	7,386	7,371	7,355	7,330	7,299	7,267	7,240	7,220
11-15	5,986	5,846	5,811	5,695	5,620	5,638	5,642	5,742	5,894	5,998	6,047	6,134	6,219	6,308	6,426	6,541	6,672	6,722	6,715	6,690	6,659	6,639	6,612	6,596	6,586	6,574
16-17	2,514	2,507	2,410	2,415	2,458	2,409	2,325	2,270	2,248	2,254	2,342	2,347	2,386	2,510	2,526	2,519	2,506	2,572	2,704	2,754	2,766	2,760	2,759	2,750	2,724	2,709
18-59Female, 64Male	55,477	56,550	56,446	56,374	56,314	56,489	56,610	56,869	56,857	56,948	57,044	57,085	57,189	57,109	57,202	57,294	57,293	57,312	57,376	57,470	57,616	57,8				

Population Estimates and Forecasts

CLG 2011-based (interim) household projections: Index

Components of Population Change

Tamworth

	Year beginning July 1st .....																										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
<b>Births</b>																											
Male	525	553	562	563	557	552	549	544	539	536	532	527	522	515	510	504	499	495	493	491	491	492	493	496	499		
Female	500	526	535	536	531	526	523	518	514	510	506	502	497	491	485	480	475	472	469	468	468	468	470	472	475		
All Births	1,026	1,079	1,097	1,098	1,088	1,079	1,072	1,062	1,053	1,046	1,038	1,030	1,018	1,006	995	984	974	967	962	959	959	960	963	968	974		
TFR	2.08	2.13	2.16	2.15	2.12	2.09	2.07	2.05	2.03	2.02	2.01	2.00	1.98	1.97	1.96	1.95	1.94	1.94	1.94	1.94	1.94	1.94	1.93	1.93	1.93		
Births input																											
<b>Deaths</b>																											
Male	281	266	271	276	278	288	292	298	303	308	315	320	325	328	333	337	343	347	352	358	363	368	372	377	381		
Female	305	312	311	312	308	313	314	315	318	322	327	331	335	340	344	350	356	362	369	377	384	390	397	405	412		
All deaths	586	578	582	588	586	601	607	613	622	630	642	651	661	668	677	687	699	709	721	735	748	758	769	781	792		
SMR: males	100.9	98.7	95.8	93.1	91.7	88.5	86.0	84.2	82.0	80.0	78.4	76.7	75.0	73.0	71.6	70.0	68.8	67.2	66.1	65.2	64.1	63.0	61.9	60.9	59.9		
SMR: females	114.1	111.6	108.9	106.3	102.6	101.6	99.3	96.6	94.8	92.9	91.4	89.6	88.0	85.8	84.2	82.9	81.5	80.3	79.0	78.1	77.2	76.1	75.1	74.5	73.6		
SMR: male & female	107.4	105.3	102.4	99.7	96.0	94.9	92.4	90.1	88.1	86.1	84.5	82.7	81.1	79.0	77.5	76.1	74.7	73.3	72.1	71.2	70.2	69.1	68.1	67.2	66.3		
Expectation of life	80.3	80.4	80.6	80.9	81.1	81.2	81.4	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.7	82.8	82.9	83.0	83.2	83.3	83.4	83.5	83.6	83.7	83.7		
Deaths input																											
<b>In-migration from the UK</b>																											
Male	1,548	1,459	1,352	1,382	1,388	1,390	1,447	1,452	1,480	1,483	1,487	1,468	1,480	1,490	1,501	1,511	1,522	1,531	1,541	1,551	1,560	1,570	1,578	1,586	1,595		
Female	1,603	1,566	1,449	1,477	1,477	1,476	1,523	1,523	1,548	1,549	1,550	1,532	1,542	1,554	1,565	1,578	1,590	1,602	1,615	1,627	1,640	1,653	1,666	1,680	1,693		
All	3,151	3,025	2,801	2,859	2,865	2,866	2,971	2,976	3,028	3,032	3,037	3,000	3,022	3,044	3,067	3,089	3,111	3,133	3,156	3,178	3,200	3,222	3,244	3,267	3,289		
SMigR: males	38.3	36.2	33.5	34.1	34.1	34.0	35.3	35.4	36.0	36.0	36.2	35.9	36.2	36.0	36.2	36.5	36.7	37.1	37.2	37.4	37.5	37.6	37.6	37.7	37.8		
SMigR: females	38.9	37.8	34.8	35.4	35.4	35.2	36.3	36.3	36.9	36.9	37.0	36.6	36.8	37.1	37.4	37.6	37.7	37.9	38.1	38.2	38.3	38.4	38.5	38.6	38.7		
Migrants input																											
<b>Out-migration to the UK</b>																											
Male	1,725	1,572	1,440	1,464	1,465	1,462	1,458	1,456	1,479	1,478	1,475	1,494	1,499	1,507	1,510	1,513	1,519	1,522	1,530	1,533	1,535	1,538	1,542	1,545	1,549		
Female	1,496	1,591	1,460	1,479	1,472	1,474	1,470	1,495	1,492	1,491	1,506	1,512	1,516	1,523	1,532	1,536	1,544	1,547	1,556	1,565	1,574	1,580	1,588	1,596	1,603		
All	3,221	3,163	2,900	2,943	2,938	2,936	2,931	2,926	2,974	2,970	2,965	3,000	3,011	3,022	3,033	3,044	3,056	3,067	3,078	3,089	3,100	3,111	3,122	3,133	3,144		
SMigR: males	42.6	39.0	35.6	36.1	36.0	35.8	35.6	35.3	36.0	35.9	35.9	36.3	36.4	36.6	36.7	36.8	36.9	37.0	36.9	36.9	36.8	36.7	36.7	36.7	36.7		
SMigR: females	36.3	38.5	35.1	35.5	35.2	35.1	35.1	35.0	35.6	35.5	35.5	35.9	36.1	36.2	36.4	36.5	36.5	36.5	36.5	36.6	36.6	36.5	36.5	36.5	36.5		
Migrants input																											
<b>In-migration from Overseas</b>																											
Male	105	124	108	109	109	109	109	109	109	109	110	110	110	110	110	110	110	110	110	110	110	109	109	109	109		
Female	88	105	92	91	91	91	91	91	91	91	90	90	90	90	90	90	90	90	90	90	91	91	91	91	91		
All	193	229	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200		
SMigR: males	37.4	44.2	38.6	38.5	38.5	38.4	38.4	38.5	38.5	38.6	38.7	38.9	39.1	39.2	39.4	39.5	39.5	39.5	39.4	39.2	39.0	38.8	38.7	38.5	38.5		
SMigR: females	31.1	36.8	31.9	31.7	31.6	31.5	31.4	31.4	31.3	31.3	31.4	31.5	31.6	31.8	32.0	32.1	32.1	32.2	32.2	32.1	32.0	31.9	31.8	31.7	31.5		
Migrants input																											
<b>Out-migration to Overseas</b>																											
Male	50	60	57	57	57	57	114	114	115	115	115	115	121	128	134	140	147	153	159	166	172	178	184	190	197		
Female	36	45	43	43	43	43	86	86	85	85	85	85	90	95	99	104	109	114	119	123	128	133	138	143	148		
All	86	105	100	100	100	100	200	200	200	200	200	200	211	222	233	244	256	267	278	289	300	311	322	333	344		
SMigR: males	17.6	21.4	20.3	20.3	20.2	20.2	40.3	40.3	40.4	40.5	40.6	40.7	43.1	45.6	48.1	50.5	52.8	55.1	57.3	59.4	61.5	63.5	65.5	67.4	69.3		
SMigR: females	12.9	15.8	14.9	14.9	14.8	14.8	29.6	29.6	29.5	29.5	29.6	29.7	31.5	33.4	35.2	37.0	38.8	40.6	42.3	43.8	45.4	46.9	48.4	49.9	51.3		
Migrants input																											
<b>Migration - Net Flows</b>																											
UK	-70	-138	-99	-84	-73	-71	+39	+49	+55	+62	+72	0	+11	+22	+33	+44	+56	+67	+78	+89	+100	+111	+122	+133	+144		
Overseas	+107	+124	+100	+100	+100	+100	0	0	0	0	0	0	-11	-22	-33	-44	-56	-67	-78	-89	-100	-111	-122	-133	-144		
<b>Summary of population change</b>																											
Natural change	+440	+501	+515	+511	+501	+478	+466	+449	+431	+416	+396	+378	+357	+339	+318	+296	+275	+258	+241	+224	+211	+202	+194	+187	+182		
Net migration	+37	-14	+1	+16	+27	+29	+39	+49	+55	+62	+72	0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0	+0		
Net change	+477	+487	+516	+527	+528	+507	+505	+498	+486	+478	+468	+378	+357	+339	+318	+296	+275	+258	+241	+224	+211	+202	+194	+187	+182		
<b>Summary of Population estimates/forecasts</b>																											
	Population at mid-year																										
0-4	4,942	5,074	5,178	5,215	5,275	5,352	5,424	5,424	5,396	5,357	5,321	5,285	5,245	5,206	5,164	5,119	5,071	5,020	4,972	4,930	4,896	4,874	4,863	4,861	4,869	4,886	
5-10	5,474	5,460	5,486	5,686	5,859	5,879	5,968	6,103	6,223	6,274	6,331	6,404	6,471	6,464	6,430	6,388	6,349	6,310	6,267	6,220	6,172	6,121	6,067	6,013	5,963	5,923	
11-15	4,794	4,830	4,804	4,593	4,470	4,526	4,503	4,506	4,619	4,796	4,845	4,935	5,003	5,107	5,158	5,223	5,303	5,377	5,381	5,357	5,323	5,291	5,259	5,226	5,193	5,157	
16-17	2,025	1,975	1,920	2,003	2,019	1,889	1,844	1,845	1,765	1,699	1,620	1,669	1,837	1,892	1,993	2,053	2,020	1,998	2,065	2,150	2,171	2,166	2,153	2,144	2,131	2,115	
18-59Female, 64Male	45,800	45,726	45,811	45,502	45,402	45,486	45,498	45,438	45,380	45,330	45,295	45,092	45,047	44,908	44,819	44,696	44,630	44,598	44,592	44,594	44,522	44,450	44,345	44,199	44,219	44,291	
60/65-74	8,747	9,165	9,533	9,880	10,156	10,351	10,559	10,750	10,872	10,938	11,020	11,095	11,070	10,915	10,890	10,975	11,027	11,194	11,284	11,398	11,559	11,727	11,824	11,963	12,029	11,984	
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## Appendix 2      Inputs and Assumptions

DEMOGRAPHIC	Scenario K: 2011 Based CLG Household Projections
<b>Population</b>	
<b>Baseline Population</b>	A 2010 baseline population is taken from the 2010 Mid-year population estimates for the three south-east Staffordshire districts, split by age cohort and gender. The population for 2011-2021 is constrained to the 2011-based SNPP for the three districts, by age and sex.
<b>Births</b>	Future change assumed in the Total Fertility Rate [TFR] uses the birth projections from the ONS 2010-based Interim SNPP. This in turn is used to derive future projected TFRs through PopGroup.
<b>Deaths</b>	Future change assumed in the SMR uses the death projections from the ONS 2010-based Interim SNPP. This in turn is used to derive future projected SMRs through PopGroup.
<b>Internal Migration</b>	Gross domestic in and out migration flows are adopted based on forecast migration in Cannock Chase District, Lichfield District and Tamworth Borough from the ONS 2010-based SNPP for 2010, and using the 2011-based Interim SNPP for the actual internal migration flows 2011-2021. This is the sum of internal migration (elsewhere in England) and cross-border migration (elsewhere in the UK) (SNPP Table 5). Internal migration includes moves to all other Local Authority areas, including to neighbouring areas (i.e. a move of two streets might be classed as internal migration if it involves a move to another LA area). Beyond 2021, a trend rate is applied.
<b>International Migration</b>	Gross international in and out migration flows are adopted based on forecast migration in Cannock Chase District, Lichfield District and Tamworth Borough from the ONS 2010-based SNPP for 2010, and using the 2011-based Interim SNPP for the actual internal migration flows 2011-2021. Beyond 2021, a trend rate is applied.
<b>Propensity to Migrate (Age Specific Migration Rates)</b>	Age Specific Migration Rates (ASmigR) for both in and out domestic migration are based upon the age profile of migrants to and from Cannock Chase, Lichfield and Tamworth in the 2010-based SNPP. These identify a migration rate for each age cohort within each District (for both in and out flows separately) which is applied to each individual age providing an Age Specific Migration Rate. This then drives the demographic profile of those people moving into and out of each District (but not the total numbers of migrants).
<b>Housing</b>	
<b>Headship Rates</b>	Headship rates that are specific to Cannock Chase, Lichfield and Tamworth districts and forecast over the period to 2021 were taken from the government data which was used to underpin the 2011-based CLG household forecasts and applied to the demographic forecasts for each year as output by the PopGroup model. These headship rates were split by age cohort and by household typology. These are the most up-to-date headship rates available at the time of writing. Beyond 2021 this is assumed to resume the long term trends identified within the 2008-based household projections with index trends from the 2008-based projections applied to the 2021 end point of the 2011-based household projections.
<b>Population not in households</b>	The number of population not in households (e.g. those in institutional care) is similarly taken from the assumptions used to underpin the 2011-based CLG household forecasts. No change is assumed to the rate of this from the CLG identified rate.
<b>Vacancy / 2nd Home Rate</b>	A vacancy and second homes rate is applied to the number of households, representing the natural vacancies/not permanently occupied homes which occur within the housing market. This means that more dwellings than households are required to meet needs. The vacancy/second home rate in Lichfield totals 3.1% (estimated using data from the Council Tax Base for Formula Grant Purposes (October 2011), held constant over the forecast period. The equivalent figures for Cannock Chase and Tamworth were 2.9% and 2.4% respectively.

DEMOGRAPHIC	Scenario K: 2011 Based CLG Household Projections
<b>Economic</b>	
<b>Economic Activity Rate</b>	<p>Age and gender specific economic activity rates are used. The basis for this is ONS 2006-based National Labour Force Projections. The economic activity annual growth rates for each age cohort from these national projections are applied to the Census 2001 economic activity profile for the three districts across the forecast period. At 2011 these have been rebased from their 2011 estimate using a uniform adjustment to all age cohorts to meet current total economic activity in the districts from the Annual Population Survey (APS). These are assumed to remain the same as the projection with the exception of an adjustment to take account of changing pension ages beyond that already taken into account in the ONS 2006-based projections (i.e. to account for pension age increases for both men and women above age 65).</p> <p>In this regard, 1% has been added to the female 60-64 age cohort activity rates in 2011, 2% in 2012, 3% in 2013 and so forth up to 8% in 2018. This 2018 rate has then been held constant across the remainder of the forecasting period. Furthermore, 1% has been added to the Male 65-69 and Female 65-69 age cohorts' economic activity rates in 2019 and 2% in 2020. These 2020 rates were then held constant across the forecasting period.</p>
<b>Commuting Rate</b>	<p>A standard net commuting rate is inferred through the modelling using a Labour Force Ratio which is worked out using the formula: (A) Number of employed workers living in area ÷ (B) Number of workers who work in the area (number of jobs).</p> <p>For Cannock Chase District, data from the 2011 APS and 2011 BRES identifies an LF ratio of 1.265 (43,700 employed people ÷ 34,532 jobs in Cannock Chase).</p> <p>For Lichfield District, data from the 2011 APS and 2011 BRES identifies an LF ratio of 1.101 (45,400 employed people ÷ 41,240 jobs in Lichfield).</p> <p>For Tamworth Borough, data from the 2011 APS and 2011 BRES identifies an LF ratio of 1.148 (31,100 employed people ÷ 27,080 jobs in Tamworth).</p> <p>This has not been flexed over the forecasting period with no assumed increase or reduction in net commuting rates.</p>
<b>Unemployment</b>	<p>To calculate the unemployment rate, NLP took Jan 2011–Dec 2011 NOMIS unemployment figures (9.3% for Cannock Chase, 6.2% for Lichfield and 9.8% for Tamworth) to equate to the 2011 rates, and the Jan 2012–Dec 2012 NOMIS unemployment figures (7.6% for Cannock Chase, 5.0% for Lichfield and 8.1% for Tamworth) to equate to the 2012 rates . NLP kept this figure constant for 2013 and 2014 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 7-year average (06-12) of 7.1% for Cannock Chase, 4.8% for Lichfield and 7.2% for Tamworth over a five year time frame.</p> <p>This figure was then held constant to the end of the forecasting period on the grounds that as the economy grows out of recession unemployment is likely to fall back to a similar rate as seen pre-recession.</p>