Nathaniel Lichfield & Partners

Planning. Design. Economics.

HEaDROOM REPORT

Ribble Valley Housing Requirement

Ribble Valley Borough Council

25 July 2011

40895/MW/0

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Contents

Figures

Tables

Appendices

1.0 Introduction

1.1 Nathaniel Lichfield and Partners [NLP] was appointed in March 2011 by Ribble Valley Borough Council [RVBC], to undertake a study into local housing requirements within the Borough.

1.2 The purpose of the study is to set out the potential scale of future housing requirements in Ribble Valley Borough based upon a range of housing, economic and demographic factors, trends and forecasts. This will provide RVBC with evidence on the housing requirements of their Borough to help them plan for future growth and make informed policy choices through the Local Development Framework [LDF] process.

1.3 The report presents the outputs of the application of NLP's HEaDROOM framework to the Ribble Valley area. HEaDROOM is NLP's bespoke framework for identifying locally generated housing requirements based upon an analysis of the housing, economic and demographic factors within an area.

HEaDROOM

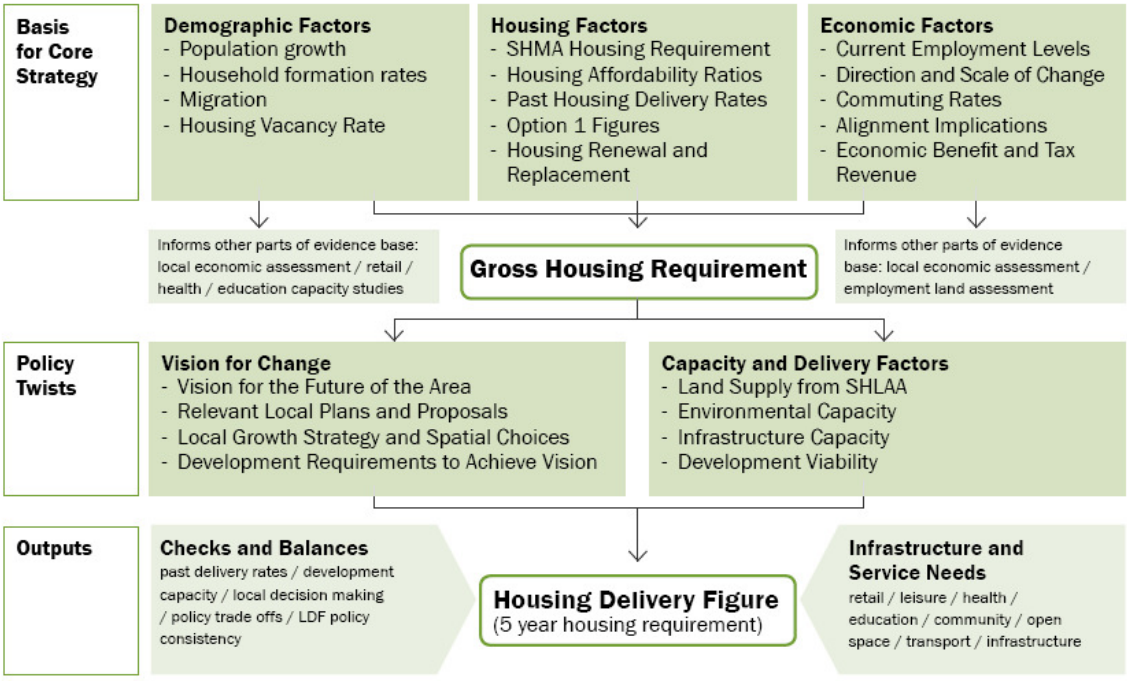
1.4 The Coalition Government's policy approach to planning has been focused on applying principles of 'localism' to give local planning authorities greater autonomy in planning for housing, and in particular setting local housing requirements in their development plans.

1.5 On the 6 July 2010, the Secretary of State [SoS] for Communities and Local Government announced the revocation of Regional Strategies [RS]. The High Court overturned the SoS's revocation on 10th November 2010, and consequently the RS currently remains part of the Development Plan. However, the legislation proposed in the Localism Bill will result in the removal of regionally imposed housing requirements. The responsibility will therefore fall to local councils, such as RVBC, to set housing requirement figures for their Local Development Framework. The Secretary of State has confirmed that local housing targets may be tested through the LDF process and local authorities will need to collect and use reliable information to justify housing policies.

1.6 At the present time there is no agreed approach for local planning authorities to follow in setting local housing requirements. In response, NLP has prepared HEaDROOM, a conceptual framework which provides a robust basis for defining the amount of housing that could be planned for through LDFs.

1.7 The HEaDROOM framework is illustrated in Figure 1.1.

Figure 1.1 NLP HEaDROOM model



Source: NLP

1.8 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. It seeks to take account of how the housing delivery figure is informed by and helps to support the achievement of an established vision for Ribble Valley.

1.9 In the context of a substantial shift in the planning policy agenda, which has exposed Local Planning Authorities to a new requirement to establish a housing delivery figure for their area over the LDF period, the framework provides the basis for assembling and presenting evidence on local housing requirements in a transparent manner.

Background to the Study

1.10 We understand that the study will form part of the evidence base of RVBC's LDF and the achievement of its housing delivery aspirations. The study will therefore need to provide a robust and credible evidence base to inform Core Strategy policies and be robust in terms of an LDF Examination in Public [EiP] or Planning Inquiries.

1.11 This report represents one input into the LDF's approach to growth within the Borough. It will sit alongside (and subsequently inform) other evidence base documents such as Strategic Housing Land Availability Assessments [SHLAA], Strategic Housing Market Assessments [SHMA] and the Infrastructure Delivery Plan as well as other environmental and technical studies. It will assist the

LPA in formulating the spatial strategy for the Borough and enable the Council to make the informed policy choices required for a sound LDF.

1.12 The main project objectives for the study are to provide:

- A sound justification for any change in the housing numbers set out in the LDF;
- A revised housing figure for a 20 year period from 2008, assuming adoption of the Core Strategy in 2012;
- A revised annual target/figure for a 20 year period from 2008, assuming adoption of the Core Strategy in 2012; and,
- A figure that can be evidenced to inform sub-regional work which is also appropriate to the borough.

Approach and Structure of the Report

1.13 This report presents the findings of NLP's demographic analysis regarding the level of housing that would be appropriate for RVBC to plan for. Our analysis takes the form of a number of scenarios, the basis for which is set out in the relevant sections of the report. These scenarios are then set against the delivery and capacity factors facing Ribble Valley using a review of the existing technical evidence base and also the policy choices available to the Council when planning for new homes.

1.14 The outputs of the study are identified for the period 2008 to 2028 to correspond with the time period of the Borough's emerging Core Strategy, although this is annualised across many data strands for ease of comparison.

1.15 For the scenarios where demographic modelling is necessary, NLP has used specialist demographic modelling and forecasting tool PopGroup to model future trends in demography, household and dwelling estimates. The PopGroup software is widely utilised by Local Authorities and County Councils.

1.16 It is important to note that HEaDROOM is dependent upon the availability of a wide range of existing data sources. Many of the modelled assumptions take account of datasets (particularly those demographically-driven) that are updated annually. It also relies on a number of older datasets which, due to reporting periods and data availability, represent the most recently available and/or most appropriate and robust data to use. It will be important to keep the analysis under review and to take account of emerging information as it arises as part of the evidence base informing the Council's LDF.

1.17 The analysis in the report is set out under the following headings:

a **Context and Past Trends** (Section 2.0) – this reviews what has occurred previously in Ribble Valley and what the current position is, providing a baseline upon which to test potential future scenarios;

b **Evidence for a Gross Housing Requirement** (Section 3.0) – this outlines the scenarios for possible dwelling requirements based on a range of housing, economic and demographic factors;

c **Policy and Delivery** (Section 4.0) – this sets the gross housing requirements against the Borough's policy aspirations and the deliverability of housing levels given identified constraints including infrastructure, land supply and market capacity to support development;

d **Defining a Local Housing Requirement** (Section 5.0) – this draws together the evidence to identify the potential range for an appropriate local housing requirement at Borough level;

e **Conclusions** – (Section 6.0) summarises the report and outlines the suggested housing requirements and policy and delivery factors.

1.18 The appendices set out the relevant assumptions used for the demographic modelling and also provide a technical guide to the approach adopted in the demographic modelling.

2.0 Ribble Valley Borough Context

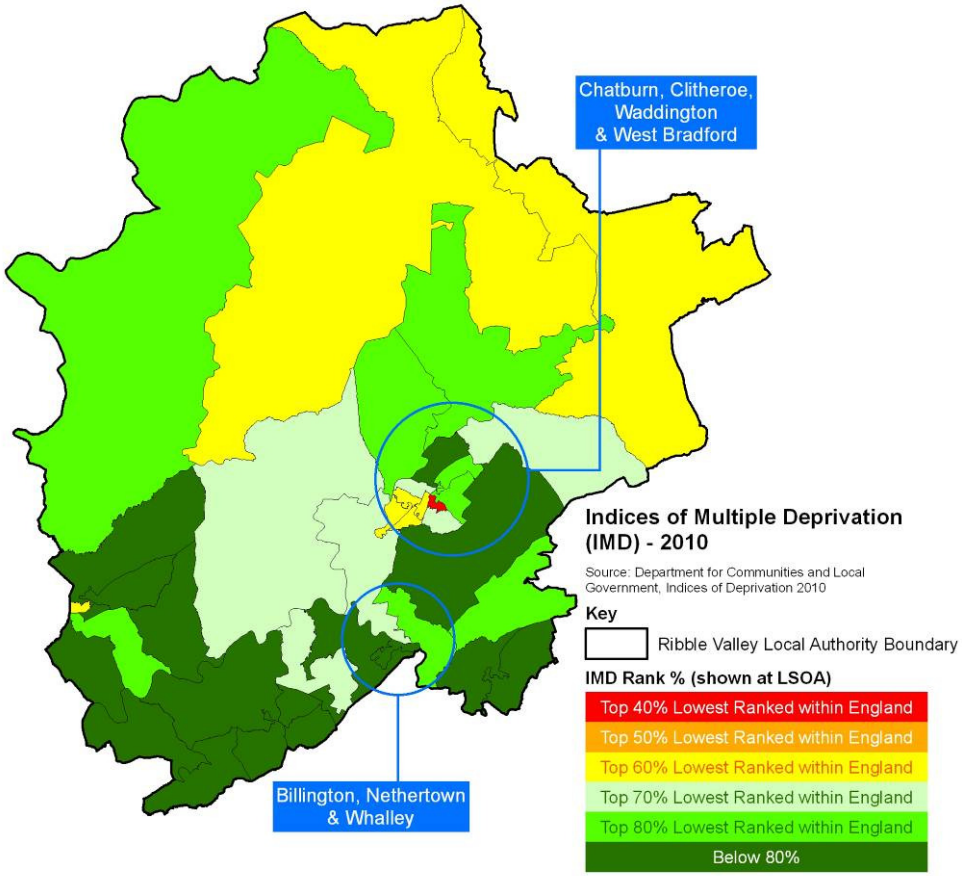
2.1 In order to look at the future housing, economic and demographic pressures the Borough will face, it is important to ground this within the context of what has happened previously alongside current circumstances. This provides an indication of what may occur in the future and helps inform the creation and testing of a number of scenarios. Whilst past trends are useful, it is also important to acknowledge that those trends may themselves have been shaped by previous policy positions and therefore, whilst a reasonable starting point, they may not reflect the implications of changing policy at national or local level.

Strategic Context

2.2 Ribble Valley Borough comprises the largest district in Lancashire in terms of physical size, comprising 585 square kilometres set in the heart of the County. It is predominantly rural in nature, with a very high quality environment - over 70% of the district has been designated as an Area of Outstanding Natural Beauty [AONB]. The main urban areas of the Borough comprise Clitheroe, the administrative focus and largest town accommodating around 15,000 residents; Longridge, and Whalley, much smaller settlements of around 8,250 and 2,040 residents respectively. The Borough also contains a variety of other settlements spread across the countryside of differing size and scale. The A59 is the main route through the Borough from east to west, linking directly to the M6 and serving access routes to the M65 motorway.

2.3 As might be expected, Ribble Valley has very low levels of deprivation. The latest English Index of Multiple Deprivation (2010) ranks it as the 285th least deprived authority out of 326 (down from 302nd in 2007, although this was out of 354 districts). It is by far the least deprived district (by ranking) in Lancashire and also the North West region as a whole. However, as Figure 2.1 illustrates, this level of deprivation is not quite uniform across the whole of the Borough with a pocket of deprivation in Clitheroe.

Figure 2.1 IMD 2010



Source: CLG / NLP analysis

2.4 Economically, the Borough (prior to the recession at least) had excellent levels of prosperity, with around 2,900 businesses[1] providing around 25,200 full and part-time employee jobs[2]. Despite the recession, unemployment is, and has historically been, very low at 3.3% compared to the national rate of 7.7% and the regional rate of 8.2%[3]. Employment is concentrated in a reasonable mix of sectors, but particularly manufacturing, tourism & leisure, and agriculture, and there are a number of major national and multi-national companies based in the district including Johnson Mathey and BAE Systems.

2.5 Whilst there are clear drivers for growth, Ribble Valley faces some challenges in delivering growth. This includes consideration of:

a Delivery of low cost housing to tackle affordability problems associated with the area's general affluence, particularly in contrast with the Lancashire districts to the south and west;

[1] Source: BERR - VAT registrations/de-registrations by industry, 2007

[2] Source: ONS Annual Business Inquiry employee analysis, 2008

[3] Source: ONS Annual Population Survey, October 2009 – September 2010

b High and unaffordable house prices, exacerbated by a high level of wealthy in-migrants to the Borough;

c Environmental constraints associated with nature and landscape designations, including the AONB and Green Belt;

d A very low representation of future growth sectors of the service industry;

e An ageing population placing increased demands on certain services;

f Loss of young residents from the Borough;

g A number of small and relatively isolated rural communities;

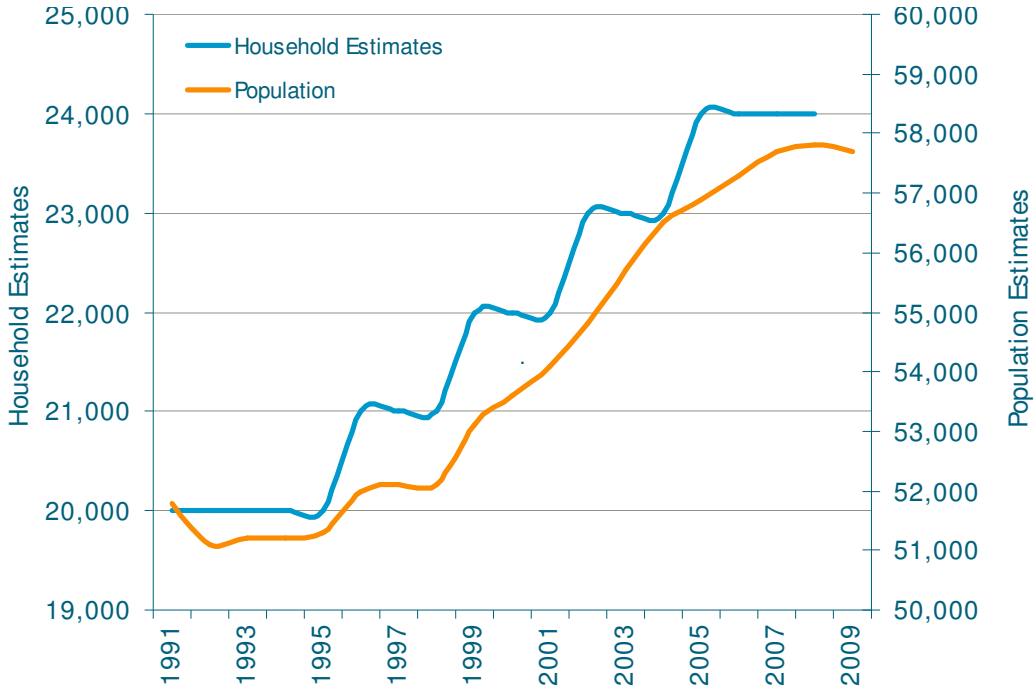
h Future spending priorities are likely to mean less investment in infrastructure, particularly in transport.

2.6 This backdrop poses a number of challenges for estimating housing need and provision that should be taken into account in the study. This particularly relates to the role that good quality, reasonably priced, housing can play in tackling these issues as well as how it can improve the vitality and sustainability of the settlements in Ribble Valley.

Demographic Trends

2.7 The population of Ribble Valley has been steadily growing over the past three decades, rising 7% from 53,900 in 1981 to 57,700 in 2009. This level of population growth is in stark contrast with the North West's total population, which fell by around 1% over the same time period. Furthermore, in 2008 there were an estimated 24,000 households in Ribble Valley Borough, an increase from 20,000 in 1991 (Figure 2.2).

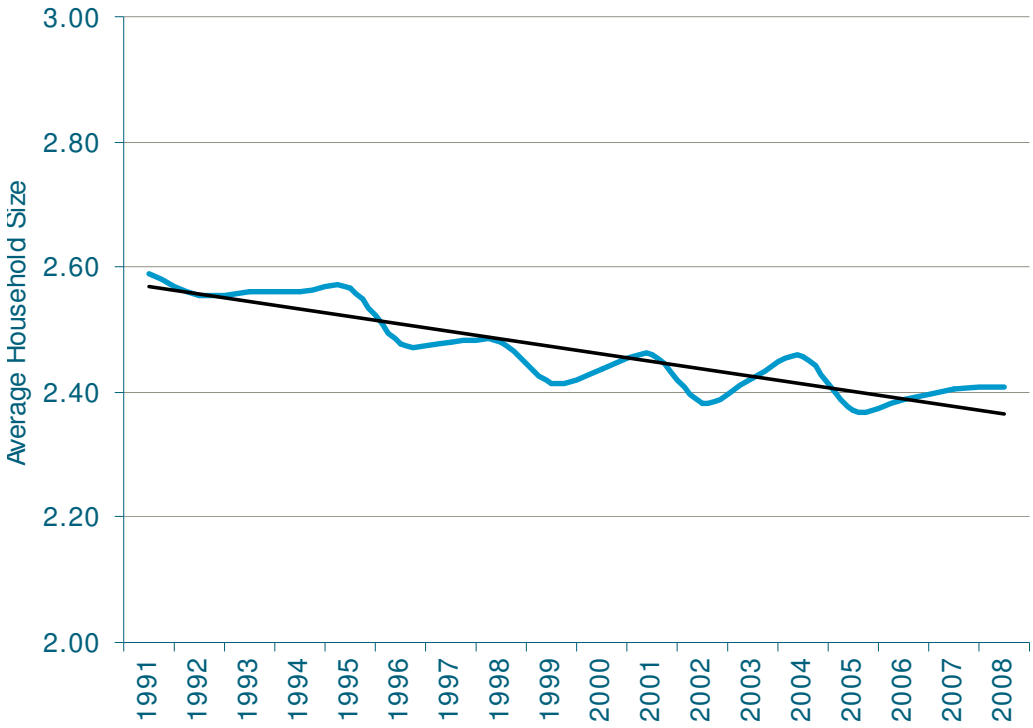
Figure 2.2 Population and Household change in Ribble Valley 1991-2009



Source: ONS mid-year population estimates and CLG household estimates (CLG Live Table 406)

2.8 The increase in household numbers has been due to a combination of steady population growth combined with a reduction in average household sizes which reduced from 2.59 in 1991 to 2.41 in 2008 (Figure 2.3). This reduction reflects the natural trend towards smaller household sizes, with the social composition of households shifting over time leading to more single person households and smaller family units (e.g. single parents and single elderly households).

Figure 2.3 Average Household Size in Ribble Valley 1991-2008

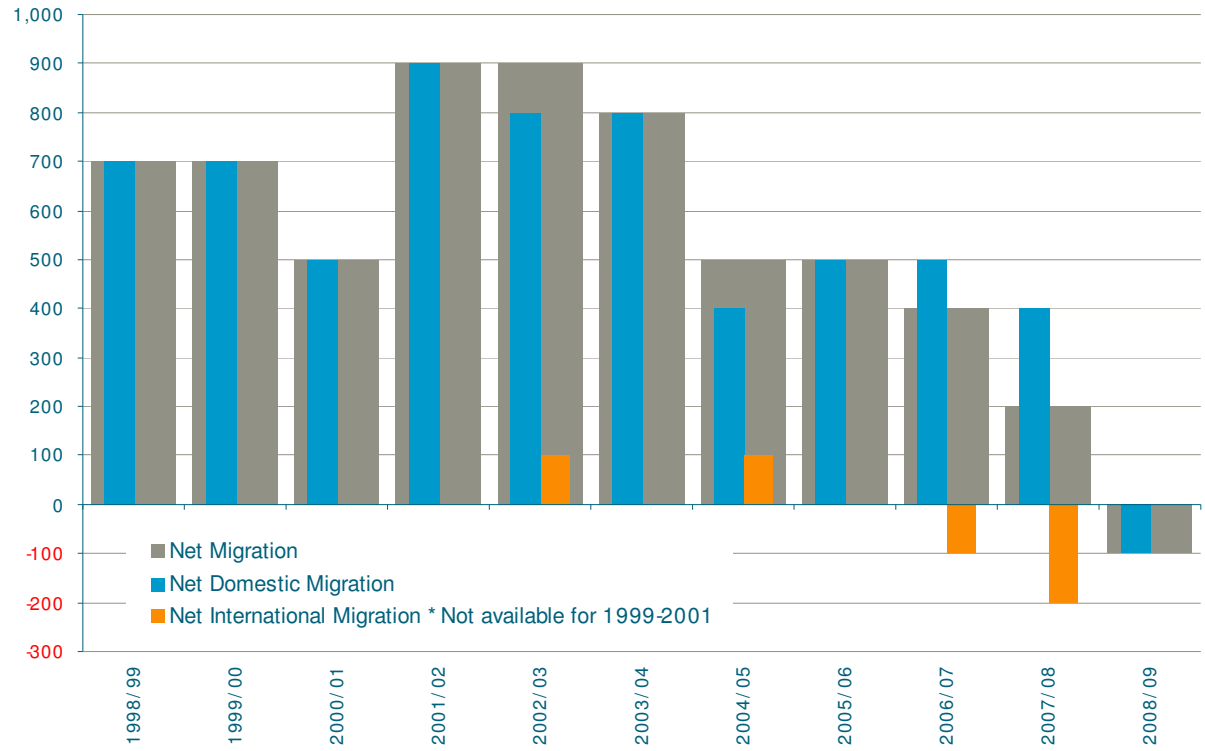


Source: ONS mid-year population estimates and CLG 2008-based household estimates

2.9 The majority of this population growth in Ribble Valley is attributable to migration. Over the previous decade, migration has been predominantly inwards, with high levels of net migration into the Borough, virtually all of which is domestic. International migration both into and out of the Borough is very limited as illustrated in Figure 2.4.[4]

[4] Domestic migration relates to migration between Ribble Valley Borough and the rest of the UK, including to adjoining authority areas; this also includes cross border migration (i.e. migration between England, Wales, Scotland and Northern Ireland). International migration comprises migration into and out of Ribble Valley from areas beyond the UK.

Figure 2.4 Domestic and International Migration



Source: ONS Migration Statistics

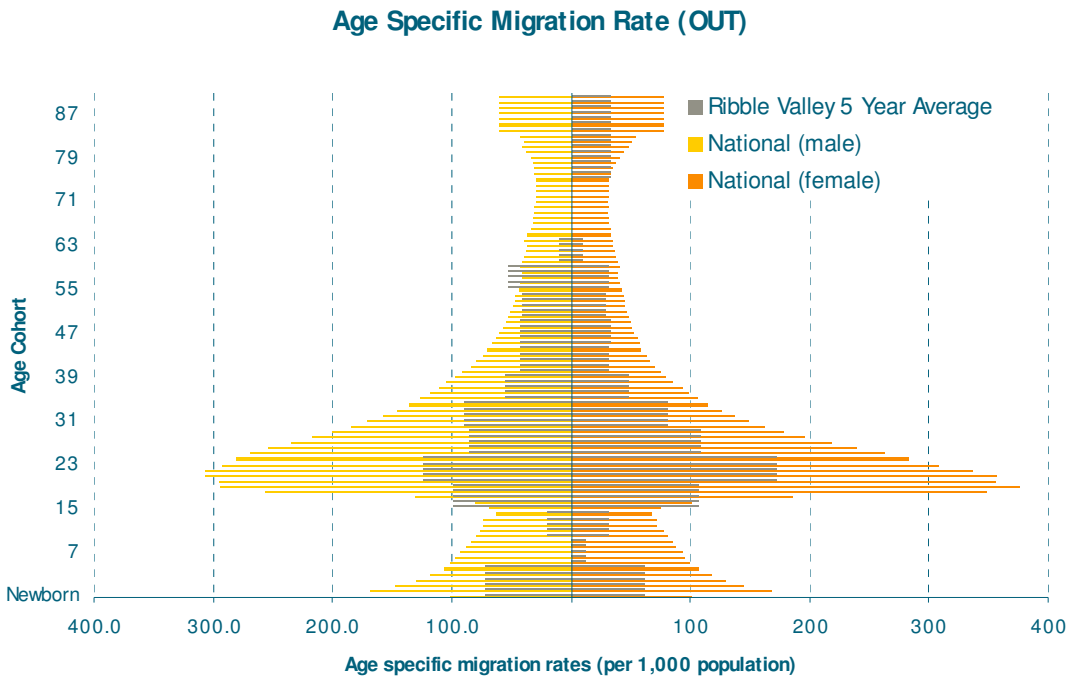
2.10 With the exception of 2008/09 (where levels of domestic in-migration fell to a ten year low of 2,400), every year since 1998/9 has seen a net gain of at least 200 residents per annum, with 2001/02 and 2002/03 seeing the highest levels of gain with 2,500 Ribble Valley residents moving away from the Borough and 3,400 people moving in the other direction. In total, there has been an average net migration gain of 513 residents per annum since 2001/02.

2.11 Overall, past migration trends for Ribble Valley show:

- Domestic net migration of +555 people per annum (1998-2009)
- International net migration of -13 people per annum (2001-2009)

2.12 Looking at domestic out-migration only (using ONS migration statistics for the previous five years), the propensity of people to migrate from Ribble Valley is much lower than the national authority average as illustrated in Figure 2.5. This suggests a relatively low level of turnover among the resident population.

Figure 2.5 Male and Female Migration Rates by Age (National and Ribble Valley Out-Migration)

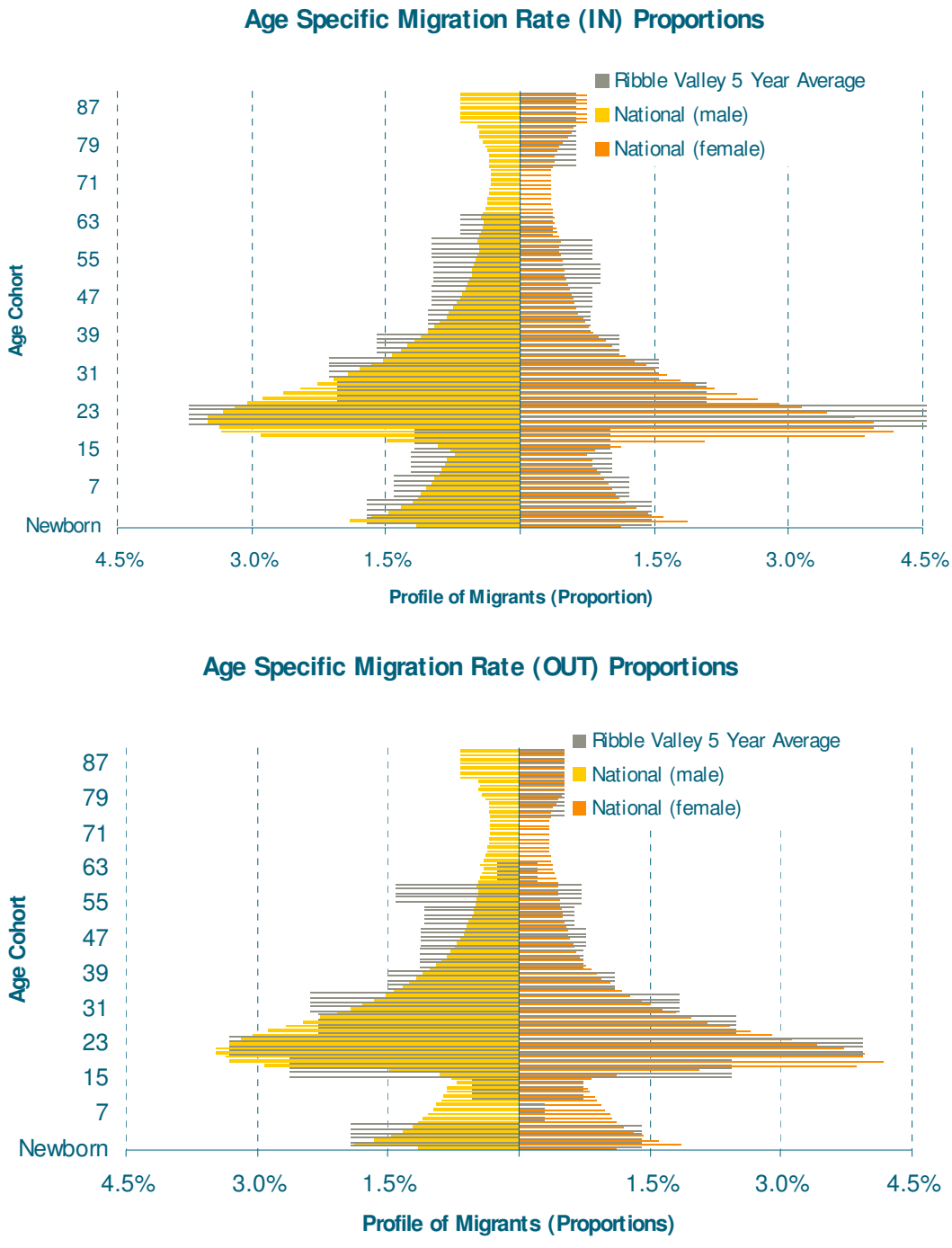


Source: NLP Analysis using ONS Migration Statistics Unit data 2004-2009

2.13 However, the age profile of out-migrants is more similar to the national picture with a higher propensity to migrate among age cohorts in their 20's and 30's, meaning that the majority of out-migration has come from these age groupings. Both the inward and outward migration movements in Ribble Valley diverge from the national picture in that the proportion of people in their forties and fifties moving into/leaving the Borough is significantly higher than might be expected, whilst perhaps surprisingly, virtually no male residents over the age of 65 either move into, or leave, the Borough. Furthermore, there are very few instances of younger children moving out of the Borough, which is perhaps representative of the fact that the Borough is regarded as a good location for parents to bring up young families.

2.14 These patterns are illustrated in Figure 2.6 which shows the age profile of domestic migrants coming into the Borough and the age profile of those moving out (split by gender).

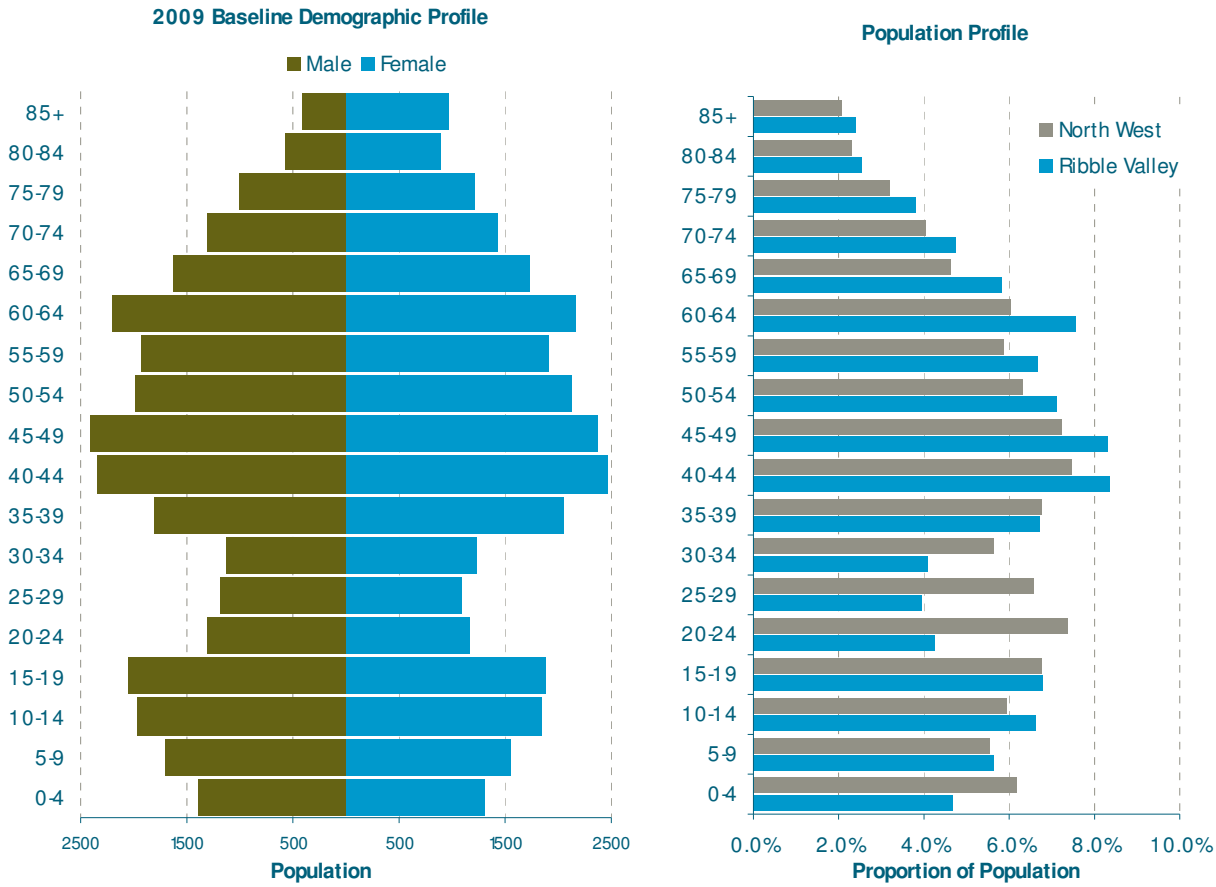
Figure 2.6 Age Profile of Domestic Migrants



Source: NLP

2.15 The above trends have led to a population profile in Ribble Valley as illustrated in Figure 2.7. This shows that the profile in Ribble Valley is significantly different to the wider North West region, with a greater proportion of older working age population (40 to 65) but a much smaller proportion of younger working age population (20 to 34). Ribble Valley also has a slightly higher proportion of elderly retired residents than the national average, and fewer young children aged 0-4. This suggests that people are moving away from the area once they leave school and do not return until their mid to late thirties.

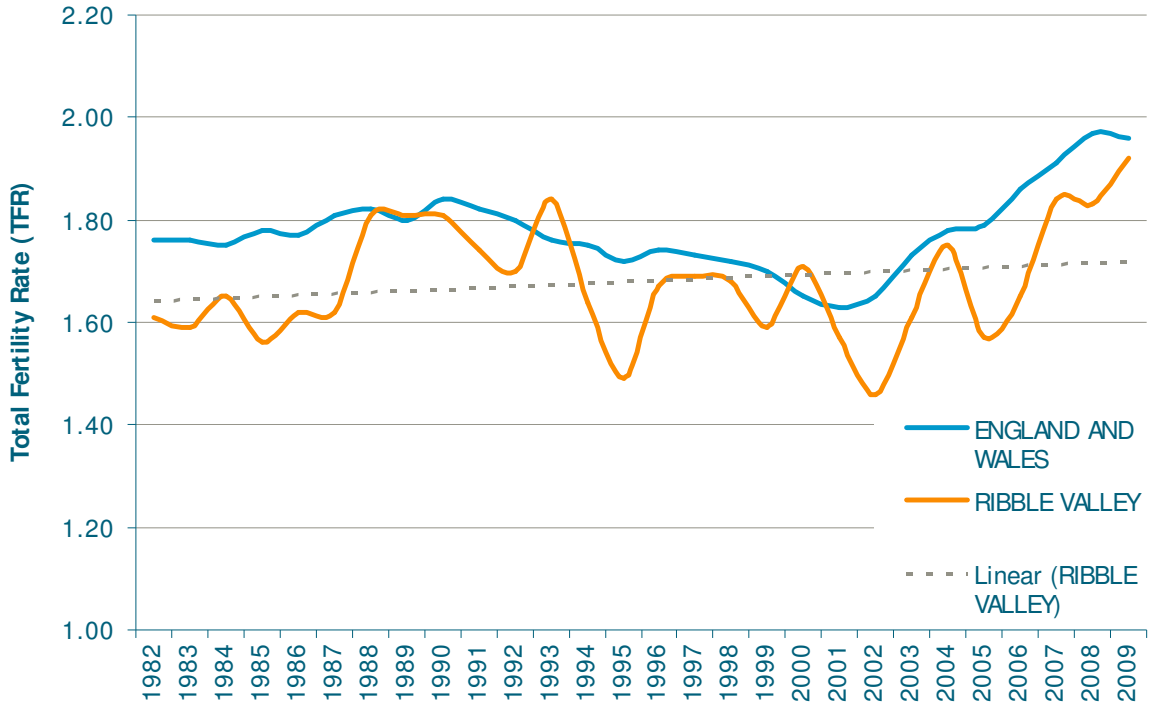
Figure 2.7 Ribble Valley Baseline Demographic Profile (2009)



Source: ONS 2008-based Sub-National Population Projections (North West Population)

2.16 The Total Fertility Rate [TFR] – the average number of children that a woman would have over her lifetime if she were to survive to the end of her productive period – within Ribble Valley has varied over the previous three decades, but has broadly followed national fertility trends. Figure 2.8 illustrates the TFR for Ribble Valley and for England and Wales since 1982, showing trends have been generally heading upwards since 2002, but with some short term volatility in the TFR (particularly at a local level which uses a smaller statistical base).

Figure 2.8 Total Fertility Rate [TFR] Ribble Valley 1982-2009



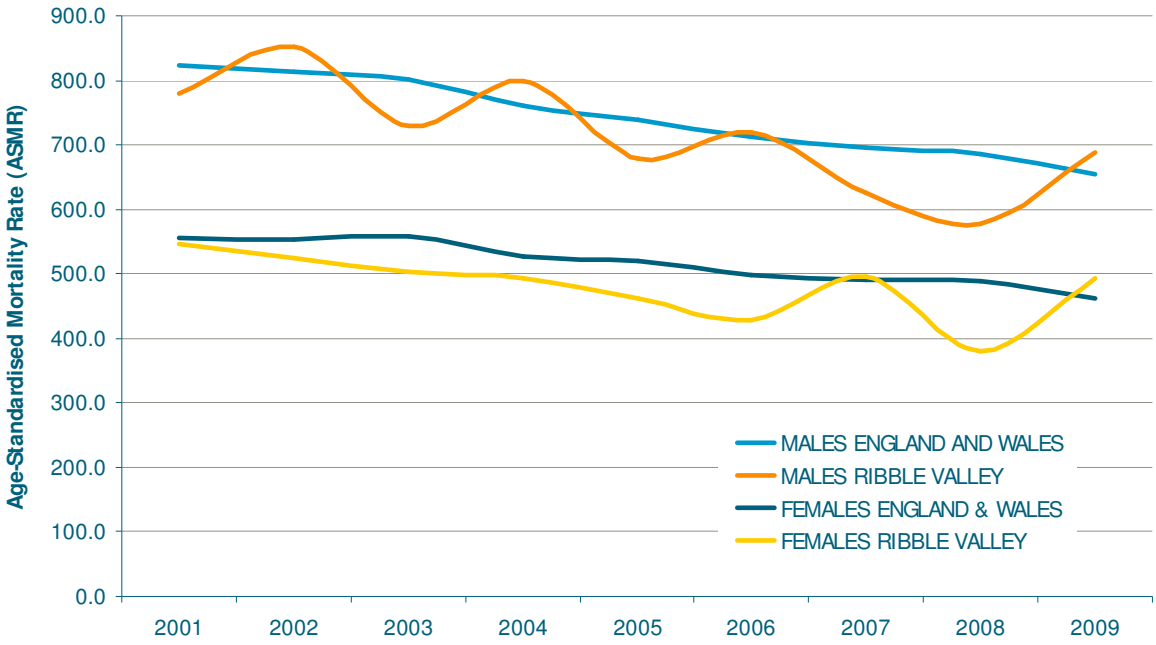
Source: ONS Fertility and Mortality Statistics[5]

2.17 Similarly, trends in the Age-Standardised Mortality Rate [ASMR] – the number of deaths per 100,000 persons that would occur in that area if it had the same age structure as the standard population and local age specific mortality rates are applied – within Ribble Valley have also seen a downwards trend, similar to the national direction of travel. This trend towards lower rates of mortality is indicative of increasing life expectancy at both a national and local level. As shown in Figure 2.9, Ribble Valley has very similar mortality rates for both males and females as those nationally (although again with more volatility at a local level due to the smaller statistical base).[6]

[5] http://www.statistics.gov.uk/downloads/theme_population/fertility-mortality-ew.xls

[6] It should be noted that the PopGroup modelling uses Standard Mortality Rates (SMRs) – a comparison of the number of the observed deaths in a population with the number of expected deaths if the age-specific death rates were the same as a standard population, expressed at a rate/index with 100 being the standard – This is not the same as the ASMR although ASMR data is available through ONS hence it is used here as it is more up-to-date.

Figure 2.9 Age-Standardised Mortality Rate [ASMR] 2001-2009



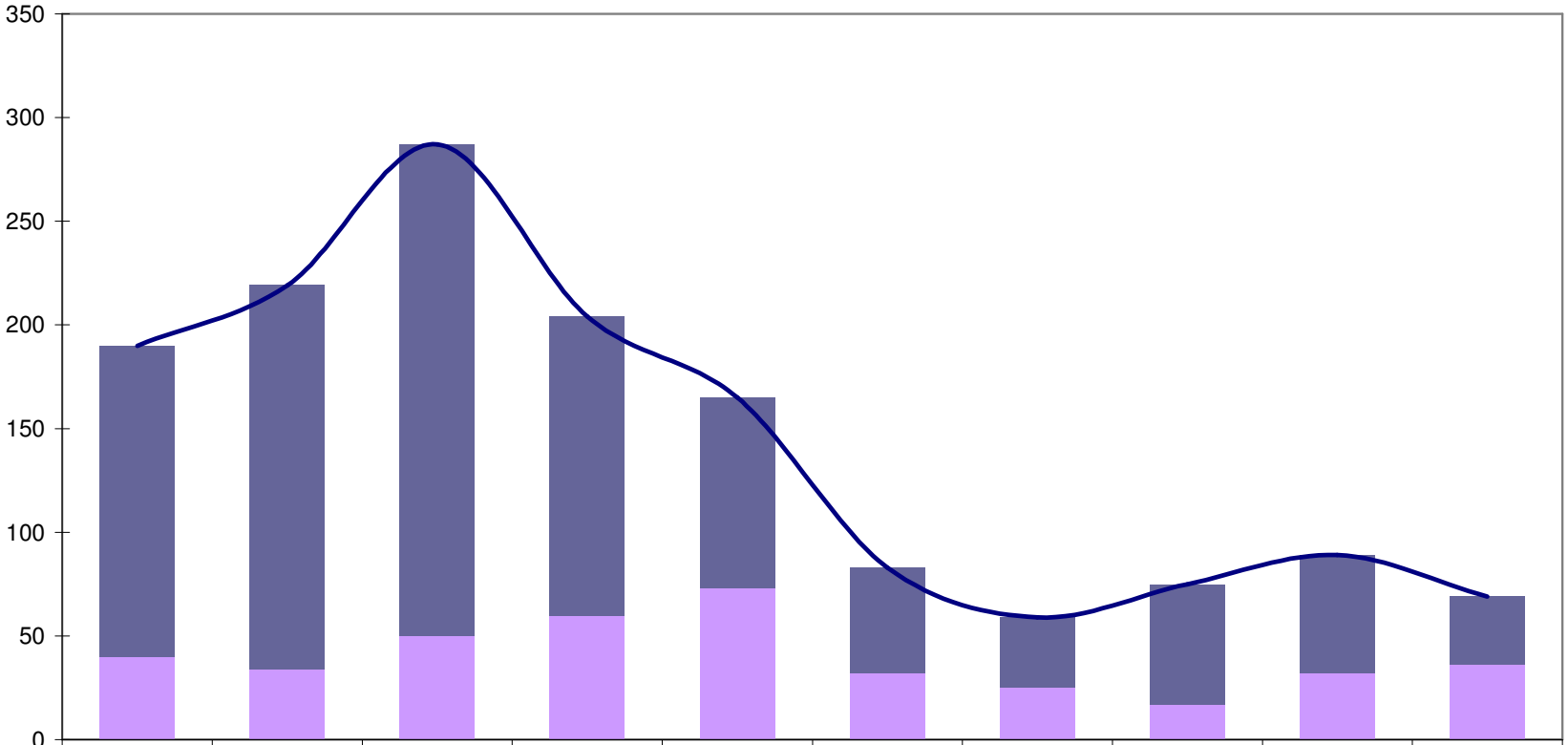
Source: ONS Fertility and Mortality Statistics

2.18 These trends provide a backdrop for population change within Ribble Valley, with natural change indicating a moderate increase in population over time, and overall gains through migration resulting in a modest net gain in the resident population. In this context the level of population will be one driver of gross future housing requirements within Ribble Valley, with the population change dependent on the future levels of births and deaths within the indigenous population as well as the migration flows to and from the Borough.

Housing Trends

2.19 Figure 2.10 indicates that past net completions in Ribble Valley have averaged 144 dwellings (net) per annum since 2001/02. The trend line indicates a sharp decline in the net housing development rates since 2003/04 with a high of 287 units (net) in that year, declining to a low of 59 in 2007/08 in the run up to the recession. It is important to note, however, that a housing moratorium was in operation in the Borough from 2004 to 2008. Allowing for the timelag in developers building out existing residential permissions, it is likely that this partly explains the sudden drop off in completions post 2004 and the gradual rise post 2008 despite the onset of the recession.

Figure 2.10 Ribble Valley Borough Long Term Housing Data – Completions/Conversions



	2001 02	2002 03	2003 04	2004 05	2005 06	2006 07	2007 08	2008 09	2009 10	2010 11
New Build	150	185	237	144	92	51	34	58	57	33
Conversions	40	34	50	60	73	32	25	17	32	36
Net	190	219	287	204	165	83	59	75	89	69

Source: Based on RVBC AMR data

Note: According to RVBC officers, demolitions in the Borough have been cancelled out by new build on the same site, hence providing an overall net figure of zero to the annual figures indicated above. Replacement dwellings have not, therefore, been included in the above table.

2.20 In terms of affordable housing completions, data from RVBC shows that completion numbers have varied since 2006 (the longest time period over which data is available), but have most recently been around 35-49% of total completions. This may be affected in the years ahead by a lack of HCA funding.

Table 2.1 Affordable Housing Completions

Year	06/07	07/08	08/09	09/10	10/11	TOTAL
Completions	12	27	37	43	24	**143**
Proportion of Total	14%	46%	49%	48%	35%	**38%**

Source: RVBC (April 2011)

Economic Trends

2.21 The number of jobs located within Ribble Valley was approximately 29,000 in 2009[7]. This is an increase of almost 7,200 jobs over the figure recorded a decade earlier in 1999. The data indicates that the number of jobs increased significantly between 2008 and 2009 despite the onset of the recession. It is understood that this was almost entirely attributable to the substantial expansion of the BAE Systems site in Samlesbury with the development of the Regional Aerospace Business Park.

Table 2.2 Annual Job Change for Ribble Valley

Year	Jobs [ABI]	Jobs [(BRES]	ABI/BRES Scaled[8]	Year on Year	Annual Change (%)
1998	21,830	~	20,390		
1999	21,835	~	20,394	5	0.0%
2000	22,783	~	21,280	885	4.3%
2001	23,154	~	21,626	347	1.6%
2002	25,689	~	23,994	2,368	10.9%
2003	25,301	~	23,632	-362	-1.5%
2004	25,825	~	24,121	489	2.1%
2005	23,598	~	22,041	-2,080	-8.6%
2006	24,277	~	22,675	634	2.9%
2007	25,488	~	23,806	1,131	5.0%
2008	25,203	23,540	23,540	-266	-1.1%
2009	~	29,005	29,005	5,465	23.2%
Average	**1999-2009**			**783**	**3.5%**

Source: ONS Annual Business Inquiry [ABI] and ONS Business Register and Employment Survey [BRES]

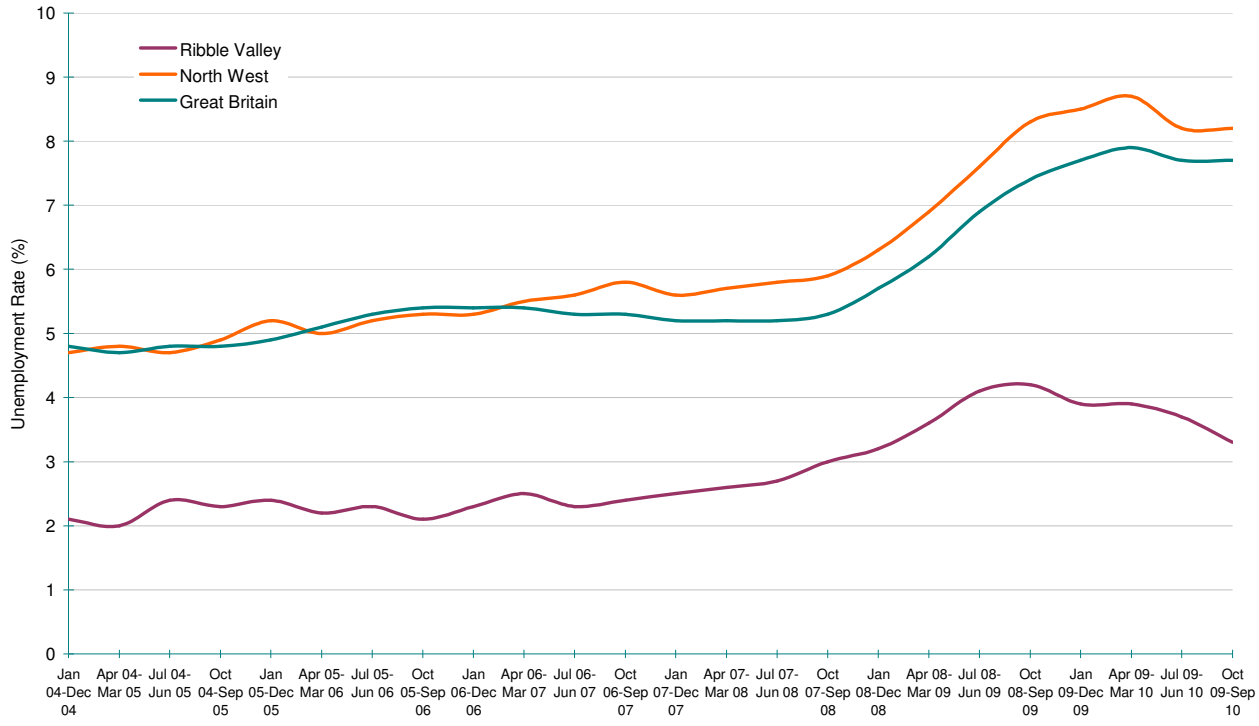
[7] Employee Jobs, Business Register and Employment Survey (BRES) 2009

[8] ABI and BRES apply different methodologies and are not directly comparable. ONS state that the best way to deal with this is to examine the scale of ABI/BRES discontinuity in the area of examination, calculate a scaling factor for the 2008 data published for both data sets, and apply this to the pre-2008 ABI data. In Ribble Valley the scaling factor is 0.934 (i.e. 90,678 ÷ 90,766).

2.22 The total population of Ribble Valley was estimated at 57,700 in 2009[9] of whom 31,400 were economically active. Looking solely at those aged 16-64, 82.3% of the population is economically active, a higher proportion than for the North West as a whole (74.7%)[10].

2.23 Claimant unemployment is currently estimated at 430 people claiming Job Seekers Allowance, or 1.2% of the working-age population[11] (well below the North West average of 3.9%). However, the ONS model based unemployment rate (which is a wider, and arguably more realistic, measure of unemployment based upon the International Labour Organization [ILO] definition which includes all those looking for work and not just those claiming benefit) indicates that unemployment is higher at around 3.3%, albeit that this is still well below the regional rate for this measure (8.2%) as illustrated in Figure 2.11. Past model-based unemployment trends show a 6-year average (2004/10) of 2.88% and based on the downward trend as illustrated below, it is reasonable to assume that the current rate may reduce to a comparable level again as the economy stabilises and grows in the future.

Figure 2.11 Unemployment Rates 2001-2010



Source: ONS Annual Population Survey

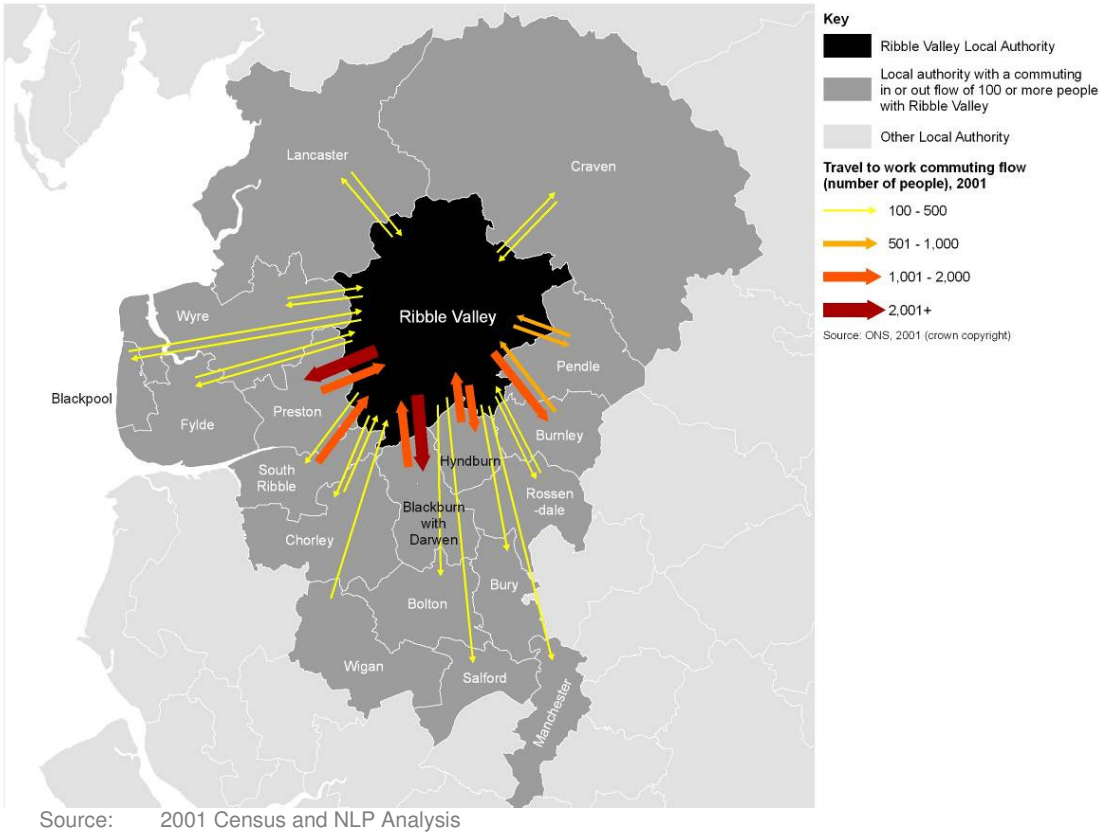
(Note: % is for those aged 16 and over as a proportion of economically active residents)

[9] ONS Mid-year population estimate

[10] ONS Annual Population Survey (Oct 2009 – Sept 2010)

[11] ONS Job Seekers Allowance Claimant Count, August 2010

Figure 2.12 Inter-district commuting flows, 2001



Source: 2001 Census and NLP Analysis

2.24 At the time of the 2001 census, 12,311 people commuted out of Ribble Valley Borough daily (47% of employed residents) and there were 10,046 in-commuters (accounting for 41.6% of jobs in the Borough), giving a net total of 2,265 out-commuters. As shown in Figure 2.12, these reasonably high cross-boundary flows are a reflection of the economic inter-dependencies of the surrounding districts and the proximity of other major settlements, particularly Preston, Blackburn and Burnley.

2.25 More recent (2008) Annual Population Survey [APS] data, compared with 2008 ABI employee analysis data, indicates that the level of net out-commuting of Ribble Valley residents has increased from 2,265 (as recorded in the 2001 Census) to 3,600 by 2008. Although the methodology for the APS/LLFS is different to that of the 2001 Census[12], these estimates do suggest that increases in the local labour force have resulted in noticeably higher levels of out commuting to adjoining districts (albeit tempered in 2009 following the expansion of BAE).

[12] The APS (2008) and LLFS (2001) are based on a sample survey of residents and are therefore subject to sampling errors, hence the need to consider statistical significance of changes between the 2001 and 2008 data. The Census 2001 data is more comprehensive and robust, surveying all residents, but is now substantially out of date and the 2008 APS data is a reasonable alternative.

3.0 Establishing a Gross Housing Requirement

3.1 This section of the report sets out the scenarios (A-H) for future housing requirements based on:

1 Demographic Factors (Scenarios A-D) – what projections of natural change, migration and headship rates will mean for future levels of household growth;

2 Economic Factors (Scenarios E-F) – what levels of housing are needed to sustain different estimates of employment change; and

3 Housing Factors (Scenarios G-H) – how past trends of delivery are reflected in future household growth and how this has been related to the RS requirement.

Scenarios – Assumptions and Approach

3.2 Based on past trends and the baseline demographic, economic and housing context of Ribble Valley Borough, NLP has identified and agreed with RVBC officers a number of scenarios which reflect potential future growth within the Borough. These have been identified to reflect what has occurred previously, as well as what might occur in the future given a range of factors affecting population and household growth.

3.3 Notwithstanding the above, there are a number of assumptions which will underpin all modelled scenarios (outlined in more detail in Appendix 1) including:

a Future change assumed in the Total Fertility Rate [TFR] and Standardised Mortality Rate [SMR] uses the births and deaths projections from the ONS 2008-based Sub-National Population Projections [SNPP]. This in turn is used to derive future projected TFRs and SMRs through PopGroup;

b Inputs on headship rates (using the latest CLG 2008-based household forecast headship rates);

c In Ribble Valley (as in any area), it is expected that housing vacancies and second homes will result in the number of dwellings exceeding the number of households. In establishing future projections, it is likewise expected that the dwelling requirement will exceed the household forecast. Hence a rate of 3.7% has been factored into the model, based upon the most recent vacancy data available for Ribble Valley Borough (ONS 2008 vacancy and second home data);

d The minimum level of transactional vacancy that is required is normally viewed as 3%[13], hence 3.7% is not atypical (and indeed is lower than the

[13] A vacancy/second homes rate of 3% is widely regarded as the level necessary to ensure the efficient recycling of the existing stock.

regional average of 5.1%). Tackling vacancy rates has long been an aspiration of RVBC. However, given the complex issues involved, we have taken a precautionary view and assumed that current stock vacancy rates of 3.7% will remain the same for the modelling exercise (albeit a sensitivity test has been undertaken on the baseline figure using a lower rate of 1.9%, based on the Borough's valuation list data). Furthermore, any reduction in vacant dwellings achieved must be regarded as a net figure after allowing for other stock that may fall into vacancy over time. The extent to which Ribble Valley will be able to bring net vacancy rates down in the future will be a key challenge for the Borough. Given this, the success of any Borough initiatives to address this will be a point to address in future monitoring exercises.

e To calculate the unemployment rate, NLP took Oct 2009 – Sept 2010 NOMIS unemployment figure (3.3%) to equate to the 2010 rate, and the Oct 08/09 figure (4.2%) to equate to 2009. NLP kept the former figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 2.88% over a five year time frame. This figure was then held constant to the end of the forecasting period on the grounds that this is a better reflection of the long term trend than the current high rate.

f It has been assumed that the commuting rate remains static with no inferred increase or decrease in commuting levels for the majority of the scenarios (see below)[14].

3.4 It should be noted that whilst most of the scenarios indicate moderate population growth in Ribble Valley Borough to 2028 and beyond, there will also be an additional driver underpinning growth in household formation due to the strong trend towards smaller average household sizes.

3.5 All the demographic and employment PopGroup scenarios provide a 2010-28 dwelling requirement, subsequently taken back on a pro-rata basis to 2008.

3.6 Whilst the above is able to be tweaked, the main input which will be changed between each scenario is the level of migration. The modelled scenarios, and the rationale for these, are outlined below:

Baseline (using 2008-based ONS/CLG forecasts)

3.7 The baseline scenario represents a projection of the demographic shift based on current factors and recent trends in Ribble Valley Borough. The PopGroup modelling is based on ONS-assumptions for natural change and ONS 2008-based sub-national population projections for migration. NLP applied a variety of assumptions to the base data including the application of more detailed population breakdowns (by single year and gender); working back from the

[14] Commuting rate kept constant – 28,800 residents in Ribble Valley in employment as of 2008 (ONS Annual Population Survey); 25,200 jobs as of 2008, hence a rate of 1.143.

total births/deaths forecast for Ribble Valley Borough in the Sub-National Population Projections [SNPP] to calculate annual TFRs/SMRs for the Borough; and calculating domestic Age Specific Migration Rates [ASMigRs] based upon the age profile of migrants to, and from, Ribble Valley over an extended time period. Inputs on headship rates were based on the latest CLG 2008-based headship forecasts.

3.8 Whilst the Baseline scenario used the 3.7% vacancy rate to convert households into dwellings as discussed above, a sensitivity test was run using a lower rate of 1.9%. This figure was obtained from RVBC's March 2011 Valuation lists, which identified the number of residents paying reduced rates for reasons of occupancy. The figure is likely to be an under-estimation as anecdotal evidence suggests that a number of the wealthier second home owners in the Borough pay the full Council tax rates on both properties, which does not get picked up in the figures.

Migration Trends

3.9 In addition to the baseline scenario and sensitivity test, two further scenarios based on past migration trends have been undertaken as follows:

1 **Natural change** - based upon Ribble Valley providing for its indigenous population and household growth. This removes all migration forecasts from the model.

2 **Zero net migration** – where the annual international and domestic migration flows under the baseline scenario are equalised to result in a net migration of zero (i.e. an identical number of people move into the area as leave the Borough, hence in 2010, the baseline domestic in-migration totalled 3,100, whilst out-migration totalled 2,700; this was subsequently split to equal 2,900 domestic migrants in and 2,900 out);

3.10 These scenarios provide two different trend based migration scenarios, with different population and household implications arising from each. Being trend based estimates of future migration they represent a reasonable basis for testing the range of scenarios that may occur in the future.

Employment Scenarios

3.11 There are a complex set of issues involved in matching labour markets and housing markets (with different occupational groups having a greater or lesser propensity to travel to work). However, there are some simple metrics that can explore the basic alignment of employment, demographic and housing change, notably the amount of housing needed to sustain a given labour force assuming certain characteristics of commuting and employment levels.

3.12 Ensuring a sufficient supply of homes within easy access of employment opportunities represents an important facet of an efficiently functioning economy and can help to minimise housing market pressures and unsustainable levels of commuting (and therefore congestion and carbon

emissions). If the objective of employment growth is to be realised, then it will generally need to be supported by an adequate supply of suitable housing.

3.13 Based upon the economic context above, two scenarios for household growth associated with employment growth have been adopted:

1 **Past Trends Job Growth** – between 1991 and 2008, BE Group's economic model for Ribble Valley recorded a net job growth of 3,400 jobs in the Borough[15]. Taking this forward on a pro-rata basis for the period 2009 to 2028 indicates a total job gain of 7,935. Hence a target employment figure for local residents of 31,555 was programmed into the model for 2028.

2 **Forecast Job Growth (ELS)** –BE Group's Employment Land Study used Oxford Economics Econometric Model to forecast employment land requirements for the Borough for the period up to 2018. These forecasts provided employment growth figures for the period 2008-2018 of 2,300 jobs, at an annual rate of 230[15]. Taking this forward to 2028 on a pro-rata basis indicates a total job gain of 4,370 over 19 years. Hence a target employment figure for local residents of 27,990 was programmed into the model for 2028.

3 **Sensitivity tests:** The two scenarios above keep commuting rates constant despite the increase in jobs over the plan period; hence the underlying assumption is that the need will be met by economic migrants moving into the area. Two sensitivity tests were applied to these scenarios factoring in an element of increased in-commuting to offset some of the growth in economic in-migrants (and by extension, the need for new dwellings). Around 41.6% of jobs in the Borough (ONS 2001) are taken up by in commuters; hence the level of net in-migration was adjusted to ensure that 58.4% of the new jobs would go to new residents, with the remainder being taken up by in-commuters. This approach increases the level of in-migration by a smaller margin than the two scenarios detailed above, whilst making up the difference through modifying commuting rates.

3.14 These scenarios are based upon an appreciation of the economic context for the Borough and the aspirations for future job growth, accepting that much of the modelling work undertaken by BE Group and Oxford Economics was undertaken immediately prior to the recession, and hence some of the job forecasts may be overly optimistic.

3.15 The modelling for these scenarios assumes that rates of natural population change, household formation, rates of economic activity and net commuting (with the exception of the sensitivity tests discussed above) remain the same as that which underpins all scenarios. However, the rate of in/out migration is altered (consequently changing the associated total population and housing

[15] BE Group (October 2008) Ribble Valley Employment Land and Retail Study (Appendix 7)

numbers) to estimate the rate required to sustain growth in the number of jobs in Ribble Valley.

Non-modelled Scenarios

3.16 In addition to the above demographically modelled scenarios, a range of further scenarios not modelled through PopGroup were also used as comparators for benchmarking the housing requirement and reflecting a wider range of approaches to defining housing requirements, including:

- 2008-based CLG household projections;
- Past delivery trends;
- RS requirements; and
- Housing need from the SHMA, and the level of market housing necessary to achieve delivery of this affordable housing need.

Summary of Scenarios

3.17 The scenarios adopted for testing are summarised as follows:

a **Baseline Scenario** – the PopGroup Baseline model run, incorporating ONS assumptions on projected natural change rates and projected migration;

b **Baseline Scenario (Vacancy Sensitivity)** – the PopGroup Baseline model, incorporating lower vacancy rates to reflect RVBC's latest valuation lists;

c **Natural change** - based upon Ribble Valley providing for its indigenous population and household growth, resulting in zero migration;

d **Zero net migration** – whereby the annual migration flows are equalised, resulting in zero net migration;

e **2008-based ONS/CLG Scenario** – using CLG's standalone 2008-based household projections (which are based upon the ONS sub-national population projections, SNPP), allowing for second homes/vacant units;

f **Past Trends Job Growth** – taking forward past growth in employment in Ribble Valley between 1991 and 2008 on a consistent basis to 2028;

g **Past Trends Job Growth (Changing the Commuting Balance Sensitivity)** – As above, but changing the balance of net commuting at the expense of a proportion of in-migrants to the Borough ;

h **Forecast Job Growth (ELS)** – taking forward job growth forecasts in the Borough's ELR to 2028;

i **Forecast Job Growth (ELS) (Changing the Commuting Balance Sensitivity)** – As above, but changing the balance of net commuting at the expense of a proportion of in-migrants to the Borough;

j **Past delivery trends** –using past delivery trends to illustrate what the market has previously delivered; and

k **RS Requirements** - RS requirement of 161 dwellings per annum.

3.18 Where scenarios have been demographically modelled, a full schedule of the assumptions and inputs underpinning each one is contained within Appendix 1, and the outputs from the modelling are contained within Appendix 2.

Demographic Scenarios

3.19 The demographic scenarios use components of population change to project how the future population, their household composition, and subsequently their requirements for housing, will shift in the future. These projected population changes comprise of natural change (i.e. births and deaths) and net migration, for which the headline results for each scenario are outlined below.

Scenario A – Baseline Scenario

3.20 The baseline scenario represents a projection of the demographic shift based on current demographic factors and recent trends in Ribble Valley. The PopGroup modelling is based solely on ONS assumptions for natural change, using projected fertility and mortality rates and ONS 2008-based sub-national projections for migration. This scenario involves projecting net in-migration across the period 2010-28 as set out in the ONS 2008-based SNPP. This reflects trends seen in the past decade, which have seen relatively high levels of net domestic in-migration. Net domestic in-migration is projected to result in a cumulative total of 8,900 people moving into the Borough by 2028; conversely, international net out-migration is projected to total 1,800 people leaving the Borough to 2028, resulting in an overall gain in population in the Borough due to migration in the order of 7,100 residents over the period to 2028 (394 per annum).

3.21 Projected trends in natural change from the ONS suggest that the Total Fertility Rate will fall gradually over time, whilst the Standard Mortality Rate is set to generally fall from 2010 with expectation of life set to rise slowly over the plan period. However, the age profile of the Borough is such that the population is due to decline due to natural change, with deaths exceeding births over the whole of the forecast period. This is accompanied by an increasingly aged population as life expectancy rises.

3.22 The above factors together lead to a population increase of approximately 5,100 residents 2010-28. When combined with the strong trend towards reduced average household sizes (reflecting ONS projected headship rates), this still leads to a projected growth in households of around 3,810 to 2028 and a concurrent need for additional dwellings. Taking account of the dwelling vacancy rate and second homes for the Borough (3.7%), this generates a requirement of 3,955 dwellings between 2010 and 2028 (an increase of 16%). Taking it back on a pro-rata basis to 2008, this provides a 20 year requirement of 4,395, or 220 per annum to 2028.

Scenario A: 4,395 dwellings 2008-2028, 220 per annum

Scenario Aa – Baseline Scenario Sensitivity Test

3.23 As noted above, a sensitivity test has been applied that seeks to model the implications of reducing the levels of vacant units/second homes in the Borough to a level commensurate with RVBC's latest valuation lists. Hence a rate of 1.9% was modelled as opposed to the 3.7% in the Baseline. All the other assumptions remained the same.

3.24 Whilst the population and household growth forecasts remained constant, the dwelling requirement decreased slightly, to 3,415 dwellings between 2010 and 2028 (an increase of 13.5%). Taking it back on a pro-rata basis to 2008, this provides a 20 year requirement of 3,795, or 190 per annum to 2028.

Scenario Aa: 3,795 dwellings 2008-2028, 190 per annum

Scenario B – Natural Change

3.25 The natural change scenario represents a demographic forecast where there is no in or out migration to/from the Borough whatsoever. This theoretical scenario examines the potential housing requirement if Ribble Valley was to provide only for the needs of existing residents. Although unrealistic, this provides a useful benchmark against which to consider balancing housing requirements for existing residents with those resulting from net in-migration.

3.26 This natural change scenario would lead to a population decline of 2,350 people from 2010 to 2028 in Ribble Valley (compared to a growth of 5,100 under the baseline scenario). With forecast reductions in average household size over the period, the demographic shift and population churn would result in the creation of approximately 1,540 new households to 2028. Hence even though Ribble Valley is forecast to experience a net decline in population over the time period under this scenario, the number of new households forming is forecast to increase by 85 per annum to 2028. Again, taking account of the dwelling vacancy rate and second homes rate, this generates a requirement of 1,780 new dwellings 2008-2028 in Ribble Valley (89 per annum).

Scenario B: 1,780 dwellings 2008-2028, 89 per annum

Scenario C – Zero Net Migration

3.27 This scenario examines the consequences of taking forward migration rates on an equalised basis, so that net in/out migration is zero at both domestic and international levels. Unlike Scenario B, which has no in or out migration at all, Scenario C allows for domestic/international migration, but the 'ins' equal the 'outs', so there is no net increase in population as a result.

3.28 Essentially, the in-migration and out-migration figures for 2010 to the end of the plan period have been adjusted so that they reflect the mid-point between the existing in and out figures and ensure they remain the same. Whilst there is relatively limited difference between this scenario and the natural change

scenario, population growth is slightly lower as the in-migrants tend to have a lower proportion of residents aged in the productive 18+ age bracket. As a consequence, whilst the resulting in/out migrants over the study period is zero (equal to the natural change scenario), the demographic characteristics of the new population has significant implications.

3.29 This scenario would lead to a population loss of 2,740 people 2010 to 2028 in Ribble Valley, although 750 new households would still be created overall to 2028. This scenario generates a requirement for just 865 new dwellings 2008 to 2028 at a rate of 43 per annum. This figure is more than half the requirement identified in Scenario B (natural change), which would suggest that the households moving into the area are larger in size than those moving out (i.e. established families with children are moving into the area as opposed to younger, single adults moving away). This is supported by the population profile of the Borough as illustrated in Figure 2.7.

Scenario C: 865 dwellings 2008-2028, 43 per annum

Scenario D – 2008-based ONS/CLG Scenario

3.30 The ONS 2008-based sub-national population projections [SNPP] are the most recent demographic projections published by ONS. Following these, CLG have published 2008-based household estimates, which use the SNPP to estimate the future household growth in each local authority. Paragraph 33 of PPS3 indicates that, in assessing an appropriate level of housing, local planning authorities should take account of evidence on current and future levels of need and demand for housing including:

> *"the government's latest published household projections and the needs of the regional economy, having regard to economic factors".*

3.31 The 2008-based ONS population projections estimate that the population of Ribble Valley will increase by 5,300 to 63,100 people between 2008 and 2028, equivalent to 265 people per annum. CLG household projections estimate this to be equivalent to a rise in households from 24,000 to 29,000 over the period 2008-2028 (rounded to the nearest 1,000). This is equivalent to an additional 250 additional households per annum, which taken simply would require an additional 5,000 dwellings to house them 2008-28 or, taking into consideration the vacant/second homes rate (3.7%), would require an additional 260 dwellings per annum (5,190 dwellings in total over 20 years).

3.32 The requirement for 5,190 additional dwellings may seem peculiar when contrasted with the growth of 5,300 residents 2008-28. However, it is a function not just of the housing requirements of the additional residents, but also of the declining headship rates of the existing population. The number of residents per household is forecast to decline from 2.41 in 2008 to 2.18 in 2028, which would in itself lead to an increased requirement for new dwellings even if the growth in population over the intervening period was zero.

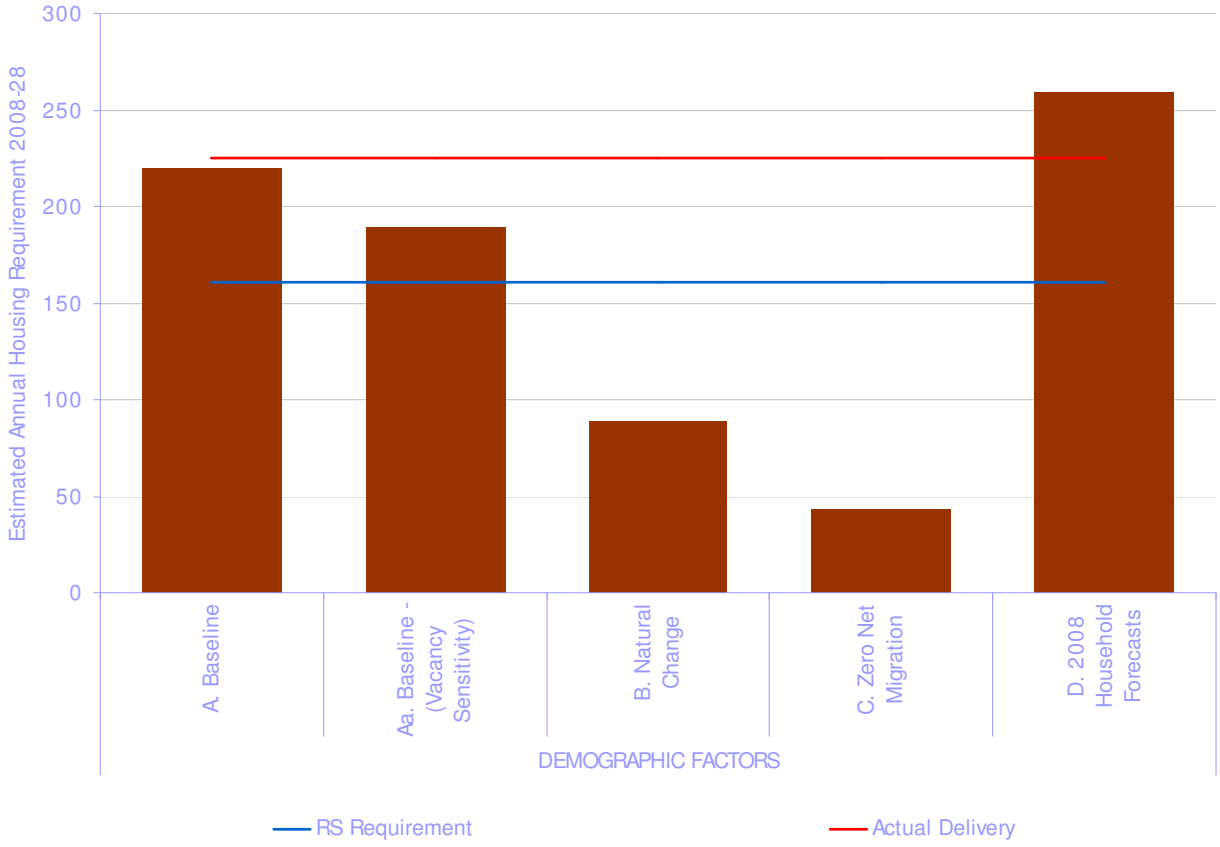
Scenario D: 5,190 dwellings 2008-2028, 260 per annum

Summary of Demographic Scenarios

3.33 Each demographic scenario assessed shows that there continues to be a need for new dwellings within Ribble Valley Borough. The demographic modelling undertaken using PopGroup shows that, assuming net in-migration levels remain reasonably strong in the longer term, dwelling requirements are above the level required by the RS (i.e. 161 dpa), with between 190 and (based on CLG forecasts) 260 new dwellings necessary per annum; scenarios A, Aa and D fall into this range. However, if migration is neutralised, the Natural Change and Zero Net Migration projections (Scenarios B and C respectively) indicate dwelling requirements well below this figure (89 and 43 dpa). This demonstrates the extent to which the Borough is reliant on inward migration to generate population growth going forward, with an increasingly ageing population gradually declining in size without this stimulus.

3.34 The outputs from the demographic scenarios are illustrated in Figure 3.1.

Figure 3.1 Demographic Factors Summary



Source: NLP Analysis using PopGroup and ONS/CLG data

Economic Factors

3.35 The economic scenarios are based upon an understanding of the relationship between housing and employment. The projected migration is set at a level which, alongside the profile of migrants moving in and out and natural change, produces a labour force which is sufficient to support employment growth in the Borough. The headline results for each scenario are outlined below.

Economic Scenarios

Scenario E – Past Trends Job Growth

3.36 This scenario increases the number of jobs in the Borough by 7,935 2009-28 on the basis of past trends (job growth 1991-2008), as indicated in Ribble Valley Borough Council's Employment Land Study[16].

3.37 PopGroup modelling identifies that to maintain the labour force with sufficient people to underpin these jobs (assuming that the ratio of jobs to workers – a measure of commuting – remains constant and unemployment is reduced as outlined previously) would require a rate of in-migration significantly above that which has been observed in recent years. This approach therefore assumes that all of the new jobs will go to economic migrants moving into the area rather than any increase in in-commuting/decreasing out-commuting or reductions in unemployment to compensate.

3.38 The modelling of this scenario assumes that to accommodate a labour force sufficient to support the growth in jobs would require net in-migration of around 20,320 additional people 2010-2028. Combined with indigenous household growth this would generate a need for 11,175 dwellings 2008-2028, equivalent to 559 dwellings per annum.

3.39 This level of in-migration could be curbed with the job market supported by a shift in commuting patterns instead (see below), with lower levels of out-commuting and more residents working within Ribble Valley, albeit the achievability of this and the extent to which it is likely to occur is unclear. Clearly the level of migration suggested by this scenario is extremely high and would run counter to the demographic forecasts discussed above.

Scenario E: 11,175 dwellings 2008-2028, 559 per annum

Scenario Ea – Past Trends Job Growth (Changing the Commuting Balance Sensitivity)

3.40 This sensitivity test to the Past Trends Job Growth Scenario discussed above also increases the number of jobs by 7,935 2009-28, but attempts to modify

[16] BE Group (October 2008): Ribble Valley Employment Land and Retail Study (Appendix 7)

the number of new homes required for economic in-migrants by increasing the level of commuting into the Borough from surrounding districts.

3.41 Around 41.6% of jobs in the Borough are taken up by in-commuters into the Borough (ONS 2001); the sensitivity test therefore adjusts the level of net in-migration to ensure that 58.4% of the new jobs (4,633) go to new residents, with the remainder going to in-commuters / clawback of out-commuters who previously travelled beyond the Borough for work.

3.42 The outcome of this sensitivity test involves population growth of 13,580 people 2010 to 2028 in Ribble Valley, which generates a requirement for 8,675 new dwellings 2008 to 2028 at a rate of 434 per annum.

Scenario Ea: 8,675 dwellings 2008-2028, 434 per annum

Scenario F – Forecast Job Growth (ELS)

3.43 This scenario increases the number of jobs in the Borough by 4,370 2009-28 based on increasing the level of job growth projected in the Borough's ELS on a pro-rata basis[17]. As above, this approach assumes that all of the new jobs will go to economic migrants moving into the area rather than any increase in in-commuting/decreased out-commuting or reductions in unemployment to compensate.

3.44 The modelling of this scenario assumes that to accommodate a labour force sufficient to support the growth in jobs would require net in-migration of around 14,030 additional people 2010-2028. Combined with indigenous household growth this would generate a need for 7,965 dwellings 2008-2028, equivalent to 398 dwellings per annum.

Scenario F: 7,965 dwellings 2008-2028, 398 per annum

Scenario Fa – Forecast Job Growth (ELS) (Changing the Commuting Balance Sensitivity)

3.45 Again, as with the sensitivity test to Scenario E, this also increases the number of jobs in line with the previous scenario (i.e. by 4,370 2009-28), and modifies the number of new homes required for economic in-migrants by increasing the level of commuting into the Borough from surrounding districts.

3.46 In this case, the sensitivity test adjusts the level of net in-migration to ensure that 2,551 of the new jobs go to new residents, with the remainder going to in-commuters or clawback of out-commuters who previously travelled beyond the Borough for work.

[17] BE Group (October 2008): Ribble Valley Employment Land and Retail Study (Appendix 7)

3.47 The outcome of this sensitivity test involves population growth of 9,312 people 2010 to 2028 in Ribble Valley, which generates a requirement for 6,295 new dwellings 2008 to 2028 at a rate of 315 per annum.

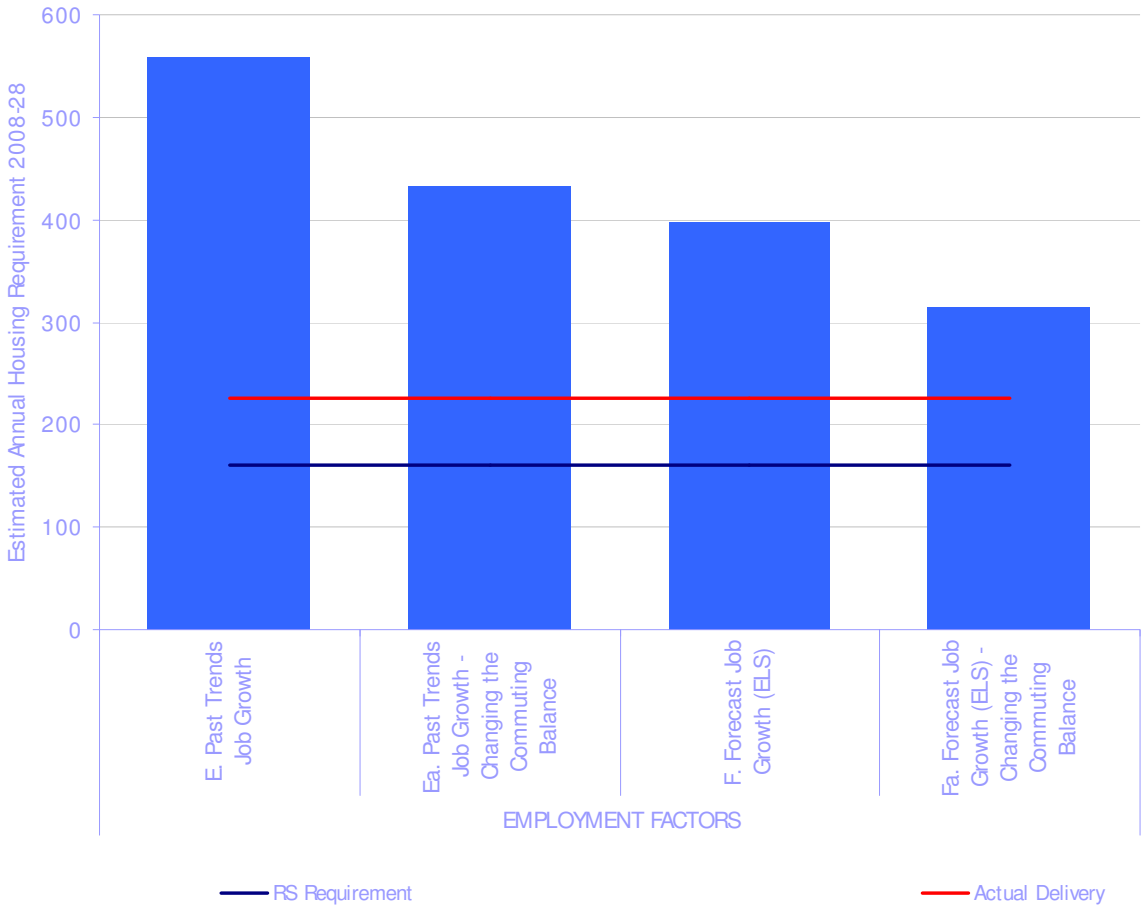
Scenario Fa: 6,295 dwellings 2008-2028, 315 per annum

Summary of Economic Scenarios

3.48 The two main economic-based scenarios above, along with their respective sensitivity tests, suggest that due to an ageing population in the Borough to 2028, there is potentially an acute need for either substantial levels of in-migration or in-commuting/clawback of out-commuters in order to maintain a labour force of a sufficient size to support the levels of job growth aspired to/previously attained in the Borough.

3.49 The higher levels of in-migration necessary to underpin the labour force under Scenarios E and F are driven by the fact that the indigenous population is ageing, hence existing residents are being removed from the available pool of labour to support the local economy. This generates a requirement for new economically active people within the Borough to both maintain the existing job base, as well as support any employment growth. This is highlighted by the decline in the size of the labour force under all of the demographic led scenarios. The need for in-migration is further exacerbated by the profile of in-migrants, with economically inactive people (e.g. a workers family) moving in as well as economically active people. This leads to necessary in-migration in excess of the number of jobs supplied by the labour force.

Figure 3.2 Economic Factors Summary



Source: NLP analysis using PopGroup

3.50 Meeting job growth can be achieved in three main ways: by changing commuting patterns; increasing the numbers of in-migrants moving into the Borough; or by increasing the levels of employment amongst the existing resident population (i.e. reducing unemployment). The merits of these approaches are discussed below:

1 **Changing commuting patterns**: This would involve either increasing the number of people who commute into the Borough on a daily basis for work, or by encouraging local out-commuters to work in Ribble Valley instead. The latter approach, of 'clawing back' local residents, would have a number of benefits but in practice is likely to be difficult to achieve in the short to medium term at least. As regards increasing the number of commuters into the Borough, this may not be a sustainable or desirable outcome but, as can be seen from the sensitivity test scenarios Ea and Fa, it can lead to reduced dwelling requirements.

It is possible that commuting patterns may change in the years ahead. However, whilst there have been fluctuations in recent years, insufficient data is available to allow a reasoned judgement to be made. It appears that much of the previous change was due to two major phases of development expansion by BAE as well as the national economic cycle, as well as residents' increased mobility and ease of movement. It is accepted that whilst there are some factors at play which could suggest more local working may be sensible in the future (i.e. fuel costs, the sustainability agenda, IT enhancements and quality of life issues), the likelihood is that net out commuting from Ribble Valley is unlikely to change significantly. As RVBC have been unable to provide detailed evidence on commuting changes over time, or that they may reduce in the future, it has been assumed that there will be an element of rebalancing over time, albeit at a lower level (reflected in the increased level of in-commuting into the area as set out in Scenarios Ea and Fa).

2 **Economic In-Migration:** Alternatively, achieving job growth targets can be delivered through in-migration, which would lead to an increased housing requirement. These pressures may also be partly mitigated through adjustments to economic activity rates, with pressures on the labour market incentivising people back into economic activity (e.g. people coming out of retirement due to better work opportunities). However, this is unlikely to entirely address the full scale of the problem.

3 **Reduced Unemployment**: A reduction in unemployment rates could also help to meet job growth and hence reduce the amount of dwellings that would need to be provided to meet this objective. This could be achieved through a comprehensive programme of up-skilling and training to ensure that existing unemployed residents have a better chance of entering the job market. However, as discussed above, Ribble Valley Borough already has very low levels of unemployment, with rates considerably below both the regional and national average. The model has also been 'tweaked' so that current levels return to the historic average rate of 2.88% in the medium to long term.

Whilst a lower level of unemployment would, under this scenario, lead to a requirement for fewer dwellings, it is not considered that a level much below this figure is either attainable or even desirable. For example, whilst 'full employment' could theoretically be taken to mean an unemployment rate of zero, in practise there will always be an element of unemployment even during economic boom periods. This is due to a combination of frictional (i.e. allowing for the time it takes for employers and workers to find a suitable match) and structural unemployment (a mismatch between the skills of workers and the jobs available to them in an area). Consequently, a practical interpretation of full, or natural, unemployment by academics is often taken to be at least 2% and sometimes higher (Beveridge, for example in 1945, set the full employment level at 3% unemployment). It is therefore considered that the effectiveness of programmes to upskill and re-train the workforce are

likely to have a limited impact on housing requirements in Ribble Valley due to the very low rates of unemployment in the Borough.

3.51 Based upon the scenarios of future employment growth, and assuming that factors such as forecast economic activity or current rates of commuting do not significantly shift in the future, Ribble Valley would need to deliver between 315 and 559 new homes per annum to meet employment growth to 2028. All of these scenarios are considerably in excess of the demographic forecasts and demonstrate the tough policy choices that would need to be taken by the Council should these economic growth forecasts be aggressively pursued. It is considered that Scenario F, which comprises the lower growth Scenario, represents a more defensible forecast given that this is the target set within the Borough's ELS, although even this would require a step change in housing delivery and/or significant levels of commuters coming into the Borough on a daily basis.

Housing Factors

3.52 The third element of the model involves the consideration of factors relating to the need for housing, past delivery rates, and policy decisions on targets.

Scenario G – Past Dwelling Completion Rates

3.53 The past rate of delivery of dwellings ostensibly provides a proxy for realisable demand for housing development in Ribble Valley. However, it should be noted that whilst this may provide a guide of past delivery, it may have been constrained by land availability and planning policy as well as any wider economic or market trends to that period. In particular, a housing restraint mechanism operated between 2004 and 2008, which has had the effect of significantly reducing housing delivery at a time when the market was at its pre-recession peak.

3.54 It is clear that the policy of housing moratorium has acted as an artificial brake on housing delivery in Ribble Valley since 2004. As previously illustrated in Figure 2.10, dwelling completions in Ribble Valley have been as high as 287 (net) in 2003/04 immediately prior to the moratorium, since which time it has declined substantially to a low of just 59 in 2007/08. On average, 144 dwellings (net) have been delivered per annum over the period 2001-2011, which would equate to 2,880 projected forward over a 20 year time period. It should be noted that - allowing for a year's timelag in extant permissions coming through the system - the rate of housing delivery prior to the moratorium coming fully into force was 225 dwellings per annum (2001/05).

3.55 The pre-moratorium figure is likely to be a better reflection of market demand for housebuilding going forward and the ability of the Borough to deliver housing. It is therefore considered that an annual rate of 225 should be used, resulting in a 20-year requirement of 4,500 dwellings.

Scenario G: 4,500 dwellings 2008-2028, 225 per annum

Scenario H – Regional Strategy Requirement

3.56 Although it is the coalition government's intention to abolish Regional Strategies, the housing requirements contained within them (and the process undertaken to arrive at them) still continue to provide a benchmark and remain, arguably, a valid indicator of local requirements.

3.57 The current North West RS figures for Ribble Valley indicate a requirement for 2,900 new dwellings (net) over the period 2003-21. Rolling this figure forward for a 20 year period (2008-2028) results in a total requirement in Ribble Valley of 3,220 dwellings, at an average annual rate of 161 dpa.

Scenario H: 3,220 dwellings 2008-2028, 161 per annum

Housing Need

3.58 The Ribble Valley Strategic Housing Market Assessment [SHMA][18] was approved by the Borough Council in December 2008. It sets out the need and demand for housing in the Borough, with a focus on estimating the need for affordable housing. The SHMA calculates that the outstanding need for affordable or social rented housing is for an additional 264 units per year across the Borough. This figure has been calculated on the basis of reducing the existing backlog of 837 to zero over 5 years, meeting any newly arising need and taking the number of available units into account.

3.59 Over the past 5 years the waiting list has increased steadily from 748 households in 2002 to 942 in 2008; an increase of 26%. In 2006 an affordable housing waiting list was established to enable households to register for any affordable housing in the borough. In December 2008, the SHMA recorded 890 households as being registered, with over 65% being young people [p.34]. The latest figures provided by Ribble Valley Housing (April 2011) suggest that this figure has fallen slightly, to 828 in housing need, of which 443 are on the waiting list for sheltered housing and 385 for general needs.

3.60 Affordability of housing therefore remains a major problem in the Borough and this issue was investigated through the 2001 Housing Needs Survey. This report concluded that of those leaving the Borough, 39% required 2 bed and 48% 3 bed housing which suggested that young families were the primary age group leaving the borough [p.33]. Figure 2.7 of this HEaDROOM report suggests a similar finding, with a high proportion of young people leaving the Borough.

3.61 Further analysis in the SHMA indicated that there is a shortage of semi-detached housing away from the Borough's key service centres. In the rural villages of the borough, there is a lack of terraced housing, which is often the housing type purchased by first time buyers. This is therefore a barrier to first

[18] Ribble Valley Strategic Housing Market Assessment Report, Ribble Valley Borough Council, December 2008

time buyers and a disincentive for young people to stay in, or return to, the Borough following university.

3.62 The Housing Strategy Statistical Appendix [HSSA] returns for 2007 show that Ribble Valley has a low vacancy rate, with 3.7% of all houses empty. This is below the national average and is an indication of strong demand for housing.

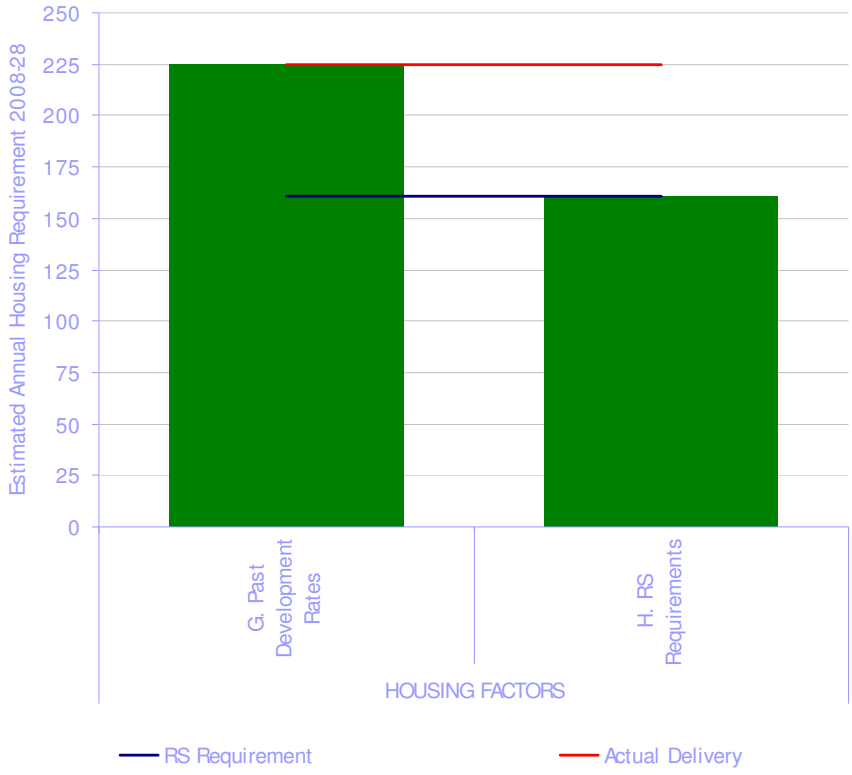
3.63 In terms of specific areas in which affordable need is most acute, the SHMA indicated that affordable housing units should be prioritised in places such as Whalley, Waddington and Bowland with more market than affordable units in St Marys, Read and Simonstone, Primrose and Sabden.

3.64 Over the past three years (April 2008 – March 2011) a total of 104 affordable units have been delivered in the Borough, out of a total of 233 units delivered (45%). Although this falls short of the figure outlined in the SHMA, it does indicate that a large proportion of the total housing delivered in the Borough has been affordable. It is also important to point out that the SHMA is not designed to be a binding target for the provision of affordable rented housing as this scale of development would be extremely challenging and would also be in excess of the RS's target for all new housing development.

Summary of Housing Scenarios

3.65 Based on housing factors, the level of housing requirement varies from 225 dpa reflecting past delivery rates, to as low as 161 dpa based on the RS requirement.

Figure 3.3 Housing Factors Summary



Source: RVBC

3.66 As outlined in Section 2.0, net dwelling completions have totalled 1,440 since 2001/02, at an annual average of 144 units. Whilst the historic record gives a reasonable proxy for the minimum of what could be achieved going forward over the Core Strategy period, in reality, this is likely to be an under-estimate given that:

- The policy of housing restraint in place between 2004 and 2008 which artificially constrained the supply of land for housing has now finished;
- The figure includes declining levels of delivery in recent years as a direct result of the unprecedented recession in the housebuilding industry.

3.67 Hence it is considered that the pre-moratorium dwelling completion rate of 225 dwellings per annum should comprise the higher end of any range on housing requirements, and that the RS figure of 161 dpa remains a valid indicator, particularly allowing for the very high levels of affordable housing need identified in the Borough's SHMA.

4.0 Policy and Delivery

4.1 Having established a series of scenario-based housing requirement figures, it is important to consider the presence of capacity and delivery constraints and realities that could limit Ribble Valley Borough's scope for accommodating housing growth.

4.2 The purpose of this is to help place the housing requirement in the context of factors which may give cause to stimulate or constrain development, not merely assessing a gross housing requirement based upon the current and future demographic or need led factors. It is essential to apply these checks and balances to the gross housing requirements identified to ensure that any adopted housing requirement is consistent with the wider evidence and policies coming forward through the LDF and is also grounded in a level of delivery which can realistically be achieved. These factors will all influence RVBC's judgement regarding which level of housing delivery is most appropriate to plan for.

Policy Issues

4.3 The Core Strategy will set out RVBC's overall vision, objectives and spatial strategy for the Borough up until 2028. It will also set the wider land use framework for private sector investment and the delivery of public services within the area. RVBC is currently working towards the Core Strategy Preferred Options consultation that is due to begin in October 2011. The proposed date for adoption is November 2012.

4.4 The Core Strategy Issues and Options Regulation 25 Report (August 2010) sets out an agreed vision to attain:

> *'An area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors'* [¶3.1.2]

4.5 A number of key objectives are identified to help deliver this vision, including:

- Respect, protect and enhance the high quality environment and biodiversity in the Borough;
- Match the supply of affordable and decent homes in the Borough with the identified housing need; and
- Ensure a suitable proportion of housing meets local needs.

4.6 Three Development Strategy Options are identified for consultation [¶4.1.3], specifically:

1 directing development towards the service centres of Clitheroe, Longridge and Whalley, including the opportunity to expand their existing settlement limits to accommodate residential and employment growth;

2 focusing development in Longridge as a strategic economic growth area; and

3 accommodating development through the strategic release of sites that can accommodate high levels of development.

4.7 Ribble Valley also has a small area of Green Belt within its boundary; the Issues and Options Report states that the overall extent of the Green Belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment [¶5.2.1]. There are no planned strategic reviews of Green Belt proposed within Lancashire and fundamentally the Corte Strategy states that there is a presumption against substantial strategic change at this time.

4.8 The RS required Ribble Valley to deliver a minimum of 161 net additional dwellings per annum, equal to 2,900 dwellings over the 18 year RS plan period (2003/04 - 2020/21). This figure is also highlighted as the minimum level of housing provision in the Core Strategy Issues and Options Report [¶6.1.2]. Previously, Ribble Valley's housing target in the Lancashire Structure Plan (February 1997) sought 2,400 new dwellings over a 15 year period 1991-2006, at a rate of around 160 dwellings per annum.

4.9 The Borough's Local Plan (Adopted June 1998) stated that between 1991 and 1997 a total of 1,330 new dwellings were developed. Allowing for around 60 dwellings per annum to come forward on windfall sites (570 dwellings over the remaining plan period), the Local Plan identified an outstanding need of around 500 dwellings to be provided to meet the Structure Plan target. A number of sites with extant planning permission were also available, capable of providing 778 residential units, hence the Council only identified a need for two small additional allocations of housing land (at Clitheroe and Sabden), totalling 42 dwellings.

4.10 A housing moratorium was introduced in 2004 as a result of the Joint Lancashire Structure Plan (JLSP) housing requirement being exceeded. This was subsequently lifted on 30th September 2008 when the North West RS was adopted.

Delivery Opportunities and Constraints

4.11 The delivery of a housing requirement needs to be put in the context of the opportunities and potential constraints on development at the Borough-wide scale. The evidence to underpin this comes through the existing LDF evidence base. This section provides a high level review of the key areas which may constrain or help deliver different amounts of housing growth in the Borough.

Environmental and Infrastructure Capacity Constraints

4.12 The ability of infrastructure and the environment to accommodate development in the Ribble Valley is an important consideration in balancing housing delivery against the fundamental barriers to delivery. This includes whether there are

any overarching infrastructure pressures which could act as a 'show stopper' to development or whether there are overriding environmental constraints which would prevent a certain level of growth being appropriate for the Borough.

Environmental Capacity Constraints

4.13 Ribble Valley comprises land of a very high quality from an environmental landscape perspective with over 70% of the District designated as an Area of Outstanding Natural Beauty [AONB] – Forest of Bowland. Furthermore, there are 39 Biological Heritage Sites, 6 Sites of Special Scientific Interest [SSSIs], 21 Conservation Areas and over 1,000 listed buildings.

4.1 The Forest of Bowland is the most impressive of these areas and covers 312 square miles. It is predominantly rural in nature with only a handful of villages and hamlets scattered throughout the countryside. As well as being designated an AONB, the area also contains ecological features of national importance, with 13% of the land designated as a SSSI. The moors are major breeding grounds for upland birds and a major part of the Bowland fell is designated as a Special Protection Area under the European Birds Directive.

4.2 The emerging Core Strategy sets out as a Key Statement the protection of the landscape, especially surrounding the Forest of Bowland. It states that the landscape and character of the Forest of Bowland ANOB will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

4.3 The Ribble Valley Local Plan (1998) clearly sets out its environmental aims and objectives. These include:

- The safeguarding of open land from unnecessary development;
- The protection of all sites of particular landscape or wildlife value;
- The safeguarding of the Forest of Bowland AONB; and
- The protection and enhancement of the sixteen conservation areas in the district and the thousand plus listed buildings.

4.4 A Strategic Flood Risk Assessment [SFRA][19] for Ribble Valley was approved in May 2010. The SFRA concluded that a relatively small amount of the dwellings within the Borough are located within a Flood Zone 3 area. There are 24,285 dwellings in the borough (829 dwellings or 3.2% of the total). The SFRA identified four areas within the Borough which are formal flood warning areas. These are: Low Moor (Clitheroe), Mearley Brook (Clitheroe), Whalley and Ribchester. In terms of future development potential within the Borough, the SFRA states that there is scope to locate future development away from flood prone areas.

[19] Ribble Valley Strategic Flood Risk Assessment – Level One -, Ribble Valley Borough Council, May 2010

4.5 In terms of climate change, the SFRA notes that this will influence flood risk from all sources within the borough in the future and also the risks to and from surrounding areas within the same river catchments. This means that there may be an increase in winter river flows and therefore flooding in the catchment, particularly in areas vulnerable to main river flooding (for example, Whalley and Ribchester). Areas susceptible to flash flooding from intense rainfall events and areas susceptible to flooding from culverts may see an increase in flooding during the winter.

4.6 Much of Ribble Valley's land falls within the above designations and hence is constrained in terms of how much land is suitable and deliverable for housing. Whilst development opportunities free from absolute constraints do exist within the Borough, it will be key to consider the cumulative effects of development upon the environment, including impacts upon landscape, and through the LDF process. Any pressures for development will need to be set against these environmental factors.

Infrastructure Capacity

4.7 An understanding of infrastructure capacity in Ribble Valley Borough has been obtained from the Local Plan (1998), the Ribble Valley Issues and Options Core Strategy (2010) and the Lancashire County Council Draft Local Transport Plan (2010).

4.8 An understanding of the infrastructure capacity in Ribble Valley Borough has been obtained from the Local Plan, the RVBC Issues and Options CS and the Lancashire County Council Draft Local Transport Plan.

4.9 It is understood that current levels of infrastructure provision are likely to be inadequate to meet the Borough's aspirations as set out in the CS over the plan period. Improvements are likely to be needed for all elements of infrastructure, including education, utilities provision and healthcare to name a few, regardless of which Development Strategy option will be progressed as the preferred strategy approach for Ribble Valley. This will be addressed in detail as part of Ribble Valley's emerging Local Infrastructure Plan and CS delivery strategy.

4.10 Ribble Valley has relatively good levels of transport infrastructure that opens up the Borough to the rest of the country. The A59 is the main carriageway through the Borough from the west coast through to the east, linking directly to the M6 and servicing access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe. There are also rail services to Manchester from Clitheroe. In addition there are three international airports (Manchester, Blackpool and Leeds-Bradford), within 60 minutes from Clitheroe, which provides a convenient gateway to many national and international destinations.

4.11 Given the rural nature of Ribble Valley, a particular problem is the lack of accessibility to certain areas particularly the sparsely populated Forest of Bowland to the north. Agriculture is a large component of the area's economy

and farming communities experience problems when relying on a rural road network that is unsuitable to their needs. This is particularly so for the heavy goods vehicles that they require to carry produce to market. Furthermore, there is a high dependence on private modes of transit as opposed to the public transport network in the rural areas of the Borough.

4.12 Traffic congestion is not highlighted as a major problem, although the village of Gisburn lies on the A59 trunk road and consequently suffers badly from the effects of heavy traffic. Indeed traffic levels (especially HGVs) through Gisburn have reached a level whereby the village regularly suffers major environmental disturbance. Also, there are conflicts between pedestrians and traffic on some of the main retail streets of the Borough, particularly in Clitheroe[20].

4.13 In summary whilst there are some infrastructure and environmental constraints that affect Ribble Valley, they tend to be localised and in general they do not represent insurmountable constraints to housing delivery.

Land Supply

4.14 The adopted Ribble Valley SHLAA (2009) provides the most up-to date estimate of the amount of land that could potentially be available to deliver housing. Although the SHLAA is only a proxy for land availability and is an 'off-policy' assessment of the ability of land to accommodate housing, it provides a reasonable basis for considering whether land supply could represent a constraint on delivery.

4.15 The headline results from the SHLAA show that there is a significant amount of land within the Borough which could potentially accommodate residential development. The SHLAA methodology assesses 308 sites throughout the borough in its initial filtering process. This saw 133 sites being excluded. The remaining 175 sites met the SHLAA methodology criteria and were then assessed further in terms of suitability, availability and achievability. The SHLAA identified 138ha of land as being deliverable and forming part of the 5 year supply. This equates to 5,441 dwellings, of which the majority (70%), would be located in the Key Service Centres of Clitheroe, Longridge and Whalley. The remaining 30% is located within the smaller villages and hamlets.

4.16 The SHLAA also indicates that there is the potential for 1,010 dwellings that could be developed within years 6-10, and 3,603 dwellings that could be developed within 11-15 years from the time of the SHLAA being undertaken. The SHLAA therefore shows that based on the RS's annual housing figure of 161 dwellings per annum, there is approximately 62 years supply of residential land available in the borough that is deliverable and developable over the 15 year period.

4.17 This indicates that there are no specific housing land supply issues that could prevent any of the housing scenarios presented in Section 3.0 from being met.

[20] Ribble Valley Local Plan 1998, Ribble Valley Borough Council

Housing Delivery and Viability

4.18 The achievement of housing development to meet local needs has represented a challenge to all involved in the development process at a time of austerity; when housebuilding is reported to be at its lowest level for half a century or more, the magnitude of this challenge is even more apparent. Although the underlying demographic and social drivers of housing need are still firmly in place, the undermining of consumer and investor confidence and the inability of homeowners and house builders to secure necessary funding has resulted in a fundamental contraction in development activity. The recession has caused significant weakening of development capacity and caution over the ability of housing development to deliver the values needed to fund infrastructure.

4.19 The credit crunch has meant that development in certain neighbourhoods has temporarily stalled. However, despite these recent seismic shifts in the housing market, the pressure for new development over the longer term in Ribble Valley remains, arising from demographic changes, economic development and a wide range of policy requirements. As market conditions slowly improve, the key challenge in the medium term will be to deliver the necessary housing to meet the needs within Ribble Valley Borough.

4.20 Due to its outstanding environmental quality and built heritage, the Borough remains a highly attractive and desirable place to live, which is reflected in its relatively high house prices in the Lancashire context. As such, pressure remains to develop residential properties in the District and it is not considered that viability remains a particular problem for delivery in the Ribble Valley. Although recent build rates have been low, the discussion above has indicated that this is in large part due to the housing moratorium that operated up to 2008 and which acted as an artificial brake on the housing market.

4.21 However, prior to the moratorium and subsequent recession, some 225 dwellings per annum were being delivered; it is therefore clear that the market has demonstrated an ability to consistently deliver relatively high levels of housing over and above the RS requirement of 161 dpa. Hence it is considered that once viability and the housing market buoyancy in Ribble Valley improves from its current levels it is reasonable to assume that these levels of past delivery could be replicated and quite possibly be exceeded in the future to meet requirements.

Summary

4.22 From this high level review it appears that there are some constraining factors which may limit the ability to deliver growth, most notably the environmental and landscape designations covering approximately 70% of the Borough, and to a lesser extent (although nonetheless important) the smaller area of Green Belt. There are no overwhelming development issues associated with infrastructure constraints known to affect the Ribble Valley area at present.

There is some evidence of localised congestion in the Key Service Centres, and there are issues of rural accessibility by modes other than the private car.

4.23 Despite this, at an overall Borough-wide level there is limited evidence at present that there are physical (non-Policy) factors which would prevent RVBC from adopting a growth strategy in line with the more modest demographic scenarios set out in Section 3.0. Therefore, there is a certain level of flexibility available to RVBC in approaching what the amount of housing development could be and the spatial strategy to deliver this.

4.24 There are several important factors which will need to be considered when arriving at a final housing target, particularly:

a The implications of housing delivery on achieving wider objectives, particularly in view of the negative labour force growth and economic implications associated with planning for a lower (or zero) net migration scenario in the future due to an ageing population structure;

b The spatial dynamic of delivering housing growth and whether at a local (settlement) scale there are appropriate individual sites, infrastructure and environmental capacity and a vision for growth which would support the overall level of housing required in Ribble Valley as a whole; and

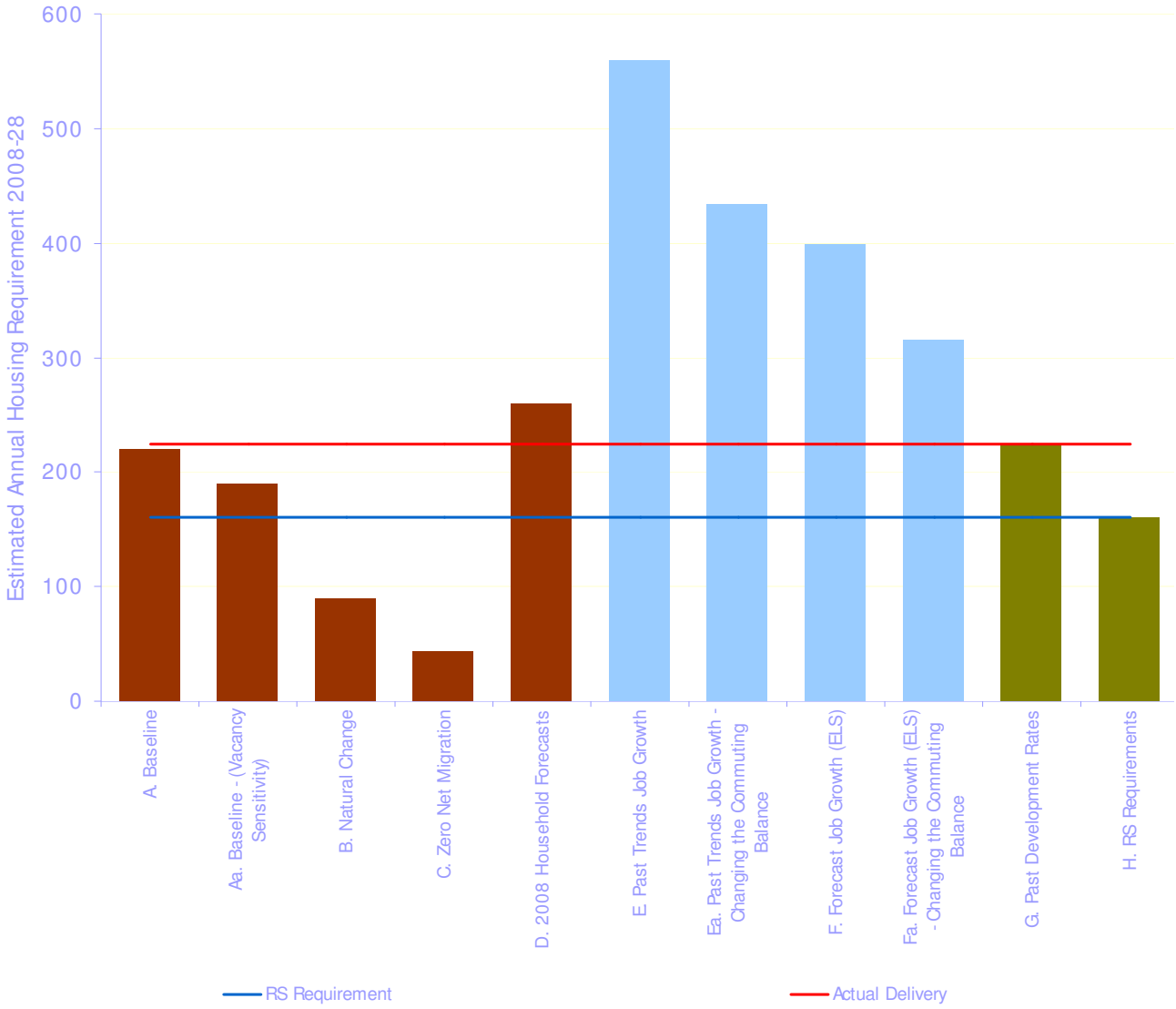
c The point of market saturation and deliverability of development. The extent of latent and unmet demand is difficult to estimate due to the policy of housing restraint covering much of this time period; however, there may be a lower realisable demand for new dwellings. Many residents are simply unable to afford the high open market house prices in the Borough; furthermore, there are questions over the ability/willingness of developers to bring forward the substantial numbers of affordable housing/low cost market housing to meet outstanding levels of need.

5.0 Defining a Local Housing Requirement

Summary of Scenarios

5.1 The scenarios indicate a wide range of housing requirements based upon different indicators of what the need for housing within Ribble Valley could be. Figure 5.1 summaries the various annual dwelling requirements.

Figure 5.1 Summary of Scenarios



Source: NLP Analysis

5.2 As illustrated, projected dwelling requirements range from 43 per annum (based on the zero net migration forecasts) to as high as 559 (Past trends job growth). In general, these can be split into three broad groups – demographic based scenarios allowing for an element of in-migration (A, Aa and D) and housing scenarios (G and H); demographic based scenarios excluding net in-

migration (scenarios B and C); and employment-led scenarios (E, Ea, F and Fa).

Appropriateness of Scenarios

5.3 These requirements need to be placed in the context of the delivery factors which further shape the ability of Ribble Valley to meet any particular scenario. In particular, these constraining factors affect the suitability of taking forward two of the three broad groups identified above.

'Reduced migration' group of scenarios (B and C):

a The 'natural change' and 'zero net migration' scenarios represent extreme forecasts that bear little relation with what is likely to occur in Ribble Valley in the years ahead. As scenarios, they demonstrate the extent to which the Borough is reliant on inward migration to prevent population decline going forward, and represent an absolute lower limit for what could be required. However, to achieve these very low rates of household growth would not be possible without severe restrictions on housing supply which would prove unpopular and unworkable and have significant affordable implications;

b By excluding in-migrants, the Borough would be reliant upon a dwindling resident workforce to take up the jobs. For example, under the 'zero net migration' scenario, the number of residents in employment would drop by almost 3,700 between 2010 and 2028, despite gradually decreasing unemployment rates between 2012 and 2017;

c As a result, the delivery of housing below 200 units per annum has the potential to have major adverse labour force implications, as there will be insufficient residents of working age to meet the Borough's aspirational job forecasts without substantial levels of in-commuting. There will also be a need to consider what an appropriate policy response to ensuring economic development in the face of an ageing population structure could be;

d The SHMA has demonstrated an urgent need for affordable housing equal to 264 dpa, including an unmet backlog of 837 units; Scenarios B and C would only provide 89 and 43 dwellings per annum in total. Assuming 30% of this provision was developed for affordable units in accordance with planning policy, just 5-10% of the SHMA's identified need would be met. Clearly, this would be unsustainable and exacerbate the current situation whereby younger, less well off families and young adults are forced to move elsewhere to meet their housing needs.

'Employment-led' group of scenarios (E, Ea, F and Fa):

5.4 Whilst the considerably higher requirements of the employment-led scenarios would help to address the urgent need for affordable housing and help achieve the Council's economic aspirations, these scenarios are also ultimately unrealistic on the following grounds:

a New build completions and conversions have not risen above 290 in recent years and for the past ten years have averaged around 160 dpa. It is recognised that the housing moratorium was in operation for much of this time and this, combined with the fallout from the recession in the construction industry, severely suppressed delivery. It is likely that were the market to be allowed a freer rein, housing delivery could increase accordingly. However, to suggest that the market is capable of delivering over 3.5 times the long term average (in relation to Scenario E) would require a minor revolution in housing construction in the Borough;

b The Forest of Bowland AONB and much of the adjoining land is protected by environmental designations of national significance. In addition, significant areas of land are prone to flooding. Hence at least 70% of the Borough is effectively non-developable for housing, which would call into question the physical capability of the Borough to accommodate a step change in housing delivery; and,

c A proportion of Ribble Valley Borough beyond the settlement boundaries is designated Green Belt land. This severely restricts the outward expansion of settlements such as Whalley without a comprehensive Green Belt review. It is likely therefore, that to build at least double, and perhaps triple, the long term annual average rate could result in the over-development of places such as Clitheroe, with concurrent infrastructure pressures.

5.5 These factors, alongside consideration of the suitability and realism of the various scenarios assessed, guide the scale of local housing requirement that it is appropriate to plan for. It is therefore considered that the reduced migration and employment-led scenarios are neither realistic nor desirable and should not be taken forward.

Emerging Housing Requirement

5.6 Para 33 PPS3 (re-issued by the coalition Government in June 2010) sets out the key considerations in determining the level of housing to plan for as follows:

"In determining the local, sub-regional and regional level of housing provision, Local Planning Authorities and Regional Planning Bodies, working together, should take into account:

a *Evidence of current and future levels of need and demand for housing and affordability levels based upon:*

- *Local and sub-regional evidence of need and demand, set out in Strategic Housing Market Assessments and other relevant market information such as long term house prices.*
- *Advice from the National Housing and Planning Advice Unit (NHPAU) on the impact of the proposals for affordability in the region.*

- *The Government's latest published household projections and the needs of the regional economy, having regard to economic growth forecasts.*

b *Local and sub-regional evidence of the availability of suitable land for housing using Strategic Housing Land Availability Assessments and drawing on other relevant information such as the National Land Use Database and the Register of Surplus Public Sector Land.*

c *The Government's overall ambitions for affordability across the housing market, including the need to improve affordability and increase housing supply.*

d *A Sustainability Appraisal of the environmental, social and economic implications, including costs, benefits and risks of development. This will include considering the most sustainable pattern of housing, including in urban and rural areas.*

e *An assessment of the impact of development upon existing or planned infrastructure and of any new infrastructure required."*

5.7 Whilst the evidence within this report takes into consideration the need and demand for housing (a), reviews existing evidence on land availability (b), takes account of the need to improve affordability (c) and infrastructure capacity (e), it does not take into account the overall sustainability of the scale of housing requirement or the most sustainable pattern of housing (d). Crucially, it does not seek to make the planning or policy judgement – this is a matter for RVBC taking account of the information before it. This report therefore represents a first stage for further consideration of all relevant factors through the LDF process.

5.8 Excluding the employment led and reduced migration scenarios as discussed above, this leaves a broad range of 190-260 dwellings per annum, relating to the demographic projections for the area contained with Scenario Aa (the Baseline PopGroup model output sensitivity), Scenarios A (PopGroup Baseline), Scenario D (2008 CLG Household forecasts) and G (Past Development Rates). Based on the core constraints on development delivery and policy choices as shown by current evidence, the analysis suggests the realistic dwelling requirement for Ribble Valley Borough should sit somewhere within the 190-220 dwellings per annum range 2008-28. This refined range has been arrived at on the basis of the following considerations:

a **Meeting Affordable Housing Need:** Providing 190-220 dpa would contribute towards meeting the housing need identified in the SHMA. The SHMA identifies a critical need of 264dpa in the Borough; the figure of 190-220 provides some scope to address the current affordable housing shortfall, and could provide between 57-66 affordable units per annum based on the draft Core Strategy requirement of 30% affordable housing on new sites. This level is still more than double the average amount that has been achieved over the past five years, and hence represents an aspirational (but potentially realisable) target which could

be increased if the proportion of affordable housing was raised in the LDF.

b **Supporting Ribble Valley's economy:** A dwelling requirement of 190-220 could lead to a neutral change in the number of residents in employment over the plan period. Whilst a neutral job gain does not, on the face of it, appear to be much of an aspiration, this should be set against the fact that a significantly higher proportion of the resident population are forecast to be economically inactive by 2028. For example, in 2010 13,660 residents were of pensionable age (23% of the total population); this will increase by over 7,000 residents to 20,670 by 2028 (33% of the total[21]).

A lower housing requirement would potentially lead to a much greater loss, intensifying the problem. Consequently although the migration reduction scenarios (B and C) suggest that dwelling growth could be much lower if the number of in-migrants were reduced, it is considered that this would impact negatively on economic growth aspirations through labour supply constraints and affordable housing need. Although there is a neutral growth in the working population under the preferred range, this level of employment represents a realistic and robust approach, albeit it indicates that for the ELR growth forecasts to be achievable there would have to be substantial rebalancing of the current pattern of net out-commuting.

c **Balancing constraints to delivery:** The figure of 190-220 dpa is above the level achieved in the recent past; however, as discussed, this provides a poor guide to future needs and masks distorting factors which have constrained supply. The range is a much better match for the pre-moratorium delivery of 225dpa, which NLP consider to be a better proxy for the amount of units that the market could deliver in the Borough. Furthermore, despite the problems facing the construction market, demand for new homes in Ribble Valley remains high, with strong house prices. As a counter balance to this, the environmental constraints, AONB and Green Belt in the south of the Borough are likely to prevent a step change in delivery as suggested by the CLG household forecasts. Hence 190-220 dpa represents a challenging, but more achievable, figure than the higher CLG household projections (Scenario D).

d **Balancing economic imperatives:** The range of 190-220 dpa represents a similar level of delivery to the level that was achieved before the housing moratorium came into force in 2004 (i.e. 225dpa). Hence it is considered that this range could be readily achieved once the housing market begins to regain its former strength. The CLG Household forecasts would represent an increase of 15% in delivery rates, based on the pre-moratorium average, and would represent a rate that has only

[21] The figures are indicative and relate to women aged 60+ and men aged 65+ –they do not take into account the proposed changes to the pensionable age

been achieved once in the past 10 years (in comparison, the other years pre-moratorium all delivered levels of housing within the 190-220 range). As noted above, the constraints to development of many of the towns and surrounding rural areas of the Borough are likely to restrict what could practically be developed. 190-220dpa provides a more realistic range than the economic-led and even the CLG 2008 household forecasts suggest.

Conclusions and Recommendations

5.9 It is therefore considered that a dwelling requirement of between 190 and 220 per annum represents a sensible range for the Borough, providing a realistic level of housing to deliver some economic growth, whilst recognising the challenges ahead.

5.10 It should be noted that even this level would imply net in-migration flows of around 7,100, a population gain of around 5,100 and growth in the number of economically active residents in employment of around 50. The latter figure in particular contrasts with the Borough's ELR job growth forecasts, which plan for job growth many times higher than this; therefore for the ELR aspirations to be achieved, the vast majority of new jobs created would either have to be filled by in-commuters or, preferably, by 'clawing back' Ribble Valley residents who currently commute out to places such as Preston and Manchester.

5.11 As a consequence, a review of policy interventions is recommended to minimise any adverse labour force and economic implications, that could include:

- clawing back commuters, with 47% of the Borough's employed residents commuting outside of Ribble Valley to work and a net out-commute of almost 2,265 people identified in the Census 2001. In total, 12,310 residents leave Ribble Valley to work elsewhere; the provision of more and better quality job opportunities in the Borough may help to reverse this trend;
- planning for a mix of housing which encourages the retention of residents of an economically active age or encourages younger economically active people to move into the Borough. At present, the proportion of the Borough's population in the crucial 20-34 age bracket is around two-thirds the North West regional average. This has significant impacts on the labour market and for the economic growth for Ribble Valley going forward. The provision of family starter homes and shared ownership tenures may help encourage the retention of existing young residents or, conversely, attract young families on more limited incomes to move into the area.

5.12 Further evidence on how far these may be practically implemented in the context of the Borough's economic development is necessary, but these highlight conceivable options for addressing the potential economic implications of a shifting demographic structure.

6.0 Conclusions

6.1 This report has been prepared by NLP to advise Ribble Valley Borough Council of the possible housing requirement to inform their LDF Development Plan Documents.

6.2 Based on NLP's bespoke HEaDROOM Model, we have demonstrated that:

1 Taking into account the scenarios tested and the core constraints on development delivery as shown by current evidence, it is NLP's view that the dwelling requirement for Ribble Valley Borough should be in the range of 190-220 dwellings per annum between 2008 and 2028;

2 This figure is lower than the latest CLG household projections and particularly the employment-led growth forecasts, to reflect realistic build rates of housing and constraints to delivery in the Borough;

3 However, it is NLP's view that any figure significantly lower than this 190-220 range would be unlikely to allow for the provision of a suitable level of affordable housing in the Borough; nor would it allow the Borough to pursue its economic growth objectives without potentially encouraging unsustainable levels of in-commuting from neighbouring districts. The 190-220 dpa range also reflects the potential for increasing the delivery of housing in Ribble Valley following the relaxation of the housing policy restraint;

4 It will be important to monitor progress on housing delivery and the changing demographic characteristics of the residents to ensure that the range of 190-220 dpa remains both suitable and achievable.

Next Steps and Monitoring

6.3 This report provides the baseline evidence for the likely scale of housing need and demand that Ribble Valley will need to accommodate to 2028. Whilst this report sets out a range of scenarios which it may be appropriate for RVBC to plan for, arriving at a final housing requirement will necessitate an iterative process utilising evidence contained within this report alongside other considerations material to the development of a spatial strategy for Ribble Valley. In this context, the necessary future work may include:

a To integrate the evidence contained within this report into the wider debate over the scale of housing it is appropriate to plan for within Ribble Valley, taking account of the areas identified in PPS3 [para 33] and also the vision and objectives that come forward through the Core Strategy. This will need to include appropriate consultation;

b To continue to monitor and update existing evidence and consider the implications of any future evidence upon constraints or opportunities for housing growth which may alter the scale of housing considered to be deliverable.

c Potential to undertake the following further work:

- i There may be a need to recalibrate the model with the most up-to-date statistical evidence (i.e. the 2011 Census data when it becomes available) to ensure the data is as robust as possible going into the Core Strategy EiP;
- ii Review dwelling vacancy levels in the Borough to test whether a higher/lower figure should be incorporated into a recalibrated PopGroup model;
- iii Further evidence on housing need at a sub-district level to provide further context for overall housing requirements;
- iv Ongoing work on the evidence base for infrastructure, environmental and land supply constraints through ongoing dialogue and annual updates/monitoring work;
- v A Green Belt review analysing the desirability of modifying the boundaries;
- vi An integrated infrastructure delivery plan that assesses the extent to which different scale and distribution of housing is able to deliver financial return (via CIL, New Homes Bonus, and other mechanisms) to address infrastructure requirements (site specific and area-wide), including specific CIL charging schedule;
- vii Consideration of the implications of the housing requirement in the context of the ELR's aspirations for job growth in the Borough, utilising up-to-date employment forecasts post recession. This may then precipitate a recalibration of Scenarios F and Fa;
- viii This work may need to be integrated into the economic evidence base for the Borough, including identifying the appropriate economic strategy going forward given the potential implications of demographic change for labour supply and what policy options are available for the Borough, including on housing mix.

Glossary

PopGroup	Forecasting model to project future population levels, based upon assumptions regarding fertility, mortality and migration when used in conjunction with HouseGroup and LabGroup it will also project the future dwelling requirements associated with the population change and the economic activity/job effects of change.
Derived Forecast Model	New development in the PopGroup suite of software that incorporates the previous features of HouseGroup and LabGroup. The DF model allows data to be entered for any variable that is closely related to the age-sex structure of the population as forecast by PopGroup or independently, including household structure, economic activity rates and disability projections, and to prepare projections from these data sources. In specific respect of this analysis, the DF model projects future household levels and resultant dwelling requirements and future economic activity and the number of jobs likely to be sustained in a particular area.
HEaDROOM	NLP housing requirement framework which takes account of demographic, housing and economic factors as well as policy and delivery matters to set out future housing requirements.
Base Year	Starting year for assessment. Currently 2009 due to data availability.
Sub-Groups	Individual areas to be tested that collectively form part of a broader study area (e.g. districts in a county).
Special Populations	Particular groups within the wider population that exhibit particular demographic characteristics (e.g. students/school boarders/armed forces/prisoners).
TFR (Total Fertility Rate)	Average number of children that would be born to a woman over her lifetime if she were to experience the exact current age specific fertility rates (ASFR) through her lifetime and if she were to survive from birth to the end of her productive life.
SMR (Standard Mortality Rate)	Number of deaths per 1000 population per year.
Natural Change	The difference (in any given time period) between the number of births and the number of deaths. A natural change projection ignores migration and shows the future population where any births and deaths affect it.
Internal Migration	Migration to/from another part of UK.
International Migration	Migration to/from another country.
ASMigR (Age Specific Migration Rate)	Average number of migrants per 1000 people by year of age.
Household Headship	Head of a household expressed as % of each age – sex population category. For married/cohabiting couples, males are taken as heads of household.

Concealed Households	A household that neither owns nor rents the dwelling within which they reside AND which wants to move into their own accommodation and form a separate household.
Household to Dwelling Conversion Factor	Factor for conversion of number of households to the number of dwellings. It takes account of transactional and long term vacancies and 2nd/holiday homes. Expressed as 100 minus the vacant homes/2nd homes rate (%) Over time, an objective would be to move towards a 3% vacancy level – expressed as a household to dwelling factor of 97.
Economic Activity Rate	The % of population (both employed and unemployed) that constitutes the manpower supply of the labour market.
Labour Force / Employment Conversion Rate	Factor for conversion of number of workers to number of jobs in an area it takes account of economic activity and commuting levels calculated by # workers in area ÷ # jobs in area over time, an objective would be to move towards a ratio of 1 = self-containment

Appendix 1 Inputs and Assumptions

DEMOGRAPHIC	Scenario A: PopGroup Baseline (Scenario Aa: Vacancy Sensitivity)	Scenario B – Natural Change	Scenario C – Zero Net Migration
Population			
Baseline Population	A 2010 baseline population is taken from the 2009 Mid-year population estimates for Ribble Valley Borough. The total resident population figure of 58,300 is split by age cohort and gender.		
Births	A Total Fertility Rate (TFR) is applied to the population forecast using projected TFRs for Ribble Valley Borough from the ONS 2008-based SNPP. The TFR for each year is derived through PopGroup using the total births forecast for each year in Ribble Valley to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the TFR is for that year. The analysis shows the TFR is generally reducing over time within Ribble Valley.		
Deaths	A Standard Mortality Rate (SMR) is applied to the population forecast using projected SMRs for Ribble Valley Borough from the ONS 2008-based SNPP. The SMR for each year is derived through PopGroup using the total deaths forecast for each year in Ribble Valley to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the SMR is for that year. The analysis shows the SMR is reducing over time within Ribble Valley (i.e. increasing life expectancy).		
Internal Migration	Gross domestic in and out migration flows are adopted based on forecast migration in Ribble Valley from the ONS 2008-based SNPP for 2010 to 2033. 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).	Gross domestic in and out migration flows have been set at zero over the period 2010-30.	Gross domestic in and out migration flows are adopted based on forecast migration in Ribble Valley from the ONS 2008-based SNPP for 2010 to 2033 (SNPP Table 5). To achieve zero net migration the difference between in and out flows is split to equalise the in and out flows at the middle point of the two.
International Migration	Gross international in and out migration flows are adopted based on forecast migration in Ribble Valley from the ONS 2008-based SNPP for 2010 to 2033.	Gross international in and out migration flows have been set at zero over the period 2010-30.	Gross international in and out migration flows are adopted based on forecast migration in Ribble Valley from the ONS 2008-based SNPP for 2010 to 2033 (SNPP Table 5). To achieve zero net migration the difference between in and out flows is split to equalise the in and out flows at the middle point of the two.
Propensity to Migrate (Age Specific Migration Rates)	Age Specific Migration Rates (ASMigR) for both in and out domestic migration are based upon the age profile of migrants to and from Ribble Valley over the previous five years. This is based upon NHSCR data from ONS on Internal Migration by Local Authorities in England and Wales (http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15148). An average total level of migration for each age cohort is taken from mid-2004 to mid-2009 and then used to identify a migration rate for each age cohort within Ribble Valley (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 the Borough (but not the total numbers of migrants). Note: the ASMigR for internal migration was calculated specifically for Ribble Valley, whilst the national figure was used for international migration (due to a lack of data available to undertake the necessary calculations).		

DEMOGRAPHIC	Scenario A: PopGroup Baseline (Scenario Aa: Vacancy Sensitivity)	Scenario B – Natural Change	Scenario C – Zero Net Migration
Housing			
Headship Rates	Headship rates that are specific to Ribble Valley Borough and forecast over the period to 2031 are taken from the government data which was used to underpin the 2008-based CLG household forecasts and applied to the demographic forecasts for each year as output by the PopGroup model. These headship rates are split by gender and age cohort.		
Concealed Households Rate	The concealed household rate is similarly taken from the assumptions used to underpin the 2008-based CLG household forecasts. No change is assumed in the rate of concealed households from the CLG identified rate; however, if these households were to become unconcealed (i.e. they could meet their housing aspirations) this would be in addition to the forecast households rates (with additional dwelling requirements associated). This issue has been analysed elsewhere in the report on a qualitative basis using the critical housing need figures from the Ribble Valley SHMA.		
Vacancy / 2nd Home Rate	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 Ribble Valley Borough totals 3.7% (estimated using ONS 2008 Vacant Dwellings Data). This is held constant over the forecast period as it is only slightly lower than the North West average (4%) and is not considered likely to substantially improve. Tackling vacancy rates has been a long term aspiration of RVBC, although the complex issues involved have resulted in NLP retaining the current 3.7% figure for the majority of the scenarios with the exception of Scenario Aa: Vacancy Sensitivity, where a lower figure of 1.9% was modelled commensurate with RVBC's latest valuation lists.		
Economic			
Economic Activity Rate	The model offers the option to use two in-built sets of Economic Activity Rates for each 5-year age cohort which are projected forward to 2011. These are assumed to remain largely static going forward. However, to allow for future pension reforms, 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.		
Commuting Rate	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). In Ribble Valley Borough data from the 2008 Annual Population Survey (APS) and 2008 Annual Business Inquiry (ABI) identifies an LF ratio of 1.1428 (28,800 employed people in Ribble Valley ÷ 25,200 jobs). This has not been flexed over the forecasting period with no assumed increase or reduction in net commuting rates.		
Unemployment	To calculate the unemployment rate, NLP took Oct 2009-Sept 2010 NOMIS unemployment figure (3.3%) to equate to the 2010 rate; the Oct 2008-Sept 2009 figure (4.2%) to equate to 2009 and the Oct 2007-Sept 2008 (3.0%) to equate to 2008. NLP kept the 2010 figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 2.88% over a five year time frame on the grounds that as the economy grows out of recession unemployment will fall back to rate similar rate as seen pre-recession. This figure was then held constant to the end of the forecasting period as it was considered that this is a more accurate reflection of the long term trend than the current high rate.		

EMPLOYMENT FACTORS	Scenario E: Past Trends Job Growth (Scenario Ea: Past Trends Job Growth Increased Levels of commuting)	Scenario F: Forecast Job Growth (ELS) (Scenario Fa: Forecast Job Growth (ELS) Increased Levels of commuting)
Population		
Baseline Population	A 2010 baseline population is taken from the 2009 Mid-year population estimates for Ribble Valley Borough. The total resident population figure of 58,300 is split by age cohort and gender.	
Births	A Total Fertility Rate (TFR) is applied to the population forecast using projected TFRs for Ribble Valley Borough from the ONS 2008-based SNPP. The TFR for each year is derived through PopGroup using the total births forecast for each year in Ribble Valley to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the TFR is for that year. The analysis shows the TFR is generally reducing over time within Ribble Valley.	
Deaths	A Standard Mortality Rate (SMR) is applied to the population forecast using projected SMRs for Ribble Valley Borough from the ONS 2008-based SNPP. The SMR for each year is derived through PopGroup using the total deaths forecast for each year in Ribble Valley to 2031 from the SNPP (SNPP Table 5) and working back from this to identify what the SMR is for that year. The analysis shows the SMR is reducing over time within Ribble Valley (i.e. increasing life expectancy).	
Internal Migration	Internal migration is flexed to achieve the necessary number of economically active people to underpin the economy in Ribble Valley - past trends job growth indicates an increase of 7,935 jobs 2009-28. For Scenario Ea, as 41.6% of jobs in the Borough are taken up by in-commuters, the sensitivity test adjusts the level of net in-migration to ensure that 58.4% of the new jobs (4,633) go to new residents, with the remainder going to in-commuters / clawback of out-commuters who previously travelled beyond the Borough for work.	Internal migration is flexed to achieve the necessary number of economically active people to underpin the economy in Ribble Valley – 4,370 additional jobs 2009-28 based on the level of job growth projected in the Borough's ELS (taken forward on a pro-rata basis to 2028). For Scenario Fa, as 41.6% of jobs in the Borough are taken up by in-commuters, the sensitivity test adjusts the level of net in-migration to ensure that 58.4% of the new jobs (2,551) go to new residents, with the remainder going to in-commuters / clawback of out-commuters who previously travelled beyond the Borough for work.
International Migration	International migration is flexed to achieve the necessary number of economically active people to underpin the economy in Ribble Valley as above.	International migration is flexed to achieve the necessary number of economically active people to underpin the economy in Ribble Valley as above.
Propensity to Migrate (Age Specific Migration Rates)	Age Specific Migration Rates (ASMigR) for both in and out domestic migration are based upon the age profile of migrants to and from Ribble Valley over the previous five years. This is based upon NHSCR data from ONS on Internal Migration by Local Authorities in England and Wales (http://www.statistics.gov.uk/statbase/Product.asp?vlnk=15148). An average total level of migration for each age cohort is taken from mid-2004 to mid-2009 and then used to identify a migration rate for each age cohort within Ribble Valley (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 the Borough (but not the total numbers of migrants). Note: the ASMigR for internal migration was calculated specifically for Ribble Valley, whilst the national figure was used for international migration (due to a lack of data available to undertake the necessary calculations).	
Housing		
Headship Rates	Headship rates that are specific to Ribble Valley Borough and forecast over the period to 2031 are taken from the government data which was used to underpin the 2008-based CLG household forecasts and applied to the demographic forecasts for each year as output by the PopGroup model. These headship rates are split by gender and age cohort.	

EMPLOYMENT FACTORS	Scenario E: Past Trends Job Growth (Scenario Ea: Past Trends Job Growth Increased Levels of commuting)	Scenario F: Forecast Job Growth (ELS) (Scenario Fa: Forecast Job Growth (ELS) Increased Levels of commuting)
Concealed Households Rate	The concealed household rate is similarly taken from the assumptions used to underpin the 2008-based CLG household forecasts. No change is assumed in the rate of concealed households from the CLG identified rate; however, if these households were to become unconcealed (i.e. they could meet their housing aspirations) this would be in addition to the forecast households rates (with additional dwelling requirements associated). This issue has been analysed elsewhere in the report on a qualitative basis using the critical housing need figures from the Ribble Valley SHMA.	
Vacancy / 2nd Home Rate	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 Ribble Valley Borough totals 3.7% (estimated using ONS 2008 Vacant Dwellings Data). This is held constant over the forecast period as it is only slightly lower than the North West average (4%) and is not considered likely to substantially improve.	
Economic		
Economic Activity Rate	The model offers the option to use two in-built sets of Economic Activity Rates for each 5-year age cohort which are projected forward to 2011. These are assumed to remain largely static going forward. However, to allow for future pension reforms, 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.	
Commuting Rate	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). In Ribble Valley Borough data from the 2008 Annual Population Survey (APS) and 2008 Annual Business Inquiry (ABI) identifies an LF ratio of 1.1428 (28,800 employed people in Ribble Valley ÷ 25,200 jobs). This has not been flexed over the forecasting period with no assumed increase or reduction in net commuting rates for Scenarios E and F. However, for the two sensitivity tests (Ea and Fa), following the allowance for 58.4% of the forecast job growth under the past trends and ELS scenarios to be met by in-migrants to the Borough, the commuting rate was flexed to meet the remaining job targets. In practice, this meant reducing the LF ratio to reflect the likelihood of a greater number of in-commuters and/or fewer out-commuters to/from Ribble Valley.	
Unemployment	To calculate the unemployment rate, NLP took Oct 2009-Sept 2010 NOMIS unemployment figure (3.3%) to equate to the 2010 rate; the Oct 2008-Sept 2009 figure (4.2%) to equate to 2009 and the Oct 2007-Sept 2008 (3.0%) to equate to 2008. NLP kept the 2010 figure constant for 2011 and 2012 to reflect initial stabilisation at the current high rate, and then gradually reduced the rate on a linear basis to the 6 year average (04-10) of 2.88% over a five year time frame on the grounds that as the economy grows out of recession unemployment will fall back to rate similar rate as seen pre-recession. This figure was then held constant to the end of the forecasting period as it was considered that this is a more accurate reflection of the long term trend than the current high rate.	

Appendix 2 PopGroup Summary

	SCENARIO A: PopGroup Baseline			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			8,900	
Total Net international migration			-1,800	
Total net migration			7,100	
Total net natural change			-2,000	
Population	58,300	63,400	5,100	9%
Households	24,444	28,251	3,807	16%
Dwellings	**25,383**	**29,337**	**3,954**	**16%**
Size of Labour Force	28,352	28,290	-62	0%
Number of Residents in Employment	23,989	24,041	52	0%

	SCENARIO Aa. Baseline - (Vacancy Sensitivity)			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			8,900	
Total Net international migration			-1,800	
Total net migration			7,100	
Total net natural change			-2,000	
Population	58,300	63,400	5,100	9%
Households	24,444	28,251	3,807	16%
Dwellings	**25,383**	**28,798**	**3,415**	**13%**
Size of Labour Force	28,352	28,290	-62	0%
Number of Residents in Employment	23,989	24,041	52	0%

	SCENARIO B: Natural Change			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			0	
Total Net international migration			0	
Total net migration			0	
Total net natural change			-2,352	
Population	58,300	55,948	-2,352	-4%
Households	24,444	25,985	1,541	6%
Dwellings	**25,383**	**26,983**	**1,600**	**6%**
Size of Labour Force	28,352	25,190	-3,162	-11%
Number of Residents in Employment	23,989	21,407	-2,582	-11%

	SCENARIO C: Zero Net Migration			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			0	
Total Net international migration			0	
Total net migration			0	
Total net natural change			-2,738	
Population	58,300	55,562	-2,738	-5%
Households	24,444	25,194	750	3%
Dwellings	**25,383**	**26,162**	**779**	**3%**
Size of Labour Force	28,352	23,886	-4,466	-16%
Number of Residents in Employment	23,989	20,298	-3,691	-15%

	SCENARIO E: Past Trends Job Growth			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			16,718	
Total Net international migration			3,600	
Total net migration			20,318	
Total net natural change			-31	
Population	58,300	78,587	20,287	35%
Households	24,447	34,133	9,686	40%
Dwellings	**25,387**	**35,445**	**10,058**	**40%**
Size of Labour Force	28,361	37,133	8,772	31%
Number of Residents in Employment	23,997	31,555	7,558	31%

	SCENARIO Ea: Past Trends Job Growth – Changing the Commuting Balance			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			12,656	
Total Net international migration			1,800	
Total net migration			14,456	
Total net natural change			-878	
Population	58,300	71,878	13,578	23%
Households	24,446	31,545	7,099	29%
Dwellings	**25,385**	**32,757**	**7,372**	**29%**
Size of Labour Force	28,358	33,247	4,889	17%
Number of Residents in Employment	26,799	31,555	4,756	18%

	SCENARIO F: Forecast Job Growth (ELS)			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			12,681	
Total Net international migration			1,350	
Total net migration			14,031	
Total net natural change			-950	
Population	58,300	71,380	13,080	22%
Households	24,446	31,349	6,903	28%
Dwellings	**25,385**	**32,553**	**7,168**	**28%**
Size of Labour Force	28,357	32,938	4,581	16%
Number of Residents in Employment	23,994	27,990	3,996	17%

	SCENARIO Fa: Forecast Job Growth (ELS) – Changing the Commuting Balance			
	2010 Situation	2028	Change 2010-28	% Change 2010-28
Total Net domestic migration			9,804	
Total Net international migration			900	
Total net migration			10,704	
Total net natural change			-1,392	
Population	58,300	67,612	9,312	16%
Households	24,446	29,901	5,455	22%
Dwellings	**25,385**	**31,049**	**5,664**	**22%**
Size of Labour Force	28,357	30,797	2,440	9%
Number of Residents in Employment	25,661	27,990	2,329	9%

Appendix 3 PopGroup Modelling Outputs

A. PopGroup Baseline Scenario

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder **BASELINE**

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
Births																						
Male	257	257	257	257	257	257	257	257	257	257	257	257	257	257	257	257	257	206	206	206	206	206
Female	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	194	194	194	194	194
All Births	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	400	400	400	400	400
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	285	286	287	289	291	292	294	296	297	298	298	299	299	300	300	300	351	350	350	349	348
Female	317	315	314	313	311	309	308	306	304	303	302	302	301	301	300	300	300	349	350	350	351	352
All deaths	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	700	700	700	700	700
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.2	77.6	75.1	72.7	70.3	67.9	65.6	63.4	71.5	69.7	67.9	66.2	64.5
SMR: females	102.2	100.0	97.9	95.7	93.7	91.4	89.1	86.9	84.5	81.9	79.2	76.4	73.8	71.1	68.6	66.0	63.5	71.4	69.4	67.5	65.6	63.8
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.6	82.9	83.1	83.3	83.5	83.8	82.9	83.1	83.3	83.5	83.6
Deaths input																						
In-migration from the UK																						
Male	1,427	1,415	1,404	1,396	1,385	1,377	1,378	1,374	1,412	1,407	1,403	1,402	1,400	1,396	1,398	1,396	1,392	1,389	1,389	1,389	1,387	1,385
Female	1,673	1,685	1,696	1,704	1,715	1,723	1,722	1,726	1,788	1,793	1,797	1,798	1,800	1,804	1,802	1,804	1,808	1,811	1,811	1,811	1,813	1,815
All	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
SMigR: males	53.2	52.4	51.7	51.2	50.6	49.9	49.6	49.3	50.4	49.8	49.2	48.7	48.0	47.4	47.3	46.9	46.6	46.5	46.7	46.8	46.9	47.0
SMigR: females	60.8	60.6	60.3	60.2	60.1	59.6	58.9	58.7	60.4	60.0	59.5	58.7	58.1	57.6	57.2	56.8	56.8	56.8	56.8	56.9	57.0	57.0
Migrants input																						
Out-migration to the UK																						
Male	1,295	1,289	1,281	1,271	1,217	1,214	1,262	1,258	1,253	1,205	1,201	1,198	1,193	1,234	1,187	1,227	1,222	1,216	1,212	1,209	1,205	1,201
Female	1,405	1,411	1,419	1,429	1,383	1,386	1,438	1,442	1,447	1,395	1,399	1,402	1,407	1,466	1,413	1,473	1,478	1,484	1,488	1,491	1,495	1,499
All	2,700	2,700	2,700	2,700	2,600	2,600	2,700	2,700	2,700	2,600	2,600	2,600	2,600	2,700	2,600	2,700	2,700	2,700	2,700	2,700	2,700	2,700
SMigR: males	48.3	47.8	47.2	46.6	44.4	44.0	45.4	45.1	44.7	42.6	42.1	41.6	40.9	41.9	40.1	41.2	40.9	40.7	40.7	40.7	40.8	40.8
SMigR: females	51.1	50.7	50.5	50.4	48.5	48.0	49.2	49.0	48.9	46.7	46.3	45.8	45.4	46.8	44.8	46.4	46.4	46.5	46.7	46.8	47.0	47.1
Migrants input																						
In-migration from Overseas																						
Male	100	100	100	100	100	99	99	99	99	99	98	98	98	98	98	98	98	98	98	98	98	98
Female	100	100	100	100	100	101	101	101	101	101	102	102	102	102	102	102	102	102	102	102	102	102
All	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
SMigR: males	56.7	56.1	55.4	54.6	53.9	53.0	52.3	51.9	51.6	51.2	50.6	50.1	49.6	49.0	48.8	48.3	48.1	48.1	48.2	48.4	48.6	48.9
SMigR: females	56.7	56.1	55.4	54.6	53.9	53.0	52.3	51.9	51.6	51.2	50.6	50.1	49.6	49.0	48.8	48.3	48.1	48.1	48.2	48.4	48.6	48.9
Migrants input																						
Out-migration to Overseas																						
Male	151	150	150	150	149	149	148	148	148	148	148	148	148	148	148	148	148	148	147	147	147	147
Female	149	150	150	150	151	151	152	152	152	152	152	152	152	152	152	152	152	152	153	153	153	153
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	85.0	84.2	83.1	81.9	80.8	79.5	78.4	77.8	77.4	76.7	75.9	75.2	74.3	73.6	73.2	72.5	72.2	72.2	72.3	72.5	72.9	73.3
SMigR: females	85.0	84.2	83.1	81.9	80.8	79.5	78.4	77.8	77.4	76.7	75.9	75.2	74.3	73.6	73.2	72.5	72.2	72.2	72.3	72.5	72.9	73.3
Migrants input																						
Migration - Net Flows																						
UK	+400	+400	+400	+400	+500	+500	+400	+400	+500	+600	+600	+600	+600	+500	+600	+500	+500	+500	+500	+500	+500	+500
Overseas	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100
Summary of population change																						
Natural change	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-300	-300	-300	-300	-300
Net migration	+300	+300	+300	+300	+400	+400	+300	+300	+400	+500	+500	+500	+500	+400	+500	+400	+400	+400	+400	+400	+400	+400
Net change	+200	+200	+200	+200	+300	+300	+200	+200	+300	+400	+400	+400	+400	+300	+400	+300	+300	+100	+100	+100	+100	+100

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	
0-4	2,677	2,617	2,560	2,546	2,538	2,526	2,531	2,529	2,528	2,534	2,545	2,554	2,561	2,565	2,560	2,560	2,554	2,550	2,446	2,343	2,241	2,139	2,036	
5-10	4,070	4,081	4,035	4,025	3,934	3,795	3,707	3,631	3,560	3,552	3,555	3,543	3,552	3,563	3,574	3,585	3,590	3,593	3,594	3,592	3,588	3,583	3,579	
11-15	3,872	3,930	4,043	3,986	4,047	4,180	4,198	4,142	4,169	4,068	3,899	3,821	3,738	3,660	3,642	3,635	3,612	3,614	3,619	3,629	3,640	3,652	3,662	
16-17	1,682	1,545	1,443	1,520	1,553	1,500	1,531	1,617	1,576	1,570	1,705	1,688	1,598	1,576	1,503	1,441	1,444	1,431	1,408	1,405	1,405	1,408	1,411	
18-59Female, 64Male	32,342	32,337	32,277	32,142	32,044	32,116	32,162	32,100	31,994	32,095	32,214	32,311	32,409	32,508	32,415	32,293	32,085	31,885	31,666	31,451	31,201	31,029	30,845	
60/65 -74	8,441	8,656	8,913	9,125	9,282	9,427	9,551	9,747	9,902	9,934	9,974	10,073	10,096	10,082	10,245	10,556	10,873	11,173	11,461	11,728	12,021	12,192	12,347	
75-84	3,783	3,854	3,941	4,045	4,160	4,234	4,326	4,382	4,549	4,745	4,909	5,109	5,457	5,739	5,927	6,063	6,134	6,239	6,245	6,218	6,219	6,237	6,186	
85+	1,434	1,480	1,488	1,512	1,543	1,621	1,694	1,751	1,821	1,902	1,999	2,100	2,190	2,307	2,435	2,567	2,708	2,814	2,962	3,134	3,286	3,461	3,734	
Total	58,300	58,500	58,700	58,900	59,100	59,400	59,700	59,900	60,100	60,400	60,800	61,200	61,600	62,000	62,300	62,700	63,000	63,300	63,400	63,500	63,600	63,700	63,800	*5,100*
Population impact of constraint																								
Number of persons	+780																							
Households																								
Number of Households	24,444	24,558	24,673	24,778	24,857	24,988	25,276	25,514	25,724	25,972	26,202	26,457	26,730	26,987	27,208	27,473	27,773	28,035	28,251	28,487	28,678	28,871	29,043	*3,808*
Change over previous year	+162	+115	+115	+105	+79	+131	+289	+238	+210	+248	+230	+256	+272	+258	+221	+265	+300	+262	+216	+235	+191	+194	+172	
Number of supply units	25,383	25,502	25,621	25,730	25,812	25,948	26,248	26,495	26,712	26,970	27,208	27,474	27,757	28,024	28,254	28,528	28,840	29,113	29,337	29,581	29,780	29,981	30,159	*3,954*	116%
Change over previous year	+169	+119	+120	+109	+82	+136	+300	+247	+218	+257	+239	+265	+283	+268	+230	+275	+312	+272	+224	+244	+198	+201	+179	*+220*	
Number of Jobs																								
Number of Number of Jobs	28,352	28,335	28,299	28,224	28,184	28,239	28,347	28,317	28,334	28,457	28,566	28,631	28,677	28,669	28,631	28,621	28,510	28,385	28,290	28,205	28,112	28,063	28,037	*-62*
Change over previous year	+175	-17	-36	-75	-40	+56	+108	-30	+17	+123	+109	+65	+45	-8	-38	-10	-111	-126	-94	-85	-93	-49	-26	
Number of supply units	23,989	23,975	23,944	23,901	23,889	23,956	24,067	24,063	24,078	24,182	24,275	24,331	24,369	24,363	24,331	24,322	24,228	24,121	24,041	23,969	23,890	23,848	23,826	*51*
Change over previous year	+370	-14	-31	-43	-12	+67	+111	-4	+15	+104	+93	+56	+39	-7	-32	-8	-94	-107	-80	-72	-79	-41	-22	
	84.6123%	84.6123%	84.6123%	84.6823%	84.7610%	84.8310%	84.9010%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	84.9798%	

This report was compiled from a forecast produced on 04/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

Aa. PopGroup Baseline Scenario (Vacancy Sensitivity)

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder **BASELINE REDUCED VACANCIES**

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
Births																						
Male	257	257	257	257	257	257	257	257	257	257	257	257	257	257	257	257	257	206	206	206	206	206
Female	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	243	194	194	194	194	194
All Births	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	400	400	400	400	400
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	285	286	287	289	291	292	294	296	297	298	298	299	299	300	300	300	351	350	350	349	348
Female	317	315	314	313	311	309	308	306	304	303	302	302	301	301	300	300	300	349	350	350	351	352
All deaths	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	700	700	700	700	700
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.2	77.6	75.1	72.7	70.3	67.9	65.6	63.4	71.5	69.7	67.9	66.2	64.5
SMR: females	102.2	100.0	97.9	95.7	93.7	91.4	89.1	86.9	84.5	81.9	79.2	76.4	73.8	71.1	68.6	66.0	63.5	71.4	69.4	67.5	65.6	63.8
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.6	82.9	83.1	83.3	83.5	83.8	82.9	83.1	83.3	83.5	83.6
Deaths input																						
In-migration from the UK																						
Male	1,427	1,415	1,404	1,396	1,385	1,377	1,378	1,374	1,412	1,407	1,403	1,402	1,400	1,396	1,398	1,396	1,392	1,389	1,389	1,389	1,387	1,385
Female	1,673	1,685	1,696	1,704	1,715	1,723	1,722	1,726	1,788	1,793	1,797	1,798	1,800	1,804	1,802	1,804	1,808	1,811	1,811	1,811	1,813	1,815
All	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
SMigR: males	53.2	52.4	51.7	51.2	50.6	49.9	49.6	49.3	50.4	49.8	49.2	48.7	48.0	47.4	47.3	46.9	46.6	46.5	46.7	46.8	46.9	47.0
SMigR: females	60.8	60.6	60.3	60.2	60.1	59.6	58.9	58.7	60.4	60.0	59.5	58.7	58.1	57.6	57.2	56.8	56.8	56.8	56.8	56.9	57.0	57.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	1,295	1,289	1,281	1,271	1,217	1,214	1,262	1,258	1,253	1,205	1,201	1,198	1,193	1,234	1,187	1,227	1,222	1,216	1,212	1,209	1,205	1,201
Female	1,405	1,411	1,419	1,429	1,383	1,386	1,438	1,442	1,447	1,395	1,399	1,402	1,407	1,466	1,413	1,473	1,478	1,484	1,488	1,491	1,495	1,499
All	2,700	2,700	2,700	2,700	2,600	2,600	2,700	2,700	2,700	2,600	2,600	2,600	2,600	2,700	2,600	2,700	2,700	2,700	2,700	2,700	2,700	2,700
SMigR: males	48.3	47.8	47.2	46.6	44.4	44.0	45.4	45.1	44.7	42.6	42.1	41.6	40.9	41.9	40.1	41.2	40.9	40.7	40.7	40.7	40.8	40.8
SMigR: females	51.1	50.7	50.5	50.4	48.5	48.0	49.2	49.0	48.9	46.7	46.3	45.8	45.4	46.8	44.8	46.4	46.4	46.5	46.7	46.8	47.0	47.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	100	100	100	100	100	99	99	99	99	99	98	98	98	98	98	98	98	98	98	98	98	98
Female	100	100	100	100	100	101	101	101	101	101	102	102	102	102	102	102	102	102	102	102	102	102
All	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
SMigR: males	56.7	56.1	55.4	54.6	53.9	53.0	52.3	51.9	51.6	51.2	50.6	50.1	49.6	49.0	48.8	48.3	48.1	48.1	48.2	48.4	48.6	48.9
SMigR: females	56.7	56.1	55.4	54.6	53.9	53.0	52.3	51.9	51.6	51.2	50.6	50.1	49.6	49.0	48.8	48.3	48.1	48.1	48.2	48.4	48.6	48.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	151	150	150	150	149	149	148	148	148	148	148	148	148	148	148	148	148	148	147	147	147	147
Female	149	150	150	150	151	151	152	152	152	152	152	152	152	152	152	152	152	152	153	153	153	153
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	85.0	84.2	83.1	81.9	80.8	79.5	78.4	77.8	77.4	76.7	75.9	75.2	74.3	73.6	73.2	72.5	72.2	72.2	72.3	72.5	72.9	73.3
SMigR: females	85.0	84.2	83.1	81.9	80.8	79.5	78.4	77.8	77.4	76.7	75.9	75.2	74.3	73.6	73.2	72.5	72.2	72.2	72.3	72.5	72.9	73.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	+400	+400	+400	+400	+500	+500	+400	+400	+500	+600	+600	+600	+600	+500	+600	+500	+500	+500	+500	+500	+500	+500
Overseas	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100
Summary of population change																						
Natural change	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100	-300	-300	-300	-300	-300
Net migration	+300	+300	+300	+300	+400	+400	+300	+300	+400	+500	+500	+500	+400	+400	+500	+400	+400	+400	+400	+400	+400	+400
Net change	+200	+200	+200	+200	+300	+300	+200	+200	+300	+400	+400	+400	+400	+300	+400	+300	+300	+100	+100	+100	+100	+100

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
0-4	2,677	2,617	2,560	2,546	2,538	2,526	2,531	2,529	2,528	2,534	2,545	2,554	2,561	2,565	2,560	2,560	2,554	2,550	2,446	2,343	2,241	2,139	2,036
5-10	4,070	4,081	4,035	4,025	3,934	3,795	3,707	3,631	3,560	3,552	3,555	3,543	3,552	3,563	3,574	3,585	3,590	3,593	3,594	3,592	3,588	3,583	3,579
11-15	3,872	3,930	4,043	3,986	4,047	4,180	4,198	4,142	4,169	4,068	3,899	3,821	3,738	3,660	3,642	3,635	3,612	3,614	3,619	3,629	3,640	3,652	3,662
16-17	1,682	1,545	1,443	1,520	1,553	1,500	1,531	1,617	1,576	1,570	1,705	1,688	1,598	1,576	1,503	1,441	1,444	1,431	1,408	1,405	1,405	1,408	1,411
18-59Female, 64Male	32,342	32,337	32,277	32,142	32,044	32,116	32,162	32,100	31,994	32,095	32,214	32,311	32,409	32,508	32,415	32,293	32,085	31,885	31,666	31,451	31,201	31,029	30,845
60/65 -74	8,441	8,656	8,913	9,125	9,282	9,427	9,551	9,747	9,902	9,934	9,974	10,073	10,096	10,082	10,245	10,556	10,873	11,173	11,461	11,728	12,021	12,192	12,347
75-84	3,783	3,854	3,941	4,045	4,160	4,234	4,326	4,382	4,549	4,745	4,909	5,109	5,457	5,739	5,927	6,063	6,134	6,239	6,245	6,218	6,219	6,237	6,186
85+	1,434	1,480	1,488	1,512	1,543	1,621	1,694	1,751	1,821	1,902	1,999	2,100	2,190	2,307	2,435	2,567	2,708	2,814	2,962	3,134	3,286	3,461	3,734
Total	58,300	58,500	58,700	58,900	59,100	59,400	59,700	59,900	60,100	60,400	60,800	61,200	61,600	62,000	62,300	62,700	63,000	63,300	63,400	63,500	63,600	63,700	63,800
Population impact of constraint																							
Number of persons	+780																						
Households																							
Number of Households	24,444	24,558	24,673	24,778	24,857	24,988	25,276	25,514	25,724	25,972	26,202	26,457	26,730	26,987	27,208	27,473	27,773	28,035	28,251	28,487	28,678	28,871	29,043
Change over previous year	+162	+115	+115	+105	+79	+131	+289	+238	+210	+248	+230	+256	+272	+258	+221	+265	+300	+262	+216	+235	+191	+194	+172
Number of supply units	25,383	25,396	25,437	25,440	25,443	25,472	25,766	26,009	26,222	26,475	26,709	26,970	27,247	27,510	27,735	28,005	28,311	28,578	28,798	29,038	29,233	29,431	29,606
Change over previous year	+169	+13	+40	+3	+3	+29	+294	+243	+214	+253	+234	+261	+278	+263	+225	+270	+306	+267	+220	+240	+195	+197	+175
Number of Jobs																							
Number of Number of Jobs	28,352	28,335	28,299	28,224	28,184	28,239	28,347	28,317	28,334	28,457	28,566	28,631	28,677	28,669	28,631	28,621	28,510	28,385	28,290	28,205	28,112	28,063	28,037
Change over previous year	+175	-17	-36	-75	-40	+56	+108	-30	+17	+123	+109	+65	+45	-8	-38	-10	-111	-126	-94	-85	-93	-49	-26
Number of supply units	23,989	23,975	23,944	23,901	23,889	23,956	24,067	24,063	24,078	24,182	24,275	24,331	24,369	24,363	24,331	24,322	24,228	24,121	24,041	23,969	23,890	23,848	23,826
Change over previous year	+370	-14	-31	-43	-12	+67	+111	-4	+15	+104	+93	+56	+39	-7	-32	-8	-94	-107	-80	-72	-79	-41	-22

This report was compiled from a forecast produced on 04/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

B. Natural Change

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder

NATURAL CHANGE SCENARIO

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
Births																						
Male	257	257	257	256	256	254	251	250	248	246	242	238	235	231	229	225	223	176	173	170	167	164
Female	243	242	242	242	241	239	237	236	234	232	228	225	221	218	216	213	210	166	163	161	158	155
All Births	500	499	499	498	497	493	488	486	482	477	470	463	456	449	444	438	433	342	337	331	325	319
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	285	286	286	288	290	291	292	294	295	296	296	296	296	296	296	296	345	344	343	342	341
Female	317	315	313	312	310	308	305	303	301	299	297	295	293	292	290	288	287	334	333	332	331	330
All deaths	600	599	599	599	598	597	596	596	595	594	592	591	589	588	586	584	583	679	677	675	673	671
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.3	77.7	75.2	72.8	70.3	68.0	65.7	63.5	71.6	69.8	68.0	66.3	64.6
SMR: females	102.2	100.0	97.8	95.7	93.7	91.4	89.1	86.9	84.5	81.9	79.1	76.4	73.7	71.1	68.5	65.9	63.4	71.3	69.3	67.3	65.4	63.6
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.4	81.6	81.8	82.0	82.2	82.4	82.6	82.8	83.0	83.3	83.5	83.7	82.8	83.0	83.2	83.4	83.6
Deaths input																						
In-migration from the UK																						
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Female	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SMigR: males	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SMigR: females	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overseas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Summary of population change																						
Natural change	-100	-100	-100	-100	-101	-104	-108	-110	-113	-117	-122	-128	-133	-138	-142	-147	-150	-337	-340	-344	-348	-352
Net migration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net change	-100	-100	-100	-100	-101	-104	-108	-110	-113	-117	-122	-128	-133	-138	-142	-147	-150	-337	-340	-344	-348	-352

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
0-4	2,677	2,604	2,538	2,516	2,502	2,480	2,474	2,463	2,450	2,434	2,414	2,391	2,366	2,337	2,304	2,272	2,240	2,210	2,096	1,984	1,871	1,759	1,646
5-10	4,070	3,891	3,700	3,574	3,416	3,259	3,172	3,098	3,031	3,009	2,994	2,969	2,957	2,944	2,928	2,907	2,880	2,850	2,818	2,782	2,745	2,706	2,669
11-15	3,872	3,831	3,821	3,635	3,540	3,484	3,319	3,136	3,055	2,904	2,742	2,674	2,600	2,534	2,513	2,499	2,477	2,471	2,460	2,447	2,431	2,412	2,389
16-17	1,682	1,637	1,552	1,590	1,590	1,490	1,476	1,501	1,395	1,310	1,339	1,255	1,153	1,131	1,078	1,026	1,024	1,012	992	991	990	989	984
18-59Female, 64Male	32,342	32,277	32,215	32,119	32,040	32,043	31,991	31,888	31,733	31,669	31,514	31,302	31,045	30,772	30,404	29,945	29,486	29,033	28,566	28,110	27,630	27,222	26,808
60/65 -74	8,441	8,626	8,841	9,000	9,099	9,176	9,233	9,356	9,428	9,379	9,329	9,335	9,266	9,175	9,249	9,465	9,685	9,890	10,078	10,242	10,428	10,511	10,581
75-84	3,783	3,855	3,944	4,050	4,167	4,240	4,332	4,390	4,558	4,753	4,913	5,100	5,423	5,671	5,823	5,916	5,951	6,022	5,995	5,938	5,905	5,886	5,800
85+	1,434	1,480	1,490	1,514	1,546	1,625	1,697	1,755	1,826	1,906	2,000	2,099	2,185	2,298	2,425	2,554	2,692	2,797	2,943	3,113	3,263	3,432	3,688
Total	58,300	58,200	58,100	58,000	57,899	57,798	57,694	57,586	57,476	57,363	57,246	57,124	56,996	56,862	56,724	56,582	56,436	56,285	55,948	55,608	55,264	54,916	54,564
Population impact of constraint																							
Number of persons	+780																						
Households																							
Number of Households	24,444	24,485	24,524	24,545	24,538	24,540	24,687	24,832	24,966	25,117	25,227	25,348	25,470	25,562	25,643	25,726	25,859	25,951	25,985	26,022	26,014	26,003	25,971
Change over previous year	+162	+41	+39	+21	-7	+3	+146	+145	+134	+152	+110	+120	+123	+92	+81	+83	+133	+92	+34	+37	-8	-10	-32
Number of supply units	25,383	25,426	25,466	25,488	25,480	25,483	25,635	25,786	25,925	26,082	26,197	26,322	26,449	26,544	26,628	26,715	26,853	26,948	26,983	27,022	27,013	27,002	26,969
Change over previous year	+169	+43	+40	+22	-7	+3	+152	+151	+139	+157	+114	+125	+127	+95	+84	+86	+138	+95	+35	+38	-9	-11	-33
Number of Jobs																							
Number of Number of Jobs	28,352	28,324	28,270	28,174	28,107	28,054	28,014	27,892	27,785	27,685	27,505	27,281	27,030	26,737	26,474	26,173	25,844	25,504	25,190	24,890	24,585	24,315	24,065
Change over previous year	+175	-29	-54	-95	-68	-52	-40	-122	-108	-99	-181	-224	-251	-293	-263	-302	-329	-339	-314	-300	-305	-270	-251
Number of supply units	23,989	23,965	23,920	23,859	23,823	23,799	23,784	23,703	23,611	23,527	23,373	23,183	22,970	22,721	22,498	22,242	21,962	21,674	21,407	21,152	20,893	20,663	20,450
Change over previous year	+370	-24	-46	-61	-35	-25	-14	-81	-92	-84	-154	-190	-213	-249	-224	-256	-280	-288	-267	-255	-259	-229	-213

C. Zero Net Migration

Population Estimates and Forecasts — Ribble Valley HEaDROOM

Components of Population Change — Ribble Valley SubFolder — Zero net migration scenario

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*
Births																						
Male	257	254	252	248	245	241	237	234	231	227	223	219	215	211	209	206	203	161	159	158	156	155
Female	243	240	237	234	231	227	223	221	218	214	210	207	203	199	197	194	192	152	150	149	147	146
All Births	500	495	489	483	477	468	460	454	449	442	433	425	418	411	406	399	395	312	309	306	304	301
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	284	286	286	288	289	290	292	293	294	294	294	294	294	294	294	294	342	341	340	339	337
Female	317	314	311	309	306	303	300	298	295	293	290	288	287	285	283	282	281	326	325	325	324	324
All deaths	600	598	597	595	594	592	591	589	588	586	585	583	581	579	578	576	574	668	667	665	663	661
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.2	77.6	75.1	72.7	70.2	67.9	65.5	63.3	71.4	69.6	67.8	66.1	64.4
SMR: females	102.2	100.0	97.9	95.7	93.7	91.5	89.1	86.9	84.6	82.0	79.2	76.5	73.8	71.2	68.6	66.0	63.6	71.5	69.5	67.6	65.7	63.8
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.6	82.9	83.1	83.3	83.5	83.8	82.9	83.1	83.3	83.4	83.6
Deaths input																						
In-migration from the UK																						
Male	1,335	1,325	1,316	1,309	1,278	1,273	1,297	1,293	1,310	1,283	1,280	1,279	1,277	1,296	1,275	1,295	1,291	1,286	1,286	1,285	1,283	1,280
Female	1,565	1,575	1,584	1,591	1,572	1,577	1,603	1,607	1,640	1,617	1,620	1,621	1,623	1,654	1,625	1,655	1,659	1,664	1,664	1,665	1,667	1,670
All	2,900	2,900	2,900	2,900	2,850	2,850	2,900	2,900	2,950	2,900	2,900	2,900	2,900	2,950	2,900	2,950	2,950	2,950	2,950	2,950	2,950	2,950
SMigR: males	49.8	49.4	49.1	49.0	48.0	47.9	49.0	49.0	49.8	48.8	48.8	48.9	48.8	49.6	49.0	49.9	50.1	50.3	50.9	51.4	52.0	52.5
SMigR: females	56.9	57.1	57.4	57.7	57.1	57.2	58.2	58.5	59.8	59.0	59.2	59.2	59.3	60.6	59.6	61.0	61.5	62.1	62.6	63.2	63.9	64.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	1,391	1,386	1,378	1,369	1,339	1,337	1,362	1,359	1,378	1,354	1,349	1,347	1,342	1,360	1,334	1,351	1,345	1,338	1,333	1,328	1,323	1,318
Female	1,509	1,514	1,522	1,531	1,511	1,513	1,538	1,541	1,572	1,546	1,551	1,553	1,558	1,590	1,566	1,599	1,605	1,612	1,617	1,622	1,627	1,632
All	2,900	2,900	2,900	2,900	2,850	2,850	2,900	2,900	2,950	2,900	2,900	2,900	2,900	2,950	2,900	2,950	2,950	2,950	2,950	2,950	2,950	2,950
SMigR: males	51.9	51.7	51.5	51.3	50.3	50.4	51.5	51.5	52.3	51.5	51.5	51.5	51.2	52.0	51.2	52.1	52.2	52.3	52.7	53.1	53.6	54.1
SMigR: females	54.9	54.9	55.1	55.5	54.9	54.9	55.8	56.1	57.3	56.4	56.7	56.8	57.0	58.3	57.5	58.9	59.5	60.2	60.9	61.6	62.3	63.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	124
Female	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	126
All	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
SMigR: males	70.9	70.8	70.5	70.1	69.8	69.6	69.5	69.6	69.8	70.0	70.3	70.6	70.8	70.9	71.2	71.5	71.8	72.5	73.2	74.1	75.2	76.3
SMigR: females	70.9	70.8	70.5	70.1	69.8	69.6	69.5	69.6	69.8	70.0	70.3	70.6	70.8	70.9	71.2	71.5	71.8	72.5	73.2	74.1	75.2	76.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	124
Female	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	126
All	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
SMigR: males	70.9	70.8	70.5	70.1	69.8	69.6	69.5	69.6	69.8	70.0	70.3	70.6	70.8	70.9	71.2	71.5	71.8	72.5	73.2	74.1	75.2	76.3
SMigR: females	70.9	70.8	70.5	70.1	69.8	69.6	69.5	69.6	69.8	70.0	70.3	70.6	70.8	70.9	71.2	71.5	71.8	72.5	73.2	74.1	75.2	76.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overseas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Summary of population change																						
Natural change	-100	-104	-108	-113	-117	-124	-130	-135	-139	-145	-151	-157	-163	-168	-172	-176	-179	-356	-357	-358	-359	-360
Net migration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net change	-100	-104	-108	-113	-117	-124	-130	-135	-139	-145	-151	-157	-163	-168	-172	-176	-179	-356	-357	-358	-359	-360

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*
0-4	2,677	2,596	2,517	2,480	2,446	2,402	2,370	2,338	2,306	2,274	2,242	2,210	2,176	2,141	2,104	2,068	2,034	2,003	1,897	1,796	1,698	1,604	1,512
5-10	4,070	4,066	4,003	3,976	3,866	3,702	3,586	3,485	3,388	3,346	3,307	3,252	3,213	3,174	3,137	3,096	3,054	3,012	2,970	2,926	2,882	2,839	2,801
11-15	3,872	3,913	4,011	3,941	3,990	4,108	4,114	4,051	4,067	3,951	3,762	3,658	3,551	3,449	3,407	3,367	3,315	3,281	3,246	3,213	3,181	3,149	3,117
16-17	1,682	1,529	1,416	1,485	1,509	1,448	1,468	1,547	1,505	1,492	1,611	1,587	1,494	1,461	1,386	1,318	1,313	1,291	1,259	1,245	1,232	1,219	1,205
18-59Female, 64Male	32,342	32,125	31,845	31,484	31,160	30,928	30,668	30,377	30,044	29,843	29,592	29,319	29,045	28,778	28,399	27,926	27,446	26,977	26,492	26,012	25,500	25,059	24,606
60/65 -74	8,441	8,651	8,902	9,104	9,250	9,379	9,484	9,656	9,781	9,780	9,781	9,833	9,801	9,735	9,837	10,075	10,322	10,552	10,767	10,964	11,184	11,292	11,382
75-84	3,783	3,845	3,924	4,022	4,131	4,198	4,286	4,340	4,505	4,698	4,858	5,053	5,393	5,667	5,849	5,975	6,035	6,126	6,116	6,073	6,051	6,042	5,964
85+	1,434	1,474	1,478	1,496	1,522	1,594	1,659	1,710	1,773	1,845	1,931	2,022	2,103	2,209	2,327	2,449	2,580	2,677	2,815	2,976	3,118	3,284	3,541
Total	58,300	58,200	58,096	57,988	57,875	57,758	57,634	57,504	57,369	57,230	57,085	56,934	56,777	56,614	56,446	56,274	56,098	55,918	55,562	55,205	54,847	54,487	54,127
Population impact of constraint																							
Number of persons	+780																						
Households																							
Number of Households	24,444	24,457	24,468	24,466	24,436	24,422	24,549	24,654	24,729	24,806	24,832	24,878	24,932	24,968	25,000	25,036	25,127	25,185	25,194	25,216	25,201	25,184	25,147
Change over previous year	+162	+13	+11	-2	-29	-14	+127	+105	+75	+77	+26	+46	+54	+36	+32	+36	+91	+58	+9	+23	-16	-17	-38
Number of supply units	25,383	25,397	25,408	25,406	25,375	25,360	25,492	25,601	25,680	25,759	25,786	25,834	25,890	25,928	25,960	25,998	26,092	26,153	26,162	26,185	26,169	26,152	26,113
Change over previous year	+169	+14	+12	-3	-30	-15	+132	+109	+78	+80	+27	+48	+56	+38	+33	+37	+94	+60	+9	+24	-16	-17	-39
Number of Jobs																							
Number of Number of Jobs	28,352	28,152	27,930	27,668	27,437	27,237	27,086	26,863	26,689	26,558	26,356	26,109	25,844	25,527	25,243	24,929	24,579	24,218	23,886	23,560	23,225	22,928	22,648
Change over previous year	+175	-200	-222	-263	-231	-200	-150	-223	-175	-131	-202	-246	-266	-316	-284	-315	-350	-361	-332	-326	-335	-297	-280
Number of supply units	23,989	23,820	23,633	23,430	23,256	23,105	22,997	22,828	22,680	22,569	22,397	22,188	21,962	21,693	21,452	21,184	20,887	20,580	20,298	20,021	19,737	19,484	19,246
Change over previous year	+370	-169	-188	-203	-174	-150	-109	-168	-148	-111	-172	-209	-226	-269	-241	-267	-297	-307	-282	-277	-285	-253	-238

This report was compiled from a forecast produced on 04/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

E. Past Trends Job Growth

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder

Employment led past trends

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
Births																						
Male	258	266	275	284	294	303	313	322	331	338	344	349	353	357	360	363	365	293	295	296	297	298
Female	243	251	260	268	277	286	295	304	312	318	324	329	333	337	340	342	344	277	278	279	280	281
All Births	501	517	535	553	571	590	608	626	643	656	668	678	686	693	700	704	709	570	572	575	577	579
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	286	288	290	292	295	297	300	302	304	306	307	309	310	312	313	314	367	368	368	369	369
Female	316	316	317	318	317	317	317	317	317	316	317	317	317	318	317	318	319	372	373	375	376	378
All deaths	599	602	605	607	610	612	615	617	619	621	623	624	626	627	629	631	632	739	741	743	745	748
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.3	77.7	75.2	72.8	70.3	68.0	65.7	63.4	71.6	69.8	68.0	66.3	64.6
SMR: females	102.2	100.0	97.8	95.7	93.6	91.4	89.1	86.8	84.5	81.9	79.1	76.4	73.7	71.1	68.5	65.9	63.4	71.3	69.3	67.4	65.5	63.7
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.7	82.9	83.1	83.3	83.6	83.8	82.9	83.1	83.3	83.5	83.7
Deaths input																						
In-migration from the UK																						
Male	1,654	1,638	1,622	1,610	1,597	1,587	1,588	1,584	1,579	1,575	1,572	1,573	1,574	1,573	1,576	1,576	1,574	1,572	1,574	1,575	1,574	1,574
Female	1,936	1,952	1,968	1,980	1,993	2,003	2,001	2,006	2,011	2,015	2,018	2,016	2,016	2,017	2,014	2,014	2,016	2,018	2,016	2,015	2,016	2,016
All	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590	3,590
SMigR: males	61.6	59.3	57.2	55.4	53.7	51.9	50.7	49.5	48.2	47.0	45.9	44.9	43.9	43.0	42.4	41.7	41.1	40.7	40.5	40.3	40.0	39.8
SMigR: females	70.4	68.6	67.0	65.4	64.0	62.2	60.3	59.0	57.7	56.5	55.3	53.9	52.7	51.7	50.8	50.0	49.4	49.0	48.6	48.2	47.9	47.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	1,296	1,288	1,278	1,267	1,212	1,208	1,254	1,251	1,246	1,199	1,196	1,195	1,192	1,235	1,189	1,231	1,228	1,224	1,221	1,219	1,218	1,216
Female	1,404	1,412	1,422	1,433	1,388	1,392	1,446	1,449	1,454	1,401	1,404	1,405	1,408	1,465	1,411	1,469	1,472	1,476	1,479	1,481	1,482	1,484
All	2,700	2,700	2,700	2,700	2,600	2,600	2,700	2,700	2,700	2,600	2,600	2,600	2,600	2,700	2,600	2,700	2,700	2,700	2,700	2,700	2,700	2,700
SMigR: males	48.2	46.7	45.1	43.6	40.7	39.5	40.1	39.1	38.1	35.8	34.9	34.1	33.3	33.8	32.0	32.6	32.1	31.7	31.4	31.2	31.0	30.7
SMigR: females	51.1	49.6	48.4	47.3	44.6	43.2	43.5	42.6	41.7	39.3	38.5	37.6	36.8	37.6	35.6	36.4	36.1	35.9	35.6	35.4	35.2	35.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	251	250	250	248	247	247	245	245	244	244	244	244	244	244	244	244	244	244	244	244	243	243
Female	249	250	250	252	253	253	255	255	256	256	256	256	256	256	256	256	256	256	256	256	257	257
All	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
SMigR: males	141.5	136.5	131.4	126.2	121.5	116.9	112.8	109.7	107.1	104.6	102.2	100.1	97.8	95.8	94.3	92.7	91.4	90.6	90.0	89.4	89.1	88.8
SMigR: females	141.5	136.5	131.4	126.2	121.5	116.9	112.8	109.7	107.1	104.6	102.2	100.1	97.8	95.8	94.3	92.7	91.4	90.6	90.0	89.4	89.1	88.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	151	150	150	149	148	148	147	147	147	147	146	146	146	146	146	146	146	147	146	146	146	146
Female	149	150	150	151	152	152	153	153	153	153	154	154	154	154	154	154	154	153	154	154	154	154
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	84.9	81.9	78.8	75.7	72.9	70.1	67.7	65.8	64.2	62.8	61.3	60.0	58.7	57.5	56.6	55.6	54.9	54.4	54.0	53.7	53.5	53.3
SMigR: females	84.9	81.9	78.8	75.7	72.9	70.1	67.7	65.8	64.2	62.8	61.3	60.0	58.7	57.5	56.6	55.6	54.9	54.4	54.0	53.7	53.5	53.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	+890	+890	+890	+890	+990	+990	+890	+890	+890	+990	+990	+990	+990	+890	+990	+890	+890	+890	+890	+890	+890	+890
Overseas	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200	+200
Summary of population change																						
Natural change	-98	-85	-70	-55	-39	-23	-7	+9	+24	+35	+45	+54	+60	+66	+71	+74	+77	-169	-169	-169	-169	-168
Net migration	+1,090	+1,090	+1,090	+1,090	+1,190	+1,190	+1,090	+1,090	+1,090	+1,190	+1,190	+1,190	+1,190	+1,090	+1,190	+1,090	+1,090	+1,090	+1,090	+1,090	+1,090	+1,090
Net change	+992	+1,005	+1,020	+1,035	+1,151	+1,167	+1,083	+1,099	+1,113	+1,225	+1,235	+1,243	+1,250	+1,156	+1,261	+1,164	+1,167	+921	+921	+921	+921	+922

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
0-4	2,674	2,663	2,660	2,707	2,767	2,836	2,928	3,018	3,110	3,201	3,293	3,378	3,453	3,517	3,561	3,604	3,633	3,658	3,535	3,407	3,274	3,138	2,998
5-10	4,072	4,142	4,149	4,192	4,148	4,051	4,010	3,988	3,979	4,041	4,127	4,211	4,328	4,451	4,573	4,691	4,797	4,891	4,973	5,039	5,093	5,134	5,170
11-15	3,863	3,971	4,135	4,123	4,231	4,414	4,468	4,442	4,506	4,422	4,266	4,211	4,152	4,109	4,144	4,204	4,266	4,368	4,476	4,589	4,704	4,813	4,911
16-17	1,673	1,560	1,478	1,577	1,631	1,592	1,643	1,755	1,729	1,734	1,893	1,879	1,786	1,774	1,706	1,646	1,660	1,659	1,659	1,693	1,733	1,778	1,825
18-59Female, 64Male	32,359	32,924	33,445	33,901	34,405	35,096	35,765	36,327	36,848	37,518	38,199	38,860	39,523	40,179	40,631	41,047	41,370	41,698	42,003	42,312	42,594	42,973	43,350
60/65 -74	8,450	8,686	8,969	9,210	9,400	9,577	9,738	9,977	10,183	10,264	10,355	10,513	10,595	10,638	10,868	11,259	11,653	12,029	12,394	12,737	13,113	13,359	13,592
75-84	3,778	3,863	3,962	4,078	4,203	4,286	4,385	4,448	4,622	4,822	4,989	5,196	5,556	5,854	6,058	6,211	6,300	6,430	6,462	6,463	6,493	6,545	6,526
85+	1,430	1,483	1,499	1,529	1,566	1,652	1,733	1,798	1,876	1,963	2,069	2,178	2,274	2,398	2,534	2,673	2,820	2,933	3,086	3,266	3,425	3,611	3,900
Total	58,300	59,292	60,297	61,316	62,352	63,503	64,670	65,754	66,852	67,966	69,191	70,426	71,669	72,920	74,076	75,336	76,500	77,667	78,587	79,508	80,429	81,351	82,272
Population impact of constraint																							
Number of persons	+480																						
Households																							
Number of Households	24,447	24,820	25,204	25,588	25,950	26,378	27,011	27,598	28,160	28,732	29,280	29,861	30,469	31,063	31,620	32,232	32,912	33,544	34,133	34,752	35,317	35,891	36,443
Change over previous year	+166	+373	+383	+384	+361	+428	+633	+587	+562	+572	+548	+582	+608	+594	+557	+612	+680	+631	+590	+619	+564	+574	+552
Number of Dwellings	25,387	25,774	26,172	26,571	26,947	27,391	28,049	28,659	29,242	29,836	30,405	31,009	31,640	32,256	32,835	33,470	34,177	34,832	35,445	36,087	36,674	37,270	37,844
Change over previous year	+172	+387	+398	+399	+375	+445	+658	+609	+583	+594	+569	+604	+632	+616	+578	+636	+707	+655	+612	+643	+586	+596	+573
Number of Jobs																							
Size of Economically Active Labc	28,361	28,831	29,292	29,723	30,196	30,777	31,424	31,930	32,489	33,096	33,683	34,223	34,741	35,199	35,629	36,080	36,424	36,757	37,133	37,530	37,930	38,390	38,884
Change over previous year	+184	+470	+461	+431	+473	+581	+646	+506	+560	+607	+586	+540	+518	+458	+430	+452	+344	+333	+376	+398	+400	+459	+495
Number of Jobs	23,997	24,395	24,785	25,170	25,595	26,109	26,679	27,134	27,609	28,125	28,623	29,083	29,523	29,912	30,277	30,661	30,953	31,236	31,555	31,893	32,233	32,624	33,044
Change over previous year	+377	+398	+390	+386	+424	+514	+570	+455	+475	+516	+498	+459	+440	+389	+365	+384	+292	+283	+319	+338	+340	+390	+420

This report was compiled from a forecast produced on 05/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

Ea. Past Trends Job Growth (Changing the Commuting Balance)

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder

Employment-led Past Trends increased commuting scenario

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
Births																						
Male	258	263	268	273	279	284	290	295	300	304	307	309	311	313	315	316	317	254	255	255	256	256
Female	243	248	253	258	263	268	273	278	283	286	289	292	294	295	297	298	299	240	240	241	241	242
All Births	501	510	521	531	542	553	563	573	583	590	596	601	605	609	612	614	616	494	495	496	497	498
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	285	287	288	291	293	295	297	300	301	303	304	305	305	307	307	308	360	361	361	361	361
Female	317	316	316	316	315	314	313	312	311	311	310	310	310	310	309	310	310	362	362	363	364	366
All deaths	600	601	603	604	606	607	608	610	611	612	613	614	615	615	616	617	618	722	723	724	725	726
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.2	77.6	75.1	72.7	70.3	68.0	65.6	63.4	71.5	69.7	67.9	66.2	64.6
SMR: females	102.2	100.0	97.8	95.7	93.7	91.4	89.1	86.8	84.5	81.9	79.1	76.4	73.7	71.1	68.5	65.9	63.5	71.4	69.4	67.4	65.5	63.7
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.7	82.9	83.1	83.3	83.6	83.8	82.9	83.1	83.3	83.5	83.7
Deaths input																						
In-migration from the UK																						
Male	1,549	1,535	1,522	1,512	1,500	1,491	1,492	1,488	1,482	1,479	1,475	1,476	1,476	1,474	1,477	1,476	1,473	1,471	1,472	1,473	1,472	1,471
Female	1,815	1,829	1,842	1,853	1,865	1,873	1,872	1,876	1,882	1,885	1,889	1,888	1,889	1,890	1,887	1,888	1,891	1,894	1,892	1,891	1,892	1,893
All	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364	3,364
SMigR: males	57.7	56.1	54.6	53.3	52.1	50.8	50.0	49.1	48.1	47.2	46.3	45.6	44.7	43.9	43.5	43.0	42.5	42.2	42.2	42.1	42.0	41.9
SMigR: females	66.0	64.9	63.8	62.9	62.0	60.8	59.3	58.4	57.6	56.8	55.9	54.8	53.8	53.1	52.3	51.7	51.4	51.2	50.9	50.7	50.5	50.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	1,295	1,289	1,280	1,269	1,215	1,211	1,258	1,254	1,250	1,203	1,199	1,197	1,194	1,236	1,190	1,231	1,228	1,223	1,220	1,218	1,216	1,213
Female	1,405	1,411	1,420	1,431	1,385	1,389	1,442	1,446	1,450	1,397	1,401	1,403	1,406	1,464	1,410	1,469	1,472	1,477	1,480	1,482	1,484	1,487
All	2,700	2,700	2,700	2,700	2,600	2,600	2,700	2,700	2,700	2,600	2,600	2,600	2,600	2,700	2,600	2,700	2,700	2,700	2,700	2,700	2,700	2,700
SMigR: males	48.3	47.1	45.9	44.8	42.2	41.2	42.1	41.3	40.5	38.4	37.6	36.9	36.2	36.9	35.1	35.9	35.4	35.1	34.9	34.8	34.7	34.5
SMigR: females	51.1	50.1	49.2	48.6	46.1	45.1	45.7	45.0	44.4	42.1	41.4	40.7	40.1	41.1	39.1	40.2	40.0	39.9	39.8	39.7	39.6	39.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	201	200	200	199	199	198	197	197	196	196	196	196	196	196	196	196	196	196	196	196	196	195
Female	199	200	200	201	201	202	203	203	204	204	204	204	204	204	204	204	204	204	204	204	204	205
All	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
SMigR: males	113.3	110.4	107.4	104.1	101.3	98.3	95.6	93.7	92.1	90.6	89.0	87.6	86.0	84.6	83.7	82.5	81.8	81.3	81.0	80.9	80.9	80.9
SMigR: females	113.3	110.4	107.4	104.1	101.3	98.3	95.6	93.7	92.1	90.6	89.0	87.6	86.0	84.6	83.7	82.5	81.8	81.3	81.0	80.9	80.9	80.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	151	150	150	149	149	148	148	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147
Female	149	150	150	151	151	152	152	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	85.0	82.8	80.5	78.1	76.0	73.7	71.7	70.3	69.1	67.9	66.7	65.7	64.5	63.5	62.8	61.9	61.3	61.0	60.8	60.6	60.7	60.7
SMigR: females	85.0	82.8	80.5	78.1	76.0	73.7	71.7	70.3	69.1	67.9	66.7	65.7	64.5	63.5	62.8	61.9	61.3	61.0	60.8	60.6	60.7	60.7
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	+664	+664	+664	+664	+764	+764	+664	+664	+664	+764	+764	+764	+764	+664	+764	+664	+664	+664	+664	+664	+664	+664
Overseas	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100	+100
Summary of population change																						
Natural change	-99	-91	-82	-73	-64	-54	-45	-36	-28	-22	-17	-13	-9	-7	-5	-3	-2	-228	-228	-228	-228	-228
Net migration	+764	+764	+764	+764	+864	+864	+764	+764	+764	+864	+864	+864	+864	+764	+864	+764	+764	+764	+764	+764	+764	+764
Net change	+665	+673	+682	+691	+801	+810	+719	+728	+736	+842	+847	+851	+855	+757	+860	+761	+762	+536	+536	+536	+536	+536

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
0-4	2,675	2,644	2,618	2,640	2,672	2,708	2,764	2,815	2,868	2,920	2,975	3,024	3,066	3,101	3,120	3,141	3,152	3,162	3,045	2,927	2,806	2,684	2,559
5-10	4,071	4,116	4,101	4,122	4,058	3,944	3,883	3,839	3,804	3,835	3,883	3,924	3,993	4,065	4,136	4,205	4,264	4,315	4,357	4,390	4,414	4,431	4,446
11-15	3,866	3,953	4,096	4,065	4,154	4,316	4,355	4,317	4,365	4,272	4,108	4,041	3,969	3,910	3,921	3,951	3,975	4,032	4,094	4,160	4,227	4,291	4,348
16-17	1,676	1,553	1,463	1,553	1,598	1,554	1,596	1,698	1,666	1,665	1,813	1,797	1,705	1,687	1,616	1,555	1,564	1,556	1,546	1,564	1,586	1,612	1,639
18-59Female, 64Male	32,353	32,685	32,967	33,180	33,437	33,873	34,285	34,591	34,855	35,262	35,682	36,082	36,483	36,880	37,078	37,244	37,319	37,401	37,461	37,526	37,559	37,682	37,798
60/65 -74	8,447	8,675	8,947	9,176	9,353	9,516	9,662	9,883	10,067	10,126	10,194	10,325	10,380	10,396	10,595	10,949	11,307	11,647	11,975	12,282	12,619	12,830	13,026
75-84	3,780	3,858	3,952	4,064	4,184	4,264	4,361	4,421	4,592	4,791	4,957	5,160	5,515	5,807	6,004	6,150	6,231	6,351	6,372	6,361	6,378	6,414	6,381
85+	1,432	1,481	1,494	1,521	1,556	1,638	1,716	1,777	1,852	1,936	2,037	2,143	2,236	2,356	2,488	2,624	2,768	2,878	3,028	3,204	3,360	3,541	3,823
Total	58,300	58,965	59,639	60,321	61,012	61,813	62,623	63,342	64,069	64,806	65,648	66,495	67,347	68,202	68,959	69,818	70,579	71,341	71,878	72,414	72,950	73,486	74,022
Population impact of constraint																							
Number of persons	+580																						
Households																							
Number of Households	24,446	24,712	24,985	25,255	25,500	25,805	26,297	26,740	27,157	27,582	27,984	28,416	28,870	29,308	29,710	30,161	30,667	31,128	31,545	31,987	32,379	32,777	33,153
Change over previous year	+165	+266	+273	+269	+245	+306	+491	+443	+417	+425	+402	+432	+454	+438	+401	+452	+505	+461	+417	+442	+392	+398	+376
Number of Dwellings	25,385	25,662	25,945	26,225	26,480	26,797	27,307	27,767	28,200	28,642	29,059	29,508	29,979	30,435	30,851	31,320	31,845	32,324	32,757	33,216	33,623	34,037	34,427
Change over previous year	+171	+277	+283	+280	+255	+317	+510	+460	+433	+442	+418	+449	+471	+455	+417	+469	+525	+479	+433	+459	+407	+414	+391
Number of Jobs																							
Size of Economically Active Labc	28,358	28,629	28,886	29,109	29,371	29,736	30,161	30,447	30,784	31,167	31,532	31,852	32,150	32,391	32,603	32,840	32,971	33,090	33,247	33,421	33,592	33,815	34,068
Change over previous year	+181	+271	+257	+224	+262	+365	+425	+286	+337	+383	+365	+320	+298	+241	+212	+237	+131	+119	+157	+173	+171	+224	+253
Number of Jobs	26,799	27,054	27,297	27,531	27,805	28,174	28,600	28,898	29,217	29,581	29,927	30,231	30,514	30,743	30,944	31,169	31,293	31,407	31,555	31,720	31,882	32,095	32,335
Change over previous year	+3,179	+256	+243	+234	+274	+369	+426	+298	+320	+363	+347	+304	+283	+229	+201	+225	+125	+113	+149	+165	+162	+212	+240

This report was compiled from a forecast produced on 05/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

F. Forecast Job Growth (ELS)

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder

Employment Led ELR Scenario

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
Births																						
Male	258	262	267	272	278	283	288	293	298	301	304	306	308	310	311	312	313	251	252	252	253	253
Female	243	247	252	257	262	267	272	276	281	284	287	289	291	292	294	295	295	237	237	238	238	239
All Births	501	510	519	529	540	550	560	569	578	585	590	595	599	602	605	607	609	488	489	490	491	492
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	285	287	288	291	293	295	297	300	301	302	303	304	305	306	307	308	360	360	360	360	360
Female	317	316	316	316	314	314	313	312	311	310	310	310	310	310	309	309	310	361	362	363	364	365
All deaths	600	601	603	604	605	607	608	609	611	612	612	613	614	615	616	616	617	721	722	723	724	725
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.2	77.6	75.1	72.7	70.3	68.0	65.6	63.4	71.5	69.7	67.9	66.2	64.6
SMR: females	102.2	100.0	97.8	95.7	93.7	91.4	89.1	86.8	84.5	81.9	79.1	76.4	73.7	71.1	68.5	65.9	63.5	71.4	69.4	67.4	65.5	63.7
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.7	82.9	83.1	83.3	83.6	83.8	82.9	83.1	83.3	83.5	83.7
Deaths input																						
In-migration from the UK																						
Male	1,550	1,536	1,523	1,512	1,500	1,491	1,493	1,488	1,483	1,479	1,475	1,476	1,475	1,473	1,476	1,475	1,473	1,470	1,472	1,472	1,471	1,470
Female	1,816	1,830	1,843	1,853	1,866	1,874	1,873	1,877	1,883	1,887	1,890	1,890	1,890	1,892	1,889	1,890	1,893	1,896	1,894	1,894	1,895	1,896
All	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366	3,366
SMigR: males	57.7	56.2	54.7	53.5	52.2	51.0	50.2	49.3	48.4	47.5	46.6	45.9	45.0	44.3	43.9	43.3	42.9	42.6	42.5	42.5	42.4	42.3
SMigR: females	66.0	65.0	64.0	63.0	62.2	61.0	59.6	58.7	57.9	57.1	56.2	55.2	54.2	53.5	52.7	52.1	51.8	51.6	51.4	51.1	51.0	50.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	1,295	1,289	1,280	1,269	1,214	1,211	1,258	1,254	1,250	1,202	1,199	1,197	1,193	1,236	1,189	1,231	1,227	1,222	1,219	1,217	1,214	1,211
Female	1,405	1,411	1,420	1,431	1,386	1,389	1,442	1,446	1,450	1,398	1,401	1,403	1,407	1,464	1,411	1,469	1,473	1,478	1,481	1,483	1,486	1,489
All	2,700	2,700	2,700	2,700	2,600	2,600	2,700	2,700	2,700	2,600	2,600	2,600	2,600	2,700	2,600	2,700	2,700	2,700	2,700	2,700	2,700	2,700
SMigR: males	48.3	47.1	46.0	44.9	42.3	41.4	42.3	41.5	40.8	38.6	37.9	37.2	36.4	37.1	35.3	36.1	35.7	35.4	35.2	35.1	35.0	34.9
SMigR: females	51.1	50.1	49.3	48.7	46.2	45.2	45.9	45.2	44.6	42.3	41.7	41.0	40.4	41.4	39.4	40.5	40.3	40.2	40.1	40.1	40.0	39.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	188	188	187	187	186	185	185	184	184	184	184	184	184	184	184	184	184	184	184	184	183	183
Female	187	187	188	188	189	190	190	191	191	191	191	191	191	191	191	191	191	191	191	191	192	192
All	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
SMigR: males	106.2	103.6	100.8	97.9	95.3	92.5	90.0	88.4	86.9	85.5	84.0	82.7	81.3	80.0	79.2	78.1	77.4	77.0	76.7	76.6	76.6	76.7
SMigR: females	106.2	103.6	100.8	97.9	95.3	92.5	90.0	88.4	86.9	85.5	84.0	82.7	81.3	80.0	79.2	78.1	77.4	77.0	76.7	76.6	76.6	76.7
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	151	150	150	149	149	148	148	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147
Female	149	150	150	151	151	152	152	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	85.0	82.9	80.7	78.3	76.2	74.0	72.0	70.7	69.5	68.4	67.2	66.2	65.1	64.0	63.3	62.5	61.9	61.6	61.4	61.3	61.3	61.3
SMigR: females	85.0	82.9	80.7	78.3	76.2	74.0	72.0	70.7	69.5	68.4	67.2	66.2	65.1	64.0	63.3	62.5	61.9	61.6	61.4	61.3	61.3	61.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	+666	+666	+666	+666	+766	+766	+666	+666	+666	+766	+766	+766	+766	+666	+766	+666	+666	+666	+666	+666	+666	+666
Overseas	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75
Summary of population change																						
Natural change	-99	-91	-83	-75	-66	-57	-49	-40	-32	-27	-22	-18	-15	-13	-11	-10	-9	-233	-233	-233	-233	-233
Net migration	+741	+741	+741	+741	+841	+841	+741	+741	+741	+841	+841	+841	+841	+741	+841	+741	+741	+741	+741	+741	+741	+741
Net change	+642	+649	+657	+666	+775	+783	+692	+700	+708	+814	+818	+822	+825	+728	+830	+731	+732	+508	+508	+508	+507	+507

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
0-4	2,676	2,643	2,616	2,635	2,666	2,698	2,751	2,800	2,849	2,898	2,950	2,997	3,037	3,069	3,087	3,106	3,116	3,125	3,009	2,891	2,771	2,650	2,528
5-10	4,071	4,115	4,098	4,118	4,053	3,938	3,876	3,830	3,794	3,822	3,867	3,905	3,969	4,038	4,105	4,170	4,225	4,273	4,313	4,343	4,366	4,381	4,394
11-15	3,867	3,953	4,094	4,062	4,150	4,311	4,349	4,310	4,359	4,264	4,100	4,033	3,961	3,900	3,909	3,936	3,957	4,011	4,069	4,132	4,196	4,256	4,310
16-17	1,677	1,553	1,462	1,552	1,596	1,552	1,594	1,695	1,663	1,662	1,809	1,792	1,701	1,683	1,612	1,550	1,559	1,551	1,540	1,557	1,577	1,602	1,627
18-59Female, 64Male	32,352	32,665	32,929	33,124	33,361	33,777	34,169	34,455	34,698	35,083	35,483	35,861	36,241	36,617	36,795	36,940	36,996	37,057	37,098	37,142	37,156	37,257	37,353
60/65 -74	8,446	8,673	8,945	9,173	9,349	9,511	9,657	9,877	10,061	10,119	10,187	10,317	10,372	10,387	10,586	10,938	11,295	11,634	11,961	12,266	12,601	12,811	13,004
75-84	3,780	3,858	3,952	4,063	4,184	4,263	4,360	4,420	4,590	4,789	4,954	5,157	5,512	5,802	5,999	6,145	6,226	6,345	6,365	6,354	6,371	6,407	6,374
85+	1,432	1,481	1,494	1,521	1,556	1,638	1,716	1,777	1,852	1,935	2,037	2,142	2,235	2,356	2,487	2,623	2,767	2,876	3,026	3,202	3,358	3,539	3,820
Total	58,300	58,942	59,591	60,248	60,914	61,689	62,472	63,164	63,864	64,573	65,386	66,205	67,027	67,852	68,580	69,410	70,141	70,873	71,380	71,888	72,396	72,903	73,411
Population impact of constraint																							
Number of persons	+605																						
Households																							
Number of Households	24,446	24,704	24,969	25,230	25,467	25,763	26,244	26,676	27,081	27,495	27,887	28,307	28,749	29,176	29,565	30,005	30,497	30,945	31,349	31,778	32,156	32,541	32,904
Change over previous year	+165	+259	+265	+261	+237	+296	+480	+432	+406	+414	+391	+421	+442	+426	+390	+439	+492	+448	+404	+429	+379	+385	+363
Number of Dwellings	25,385	25,654	25,929	26,200	26,445	26,753	27,252	27,701	28,122	28,552	28,958	29,395	29,854	30,297	30,701	31,158	31,669	32,134	32,553	32,999	33,392	33,792	34,168
Change over previous year	+171	+269	+275	+271	+246	+308	+499	+449	+421	+430	+406	+437	+459	+443	+405	+456	+511	+465	+419	+445	+393	+400	+377
Number of Jobs																							
Size of Labour Force	28,357	28,612	28,854	29,061	29,306	29,654	30,062	30,330	30,649	31,014	31,362	31,664	31,945	32,168	32,363	32,582	32,696	32,798	32,938	33,093	33,245	33,450	33,683
Change over previous year	+180	+255	+241	+207	+246	+348	+407	+268	+319	+365	+348	+302	+281	+223	+195	+219	+114	+102	+139	+155	+153	+205	+234
Number of Jobs	23,994	24,210	24,414	24,609	24,840	25,156	25,523	25,774	26,046	26,356	26,651	26,908	27,147	27,336	27,502	27,688	27,785	27,872	27,990	28,122	28,252	28,426	28,624
Change over previous year	+374	+216	+204	+196	+231	+316	+367	+252	+271	+310	+295	+257	+239	+190	+165	+187	+97	+87	+118	+132	+130	+174	+199

This report was compiled from a forecast produced on 05/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

Fa. Forecast Job Growth (ELS) – Changing the Commuting Balance

Population Estimates and Forecasts

Ribble Valley HEaDROOM

Components of Population Change

Ribble Valley SubFolder

Employment Led ELR Increased Commuting Scenario

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
Births																						
Male	258	260	263	266	270	273	276	278	281	283	284	285	286	286	287	287	287	230	230	230	230	230
Female	243	246	248	251	254	257	260	263	265	267	268	269	269	270	270	271	271	217	217	217	217	217
All Births	501	506	512	518	524	530	536	541	547	549	552	554	555	556	557	557	558	446	446	446	446	446
TFR	1.81	1.81	1.80	1.79	1.76	1.71	1.66	1.62	1.57	1.52	1.47	1.42	1.38	1.34	1.32	1.29	1.28	1.02	1.01	1.01	1.01	1.01
Births input																						
Deaths																						
Male	283	285	287	288	290	292	294	296	298	299	300	301	302	303	304	304	304	356	356	355	355	355
Female	317	315	315	314	312	311	310	309	308	306	306	305	305	305	304	304	304	354	354	355	356	357
All deaths	600	600	601	602	603	603	604	605	606	606	606	607	607	607	607	608	608	710	710	711	711	711
SMR: males	101.7	99.0	96.5	93.9	91.7	89.4	87.1	84.9	82.6	80.2	77.6	75.1	72.7	70.3	67.9	65.6	63.4	71.5	69.7	67.9	66.2	64.5
SMR: females	102.2	100.0	97.9	95.7	93.7	91.4	89.1	86.9	84.5	81.9	79.1	76.4	73.7	71.1	68.5	65.9	63.5	71.4	69.4	67.4	65.6	63.7
SMR: male & female	101.9	99.5	97.2	94.8	92.7	90.4	88.1	85.9	83.6	81.1	78.4	75.8	73.2	70.7	68.2	65.8	63.4	71.4	69.5	67.7	65.9	64.1
Expectation of life	80.6	80.7	80.9	81.1	81.3	81.5	81.6	81.8	82.0	82.2	82.4	82.7	82.9	83.1	83.3	83.5	83.8	82.9	83.1	83.3	83.5	83.6
Deaths input																						
In-migration from the UK																						
Male	1,476	1,464	1,452	1,442	1,431	1,423	1,425	1,421	1,415	1,411	1,408	1,408	1,407	1,405	1,407	1,406	1,403	1,401	1,402	1,402	1,401	1,399
Female	1,730	1,742	1,754	1,764	1,775	1,783	1,781	1,785	1,791	1,795	1,798	1,798	1,799	1,801	1,798	1,800	1,802	1,805	1,804	1,804	1,805	1,806
All	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206	3,206
SMigR: males	55.0	53.8	52.6	51.7	50.7	49.8	49.2	48.5	47.8	47.1	46.4	45.8	45.0	44.4	44.2	43.7	43.4	43.2	43.2	43.3	43.3	43.3
SMigR: females	62.9	62.2	61.5	60.9	60.4	59.5	58.4	57.8	57.3	56.7	56.0	55.1	54.4	53.8	53.2	52.7	52.6	52.5	52.4	52.3	52.3	52.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																						
Male	1,295	1,289	1,281	1,271	1,216	1,213	1,260	1,257	1,252	1,205	1,201	1,199	1,196	1,238	1,191	1,232	1,229	1,223	1,220	1,217	1,215	1,211
Female	1,405	1,411	1,419	1,429	1,384	1,387	1,440	1,443	1,448	1,395	1,399	1,401	1,404	1,462	1,409	1,468	1,471	1,477	1,480	1,483	1,485	1,489
All	2,700	2,700	2,700	2,700	2,600	2,600	2,700	2,700	2,700	2,600	2,600	2,600	2,600	2,700	2,600	2,700	2,700	2,700	2,700	2,700	2,700	2,700
SMigR: males	48.3	47.4	46.4	45.6	43.1	42.4	43.5	42.9	42.3	40.2	39.6	39.0	38.3	39.1	37.4	38.3	38.0	37.7	37.6	37.6	37.6	37.5
SMigR: females	51.1	50.4	49.8	49.4	47.1	46.3	47.2	46.7	46.3	44.0	43.5	42.9	42.4	43.7	41.7	43.0	42.9	43.0	43.0	43.0	43.0	43.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																						
Male	176	175	175	174	174	174	173	173	173	172	172	172	172	172	172	172	172	172	172	172	172	172
Female	174	175	175	176	176	176	177	177	177	178	178	178	178	178	178	178	178	178	178	178	178	178
All	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
SMigR: males	99.1	97.3	95.2	93.0	91.0	88.8	86.8	85.6	84.5	83.5	82.4	81.4	80.3	79.3	78.6	77.8	77.3	77.1	77.1	77.2	77.4	77.6
SMigR: females	99.1	97.3	95.2	93.0	91.0	88.8	86.8	85.6	84.5	83.5	82.4	81.4	80.3	79.3	78.6	77.8	77.3	77.1	77.1	77.2	77.4	77.6
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																						
Male	151	150	150	150	149	149	148	148	148	148	148	148	148	148	148	148	148	148	148	148	147	147
Female	149	150	150	150	151	151	152	152	152	152	152	152	152	152	152	152	152	152	152	152	153	153
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	85.0	83.4	81.6	79.7	78.0	76.1	74.4	73.4	72.5	71.6	70.7	69.8	68.8	67.9	67.4	66.7	66.3	66.1	66.1	66.1	66.3	66.6
SMigR: females	85.0	83.4	81.6	79.7	78.0	76.1	74.4	73.4	72.5	71.6	70.7	69.8	68.8	67.9	67.4	66.7	66.3	66.1	66.1	66.1	66.3	66.6
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																						
UK	+506	+506	+506	+506	+606	+606	+506	+506	+506	+606	+606	+606	+606	+506	+606	+506	+506	+506	+506	+506	+506	+506
Overseas	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50	+50
Summary of population change																						
Natural change	-99	-94	-89	-84	-79	-74	-69	-64	-59	-56	-54	-53	-52	-51	-50	-50	-50	-264	-264	-264	-265	-265
Net migration	+556	+556	+556	+556	+656	+656	+556	+556	+556	+656	+656	+656	+656	+556	+656	+556	+556	+556	+556	+556	+556	+556
Net change	+457	+461	+466	+472	+577	+582	+487	+492	+497	+599	+601	+603	+604	+505	+605	+505	+505	+292	+292	+291	+291	+291

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
0-4	2,676	2,631	2,592	2,597	2,612	2,627	2,660	2,688	2,717	2,745	2,777	2,805	2,828	2,844	2,848	2,855	2,855	2,854	2,740	2,627	2,512	2,398	2,283
5-10	4,071	4,100	4,070	4,076	3,999	3,873	3,800	3,741	3,690	3,700	3,725	3,741	3,780	3,822	3,862	3,901	3,932	3,957	3,976	3,988	3,994	3,995	3,996
11-15	3,868	3,941	4,070	4,027	4,103	4,252	4,280	4,233	4,271	4,170	4,000	3,925	3,846	3,776	3,772	3,783	3,785	3,816	3,850	3,888	3,927	3,964	3,996
16-17	1,677	1,549	1,453	1,537	1,576	1,528	1,565	1,660	1,624	1,619	1,760	1,741	1,649	1,628	1,555	1,493	1,497	1,487	1,470	1,479	1,490	1,504	1,520
18-59Female, 64Male	32,350	32,533	32,664	32,724	32,824	33,099	33,350	33,495	33,596	33,838	34,094	34,330	34,565	34,799	34,838	34,846	34,766	34,693	34,600	34,511	34,389	34,352	34,306
60/65 -74	8,445	8,668	8,934	9,155	9,323	9,477	9,612	9,820	9,989	10,033	10,084	10,197	10,232	10,229	10,405	10,733	11,065	11,380	11,682	11,963	12,273	12,460	12,630
75-84	3,780	3,855	3,946	4,054	4,172	4,249	4,344	4,403	4,572	4,769	4,934	5,136	5,488	5,775	5,967	6,109	6,184	6,297	6,309	6,290	6,298	6,324	6,280
85+	1,432	1,480	1,490	1,515	1,548	1,628	1,703	1,762	1,835	1,916	2,015	2,117	2,208	2,326	2,455	2,589	2,730	2,837	2,985	3,159	3,312	3,490	3,766
Total	58,300	58,757	59,218	59,684	60,156	60,733	61,315	61,802	62,294	62,791	63,391	63,992	64,595	65,199	65,704	66,309	66,814	67,320	67,612	67,904	68,195	68,486	68,777
Population impact of constraint																							
Number of persons	+630																						
Households																							
Number of Households	24,446	24,644	24,846	25,042	25,213	25,440	25,841	26,193	26,518	26,850	27,160	27,498	27,854	28,193	28,496	28,846	29,240	29,593	29,901	30,230	30,512	30,798	31,062
Change over previous year	+164	+198	+202	+196	+171	+227	+401	+352	+325	+332	+310	+338	+356	+340	+303	+350	+395	+353	+307	+330	+282	+286	+264
Number of supply units	25,385	25,590	25,800	26,004	26,181	26,417	26,834	27,199	27,537	27,881	28,204	28,554	28,924	29,276	29,591	29,954	30,364	30,730	31,049	31,392	31,684	31,981	32,255
Change over previous year	+171	+206	+210	+203	+177	+236	+416	+366	+337	+345	+322	+350	+369	+353	+314	+363	+410	+367	+319	+342	+293	+297	+274
Number of Jobs																							
Number of Number of Jobs	28,357	28,501	28,629	28,721	28,849	29,078	29,363	29,510	29,706	29,948	30,174	30,355	30,515	30,619	30,694	30,795	30,792	30,777	30,797	30,830	30,858	30,934	31,036
Change over previous year	+179	+144	+128	+92	+129	+229	+285	+147	+196	+242	+226	+181	+160	+104	+75	+101	-2	-15	+20	+33	+28	+76	+102
Number of supply units	25,661	25,791	25,907	26,011	26,152	26,381	26,662	26,820	26,999	27,218	27,424	27,588	27,733	27,828	27,896	27,988	27,986	27,972	27,990	28,020	28,045	28,114	28,207
Change over previous year	+2,041	+130	+116	+105	+141	+229	+281	+158	+178	+220	+205	+164	+145	+95	+68	+92	-2	-14	+18	+30	+25	+69	+93

This report was compiled from a forecast produced on 05/04/2011 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

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Addendum

Our ref 40895/MW/CRo
Date 22 August 2011
To Ribble Valley Borough Council

Subject **Ribble Valley Housing Requirements: Mortgage Availability Index**

1.0 Housing Supply and the Mortgage Availability Index

1.1 Whilst it is of obvious importance to establish a housing requirement figure for Ribble Valley, it is also important to ensure that this has a reasonable prospect of being achieved. The SHLAA has demonstrated that land is potentially available to accommodate 10,054 dwellings in Ribble Valley (either deliverable and/or developable). However, it is recognised that the rapidly changing market conditions that have characterised the UK over the past few years have added an additional dimension to the housing policy debate. The geography of the housing market is complex and has served to demonstrate that the mere identification of land for residential development serves to provide an overly-simplistic indication of supply.

1.2 In response to this, NLP has developed the Mortgage Availability Index (MAI). Put simply, this identifies areas where housing development is now less likely. It explores the spatial effects that the downturn in the housing market and the current restricted lending environment has had on housing transactions and the resultant consequences of this upon housing delivery and, more generally, upon the housing pipeline.

In order to understand the link between housing transactions and the housing supply pipeline, it is useful to break the drivers of housing delivery decisions into their three component parts:

a **The buyer**: in order to purchase a house, a number of factors normally need to be in place:

- i The formation of a household;
- ii An aspiration to own the property – this relates to factors including the type of property, its location and its place on the individual's housing ladder; and,
- iii An ability to pay for the purchase, usually through a combination of deposit and mortgage.

b **The builder**: house builders create value through the building and selling of property. They need to pay the carrying costs for business loans and create profit for their shareholders.

c **The lender**: mortgage lenders create value through selling mortgage finance. As with all loans, they are subject to an element of risk that needs to be factored into the equation. The three elements of this risk are:

i The borrower – their deposit, credit rating, income and other commitments;

ii The property – its value and the market within which it is located (e.g. city centre flat or suburban detached house); and,

iii The location – the market conditions and prospects of the specific location of the property.

1.3 The manifestations of the different motivations of these three parties affect housing delivery rates differently in different locations. The Mortgage Availability Index (MAI) hypothesises that there is a spatial dimension to the more cautious approach to lending that will affect housing delivery. This can be illustrated by considering the following case study examples:

Characteristics	Buyer A – Good Risk	Buyer B – Poor Risk
Deposit Availability	Significant deposit	Low deposit
Employment security	Secure employment	Less secure employment
Income	Two incomes	More financially stretched
Credit Rating	Good	Poor
Locational Risk Factors	Can afford lower risk location	Stretched affordability means search limited to riskier locations
Outcomes	**Buyer A – Good Risk**	**Buyer B – Poor Risk**
For Buyer	Will go to popular areas	Unable to enter market
For Market	Stable markets become more buoyant	Riskier sites and locations can't deliver
For House Builder	Builder incentives mean they have to follow the market	Builders lose incentives to deliver (unless publically funded)
For Planning Supply Pipeline	Allocated sites in stable areas deliver but generally the supply is limited due to the nature of our planning policy	This may lead to price falls and further mortgage difficulties, cementing non-delivery of the housing supply pipeline

1.4 The implications of these case study examples are set out below:

Outcome for BUYERS	
Buyer A	Can continue to exercise locational choice in their purchasing decisions meaning that whilst they are able to choose either high or low risk locations it seems likely that they would choose better performing market areas.
Buyer B	More restricted in their ability to exercise locational choice. They are faced with either markets they cannot afford to access or markets that are too risky for lenders to consider for them.
Outcome for AREAS	
Buoyant Areas	The supply side will be skewed towards those buoyant areas where those that present a low lending risk are likely to buy. This means that risk averse lenders will offer mortgages for low risk customers, ensuring delivery in stable market areas.
Poorly Performing Areas	Delivery in stronger market areas will be to the detriment of housing delivery in area where those deemed to pose a greater lending risk are likely to be restricted due to their inability to raise sufficient funds and satisfy the lender that they are a good risk to purchase the property. This means that risk averse lenders would be much less likely to offer mortgages for higher risk customers that can only afford to access housing in poor performing areas. The implication is non- delivery in risky market areas.

1.5 The MAI measures the perceived level of non-delivery risk that an area poses. In order to do this, it is based upon a comparison of sales data with the housing supply pipeline in order to paint a picture of the housing market such that the risk of non-delivery of planned sites can be understood at the county and regional level in order to consider the implications for local planning authorities.

Sales Demand

1.6 The dramatic changes in the housing market since 2007 have been well documented. The global financial crisis both originated in the American sub-prime mortgage market and then came full circle to cause a housing market slump until late 2009. The recovery from this is still weak and uncertain and is, at least in part, predicated on historically low interest rates. The MAI work is based on the premise that the tightening of lending conditions was a major factor in the market slump as the vast majority of house purchase transactions require some form of bank lending.

1.7 The level of house purchase transactions is a good indicator of the level of home loans that are being completed at any time and in a given area. In order to identify the relative performance of regions, local authorities and localities

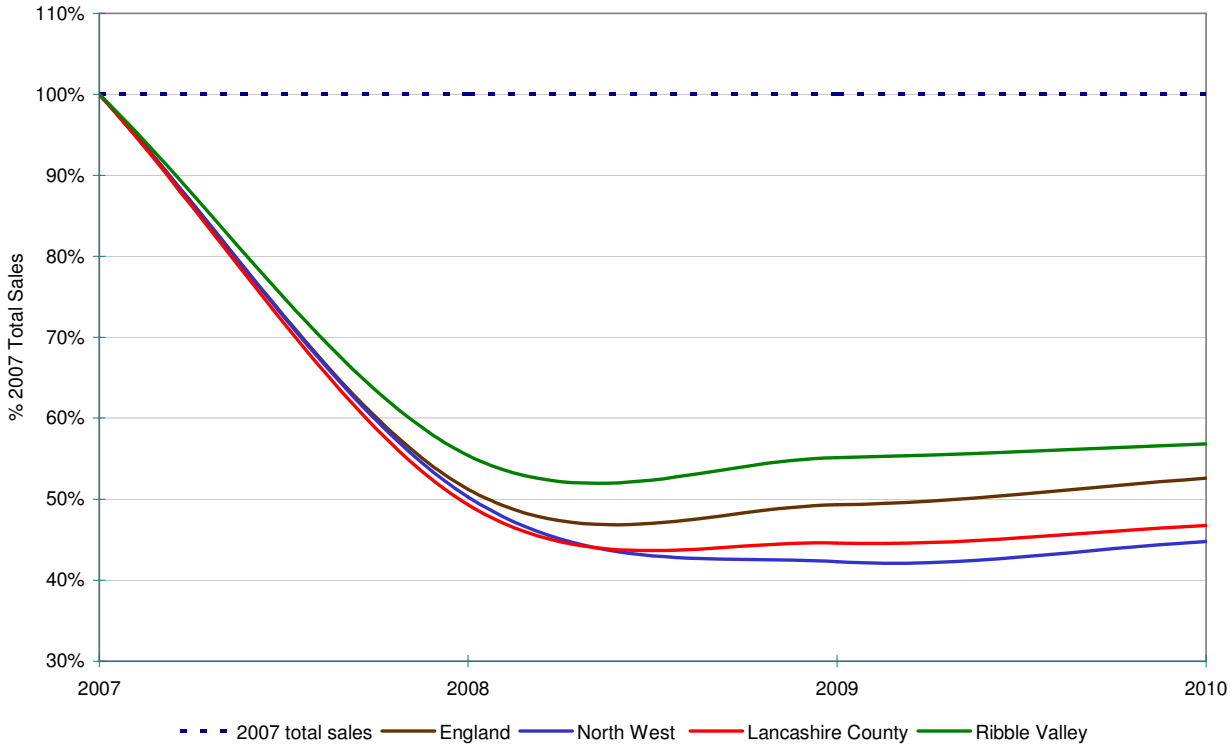
NLP mapped the fall in housing transactions from the peak to the trough of the market (2007 to 2009).

1.8 Regionally there was significant variation, with the southern regions performing well and the northern regions performing less strongly. Transactions levels fell by more than 50% in all regions but it is worth noting that the range of falls is relatively low with 16.5% separating the best and worst performing regions. The North West performed very badly, however, the worst of all the regions with the exception of North East England.

1.9 The number of transactions in Ribble Valley fell from 1,112 in 2007 to 613 in 2009; this represents a fall of 45% - a substantial drop off, but well below the national and North West regional (58%) average. It was also below the Lancashire County-wide decline of 56% over the same time period.

1.10 Figure 1.1 illustrates the drop-off in sales from the 2007-peak, showing the extent to which the Ribble Valley housing market has performed rather better than the national, regional and sub-regional figures might suggest. The Figure also demonstrates that although sluggish, the number of sales in Ribble Valley has slightly increased from the low of 613 in 2009, to 632 in 2010.

Figure 1.1 Housing market: property sales based on Land Registry data, 2007-based



1.11 Analysis at the post code sector level is more illuminating as it demonstrates that the real impact of the changing market conditions is at the local level. Falls in transaction levels were recorded in all post code sectors in Ribble

Valley, although only 2 of the 12 postal sectors within/dissecting the local authority boundary experienced an above regional average fall in transaction levels.

1.12 It should be noted that postal sector boundaries are not a perfect match for Local Authority boundaries. As a consequence, certain zones on the periphery of Ribble Valley may include nearby settlements in adjoining districts, hence market conditions may be slightly distorted as a result.

1.13 Before looking at the housing supply picture it is necessary to establish criteria within which localities will be considered high risk for the non delivery of planned housing sites. Whilst this is ultimately a finely balanced judgement we have taken the view that development in those postcode sectors performing worse than the regional and county averages would be less attractive to lenders due to the risks posed by those who were applying to buy homes there. In the context of the North West being one of England's worst performing regions, it is evident that lenders would recognise the relative merits of focusing upon those areas that have performed most robustly in recent years. Similar considerations have been applied to the wider Lancashire area, which very roughly comprises a more comparable housing market area than either the Borough or region-wide spatial areas.

1.14 In summary, the Mortgage Availability Index highlights potential housing delivery challenges ahead for those post code sectors that have had falls in housing transaction levels of greater than the Lancashire-wide and regional averages (-56% and -58% respectively).

Supply

1.15 The planning system seeks to identify a pipeline of housing supply through the requirement to prepare a SHLAA within each district. It is therefore relatively straightforward to map the region's housing supply pipeline where data is available. Details of the Ribble Valley SHLAA are set out in Section 4.0 of the HEaDROOM report. As demonstrated, it showed that there is a potential supply of 10,054 dwellings within Ribble Valley over the next 15 years. This is much higher than the housing requirements associated with all but one of the scenarios (Scenario E – Past Trends Job Growth) outlined in the HEaDROOM report.

1.16 As shown in Table 1.1, the implication of this analysis is that approximately 10% of the emerging housing supply identified by the SHLAA (comprising 1,016 deliverable/developable SHLAA sites) may be subject to a delivery risk (i.e. located in areas that experienced levels of transaction falls in excess of the Regional average of 58%). This figure increases to 1,851 (18%) based on the County average of 56%.

Table 1.1 Identified 'At Risk' SHLAA sites in Ribble Valley based on the MAI

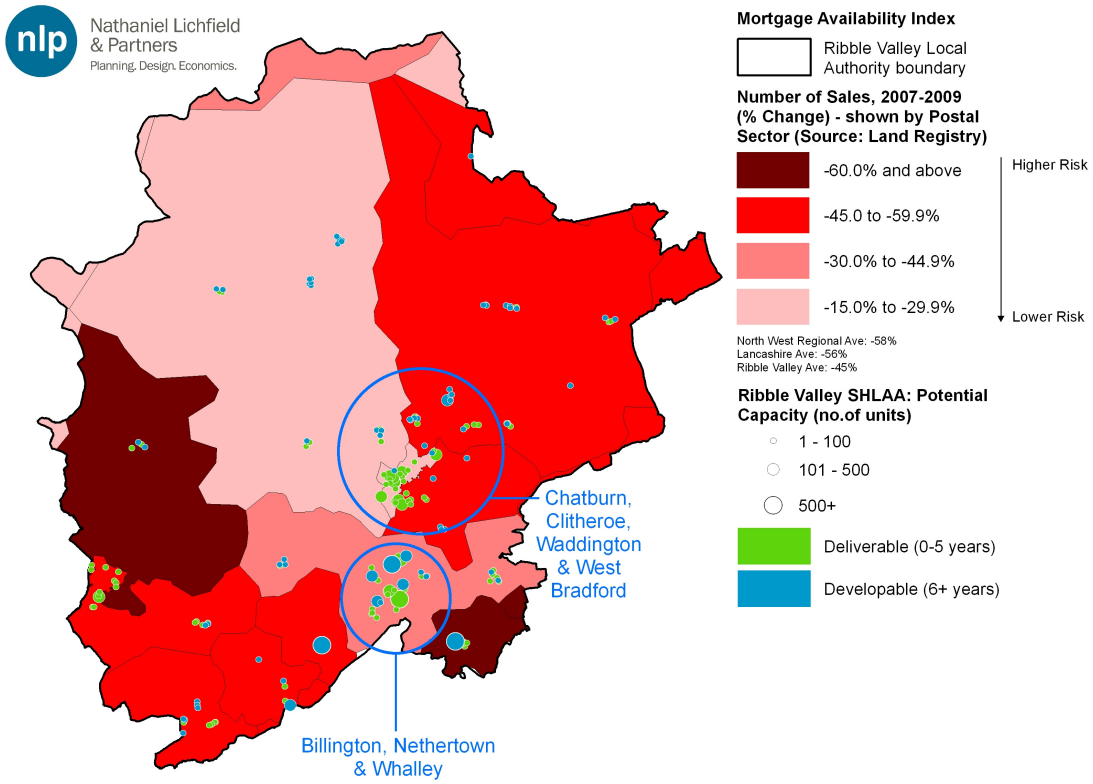
	Total Final Deliverable Yield (SHLAA)	Deliverable sites which are 'at risk'		Total Final Developable Yield (SHLAA)	Developable sites which are 'at risk'	
		Falls in excess of the County average (56%)	Falls in excess of the NW average (58%)		Falls in excess of the County average (56%)	Falls in excess of the NW average (58%)
Ribble Valley Borough	**5,446**	1,070 (20%)	307 (7%)	**4,608**	781 (17%)	709 (15%)

1.17 As illustrated in Figure 1.2 overleaf, the level and degree of risk is not spatially consistent across the Borough, with sites on the western side of Clitheroe and Whalley in particular having very low levels of risk due to modest declines in housing sales 2007-09. The Forest of Bowland area in the central/northern part of the Borough has also seen the number of house sales hold up well in the face of the recession.

1.18 Parts of eastern Clitheroe have, however, experienced a significant decline in housing sales of 45-60%, although as the majority of SHLAA sites appear to be located to the west of the town, this may be less of a problem. The areas indicating the sharpest decline of over 60% are located at the extremes of the Borough, towards the far west, around Hesketh Lane, and Simonstone in the far south-east. Both areas are based on Postal Zones that extend out beyond the Borough boundaries towards the M6 to the west, and the outskirts of Padiham in the east. Therefore it is possible that the figures have been distorted in these areas as a result and are not a true reflection of the strength of the market in Ribble Valley generally.

1.19 From this analysis, it is possible to conclude that at the very most, around 1,016 dwellings are subject to a risk of non-delivery (i.e. located in areas that experienced levels of transaction falls in excess of the regional average) whilst 9,038 dwellings would appear to have a much greater prospect of delivery. This implies that there is a substantial viable supply of deliverable/developable dwellings within Ribble Valley over the period from 2011 to 2026, of which 5,159 are potentially deliverable within the next five years (1,032 dpa). This is well above the RS requirement of 161 dpa, demonstrating that viability is unlikely to be a significant constraint on delivery. Any risk would be likely to further reduce if market conditions pick up post-2011.

Figure 1.2 Mortgage Availability Index for Ribble Valley Borough



Summary

1.20 To summarise:

- NLP's MAI work is based on the premise that the reduced availability of mortgages was a major factor in the housing market slump; the level of house purchase transactions remains a good indicator of the level of home loans being completed at any time and in a given area;
- The number of transactions in Ribble Valley fell by 45% between 2007 and 2009. Lending conditions remain difficult, although there has been a slight improvement over the past year;
- The decline in transactions in Ribble Valley, whilst substantial, is well below the national, regional and County-average, indicating that the Borough remains a desirable residential location. It is considered that lenders would recognise the merits of focusing upon areas such as Ribble Valley that have performed robustly despite the recession;
- Most parts of the Borough have 'out-performed' the regional average of housing sales, particularly in locations to the west of Clitheroe, Whalley, and small hamlets in and around the Forest of Bowland;

- 90% of the Borough's emerging housing supply is in areas that have continued to exhibit signs of a relatively strong housing market, hence risk of non-delivery in these areas is likely to be low;
- Ribble Valley is therefore considered to be amongst the most robust housing market areas in the North West. This will be recognised by developers and mortgage lenders alike, particularly as lending conditions continue to improve over the years ahead.