

SELBY DISTRICT COUNCIL – Review of Recent Evidence, April 2012

- 1.1 This note summarises the report published in April 2012 by Selby DC in partnership with Arup, which seeks to address the publication of the 2010-based Sub National Population Projections (SNPP) and provide an update to the appropriate level of household growth for Selby.
- 1.2 The document concludes that the 2004-based population and household projections should form the basis for identifying future housing growth, based on the 5-year period to 2004 (recession and slow recovery) being similar to economic conditions today. The shortcomings of this approach are as follows:
- *This would ignore the past three projection series' (2006,2008 and 2010), and would be entirely out of date;*
 - *This would conflict with paragraph 159 of the NPPF and Baroness Hanham's statement of 25 October 2011 which stated "**When assessing their housing requirements in future years as part of a strategic housing market assessment, authorities should use the most recently released sub-national population projections (published by the Office for National Statistics) and household projections (published by the Department for Communities and Local Government).**"*¹

2010 SNPP

- 1.3 The 2010 SNPP were released on 21st March 2012, thereby updating the previous 2008-based SNPP, released in May 2010. The projections of population increase between 2010-2026 in the respective series' are as follows:
- 2010-based = 14,700 people; (2.5% reduction from the 2008-based projection).
 - 2008-based = 15,100 people;
- 1.4 The revised 2010 population projection is based on net in-migration averaging **650** people per annum, 2010-2026, as opposed to **750** people per annum in the 2008-based series.
- 1.5 However natural change between 2010-2026 is **4,250** in the 2010-based SNPP as opposed to **3,200** in the 2008-based SNPP. This highlights that a higher proportion of population growth from the 2010-based SNPP is related to natural change, rather than migration. In contrast it is also apparent that the 2004-based population projections preferred by Arup, assume no increase due to natural change over the Plan period. As a consequence it would be entirely incorrect to base future housing requirements on these out-dated projections, which would appear to bear no resemblance of the current demographic make-up of Selby.
- 1.6 The short-term (2005-2010) and long-term (2000-2010) net-migration trend is consistent, averaging net in-migration of 600 people per annum. The most recent

¹ House of Lords Written Answers, 25th October 2011

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2010 SNPP assume migration levels similar to these past trends, which we consider to be far more robust than the suggested approach of Arup which only considers the past two years of migration (both of which are post recession). Importantly however, and as detailed above the latest 2010 SNPP display similar levels of population growth to the 2008 SNPP. As such we do not consider that the 2010 SNPP in any way alters or reduces the future housing requirements, and indeed this is borne out in para 3.7.2 of Arup's report, where based on the requirement of paragraph 159 of the NPPF they set out Selby's future housing requirements based on both the 2010 and 2008 SNPP series – both of which show a future need of between 525 and 533 dpa.

It is certainly not appropriate to consider 2004-based projections as these are out-dated and project forward a very different population structure that exists within Selby at present – as a consequence these earlier projection do not properly account for growth due to natural change.