

Western Corridor & Blackwater Valley Sub-regional Strategy

Appendix 1

Forecasts and projections

Introduction

1. This paper has two functions:
 - (i) It explains how we carried out the some of the calculations referred to in the main strategy document;
 - (ii) It explains why we disagreed with some of the projections and forecasts produced by the Regional Assembly and, where applicable, what we put in their place.

Population of the sub-region

2. The sub-region comprised a number of whole and part local authorities. For the part authorities, the Regional Assembly initially assumed that their population was distributed evenly across their area, and that the proportion of their population within the sub-region was therefore the same as the proportion of their land area within the sub-region. This was clearly not a realistic assumption; for example, those parts of West Berkshire District outside the sub-region consist almost entirely of rural Area of Outstanding Natural Beauty, and all its principal urban areas lie inside the sub-region. As a result, the Assembly's early figures substantially under-estimated the current population of the sub-region.
3. We calculated instead the proportion of the existing (2001) population within the sub-region, using the best possible fit of Census Output Areas to the study area boundaries, and have used this in forecasting future population. The Regional Assembly have now accepted this approach and have produced revised projections, which are broadly in line with our own.

Possible increases in the dwelling stock

4. In the preparation of this strategy, we compared possible rates of house-building against those set down in current Regional Planning Guidance (for example, RPG9 + 20%). They were calculated as follows:
5. For each authority, the annual average figure is derived from their current structure plan allocation (which is itself a district-level apportionment of the county RPG9 figures). In the case of the Berkshire authorities, the figures are based upon the structure plan allocations for 2006 – 2016, since the figures for phase 1 are distorted by overshoots/undershoots carried forward from the previous structure plan.

6. . The accounting period SEERA have asked us to use for technical work runs from 2001, so a continuation of RPG9 rates of growth to 2026 would be the annual average X 25 years. RPG9 + 20% would be that same figure X 1.2 and RPG9 + 40% is that figure X 1.4.
7. **Part authorities:** We have dealt with those authorities which are part-in, part-out of the study area by: (a) identifying the best possible fit between the 2001 Census output areas and the study area boundary; (b) calculating the proportion of their 2001 population which lay within the study area and (c) making the assumption that the proportion of their current and future housing stock which came within the study area would be equivalent to that population proportion. Such an approach obviously cannot take account of the possibility of future new directions of growth into hitherto undeveloped areas. It was, however, felt to be a sufficiently reliable approximation for our present purposes. Thus, the figures for West Berkshire, 91.14% of whose 2001 population lies within the study area, are based upon 91.14% of their structure plan allocation. In the case of South Oxfordshire, where 5,000 of their structure plan allocation is directed to Didcot, meeting the needs of the Central Oxfordshire strategy area, the basis for the calculation was the remainder of their structure plan allocation.
8. This was the basis for arriving at the overall sub-regional growth figures quoted in paragraph 2 of the strategy.

Housing growth and economic activity

9. The additional economically active population arising from the housing options was calculated as follows:

(i) Economically active population per household: from the long-term projections for the WCBV:

2001: Dwellings 506,785 Labour supply 670,954 = 1.32 EA people per dwelling

2026: Dwellings 615,380 Labour supply 733,973 = 1.19 EA people per dwelling

(ii) For 2026, take 2001 dwelling stock and add the net additions from each of the options to give a total 2026 dwelling stock:

RPG: 505,785 + 116,275 = 622,060

RPG + 20: 505,785 + 139,530 = 645,315

RPG + 40: 505,785 + 162,785 = 668,570

(iii) Calculate the total labour supply from these housing figures by applying the 2026 economic activity rate of 1.19:

RPG: 740,251

RPG + 20: 767,925

RPG + 40: 795,598

(iv) Deduct the 2001 labour supply from these figures to get a net addition to the labour supply 2001 – 2026:

RPG: 69,297

RPG + 20: 96,971

RPG + 40: 124,644

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