

Spatial Distribution of New Homes – to be used in the Central Lincolnshire Retail Study

1.0 Introduction

- 1.1 Based on the requirements of RSS, Central Lincolnshire has an overall growth target of 40,600 homes between 2006 and 2026. As the data produced by Experian which informs this retail study will not fully take this high level of growth into account, it has been necessary for WYG to test a scenario which considers the future retail and leisure needs of Central Lincolnshire if the RSS growth figures are achieved.
- 1.2 As a result, an assessment has been made in relation to the likely level of population growth that would be achieved if the 40,600 homes were constructed by 2026. Furthermore, it has also been necessary to explore where this growth would occur within the study area (i.e. the spatial vision) as this will have a direct influenced on where future needs would be best met.
- 1.3 Therefore, this briefing note has been produced to explain how the spatial distribution of new housing has been applied to the study area (and the subsequent retail capacity model) in modelling future population growth. This has enabled the retail needs of different geographical locations to be explored in detail rather than relying on past trends which may not reflect the Council's spatial vision for Central Lincolnshire.

2.0 Completions/Commitments to Date

- 2.1 Completions data from the Council indicates that 6,692 of these homes were built between 2006 and 2010. A further 10,143 are identified to be delivered through commitments or on sites identified by the Central Lincolnshire Strategic Housing Land Availability (SHLAA - March 2011), with the remaining 23,765 to be built on either 'windfall' or new growth sites.
- 2.2 The SHLAA confirms that the following completions occurred:

2006/07	2,183
2007/08	1,938
2008/09	1,317
2009/10	1,254
<u>Total</u>	<u>6,692</u>

3.0 Household Numbers and Population within the Central Lincolnshire Area

- 3.1 In our assessment, there are 11 zones which broadly correspond to the boundary of the Central Lincolnshire authorities (these being Zones 2, 4, 5, 6, 7, 8, 9, 10, 12, 14 and 15). Based on the figures that we have obtained from Experian, the total number of households that broadly correlate to the zones that fall within Central Lincolnshire is 148,934 at 2010. This gives a total population of 345,001 people and equates to an average household size of 2.3 persons.

4.0 Experian 'Trend Based' Forecasts

- 4.1 Using Experian's forecasts of population growth at the local level, they estimate that within the 11 zones (identified blue on the spreadsheet) the population will increase to 386,311 by 2026 – an increase of some 43,905. As Experian do not produce future household numbers, WYG have estimated the likely number of new households that this population growth would yield. This approach assumes a household size of circa 2.0 up to the year 2026 (on the basis that household sizes are falling over time). When this average household size (2.0 persons) is then applied to the estimated population growth (43,905) the total number of households would be broadly 21,952 - so say 22,000.
- 4.2 Assuming the 2010 figures include all the completions to 2010 (6,692 – see above) then WYG have added the 10,143 commitments and the 23,765 additional growth to understand what the level of new household growth would need to be to meet the 2026 RSS targets. For example, for the RSS target to be achieved, an additional 33,908 units will be required from 2010 onwards.
- 4.3 Therefore, the actual increase in household numbers should be 33,908 households (or say 34,000) and not the 22,000 forecast by Experian which will be 'trend based'. This would appear to suggest that the trend based growth is just under two thirds of the growth assumed by RSS.

5.0 Spatial Distribution

- 5.1 On the basis that we have to allocate a further 12,000 homes in the retail/expenditure model (which Experian do not account for), we have broadly followed the split based on 49% of the growth occurring in the Lincoln PUA, 12% in Sleaford (based on the masterplan) and 20% in Gainsborough (based on the masterplan). This leaves 19% to be spread across the whole area.

• Gainsborough	20%
• Lincoln PUA	49%
• Sleaford	12%
• Other	19%
Total	100%

- 5.2 This would mean that extra 12,000 homes would be split as follows:

• Gainsborough	2,400 (Zone 12)
• Lincoln PUA	5,880 (Zones 6, 7 and 8)
• Sleaford	1,440 (Zone 10)
• Other	2,280 (Zones 2,4,5,6,7,8,9,10,12,14 and 15)

- 5.3 Assuming a household size of 2 persons the additional population for each area would be:

• Gainsborough	4,800 (Zone 12)
• Lincoln PUA	11,760 (Zones 6, 7 and 8)
• Sleaford	2,880 (Zone 10)
• Other	4,560 (all Central Lincs Zones)

6.0 Population to 2031

- 6.1 The growth in population for the final five year period, from 2026 to 2031, has then been estimated on a pro-rata basis using the average annual growth rate for each zone over the period 2010 to 2021.