APPENDIX G – POPULATION NOTE

Introduction

To assess how housing potential housing growth may affect retail provision and growth in the future and how this could be accommodated in the new local plans for each of the respective South West Herts local authorities several scenarios have been considered as part of this study.

- Scenario 1: Based on the housing need figures identified for each respective local authority in the South West Hertfordshire Strategic Housing Need Assessment (2016). The methodology followed in this assessment is based on the relevant Planning Practice Guidance.

- Scenarios 2, 3, and 4: Calculated using the Government's proposed methodology to calculate housing need for local plans as set out in 'Planning for the right homes in the right places' consultation paper (2017) and the draft revised 'National Planning Policy Framework consultation proposals' paper (2018). Scenario 2 relates to the proposed methodology for local plans that have been adopted in the last five years. Scenarios 3 and 4 relate to the proposed methodology for local plans that are more than five years old.

Scenario 1	Based on the housing need figures identified for each respective local authority in the South West Hertfordshire Strategic Housing Need Assessment (2016). This scenario is intended to reflect the most up to date published objectively assessed housing need in the South West Hertfordshire area.
Scenario 2	These housing numbers are taken from the adopted Local Plan for each respective local authority plus an additional 40% added to this figure[1].
Scenario 3	These housing need projections are for the first ten years of the proposed new local plan periods for each respective local authority starting from 2016. Based on the 2016 ONS housing projections[2], the figures are taken from 2016-2017 to 2025-2026[3] with an additional 40% added. They reflect the proposed growth for plans that are older than five years and can be interpreted as a high growth scenario in the short term.
Scenario 4	The figures are for the period 2016 to 2036[4] and include an additional 40% added onto the projected housing need figures reflecting the proposed methodology for plans that are older than five years and can be interpreted as a high growth scenario. This scenario is intended to support an assessment for the entire plan period for each respective local authority. They are based on the 2016 ONS housing projections and reflect the Government's proposed methodology to calculate housing need. The duration of the new local plan for each respective local authority in this study may vary. Therefore, these projections should be considered indicative, particularly given their long term nature.

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[1] The housing need figure for St Albans District and City Council is based upon recent average housing completions rather than figures set out in the local plan as the St Albans City and District local plan is older than adopted local plans for the other respective local authorities in this study.
[2] https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections
[3] The housing numbers for year are taken to be from April 1st to March 31st reflecting the existing approach to housing figure calculations. The ONS figures are set out to cover the period Jan 1st to Dec 31st therefore, the total housing need projection figure is inclusive of 2016 and 2026.
[4] Housing need projections figures are inclusive of 2016 and 2036.

Methodology

In order to utilise these figures, we must align a) the likely geographic spread of these dwellings, and b) the likely phasing of the dwellings with our Study Area (shown at Appendix A), before then applying them to the capacity assessments (Appendix E).

In terms of phasing, the Councils have suggested an even split over the period 2016-2036. For example, it is forecast under Scenario 1 that in Watford Borough there will be an average of 577 new dwellings per annum for the Plan period. In practice, this would differ between years, but for the purposes of our forecasting we have applied the figure of 577 dwellings to each year.

In terms of the geographic spread, none of the Councils are yet able to accurately forecast where their housing growth will be attributed i.e. between the Study Zones (see Appendix A). Accordingly, we have assumed that growth is proportioned on a pro-rata split between the existing population in each Zone. For example, using the Watford Borough example of 577 new dwellings per annum for Scenario 1, we know that Zone 1 currently accommodates 55% of the Borough's population, whilst Zone 2 accommodates the remaining 45%. We therefore attribute the new housing growth in proportion i.e. 318 dwellings per annum in Zone 1 and 259 dwellings per annum in Zone 2.

Once the Councils progress their Plans to a stage where there is more detail about the likely phasing and geography of meeting their housing need, this assessment can be undertaken again. For the purposes of the current assessment though, we consider that these assumptions are a robust basis for assessment.

Building on the above, we are then able to apportion the proposed population by Zone and by year. We adopt an average household size of 2.4 (2011 Census for the Inner Study Area) for the purposes of our calculations under each scenario. 'Base population' is taken from Experian MMG3 reports for each Zone.

We set out the resultant population growth forecasts under each Scenario below. The figures set out under these four scenarios are then utilised to form the basis for Table 1 under each Scenario at Appendix E.

Note that the population projections for Zones falling outside the Inner Study Area (i.e. Zones 15, 16, 17, 20 and 22) are projected forwards on the basis of Experian MMG3 estimates.

Scenario 1

	Zone	Location	LPA Dwellings PA	Existing Popn Split	Zone Dwellings PA	Persons Per H'Hold	New Population PA
Watford	1	Zone 1 | Watford South	577	55.0%	318	2.4	762
	2	Zone 2 | Watford North		45.0%	259	2.4	623
Hertsmere	3	Zone 3 | Bushey & Aldenham	599	20.8%	125	2.4	299
	4	Zone 4 | Radlett & Shenley		13.4%	80	2.4	193
	5	Zone 5 | Borehamwood & Elstree		40.4%	242	2.4	581
	6	Zone 6 | Potters Bar		25.4%	152	2.4	365
Three Rivers	7	Zone 7 | Rickmansworth	514	27.0%	139	2.4	333
	8	Zone 8 | Batchworth Heath & South Oxhey		33.2%	170	2.4	409
	9	Zone 9 | Chorleywood & Sarratt		16.1%	83	2.4	199
	10	Zone 10 | Kings Langley & Abbots Langley		23.8%	122	2.4	293
Dacorum	11	Zone 11 | Hemel Hempstead	756	46.1%	349	2.4	837
	12	Zone 12 | Hemel Hempstead Fringe		26.3%	199	2.4	477
	13	Zone 13 | Berkhamsted		17.5%	132	2.4	317
	14	Zone 14 | Tring		10.1%	76	2.4	183
St Albans	18	Zone 18 | St Albans	639	58.0%	370	2.4	889
	19	Zone 19 | London Colney Fringe		21.3%	136	2.4	327
	21	Zone 21 | Harpenden		20.7%	132	2.4	317
Total					**3,085**		**7,404**

Scenario 2

	Zone	Location	LPA Dwellings PA	Existing Popn Split	Zone Dwellings PA	Persons Per H'Hold	New Population PA
Watford	1	Zone 1 | Watford South	364	55.0%	200	2.4	481
	2	Zone 2 | Watford North		45.0%	164	2.4	393
Hertsmere	3	Zone 3 | Bushey & Aldenham	372	20.8%	77	2.4	186
	4	Zone 4 | Radlett & Shenley		13.4%	50	2.4	120
	5	Zone 5 | Borehamwood & Elstree		40.4%	150	2.4	361
	6	Zone 6 | Potters Bar		25.4%	94	2.4	226
Three Rivers	7	Zone 7 | Rickmansworth	252	27.0%	68	2.4	163
	8	Zone 8 | Batchworth Heath & South Oxhey		33.2%	84	2.4	201
	9	Zone 9 | Chorleywood & Sarratt		16.1%	41	2.4	97
	10	Zone 10 | Kings Langley & Abbots Langley		23.8%	60	2.4	144
Dacorum	11	Zone 11 | Hemel Hempstead	602	46.1%	278	2.4	667
	12	Zone 12 | Hemel Hempstead Fringe		26.3%	158	2.4	380
	13	Zone 13 | Berkhamsted		17.5%	105	2.4	252
	14	Zone 14 | Tring		10.1%	61	2.4	146
St Albans	18	Zone 18 | St Albans	504	58.0%	292	2.4	701
	19	Zone 19 | London Colney Fringe		21.3%	108	2.4	258
	21	Zone 21 | Harpenden		20.7%	104	2.4	250
Total					**2,094**		**5,026**

Scenario 3

	Zone	Location	LPA Dwellings PA	Existing Popn Split	Zone Dwellings PA	Persons Per H'Hold	New Population PA
Watford	1	Zone 1 | Watford South	840	55.0%	462	2.4	1,110
	2	Zone 2 | Watford North		45.0%	378	2.4	906
Hertsmere	3	Zone 3 | Bushey & Aldenham	700	20.8%	146	2.4	349
	4	Zone 4 | Radlett & Shenley		13.4%	94	2.4	225
	5	Zone 5 | Borehamwood & Elstree		40.4%	283	2.4	679
	6	Zone 6 | Potters Bar		25.4%	178	2.4	426
Three Rivers	7	Zone 7 | Rickmansworth	560	27.0%	151	2.4	363
	8	Zone 8 | Batchworth Heath & South Oxhey		33.2%	186	2.4	446
	9	Zone 9 | Chorleywood & Sarratt		16.1%	90	2.4	216
	10	Zone 10 | Kings Langley & Abbots Langley		23.8%	133	2.4	319
Dacorum	11	Zone 11 | Hemel Hempstead	980	46.1%	452	2.4	1,085
	12	Zone 12 | Hemel Hempstead Fringe		26.3%	258	2.4	619
	13	Zone 13 | Berkhamsted		17.5%	171	2.4	411
	14	Zone 14 | Tring		10.1%	99	2.4	237
St Albans	18	Zone 18 | St Albans	980	58.0%	568	2.4	1,363
	19	Zone 19 | London Colney Fringe		21.3%	209	2.4	502
	21	Zone 21 | Harpenden		20.7%	203	2.4	487
Total					**4,060**		**9,744**

Scenario 4

	Zone	Location	LPA Dwellings PA	Existing Popn Split	Zone Dwellings PA	Persons Per H'Hold	New Population PA
Watford	1	Zone 1 | Watford South	770	55.0%	424	2.4	1,017
	2	Zone 2 | Watford North		45.0%	346	2.4	831
Hertsmere	3	Zone 3 | Bushey & Aldenham	700	20.8%	146	2.4	349
	4	Zone 4 | Radlett & Shenley		13.4%	94	2.4	225
	5	Zone 5 | Borehamwood & Elstree		40.4%	283	2.4	679
	6	Zone 6 | Potters Bar		25.4%	178	2.4	426
Three Rivers	7	Zone 7 | Rickmansworth	630	27.0%	170	2.4	408
	8	Zone 8 | Batchworth Heath & South Oxhey		33.2%	209	2.4	501
	9	Zone 9 | Chorleywood & Sarratt		16.1%	101	2.4	243
	10	Zone 10 | Kings Langley & Abbots Langley		23.8%	150	2.4	359
Dacorum	11	Zone 11 | Hemel Hempstead	1,096	46.1%	506	2.4	1,214
	12	Zone 12 | Hemel Hempstead Fringe		26.3%	288	2.4	692
	13	Zone 13 | Berkhamsted		17.5%	191	2.4	459
	14	Zone 14 | Tring		10.1%	111	2.4	265
St Albans	18	Zone 18 | St Albans	875	58.0%	507	2.4	1,217
	19	Zone 19 | London Colney Fringe		21.3%	187	2.4	448
	21	Zone 21 | Harpenden		20.7%	181	2.4	435
Total					**4,071**		**9,770**