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Swale Borough Council
SHMA Update and Development Needs {údzŘè

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Nathaniel Lichfield & Partners
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Swale Strategic Housing Market Assessment Update and Development Needs Study

Swale Borough Council

March 2013

CL13164/MS/CGJ/MT

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Appendix 1 Outputs of KCC Demographic Modelling

1.0 Introduction

1.1 Nathaniel Lichfield & Partners (NLP) was appointed by Swale Borough Council (SBC) to undertake a Strategic Housing Market Assessment (SHMA) update and Development Needs study. The purpose of the study is to update the evidence contained within the SHMA for the East Kent Sub-Region (June 2009) and to provide evidence on the potential scale of future housing need and demand and economic growth and employment space needs in Swale based upon a range of housing, economic and demographic factors, trends and forecasts. This will provide evidence to Swale Borough Council on the objectively assessed housing and economic needs within the Borough to help them plan for future growth through the new Local Plan.

1.2 In producing the SHMA update NLP has worked alongside Kent County Council (KCC) who have provided discrete inputs to the process, including a range of demographic forecasts using POPGROUP.

National Planning Policy Framework (NPPF)

1.3 The Government's policy approach to planning has been focused on applying the principles of 'localism' to give Local Planning Authorities (LPAs) greater autonomy in planning for housing, and in particular setting local housing requirements in their local plans. This presents a major opportunity for local authorities to shape the agenda for their localities, but with it comes new responsibilities.

1.4 On 6 July 2010, the Secretary of State (SoS) for Communities and Local Government revoked the Regional Strategies (RS) with the intention that they no longer form part of the statutory development plan. Following a legal challenge by CALA Homes, on 10 November 2010 the Chief Planning Officer confirmed that RS are re-instated as part of the development plan, but that the Government intended to abolish these in line with the then proposed Localism Bill (now the Localism Act 2010). This process has been ongoing, although at the current time the South East Plan (the RS for the South East region) remains in effect. Notwithstanding, the implication of the eventual removal of the housing requirements and job targets centrally-imposed by Regional Strategies, is that responsibility for establishing local development requirements, including housing and employment land targets, in Local Development Frameworks falls to local councils.

1.5 The policies set out in the National Planning Policy Framework (NPPF), published March 2012, outline the new approach to plan-making.

Plan Making and Using a Proportionate Evidence Base

1.6 The NPPF outlines at paragraph 47 that LPAs should:

"Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework…"

1.7 The NPPF (paragraph 159) outlines the evidence required to underpin a local housing target identifying that LPAs should:

"Prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which;

- *Meets household and population projections, taking account of migration and demographic change;*
- *Addresses the needs for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wising to build their own homes); and*
- *Caters for housing demand and the scale of housing supply necessary to meet this demand."*

1.8 The starting point for plan making is to use the evidence base to objectively assess the need for development within an area and then seek to meet that in full, where it is appropriate to do so. This is underlined in para 14 which identifies in respect of plan-making that local plans should, *"meet objectively assessed needs… unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits…"*

1.9 The NPPF also outlines with respect to economic growth (para 19 and para 21) that:

"The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system… Planning policies should recognise and seek to address potential barriers to investment, including… any lack of infrastructure, services or housing."

1.10 With the planning system expected to do 'everything it can' to support economic growth and strategic plans required to address any potential barriers to achieving this, Local Plans need to demonstrate how they are effectively and positively planning to support the economy in their local area, including delivering sufficient housing to ensure economic potential is realised.

1.11 Where objectively assessed development needs are evidenced to not be achievable within the bounds of a Local Authority, the NPPF sets out the requirement to plan positively across boundaries to meet the need elsewhere in the market area. This ensures any shortfall in provision in one authority area is

still met in other local authority areas. This is practically achieved through the statutory 'duty to cooperate'.

Localism Act and the Duty to Cooperate

1.12 The statutory duty to cooperate in respect of plan making is set out in Section 33A of the Localism Act (2011). Para 178 of the NPPF sets out how public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly highlighting the strategic priorities of Local Plans which includes delivering the homes and jobs need in the area. The NPPF para 182 sets out the tests of soundness for Local Plans, crucially identifying that plans should be "positively prepared" based on a strategy which seeks to meet objectively assessed development needs, including unmet requirements from neighbouring authorities.

Strategic Housing Market Assessment (SHMA) Practice Guidance

1.13 The NPPF identifies that Strategic Housing Market Assessments (SHMAs) are the vehicle through which LPAs should put forward evidence on objectively assessed housing needs. In this respect the SHMA Practice Guidance (Version 2) published by CLG in August 2007, provides a framework, along with a step-by-step approach, to follow in assessing housing need and demand.

1.14 The guidance sets out a wide ranging and holistic approach to assessing housing markets. It sets this out in a structure which broadly covers:

a How to assess current housing markets, including existing housing demand;

b How to estimate changes in household numbers to assess total future housing demand

c How to assess current and future levels of housing need; and

d How to consider the requirements of particular household groups.

1.15 The SHMA Guidance identifies a range of core outputs that it is necessary for a SHMA to cover, along with a SHMA process checklist. In respect of these the SHMA Guidance states:

"…a strategic housing market assessment should be considered robust and credible if, as a minimum, it provides all of the core outputs and meets the requirements of all of the process criteria in figures 1.1 and 1.2."

1.16 These core outputs and processes are identified in Figure 1.1.

Figure 1.1 SHMA Core Outputs and Process Checklist

Figure 1.1: Strategic Housing Market Assessment core outputs (further details are set out in Table 2.1, Chapter 2)	
1	Estimates of current dwellings in terms of size, type, condition, tenure
2	Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market
3	Estimate of total future number of households, broken down by age and type where possible
4	Estimate of current number of households in housing need
5	Estimate of future households that will require affordable housing
6	Estimate of future households requiring market housing
7	Estimate of the size of affordable housing required
8	Estimate of household groups who have particular housing requirements eg families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc.

NB. Estimates of household numbers (3, 4, 5 and 6) may be expressed as a number or a range.

Figure 1.2: Strategic Housing Market Assessment process checklist	
1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region
2	Housing market conditions are assessed within the context of the housing market area
3	Involves key stakeholders, including house builders
4	Contains a full technical explanation of the methods employed, with any limitations noted
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
6	Uses and reports upon effective quality control mechanisms
7	Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

Source: CLG SHMA Practice Guidance (2007)

1.17 Notwithstanding the requirements of the SHMA Guidance, the Taylor Review of Planning Practice Guidance (December 2012) concluded that the SHMA Guidance is *"out-of-date"* and that it is *"important to have a standardised approach"* with *"closer linkages between the SHMA and Employment Land Reviews / Economic Assessments."*

1.18 The above CLG SHMA Guidance is therefore not necessarily reflective of the current requirements in respect of the need for Local Planning Authorities to objectively assess their development needs.

1.19 Against this background, the NPPF itself provides the starting point for considering the key requirements of what SHMAs now need to cover, namely (NPPF para 159.) household and population projections taking account of migration, the need for all types housing including affordable and the housing needs of different groups. Para 50 of the NPPF also identifies other relevant considerations that will need to be evidenced around housing market trends and size/type/tenure requirements by location.

Approach to Swale SHMA Update and Identifying Development Needs

A Conceptual Framework

1.20 In response to the need to generate locally derived requirements for growth, NLP has developed conceptual frameworks for identifying local housing and employment requirements providing a robust basis for planning through Local Development Frameworks. A hybrid of NLP's HEaDROOM framework (so-called given its focus on the Housing, Economic and Demographic factors underpinning the need for housing in a locality) and NLP's WORKspace framework (so-called given its approach to defining job growth and the need for employment generating floorspace and land) has been applied in this study.

1.21 This approach acknowledges the common drivers for development of housing and employment premises and the alignment between them, cognisant of the conclusions of the Taylor Review around closer linkages between SHMAs and Employment Land Reviews/Economic Assessments.

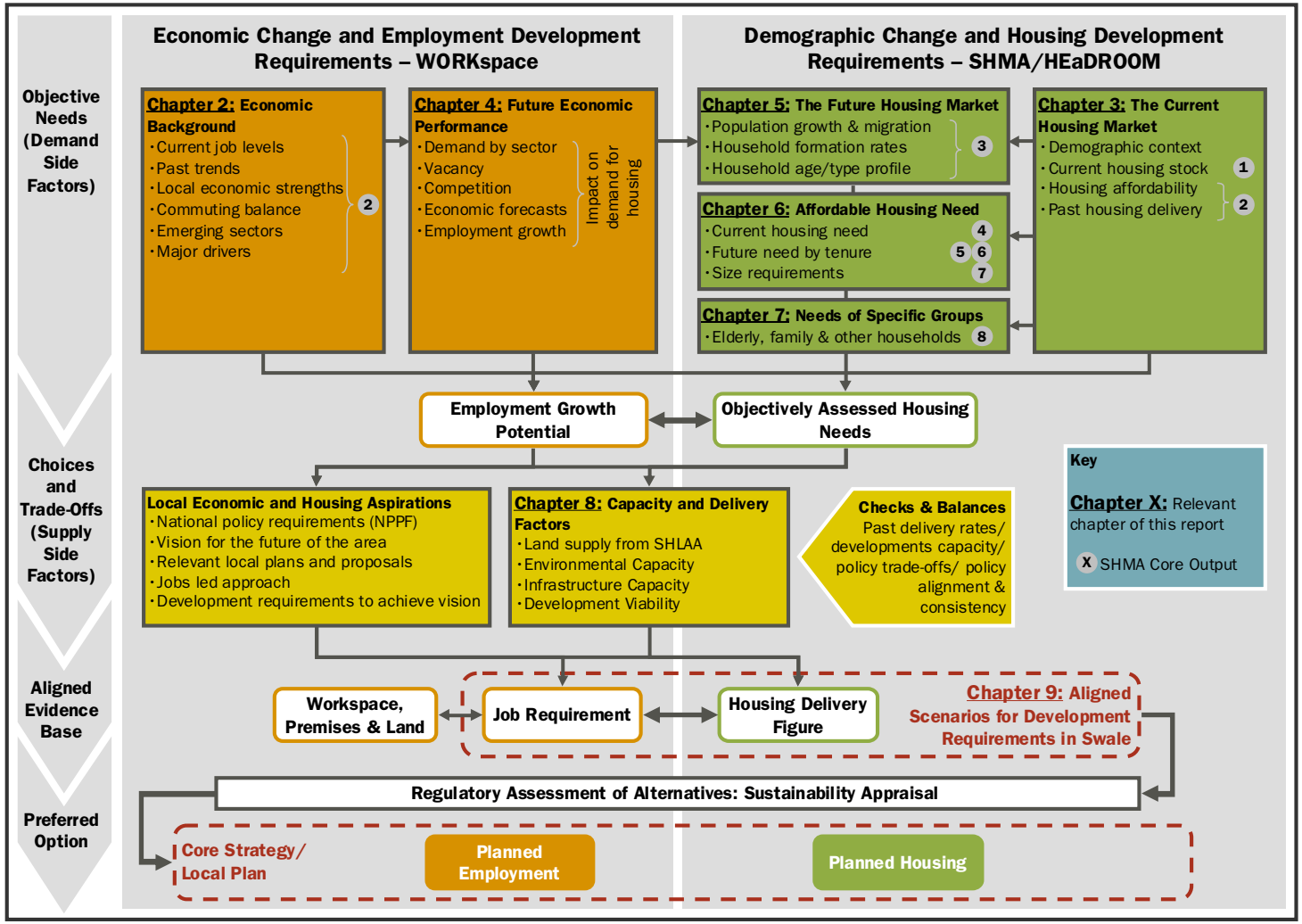
1.22 The framework has been tailored to help identify local housing requirements in Swale, assessing the possible role of the District in meeting the needs of the current and future population, whilst taking into account local housing and economic objectives and well-being and the capacity of the Borough to accommodate development. In particular the framework has been tailored to Swale's proposed jobs-led approach, identifying the aligned housing requirements associated with future jobs change in the Borough.

1.23 The approach adopted is consistent with the methodology set out by Kent County Council (KCC) within their final report to the Kent Planning Officer Group on 'how to determine dwelling numbers in Local Development Frameworks' incorporating much the same evidence and judgements within the methodology for arriving at a development requirement. The methodology is therefore in-line with the approach KCC have adopted for the work they have been undertaking on behalf of all the Kent local planning authorities, and NLP and KCC have worked together in defining the parameters and approach to the modelling within this study.

1.24 The approach adopted is also consistent with the requirements of the CLG SHMA Guidance, providing the necessary evidence and 'core outputs' to estimate future housing need and demand.

1.25 This methodological framework, which forms the basis of NLP's approach for assessing development requirements, is illustrated in Figure 1.2. It includes an indication of the relevant chapter of this report which corresponds to the step set-out within the framework, and also identifies where within this framework each of the Core Outputs of the SHMA Guidance can be found.

Figure 1.2 Framework for the Approach to Identifying Development Needs in Swale



Source: SHMA Practice Guidance / NLP Analysis

A SHMA Update

1.26 The purpose of this SHMA Update and Development Needs Assessment is to provide an update to the core outputs of the previous SHMA for the East Kent Region (2009) to frame the need for new development. Fundamentally this report is not intended to replicate nor replace the East Kent SHMA, but instead to consider the scale of change since that 2009 report, update key metrics and consider their implications for identifying objectively assessed development needs. Critically this update is intended to plug key gaps in the East Kent SHMA. In particular this update provides a range of up-to-date and unconstrained demographic projections to consider an objective assessment of development needs, recognising the fact that the East Kent SHMA was produced at a time when the South East Plan set the overall housing target and such locally specific projections were therefore unnecessary.

1.27 Against this context this SHMA update does not comprehensively revisit analysis undertaken previously, but updates certain elements where the previous analysis is out of date and/or it is necessary or relevant to provide updated or new housing market analysis. The focus is therefore on changes since the data contained in the 2009 SHMA report. As an example, in many cases, and particularly in advance of the release of further 2011 Census data, the 2001 Census remains the most recent data source on various aspects of the housing market, and where this is the case the relevant data has not been re-stated.

1.28 On this basis this SHMA update should be read alongside the 2009 SHMA. In addition to ensure consistency with the CLG SHMA Guidance, at various points throughout this report SHMA 'Core Outputs' are highlighted in a summary box for ease of identification.

1.29 All data is based upon the most up date and/or most reliable at the time of undertaking the assessment. For example, as at January 2013, only the Census 2011 Key Statistics tables for Local Authorities in England and Wales had been released, but subsequent releases of this data may provide more in depth data on the operation of housing market in Swale. As with any analysis based upon data, it is important to keep this under review and update assessments as new data becomes available.

Overall Approach

In essence, the approach adopted is to derive a series of scenarios based on housing, economic and demographic factors, and identify what would be the potential housing and employment growth needs arising within the parameters of that given scenario. The implications of these are then considered against a series of supply-side factors particularly around the environmental capacity factors and land supply, to consider the level of development which could be deliverable without causing significant and demonstrable harm.

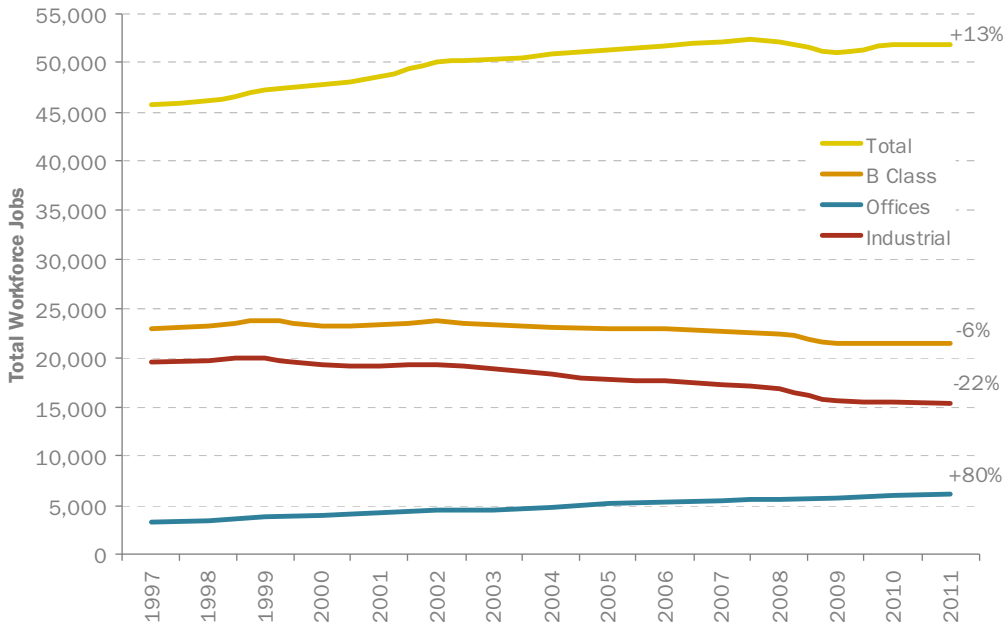
2.0 Swale's Economic Background

2.1 This section considers the key drivers and trends in the local economy that will influence the Borough's future economic growth trajectory. It draws on published national statistics for employment change, economic output, the labour market and business demography. An overview is also provided of the current supply and recent changes to the employment space in the Borough.[1]

Employment

2.2 The number of workforce jobs in Swale was 51,540 in 2011, representing an increase of 13.3% over the period since 1997. This compared to 12.8% across Kent as a whole and the South East regional average of 10.3%. The equated to an increase of 6,050 jobs (432 per annum on average) in total. At the same time, the number of B-class jobs (i.e. offices, industry and warehousing activities) in the Swale economy declined by 1,510 (110 per annum on average) (Figure 2.1).

Figure 2.1 Employment Growth in Swale, 1997-2012



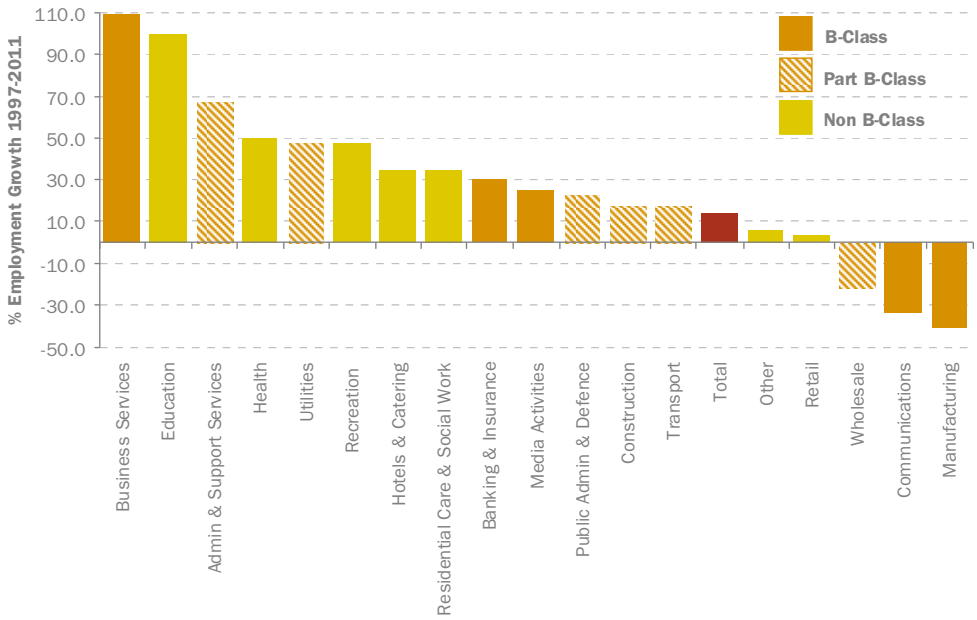
Source: Experian / NLP analysis

2.3 Over the period since 1997, the main sectors of employment growth were business services, education and support services, whilst there was contraction within the manufacturing, communications and wholesale sectors (Figure 2.2). The proportion of B-class jobs in the Borough has declined, falling

[1] Employment space defined as B1 (offices, research and development, light industry), B2 (general industry) and B8 (warehousing and distribution).

from 50% in 1997 to 41% in 2011. In employment terms, the Borough's largest sectors in 2011 were manufacturing (12.7%), education (9.7%), construction (8.8%), retail (8.7%) and transport (8.7%).

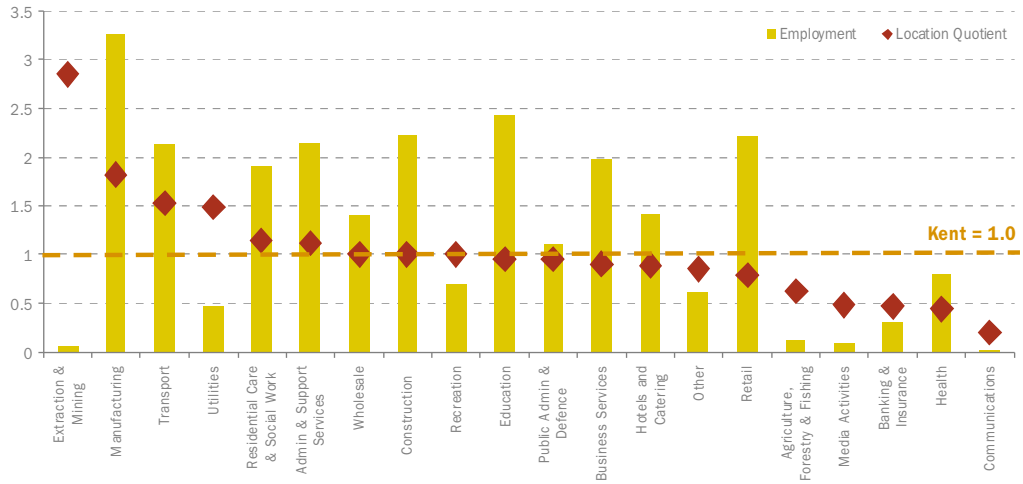
Figure 2.2 Employment Change by Sector, 1997-2011



Source: Experian / NLP analysis

2.4 Location quotients provide a measure of the degree of over or under-representation of particular sectors within an economy. Comparing Swale against the Kent average, Figure 2.3 illustrates that extraction and mining, manufacturing, transport and utilities are significantly over-represented in Swale although only manufacturing and transport are sizeable in employment terms. By contrast, communications, health, banking and insurance, media activities and agriculture are all under-represented and small-scale in job terms.

Figure 2.3 Swale Sector Representation (compared with Kent), 2011



Source: Experian 2012 / NLP analysis

Economic Output

2.5 Figure 2.4 illustrates the relationship between employment growth and output (as measured by Gross Value Added) by sector in Swale over the 1997-2011 period. This indicates that, as a whole, the output of the Swale economy increased by 31% over the period whilst job growth increased by 14%.

2.6 In terms of individual sectors, business services, communications and administration/support activities registered the highest increases in output and all with associated increases employment levels. By contrast, the manufacturing, wholesaling and transport activities all registered declines in economic output and jobs.

Figure 2.4 Employment and GVA Growth by Sector, 1997-2011

Source: Experian / NLP analysis

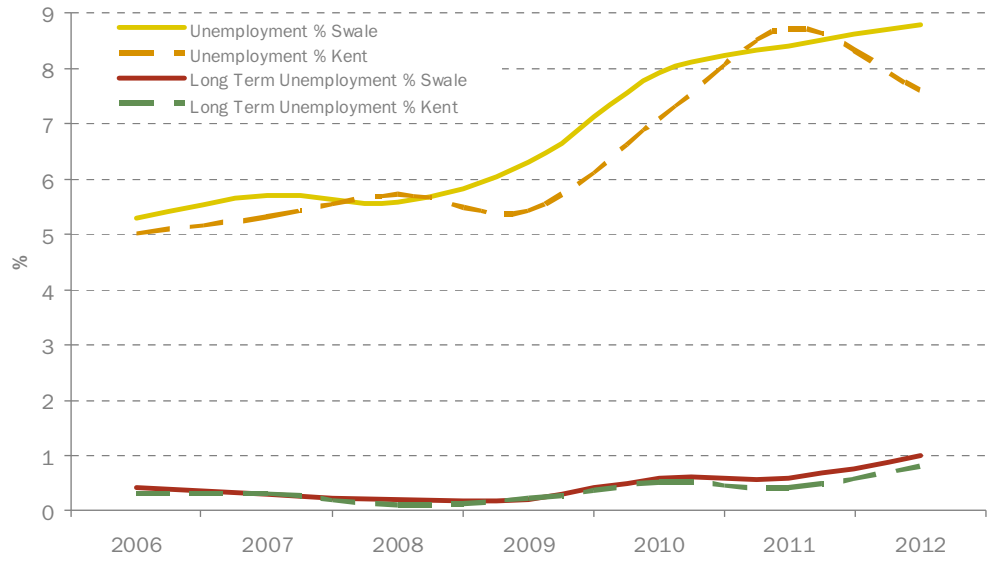
Labour Market

2.7 Using the International Labour Organisation (ILO) measure of unemployment, unemployment levels in Swale in mid-2012 were about 8.8%, above the Kent average of 7.6% (Figure 2.5).[2] This has generally been the position recorded during the course of the recession although these has been fluctuations in the percentage of claimants recorded trend which has generally been maintained during the course of the recession although there is significant volatility. The

[2] The ILO unemployment rate includes those not in employment who have actively sought work in the previous four weeks and are available to start work in the next fortnight, or are awaiting to start a job they have already obtained.

long-term unemployment rate (those claiming for more than 12 months) recorded in Swale in 2012 was 1.0%, marginally above the 0.8% Kent average.

Figure 2.5 Unemployment Rates in Swale based on ILO Measure, 2005-2012

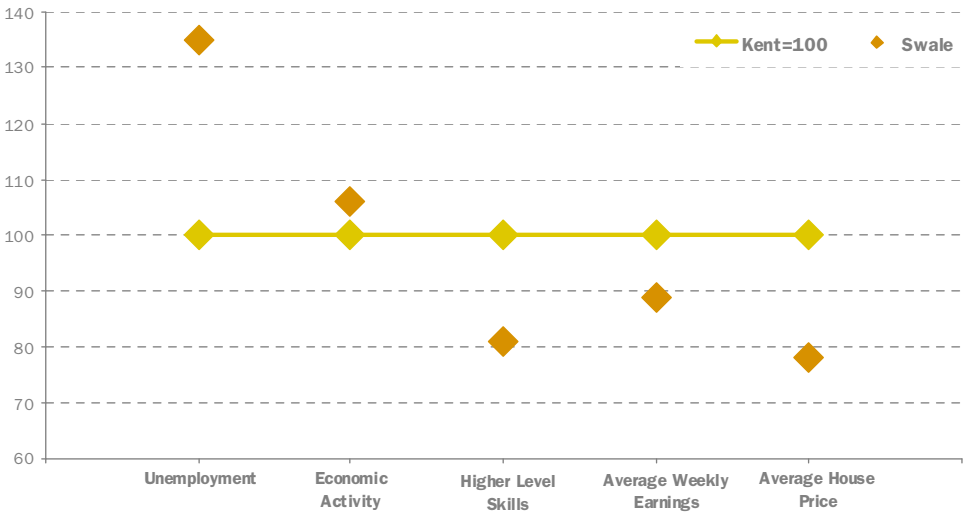


Source: Annual Population Survey, NOMIS / NLP analysis

2.8 The ILO measure is higher than published JSA Claimant Count figures because it includes all those out-of-work rather than just those claiming benefits and reflects that some people opt not to claim benefits or may not be entitled to. For comparison, the equivalent JSA Claimant Count rate for Swale in mid-2012 was 3.9%, marginally above the regional (2.8%) and national (3.8%) averages.

2.9 Benchmarking Swale against the Kent average using a range of other labour market indicators suggests that the Borough has a comparable economic activity rate, a lower proportion of workers at higher skill levels (as measured by proportion of working age population with skills at NVQ Level 4 or above), below average earnings and house prices below the Kent average (Figure 2.6).

Figure 2.6 Headline Labour Market Indicators

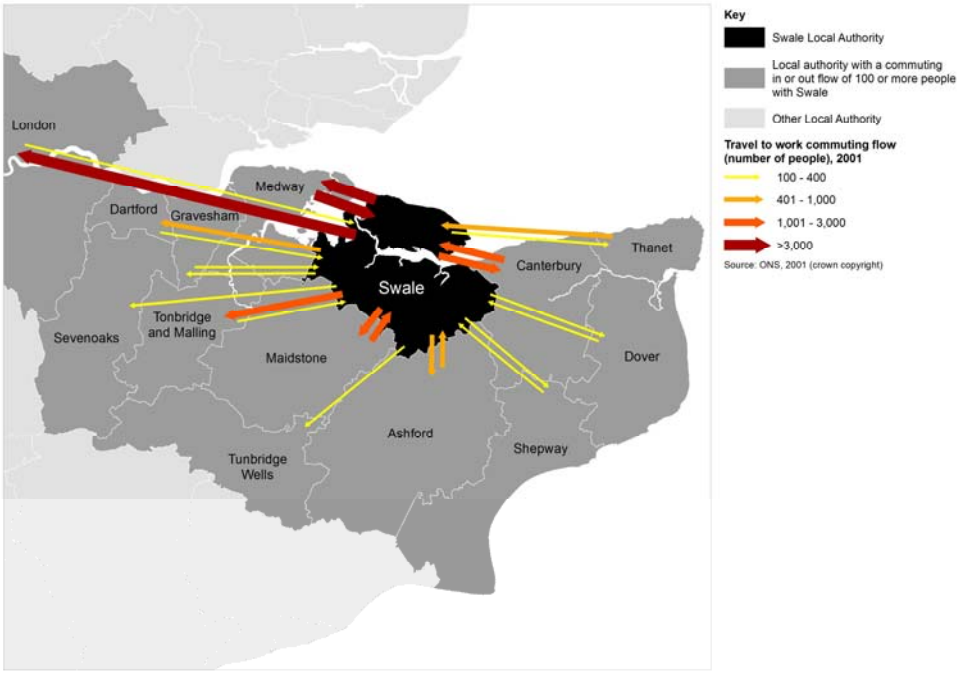


Source: Annual Population Survey / NOMIS / BBC / NLP analysis

Commuting

2.10 Examining commuting flows can help in defining the function economic market of a particular local economy. In 2001, some 35% of Swale's working residents worked outside of the Borough, totalling about 19,400 residents.[3] The main commuting destinations were to London (24% of out-commuters), Medway (22%), Canterbury (14%) and Maidstone (14%) (Figure 2.7).

Figure 2.7 Swale Commuting Flows, 2001



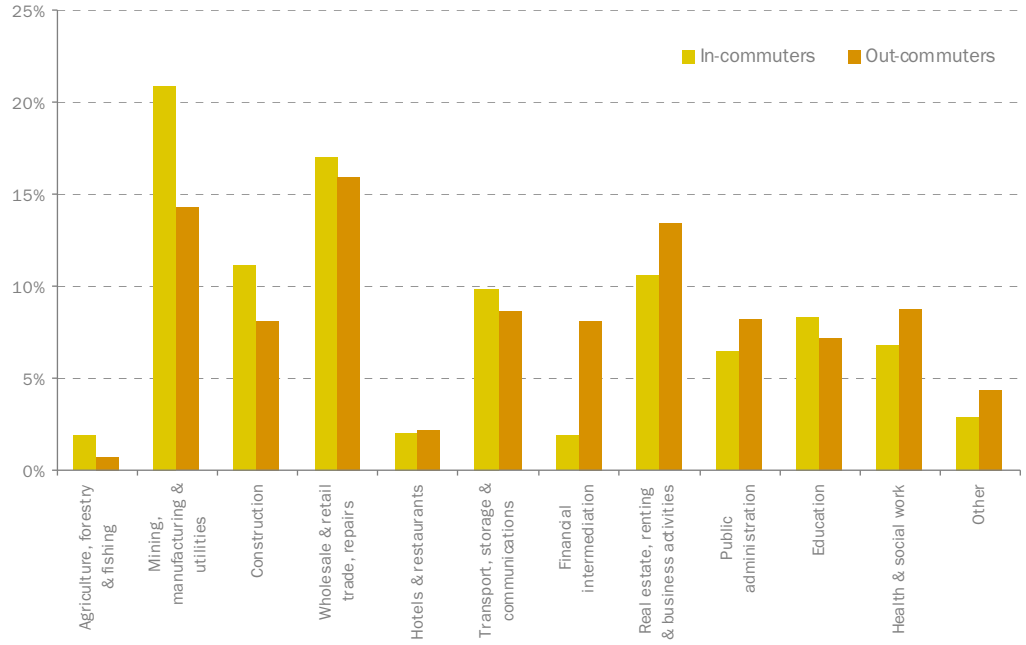
Source: 2001 Census / NLP analysis

2.11 At the same time, approximately 9,950 workers commuted into Swale, equivalent to 22% of all workplace jobs recorded in the Borough in 2001. These commuters were predominantly from Medway (35%), Canterbury (21%) and Maidstone (11%). On this basis, Swale is a net exporter of labour, with a net outflow of about 9,500 workers or some 17% of its resident workforce.

2.12 Figure 2.8 illustrates the breakdown of Swale's commuting flows by sector, based on 2001 Census information. This indicates that the largest proportion of out-commuters is in wholesale and retail trades (16.0%), manufacturing and utilities (14.3%) and real estate and business activities (13.5%). In terms of in-commuters to the Borough, the largest proportions are within the manufacturing and utilities sectors (20.9%), wholesale and retail trades (17.0%) and construction (11.1%). More specialised sectors such as financial services accounted for about 8% of out-commuters but only 1.9% of in-commuters in 2001.

[3] Commuting data from the 2011 Census has not yet been released by ONS.

Figure 2.8 Swale Commuting Flows by Sector, 2001

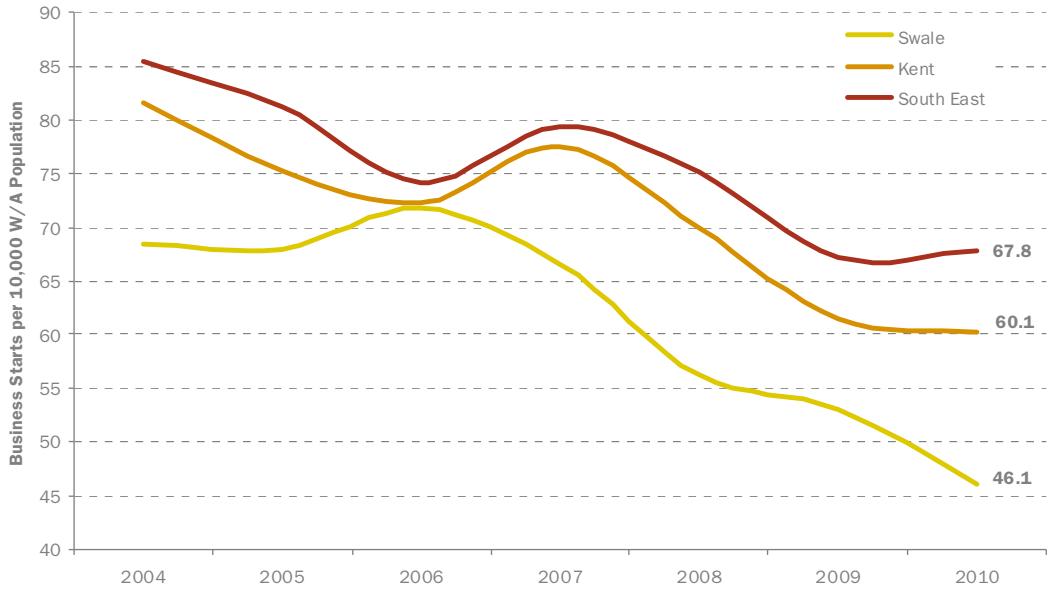


Source: 2001 Census / NLP analysis

Business Demography

2.13 In 2010, the number of new business start-ups (as measured by VAT registrations) in Swale stood at 46 businesses per 10,000 working population. This was significantly below the South East (67.8) and Kent (60.1) averages. Looking over a longer time period, Figure 2.9 illustrates that Swale has consistently underperformed the County and regional averages for new business formation and the gap has increased markedly during the recession.

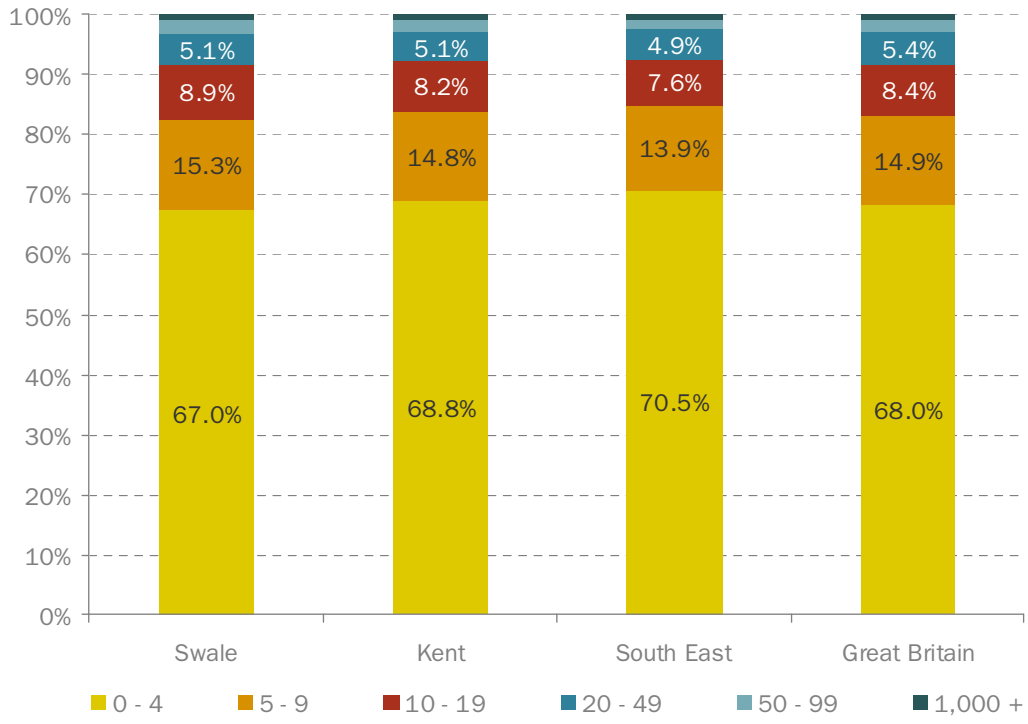
Figure 2.9 VAT Registrations per 10,000 Working Age Population



Source: ONS 2010

2.14 Looking at the profile of the Borough's business base in terms of number of employees, it is apparent Swale has a slightly lower proportion of firms with 0-4 employees and marginally higher proportion with 5-9 employees than County, regional and national averages (Figure 2.10).

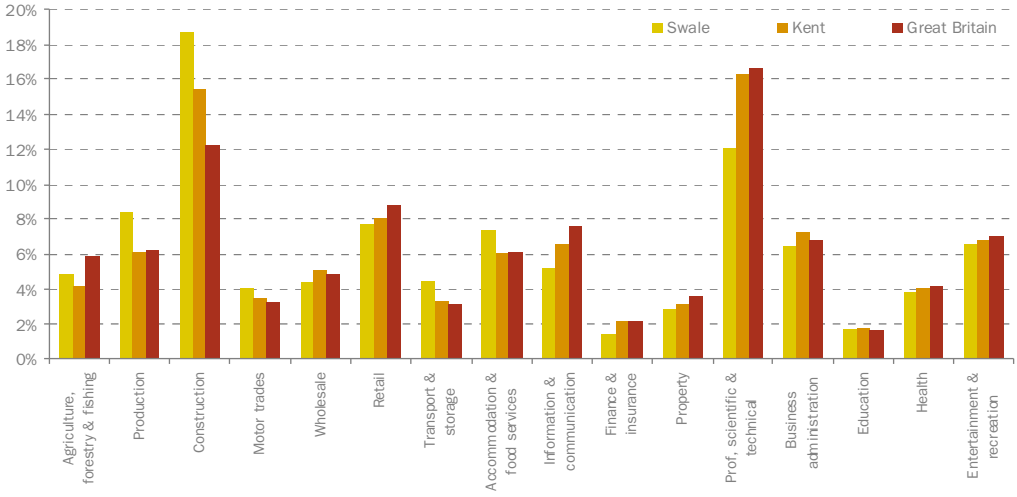
Figure 2.10 Profile of Businesses by Number of Employees, 2012



Source: ONS UK Business: Activity, Size and Location, 2012

2.15 Examining the Borough's business base by sector indicates that the construction sector accounts for the largest proportion of firms (18.7%), higher than the County and national average. Swale also has higher proportion of businesses operating in the agricultural and production (manufacturing) sectors. However, there are relatively fewer businesses in the information technology and professional/technical services sectors (Figure 2.11).

Figure 2.11 Profile of Businesses by Sector (SIC 2007), 2012

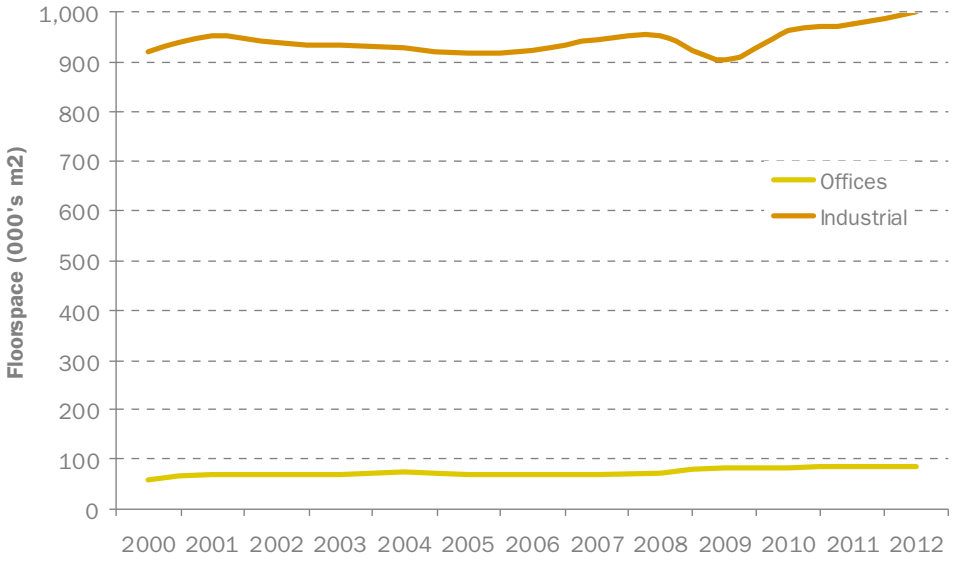


Source: ONS UK Business: Activity, Size and Location, 2012

Employment Space

2.16 In 2012, Swale contained some 1,087,000 sq.m of B-class floorspace of which 92% was classified as industrial space (including warehousing) with offices comprising only 8% of the total stock (Figure 2.12).

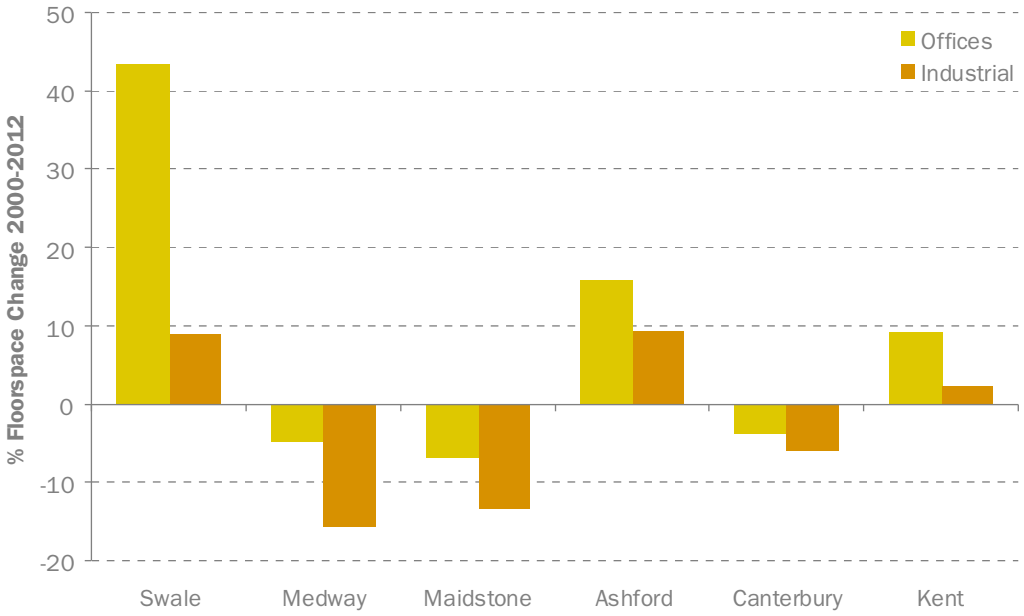
Figure 2.12 Change in Business Floorspace in Swale, 2000-2012



Source: VOA Business Floorspace Statistics / NLP analysis

2.17 The Borough's industrial space expanded in net terms by nearly 9% over the 2000-2012 period, while office space increased by 43% but from a much lower base (Figure 2.13). The growth in office space was considerably higher than in any of the adjoining authorities and the Kent average overall, whilst the net growth in industrial space contrasted with declines in the adjoining authorities of Canterbury, Maidstone and Medway.

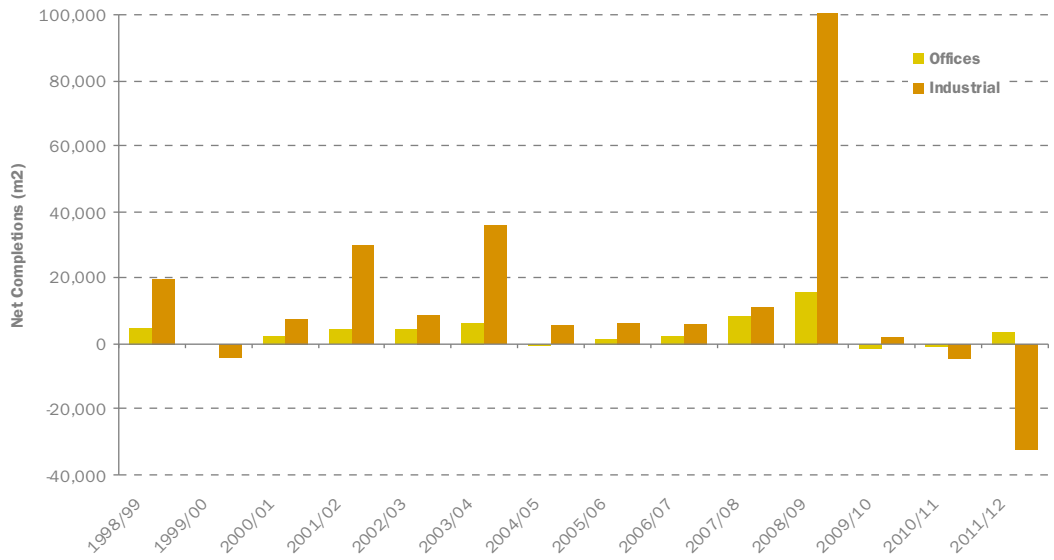
Figure 2.13 Change in Total Business Floorspace by District, 2000-2012



Source: VOA Business Floorspace Statistics / NLP analysis

2.18 Analysis of Kent County Council monitoring data indicates that completions of B class employment space in Swale have varied considerably from year to year. Figure 2.14 shows net completions of industrial and office floorspace in Swale over the past 14 years. Significant industrial gains were recorded in 2008/09 associated with the G.Park distribution development at Kemsley, whilst industrial losses in 2011/12 largely reflected the demolition of the Sittingbourne Industrial Park to accommodate new retail development.

Figure 2.14 Net Completions of B Class Employment Space in Swale, 1998-2012



Source: Kent County Council / NLP analysis

Bringing the Evidence Together

2.19 Based on the above analysis, the key characteristics of the Swale economy can be summarised as follows:

- the Swale economy grew strongly in the period before the recession mainly in service sector activities, delivering 432 jobs per year. The number of B-class jobs declined as office sector growth was more than offset by losses of industrial losses; the Borough's economy is over-represented in manufacturing and a number of small niche sectors;
- in 2001, Swale was a net exporter of labour mainly to London and adjoining areas of Kent. A range of indicators point to some weakness in the local labour market, with relatively high unemployment levels, below average skills and lower earnings;
- the rate of new business formations (a measure of entrepreneurial activity) is significantly lower than the regional and county averages, and has declined more rapidly during the recession;
- over 90% of the Borough's stock of employment space comprises industrial uses, with very modest amounts of office accommodation. The amount of both types of space has increased in recent years, and office growth in particular was significantly higher than growth in adjoining areas (albeit from a much lower base).

3.0 The Current Housing Market

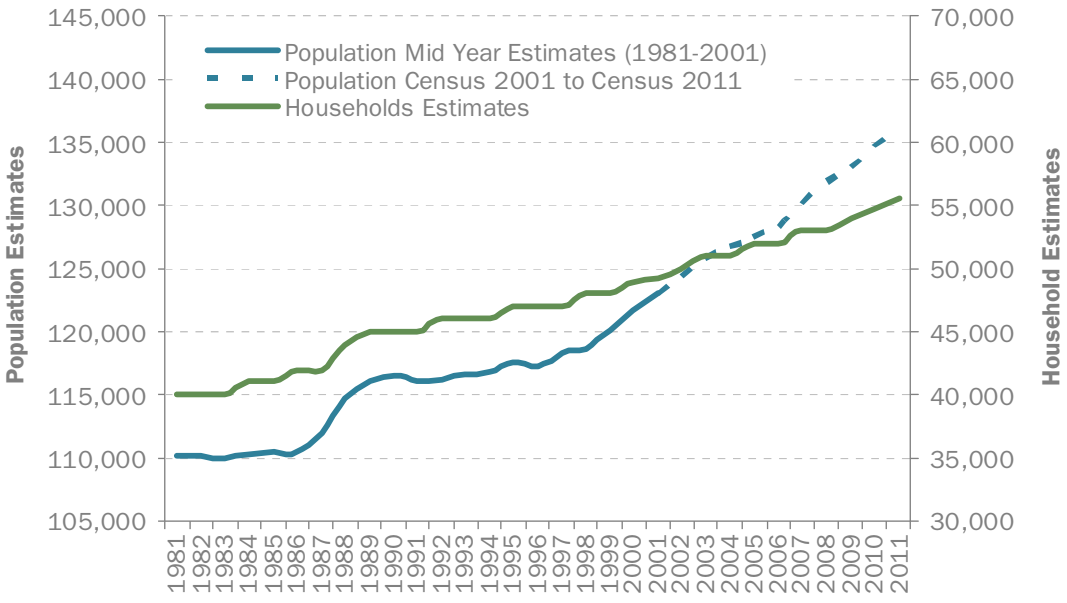
Introduction

3.1 This review of the current housing market assesses the demographic, housing stock and supply/demand dynamics of the Borough to provide an understanding of the drivers that are underpinning the housing market within Swale. In particular longer term trends have been considered to form the basis for what could occur in the future housing market.

Demographic Context

3.2 The Census-based Mid Year Population Estimates for Swale identifies the population of the borough was approximately 136,300 people in 2011. This represented a population increase of 26,200 people since 1981, an increase of 28%. Swale has seen population growth consistently throughout this period, albeit with the last decade experiencing the fastest rate of increase, with population growth in the 2000's of 8.4% comparing with just 5.8% in the 1980's and 4.7% in 1990's.

Figure 3.1 Population and Household Change in Swale

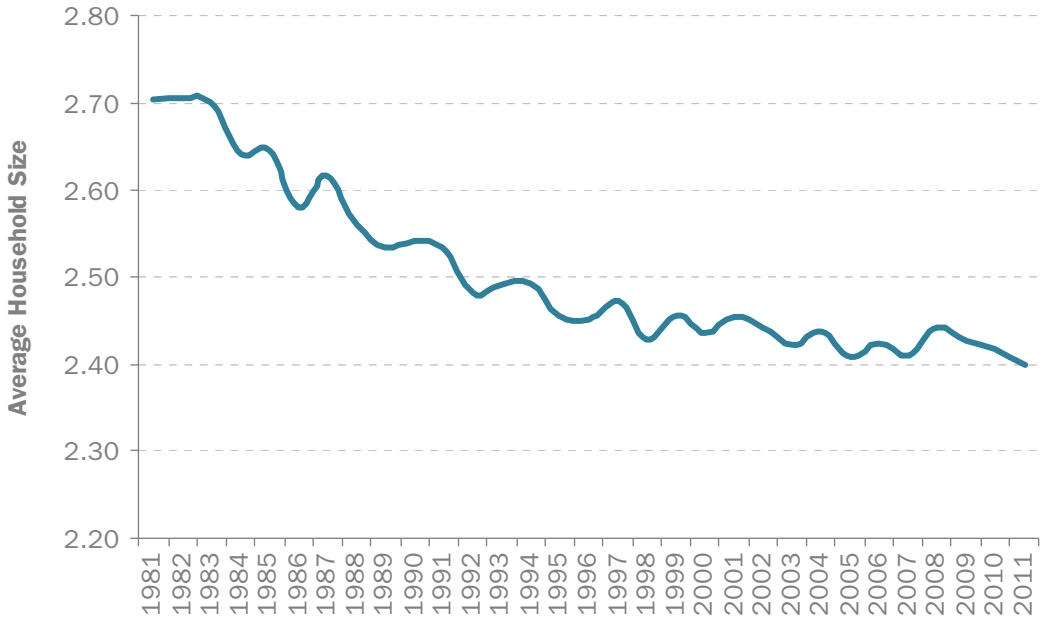


Source: ONS Mid Year Estimates (1981-2001), Census 2011 and CLG Household Estimates

3.3 In respect of the number of households resident in the borough, these have also been increasing and at a quicker rate than population, with growth between 1981 and 2011 totalling c.15,600 households, an increase of 39%. These trends demonstrate past household growth of c.520 per annum. The impact of a faster rate of household growth than population growth has been a trend towards smaller household sizes. Figure 3.2 illustrates that average household sizes in Swale have fallen from 2.70 persons per household in 1981 to the 2.40 persons per household identified in the Census for 2011. Decline

in average household size has however eased in recent years, with the estimates showing only a gradual decline from 2.45 persons per household in 2001 for Swale. By comparison the average household size for England and Wales remained constant at 2.36 between the Census 2001 and Census 2011.

Figure 3.2 Estimated Average Household Size in Swale Borough 1981-2011

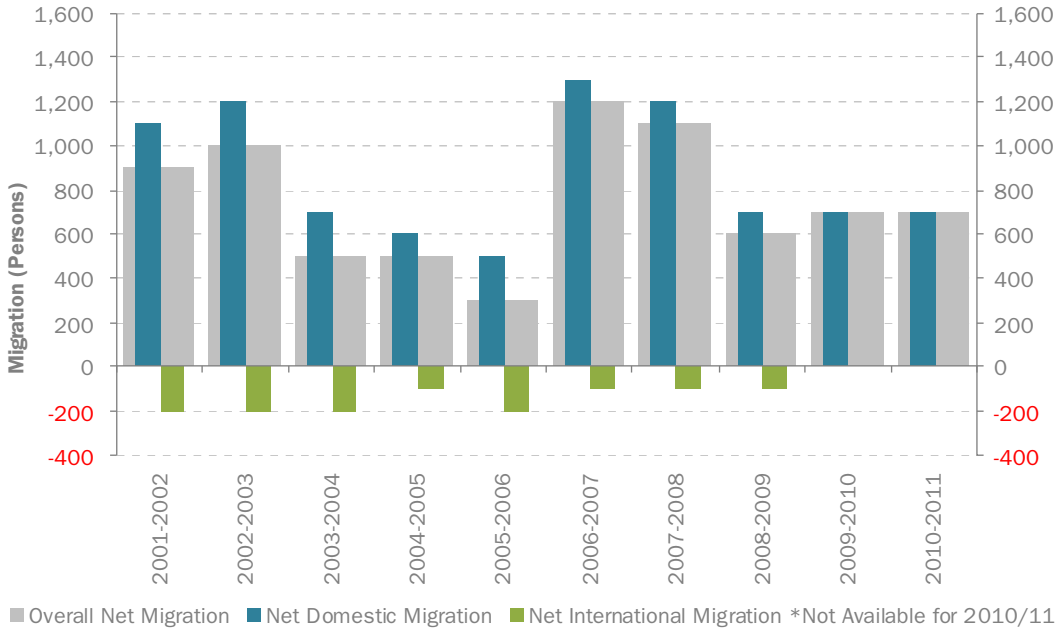


Source: ONS Mid-Year Population Estimates, Census 2011 and CLH Household Estimates (Live Table 406)

3.4 Whilst some of the population growth in Swale over the past decade appears to be attributable to natural demographic change (i.e. the rate of births exceeding that of deaths), the majority of change is attributable to migration (i.e. more people moving into the borough than moving out). Between 2001 and 2011 population growth totalled c.13,200 people, with estimates of net in-migration totalling c.9,700 people over the same period, equivalent to 73% of population growth.

3.5 As illustrated in Figure 3.3, net migration has been consistently inward over the previous 10 years. This is mainly attributable to levels of net domestic migration which have fluctuated between 300 and 1,200 more people coming into the borough from the rest of the country than leaving the borough to move to rest of the country. Conversely, net international migration has remained relatively constant, with 0 to 200 more people leaving the borough internationally than arriving. Domestic migration has therefore been a key past driving in population growth within Swale and will have been a key component of the previous drivers of housing need and demand within the Borough over this period.

Figure 3.3 Net Internal and International Migration for Swale 2000-2011

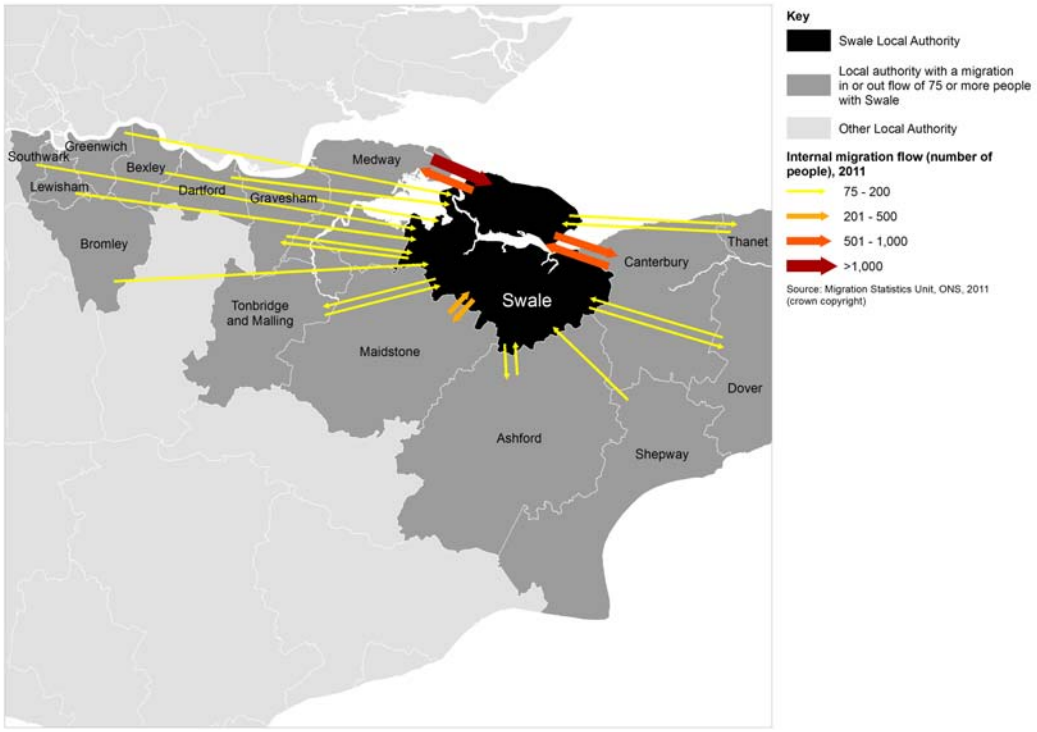


Source: ONS Migration Estimates 2000-2011

3.6 It should be noted that, the ONS migration estimates from 2001 onwards are based on a triangulation from range of sources, including the Annual Population Survey, GP registrations data and migrant national insurance number (NINo) registrations. Therefore, they are estimates which, combined with births and deaths data, inform the mid-year population estimates built up from a 2001 Census base. In this regard the Census 2011 population data provides a point of review for the migration estimates. Whilst at a national level a rolled-forward population estimate was 476,000 lower than the 2011 Census estimate for England and Wales, attributed in part to inaccuracies in the estimates of migration, for Swale the margin of difference was only c.600 persons (0.5% lower). This suggests the past migration trends ONS estimate for Swale are a close fit for actual change observed and a reasonable basis for considering future migration trends.

3.7 Domestic migration patterns for Swale demonstrate that there remain strong housing market relationships with a number of other local authority areas. In particular movements along the North Kent coast in both directions between Swale and Medway and Swale and Canterbury. There is also a smaller level of market interdependency with Maidstone. There is also a general radial shift of migration away from the London Borough's with net in-migration to Swale from Bromley, Bexley, Lewisham, Greenwich and Southwark.

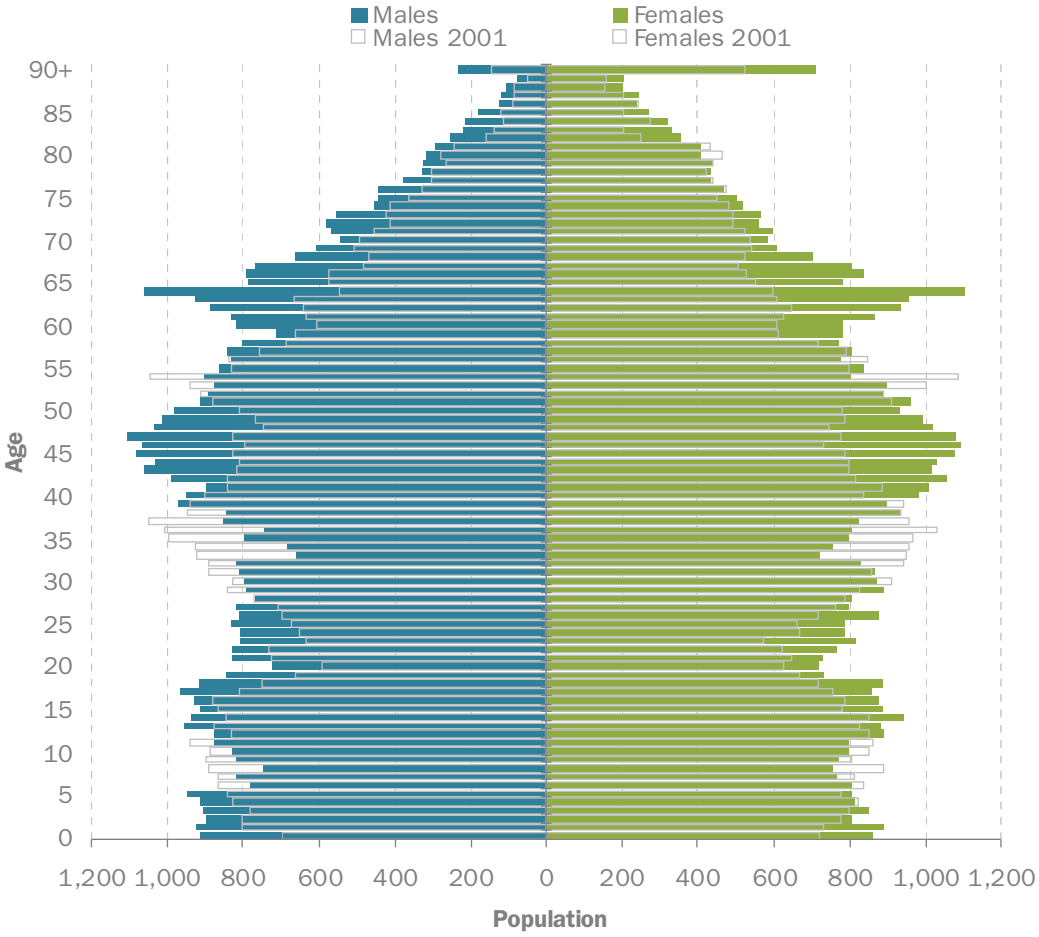
Figure 3.4 ONS Migration Statistics Unit (2011)



Source: Migration in Swale 2011

3.8 These demographic trends have led to a 2011 population profile in Swale as illustrated in Figure 3.5. The 2011 population profile is compared to the 2001 population profile, illustrating the relative change in population for each age group over the previous 10 years. In particular this highlights that the population profile in Swale has been ageing, with a majority of population growth associated with age groups 40+. Notwithstanding, there has also been marginal population growth in younger age cohorts, in particular ages 0-5 and 15-25 have grown in population.

Figure 3.5 Swale Population Profile 2001 and 2011



Source: Census 2001 and Census 2011-based Mid Year Population Estimate

3.9 If such population trends continue, Swale will see an increasingly ageing population, with particular implications around delivering housing for the elderly. More broadly, population growth in general will drive need and demand for new houses, as will the changing household structures that a changing population can bring along with them.

The Housing Stock

Existing Stock

3.10 The Census 2011 identifies that on March 27th 2011 (Census Day) Swale Borough had a stock of dwellings totalling 57,989, of which 57,966 dwellings were unshared, whilst 23 dwellings were shared with two or more household spaces, totalling 58,083 household spaces (the accommodation used or available for use by an individual household) in Swale.

3.11 The tenure profile of households in Swale is shown in Table 3.1. The proportion of households that owner occupy their accommodation totals 68.3%, marginally higher than both the Kent and South East figures. Households in affordable tenures totalled 15.3%, also greater than the Kent and South East

figures (both 14.8%). Conversely the proportion of households privately renting/living rent free in Swale is relatively lower than the County and Regional equivalents.

Table 3.1 Tenure Profile of Households in Swale, Kent and South East, 2011

	Swale		Kent		South East	
Tenure	#	%	#	%	#	%
Owned: Outright	17,444	31.4%	200,638	33.1%	1,156,081	32.5%
Owned: With a mortgage or loan	20,507	36.9%	206,932	34.2%	1,248,436	35.1%
Shared ownership (part owned and part rented)	569	1.0%	5,776	1.0%	39,280	1.1%
Social rented: From council (LA)	1,216	2.2%	35,294	5.8%	206,431	5.8%
Social rented: Other	6,726	12.1%	48,833	8.1%	281,042	7.9%
Private rented: landlord or letting agency	7,735	13.9%	91,250	15.1%	521,479	14.7%
Private rented: Other	711	1.3%	8,932	1.5%	57,113	1.6%
Living rent free	677	1.2%	7,983	1.3%	45,601	1.3%
Total	**55,585**	**100%**	**605,638**	**100%**	**3,555,463**	**100%**

Source: 2011 Census: KS402EW Tenure, local authorities in England and Wales

3.12 The type of housing stock in Swale comprises a relatively large proportion of terraced properties, 31.5% compared with 24.8% for Kent and 22.4% regionally. Significantly, the proportion of flats in Swale has increased from 9.2% in 2001 to 11.6% in 2011, albeit this is still substantially below the County and Regional proportions (18.6% and 21.2% respectively). This reflects the types of new built properties that have been delivered over the previous decade.

Table 3.2 Type of Housing Stock, 2011

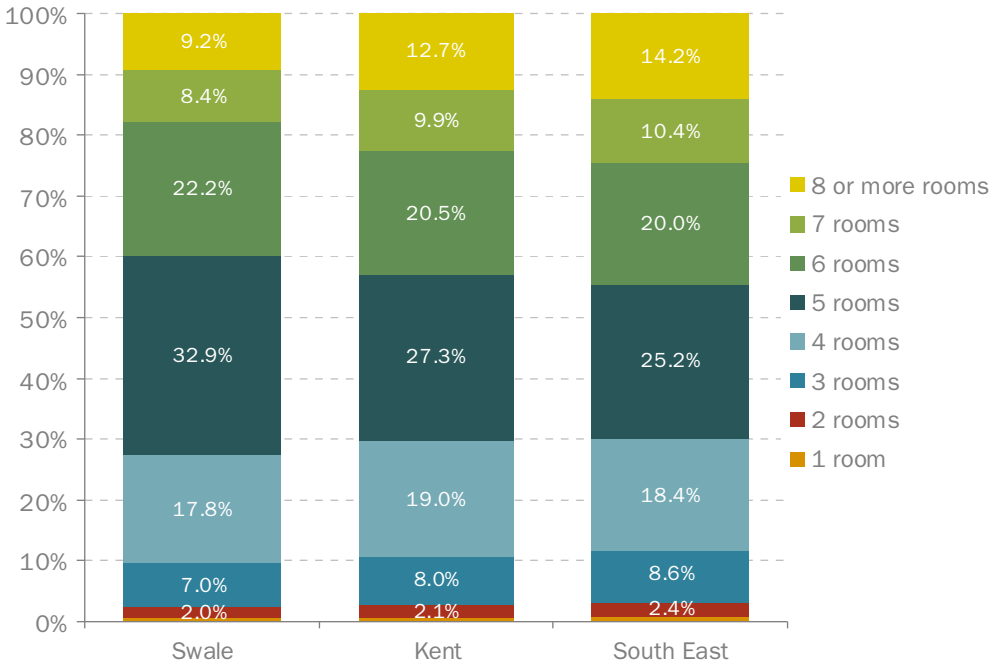
		Census 2001		Census 2011					
		Swale		Swale		Kent		South East	
Type	**Sub-Type**	#	%	#	%	#	%	#	%
House or Bungalow	Detached	11,251	23.0%	13,653	23.5%	159,426	25.1%	1,037,388	28.0%
	Semi-detached	16,753	34.2%	18,870	32.5%	193,930	30.5%	1,022,394	27.6%
	Terraced	16,272	33.2%	18,307	31.5%	157,343	24.8%	829,923	22.4%
Flat, maisonette or apartment	Purpose-built block of flats	4,500	9.2%	4,987	8.6%	84,890	13.4%	598,222	16.1%
	Part of a converted or shared house			1,151	2.0%	26,317	4.1%	149,158	4.0%
	In a commercial building			592	1.0%	7,229	1.1%	41,190	1.1%
Other	Caravan or other mobile/temp. structure	246	0.5%	493	0.8%	5,665	0.9%	25,898	0.7%
Total	**All Occupied Household Spaces**	**49,022**	**100%**	**58,053**	**100%**	**634,800**	**100%**	**3,704,173**	**100%**

Source: Census 2011: KS401EW Dwellings, household spaces and accommodation type, local authorities in England and Wales

3.13 In respect of the size of accommodation, the most up-to-date and robust indication of the size distribution of stock is the Census 2001. Figure 3.6

illustrates that in 2001 Swale had a higher proportion of 5 and 6 room homes (a size which broadly correlates to a 2 to 3 bed property assuming a kitchen and 1 or 2 reception rooms). Conversely smaller proportions of both larger properties and smaller properties broadly reflects Swale's type of housing stock, with smaller proportions of detached homes and flats than County and Regional averages.

Figure 3.6 Size of Accommodation, 2001



Source: 2001 Census: S051 Tenure and household size by number of rooms (Rooms excludes bathrooms, toilets, halls, landings and storage space).

3.14 Looking at the size of dwellings recently granted planning permission within Swale this broadly correlates with the size of stock identified in 2001, with 2 and 3 bed homes forming almost ¾ of new supply coming forward (Table 3.3). Notwithstanding, there is some evidence of the housing mix of extant planning permissions in Swale being renegotiated to improve scheme viability.

Table 3.3 Size of Dwellings in Scheme Granted Planning Permission 07/08 to 09/10

Dwelling Size	Permissions 2007/08	Permissions 2008/09	Permissions 2009/10	Total 07/08 to 09/10 #	%
1 bed	113	69	55	237	10.5%
2 bed	491	222	151	864	38.2%
3 bed	552	162	108	822	36.3%
4 bed	175	53	62	290	12.8%
5+ bed	33	16	2	51	2.3%
Total	**1,364**	**522**	**378**	**2,264**	**100%**

Source: Kent - KCC Area Housing Information Audit 2007/08 (Survey date 31st March 2008) - Trends in Housing Design 2007/08 and Swale Annual Monitoring Report 2008/09 and 2009/10

3.15 The most up to date comprehensive survey the condition of the dwelling stock in Swale is contained within the 2008/09 Swale Borough Council Private Sector House Condition Survey. This survey concluded that 13,672 properties within

the private sector housing stock in Swale failed the Decent Homes Standard, equivalent to 28.7% of the whole private stock. Of these dwellings, 9,739 dwellings failed Part A of the Decent Homes Standard, relating to the Housing Health & Safety Rating System (HHSRS) which profiles housing based upon hazards such as physiological requirements, protection against infection and protection against hazards. The remaining non-decent homes fail on Parts B, C and D of the standard relating to state of repair, facilities and services and thermal comfort respectively.[4]

3.16 The headline HHSRS figure for private stock is also reported in the CLG 2011/12 Local Authority Housing Statistics (LAHS) return (which replaces the former Housing Strategy Statistical Appendix – HSSA – series). The 2011/12 LAHS also reports that the average EPC (energy performance certificate) rating for private stock in Swale as at April 2012 was D (on a scale of A to G). In comparison to the rest of the Kent authorities, this was middling, with three authorities averaging a better rating (including Maidstone which is reported as an performance rating of A), four authorities also scoring an average rating of D and five authorities scoring worse.

Core Output 1: Estimates of current dwellings in terms of size, type, condition and tenure.

Current dwelling stock in Swale: 57,966 dwellings; 58,083 household spaces.

Size of stock: 17.6% with 7 or more rooms (equivalent to a 4+ bed property); 55.1% with 5-6 rooms (equivalent to a 2-3 bed property); 27.3% with 4 or less rooms (equivalent to a 1-2 bed property).

Type of Stock: 23.5% detached house; 32.5% semi-detached house; 31.5% terraced house; 11.6% flats/apartments; 0.8% mobile or temporary structure.

Condition of Stock: 28.7% of private stock fails Decent Homes Standard.

Tenure of Stock: 68.3% owner occupied; 15.3% affordable tenures (of which 1% shared ownership); 16.4% private rented or rent free.

The Active Market

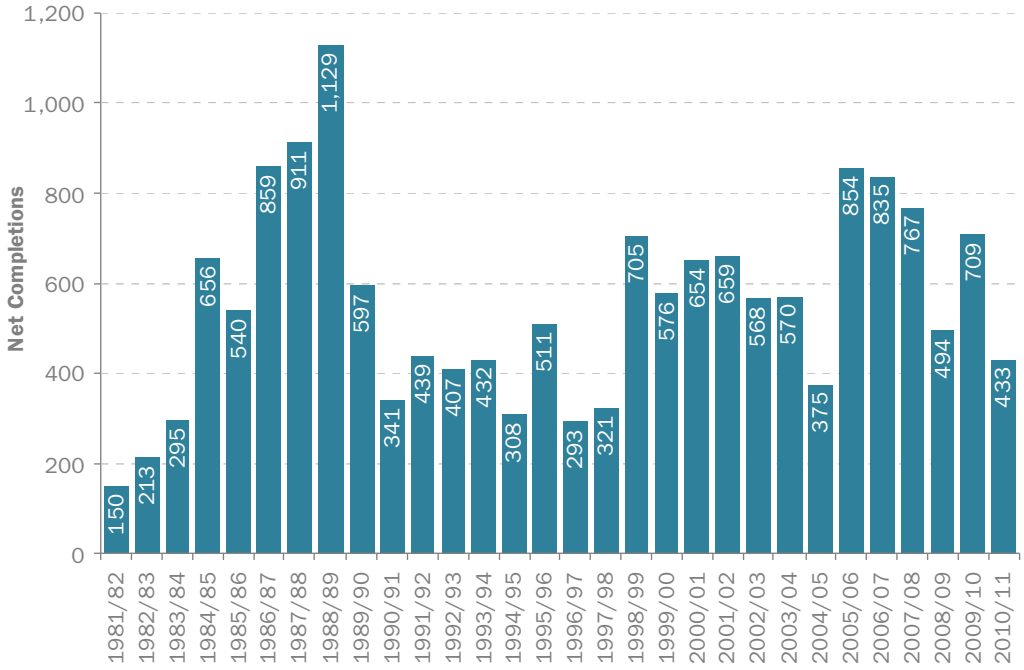
Change in Stock

3.17 Dwelling completions in Swale over the previous three decades have varied quite significantly. Completions on an annual basis have ranged from just 150 net new dwellings (in 1981/82) to 1,129 net new dwellings (only eight years later in 1988/89). Over the 30 year period for which completions data has

[4] Refer to the 2008/09 Swale Borough Council Private Sector House Condition Survey for full definitions relating to the Decent Homes Standard.

been collated by KCC, Swale has averaged completions totalling 553 dwellings per annum, as illustrated in Figure 3.7.

Figure 3.7 Net Housing Completions in Swale 1981/82 to 2010/11



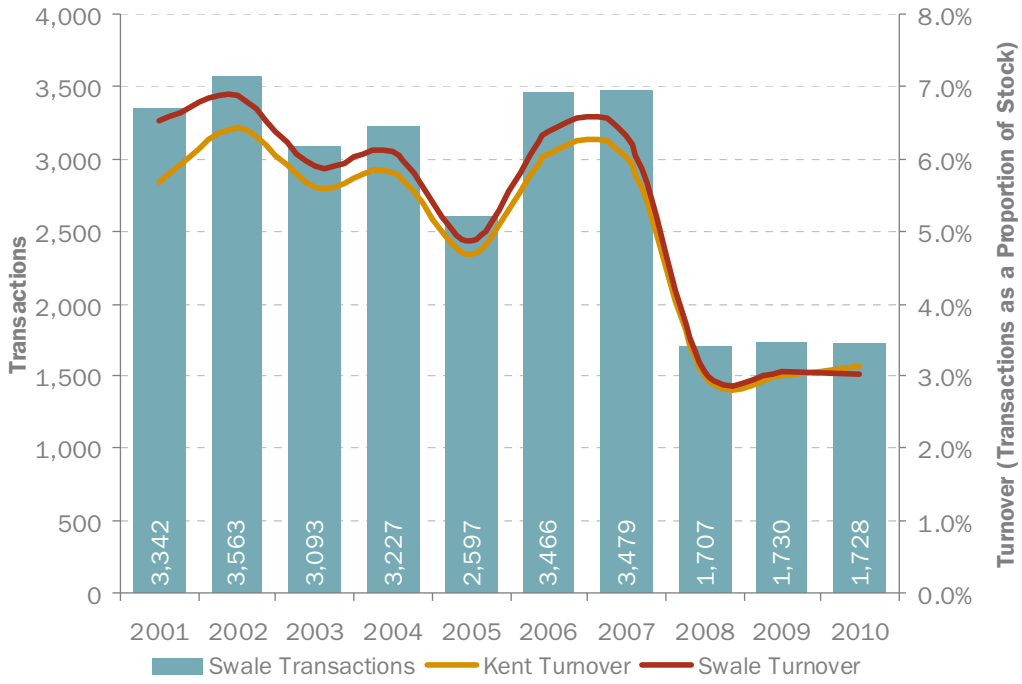
Source: KCC Housing Information Audit

3.18 Although past housing delivery will have been influenced by previous planning policy and past economic conditions, over a long term period it provides an indicator of the ability of the market to bring forward development within the Borough. This is an important framing factor for considering the deliverability of housing to meet needs in the future. During the 1980's Swale averaged delivery of 594 dwellings per annum. This fell to 444 dwellings per annum in the 1990's before increasing to 648 dwellings per annum in the 2000's. Markedly, just before the recession Swale was delivering circa 800 new dwellings per annum, and whilst delivery has remained relatively buoyant in comparison to the early 1990's recession, the previous few years has seen a downward trend in completions.

Transactions and Prices in the Private Market

3.19 Pre-recession dwelling sales across Swale relatively consistently totalled between 3,000 and 3,500 transaction per annum, representing c.6-7% of stock. During this period rates of turnover in swale were higher than for Kent as a whole. In comparison, since 2007 and throughout the period of recession, transactions have halved, averaging c.1,720 per annum, equivalent to just 3% of stock in Swale, which has brought the turnover rates in line with that of Kent.

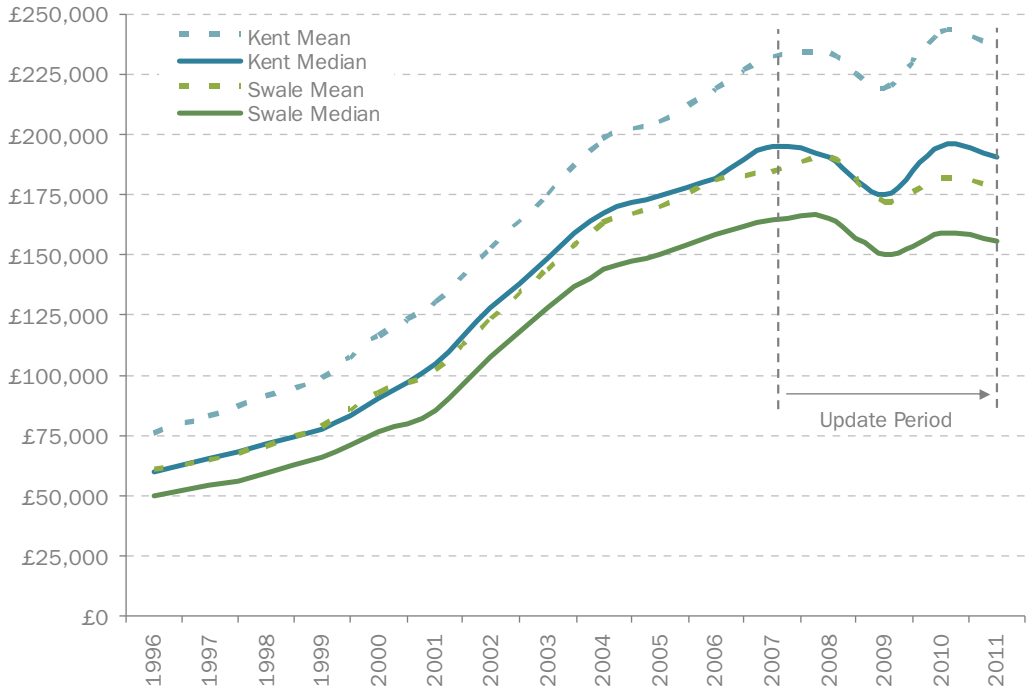
Figure 3.8 Property Sales and Stock Turnover 2001-2010



Source: CLG Live Table 588: Property sales based on Land Registry data, by district and CLG Live Table 125: Dwelling stock estimates by Local Authority

3.20 As set out in the East Kent SHMA (2009) house prices between 2001 and 2007 increased rapidly with the East Kent SHMA particularly singling out Swale as an area of increasing fragility in the housing market into 2007 and the 2008 downturn. Looking at the change in average house prices for Swale and Kent illustrates that between 2007 and 2011 there has been some clear impacts on the housing market associated with the recession. Figure 3.9 illustrates that the Swale housing initially fared relatively well, with price rises continuing into 2008, whilst Kent as a whole was experiencing the first decreases in housing prices in well over a decade.

Figure 3.9 Average House Prices in Swale and Kent 1996 to 2011



Source: CLG Live Table 585: Mean house prices based on Land Registry data, by district and CLG Live Table 586: Median house prices based on Land Registry data, by district

3.21 Although Swale lagged behind Kent in experiencing a drop in house prices, it has been affected relatively more deeply. Table 3.4 shows change from peak to trough in house prices and peak to 2011 (the most recent price data available) for Swale and Kent.

Table 3.4 House Price Change over Recession in Swale and Kent

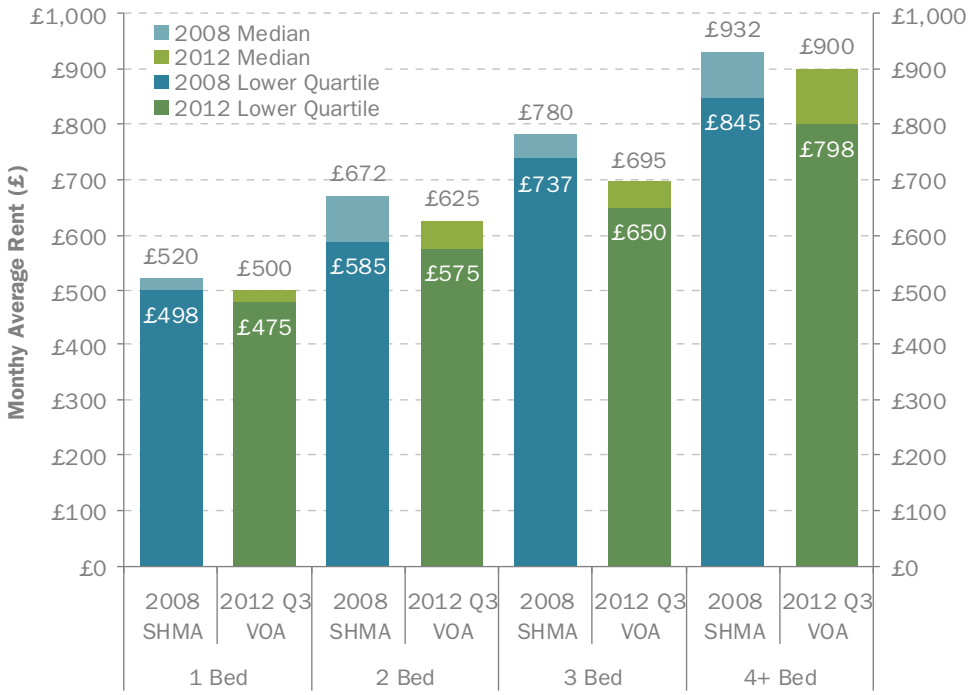
	Average	Peak to Trough		Peak to 2011	
Swale	Mean	-£18,458	-10.0%	-£11,327	-6.6%
	Median	-£14,950	-9.1%	-£9,450	-6.3%
Kent	Mean	-£14,681	-6.3%	£1,969	+0.9%
	Median	-£20,000	-10.3%	-£5,000	-2.9%

Source: CLG Live Table 585: Mean house prices based on Land Registry data, by district and CLG Live Table 586: Median house prices based on Land Registry data, by district

3.22 This illustrates that whilst house prices in Kent have rebounded to a level close to their peak (and in terms of the mean, even above it), prices in Swale continue to be slightly below their peak by between 6.3% and 6.6%.

3.23 Whilst sale prices have rebounded, rents within the private market rental sector appear to be lower than the corresponding rents identified in the East Kent SHMA for 2008 (accepting that these were based on analysis of marketed rental properties). Figure 3.10 illustrates change in median and lower quartile rents for different size properties in Swale between 2008 and 2012. In particular, 2 and 3 bed properties, which form the majority of dwelling stock in Swale, appear relatively cheaper in rental terms than in 2008, albeit rental values for both 1 bed and 4+ bed properties remain more comparable to 2008 levels, potentially reflecting a relative lower stock of such properties available.

Figure 3.10 Monthly Private Rental Price for Swale



Source: VOA Private Market Rent Statistics

3.24 Combined the activity within the housing market and trends in price data suggest that although the recession has had a significant impact upon realisable demand (as highlighted by the fall in transactions), the corresponding resilience of property prices in both Swale and Kent (which also reflect national trends), highlight the fact that underlying structure demand for housing remains strong, particularly in the context of continued levels of housing supply.

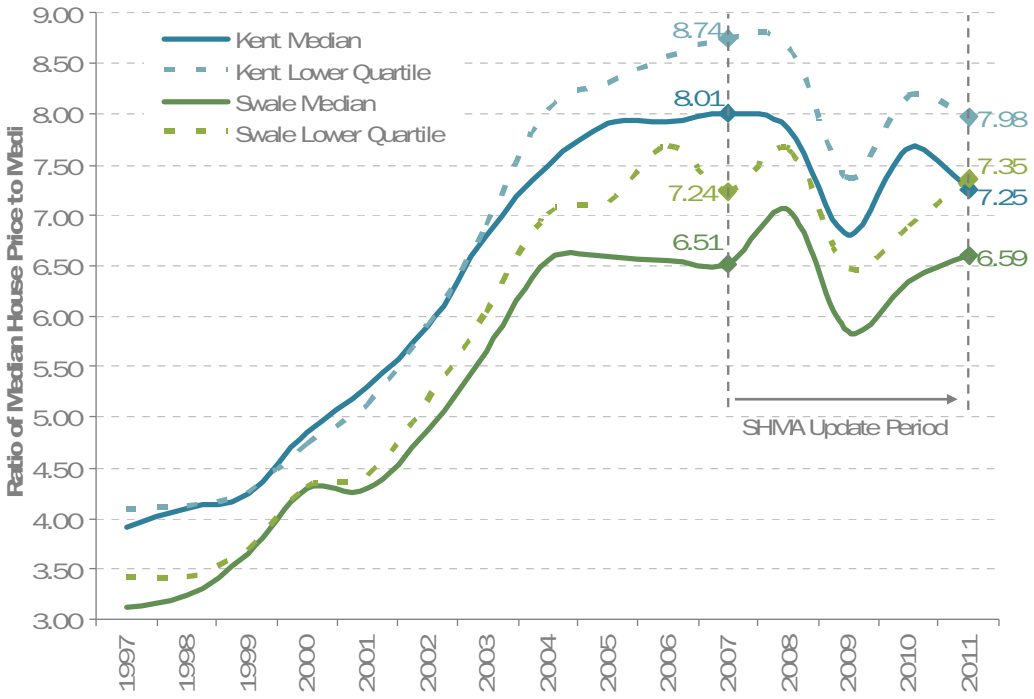
Affordability

3.25 The above price dynamics can be compared with changes in earnings to provide an indicator of the relative affordability of housing. At the 2007 base date for data within the East Kent SHMA, affordability in Kent as a whole was at its worst (i.e. least affordable) on record. Lower quartile house prices were 8.74 times greater than lower quartile incomes, whilst median house prices were 8.01 time greater than median incomes. Over the period 2007-2011 this ratio has been exceptionally volatile reflecting price/income adjustments in both the labour market and the housing market. By 2011, this ratio had fallen to 7.98 and 7.25 respectively for Kent, reflecting an increase in affordability. Based on the above analysis that house prices were at a similar level between in 2007 as 2011, this infers that incomes in Kent have increased over the period.

3.26 Conversely for Swale, affordability has decreased marginally between 2007 and 2011. The lower quartile house price to median earnings ratio increased slightly from 7.24 to 7.35 whilst the median house price to median earnings ratio increased slightly from 6.51 to 6.59, meaning housing in Swale has become slightly less affordable. With house price data suggesting average

prices have decreased in Swale over the period, this infers that earnings may have decreased by a relatively greater amount than house prices have fallen.

Figure 3.11 Housing Affordability - Ratio of median house price to median earnings



Source: CLG Live Table 576: Ratio of median house price to median earnings by district

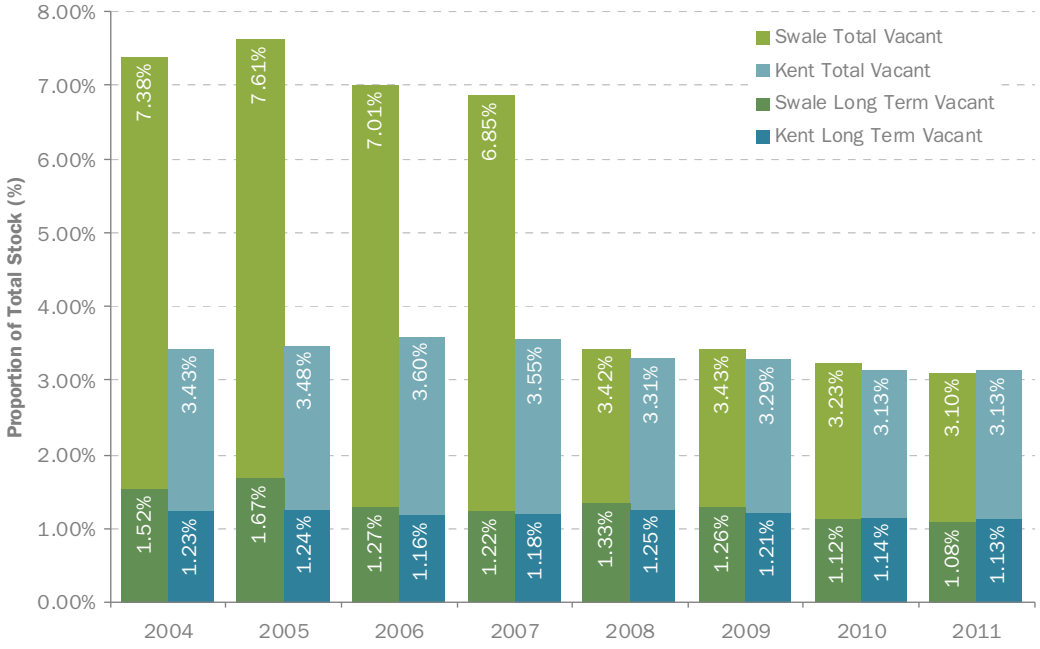
3.27 Price and income modelling undertaken within the East Kent SHMA concluded that 78% of newly forming households were unable to afford to buy or rent housing within the private sector. The similar levels of affordability in Swale at 2007 as to 2011 supports the conclusions of this modelling and suggests that, as overall affordability remains unchanged, that the proportion of newly forming households unable to satisfy their housing needs within the private sector remains at a similar level.

Vacancy

3.28 On the 01st October 2012 dwelling vacancy totalled 1,845 dwellings in Swale, of which 617 had been long term vacant (i.e. vacant for longer than 6 months). Homes become vacant for many reasons, including natural vacancy in the market (e.g. a void between tenancies or short term vacancies as people move home). However, long term vacancies may indicate either structural weaknesses in the housing market (e.g. low demand) or may be reflective of problems with the stock of housing.

3.29 In Swale overall vacancy rates have been falling. Overall vacancy rates were as high as 7.6% in the mid-2000's, however this dropped to 3.10% in 2011. Vacancy rates for long term vacant properties have represented a component of vacancy throughout this period, albeit also reducing over the period to a low of 1.08% of stock in 2011, lower than the equivalent Kent rate.

Figure 3.12 Total and Long Term Vacancy Rates for Swale and Kent



Source: CLG Live Table 615 Vacant dwellings by local authority district and CLG Live Table 125: dwelling stock estimates by local authority district

3.30 In terms of the differences in tenure on vacant homes, CLG data shows in Swale that only 29 housing association general needs properties were vacant on 01st October 2012 with 14 of those being long term vacancies. This suggests a very low level of vacancy within affordable tenures, with most vacancy associated with the private market.

3.31 Alternative statistics from HSSA data suggest that the overall vacancy rate in Swale has been as low as 2.2% over the previous 3 years. Overall this low level of vacancy could indicate high levels of demand in comparison to supply, but also suggests that there are not major structure deficiencies within the existing housing stock within Swale. In any case a certain level of vacancy is required to ensure the efficient and effective operation of any housing market, with a vacancy level of c.3% a typical rate which will enable this.

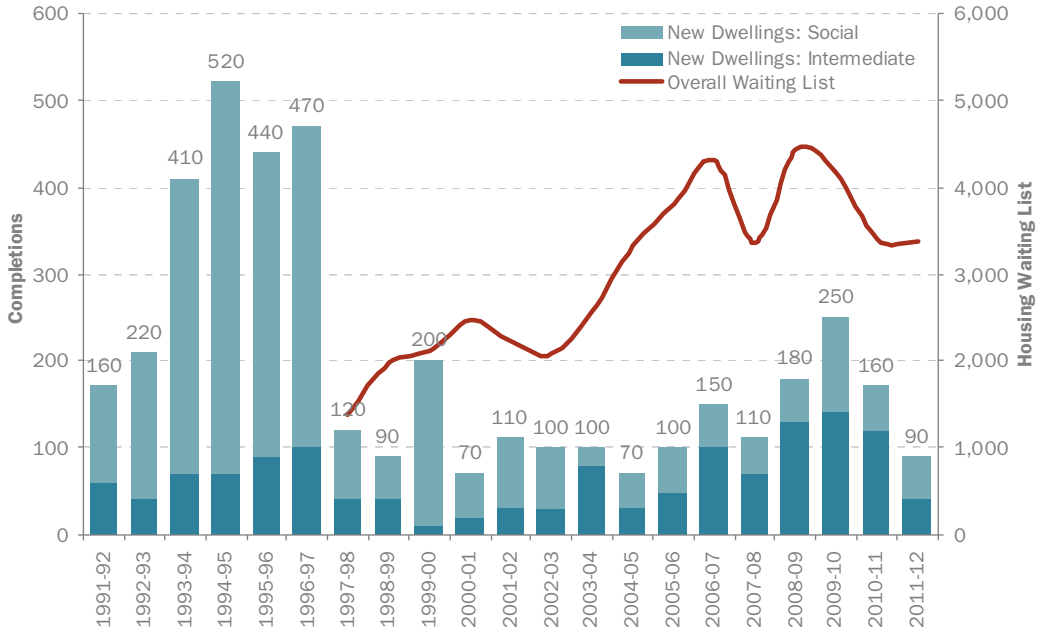
Supply and Demand for Affordable Dwellings

3.32 The supply of new build affordable housing has remained relatively consistent over the past 15 years. As illustrated in Figure 3.13, gross affordable housing completions peaked in the mid 1990's with completions in excess of 400 achieved for four years in a row. Since then gross affordable housing completions have averaged just 126 per annum over the last 15 years.

3.33 Comparing these completions over past 15 years to the numbers of applicants on the housing waiting list in Swale, Figure 3.13 illustrates that relatively low levels of supply have coincided with an increase in the size of the housing waiting list, which peaked at 4,432 in 2008/09 before falling back to 3,386 in 2011/12. Data from SBC identified that as at 10 December 2012 there were 4,487 applicants on the waiting list, suggesting this has increased back to its

previous peak. It should, however, be noted that from 2003 local authorities have maintained 'open' waiting lists, whereby anyone can apply to go on any local authority waiting list, which may have also contributed towards the sharp rise in the waiting list from 2003 onwards.

Figure 3.13 Gross Affordable Housing Completions in Swale 1991/92 to 2010/11



Source: CLG Live Table 600 Rents, lettings and tenancies: numbers of households on local authorities' housing waiting lists, by district (Note: housing waiting list data not available before 97-98, completion figures rounded to nearest 10; due to differences in data collection techniques these may differ with KCC/Swale BC monitoring)

3.34 Looking at the components of affordable housing supply, there has been a shift from the late 1990's and early 2000's where the majority of affordable completions were social rented tenures, to the late 2000's early 2010's where a far greater proportion of affordable completions have been intermediate tenures.

Core Output 2: Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market.

The above analysis on the current active housing market illustrates a number of key trends and dynamics which are underpinning the housing market within Swale:

a The recession has had an effect upon the housing market in Swale, with stock turnover, average dwelling prices and private market rents all below their pre-recession peaks. This suggests that realisable demand for private market housing has declined, potentially associated with factors such as constrained mortgage availability.

b Notwithstanding price volatility and decline in the short term, as well as an inferred decline in market housing, affordability of housing has not

substantially improved. Impacts on earnings in swale mean that current affordability is in largely the same position as in 2007.

c This is further supported by evidence of tightening supply, with both overall housing completions falling from their mid-2000's high and the previously high vacancy rate falling into line with the Kent average demonstrating that it is possible that whilst realisable demand and prices have fallen in the private market, supply has also tightened.

d Such housing cost and household earning shocks have fed through into the overall housing waiting list which has fluctuated a high level of between 3,000 and 4,500 applicants on the waiting list between 2007 and 2012.

e Long term trends in the affordable housing sector illustrates that relatively low levels of affordable housing supply since 1996/97 have coincided with significant increases in the housing waiting list, illustrating that new affordable housing supply has not necessarily been able to keep pace with demand for affordable housing.

These factors and trends are potentially illustrative of a larger imbalance of supply and demand, which is not just a function of Swale's housing market but is also seen at a national level where affordability has also been steadily worsening.

Bringing the Evidence Together

3.35 Overall the evidence on Swale's current economic background and on the active housing market in the Borough provides a backdrop against which to consider future changes in Swale's economy and how this will similarly influence the housing market. Further factors highlight that there have been strong structural demographic drivers of the housing market, caused by employment growth and in-migration leading to a growing population for the Borough.

3.36 These factors have influenced the operation of the housing market in Swale and have directly affected the supply/demand balance. This has led to relative in-affordability in the private housing market, with median prices estimated to be 5.69 times median earnings in 2011, a ratio still relatively more affordable than the rest of Kent, representing the lower cost of housing in Swale in comparison to other parts of the County. This has also led to an increase in demand for affordable housing, with waiting lists increasing from c.1,400 applicants in 1997/98 to almost 4,500 in December 2012.

3.37 This forms the basis for considering future projections of Swale's economic performance and future projections of Swale's population.

4.0 Future Economic Performance

4.1 A number of scenarios have been considered to assess how the Swale economy will grow and change over the Plan period to 2031, and in turn, future requirements for employment space to meet economic growth needs.

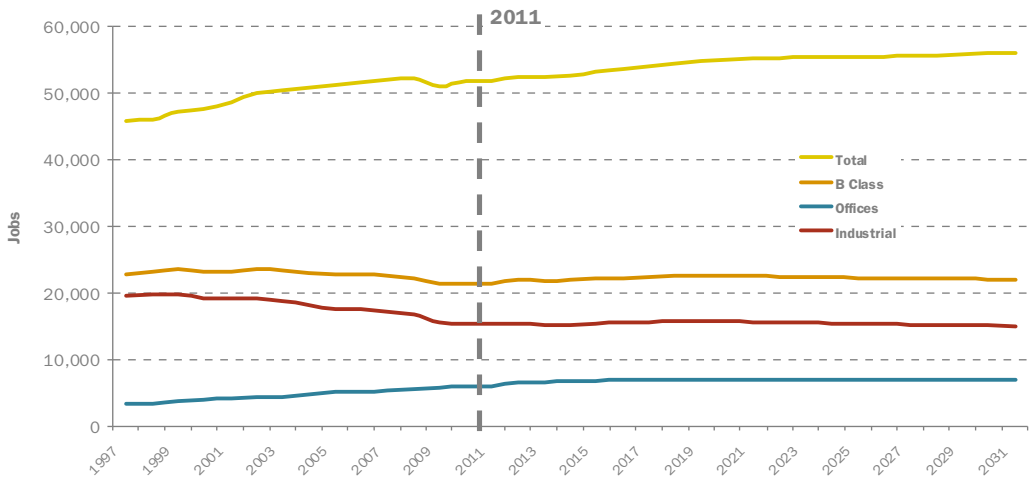
Growth Scenarios

Baseline Economic Growth Scenario

4.2 Latest forecasts of job growth for Swale for the period up to 2031 have been sourced from Experian. These reflect recent trends and are based on projections at regional level, and how sectors in Swale have fared relative to the region's growth in the past.

4.3 The overall change in Swale resulting from these forecasts is shown in Figure 4.1 and Table 4.1, along with expected change in the main B-class sectors.[5] These indicate total growth in Swale of 4,370 jobs over the period 2011-2031, or an annual average of 220 jobs. This is significantly lower than the growth of 432 jobs per annum achieved in Swale over the period 1997-2011 reflecting the current post-recession economic climate and the significant uncertainty regarding future economic prospects.

Figure 4.1 Baseline Economic Growth Forecast Employment Change in Swale, 2011-2031



Source: Experian 2012 / NLP analysis

4.4 The forecasts indicate limited B class job growth of 555 jobs (28 jobs per annum) over the period to 2031. This comprises an increase of 818 jobs in

[5] Includes an allowance for jobs in other non B class sectors that typically utilise industrial or office space, such as some construction uses, vehicle repair, courier services, road transport and cargo handling and some public administration activities

office-based sectors and 730 jobs in warehousing activities, but is offset by a decline of 993 industrial jobs (Table 4.1).

Table 4.1 Baseline Economic Growth Scenario Employment Change in Swale, 2011-2031

	No. of Jobs		Change
	2011	2031	2011-2031
Manufacturing (B1c/B2)	9,688	8,695	-993
Distribution (B8)	5,665	6,395	730
Offices (B1a/b)	6,054	6,872	818
Total B-class Jobs	**21,406**	**21,961**	**555**
Jobs in All Sectors	**50,921**	**55,290**	**4,369**

Source: Experian / NLP analysis

Higher Economic Growth Scenario

4.5 An alternative scenario has been prepared to test the impact of higher job growth assumptions across a range of individual sectors. This has been prepared to take account of the Council's emerging economic development strategy and a number of committed developments that it is anticipated will help provide a platform for future growth. Accordingly, the following sector adjustments have been made:

- Stabilisation of losses within a number of manufacturing sub-sectors to reflect the extent of restructuring that has already taken place, and view on the underlying competitive strengths that Swale has in certain specialist sectors. This resulted in an increase of 460 jobs;
- Additional retail sector growth to take account of committed retail schemes (including Sittingbourne and Neat's Court) which are considered 'above trend' in terms of Swale's ambient retail sector growth. This resulted in an increase of 1,500 jobs;
- General uplift in sectors related to visitor economy (recreation, accommodation and food services) to reflect spin-offs from new retail and leisure provision and the potential for growth focused on the natural environment and heritage offer in the Borough. This resulted in an increase of 580 jobs; and
- Addition of future occupier expansion proposals to the growth rate assumed for the pharmaceutical sector. This resulted in an increase of 230 jobs.

4.6 The implication of these adjustments is a total increase of 2,773 additional jobs (787 B-class) over and above the baseline scenario up to 2031. The annual rate of job growth increases to 357 jobs per annum, which is still below the average of 432 jobs p.a. achieved in Swale over the period 1997-2011, but higher than the 220 jobs achieved under the baseline scenario. B-class job

growth increases to 67 jobs p.a., compared to 28 jobs p.a. under the baseline scenario.

4.7 The sector job change arising from this scenario is summarised in Table 4.2 below. Reflecting the adjustments made, the effect is to significantly reduce job losses in the manufacturing sector by about 70% to 303 jobs. There is a modest increase in office-based jobs (within B1b space) to 916 jobs, and no overall change in distribution sector jobs.

Table 4.2 Higher Economic Growth Scenario Employment Change in Swale, 2011-2031

	No. of Jobs		Change
	2011	2031	2011-2031
Manufacturing (B1c/B2)	9,688	9,385	-303
Distribution (B8)	5,665	6,395	730
Offices (B1a/b)	6,054	6,939	916
Total B-class Jobs	**21,406**	**22,749**	**1,342**
Jobs in All Sectors	**50,921**	**58,063**	**7,142**

Source: Experian / NLP analysis

4.8 Overall, both scenarios suggest a lower rate of employment growth in Swale that was achieved in the period preceding the recession. This is to be expected given the current cautious assumptions about the scale and pace of recovery, and is reflected in the low growth projected under the baseline scenario. In particular, it implies continued manufacturing losses (albeit at a slower rate than the recent past).

4.9 However, this does not obviate the need to think about Swale's intrinsic economic strengths and the potential to achieve 'above trend' growth in some sectors, reflecting specific investments, occupier expansion and potentially economic strategy interventions. The higher economic growth scenario therefore balances a cautious view about ambient economic conditions with identified potential for the Borough to maximise growth prospects in certain sectors, and therefore offers a reasonable basis to inform a jobs-led approach to future planning.

Relationship between Employment and Housing

4.10 Housing and employment are fundamentally related, but it is a relationship that goes beyond a simple metric. As a function of demographic change, economic cycles, labour market dynamics, and commuting flows, changes in employment levels do not always correlate strongly with household growth on a year-by-year basis, although a longer term relationship generally becomes evident.

4.11 However, this statistical relationship does not in itself evidence causality between these factors. The provision of a certain number of homes does not automatically lead to the creation of all of the jobs that the statistical

relationship suggests would be associated with that level of development; one or more of the variables may change. However, research on this issue does demonstrate that an area which constrains the supply of dwellings puts in place barriers to achieving increases in local employment that it might otherwise be seeking[6]. It is therefore important that, if pursuing a jobs-led approach to future planning, sufficient new housing provision is also provided. The implications of future employment growth in Swale in housing terms are considered further in Section 5.0.

4.12 New development and a stable or growing population also generates significant economic benefits (and employment) in its own right, including through construction (2.6% of jobs in Swale) and spending by residents. At a national level, the evidence is clear that a shortage of housing in England has had long term, structural, adverse impacts on economic performance.

Employment Space Requirements

4.13 The potential employment space requirements arising from the scenarios outlined above are now considered. The purpose is not to define a future employment target for Swale, but to provide an assessment of the potential implications of the earlier scenarios as they relate to future development requirements for the group of B-class sectors.

4.14 In addition to the two economic scenarios outlined above, for comparison purposes estimates have also been derived from rolling forward past take-up rates of employment space in the Borough. These have been sourced from the Kent County Council commercial monitoring data, as reported in Section 2.0. This provides an alternative method that reflects actual development activity that has occurred in the Borough and the balance of losses and gains of new space, but is also influenced by fluctuations in the property market. The KCC monitoring data extends back to 1998 which is a reasonably long period reflecting a full business cycle.

Convert jobs to floorspace

4.15 The employment change in each B-class sector under both scenarios has been translated into floorspace requirements by applying latest published job/floorspace densities. To estimate space needs, the following average ratios have been applied:

- offices: 1 job per 10.5 m^2
- industry: 1 job per 43 m^2

[6] 'Rapid Evidence Assessment of the economic and social consequences of worsening housing affordability', University of York and NHPAU, May 2009. http://www.york.ac.uk/media/chp/documents/2009/Rapid%20Evidence%20Assessment%20of%20the%20Economic%20and%20Social%20Consequences%20of%20Worsening%20Housing%20Affordability.pdf

- warehousing: 1 job per 65 m^2

4.16 These assumptions are based on the latest HCA/Offpat guidance on employment densities published in 2010.[7] This guidance takes account of recent trends in terms of the changing use of employment space, the main change being the more efficient utilisation of office space due to increased flexible working and hot-desking. This has resulted in a decrease in the amount of floorspace per office worker that is assumed compared to earlier guidance.

4.17 An allowance of 10% is added to all floorspace requirements to reflect a normal level of market vacancy in employment space. Where a reduction in jobs is forecast, the associated negative floorspace was halved, to reflect the fact that not all of this employment space is likely to be lost.

4.18 The resulting net floorspace requirements for the baseline and accelerated job growth scenarios are set out in Table 4.3 below.

Table 4.3 Net Employment Floorspace Requirements (sq.m), 2011-2031

Scenario / Use	Baseline Economic Growth Scenario	Higher Economic Growth Scenario	Past Development Rates
Offices (B1a/b)	9,450	10,574	69,960
Industrial (B1c/B2/B8)	34,660	49,295	272,640
All B uses	**44,908**	**59,869**	**342,600**

Source: NLP analysis

Safety margin

4.19 To estimate the overall requirement of employment space that should be planned for in allocating sites, and to give some flexibility of provision, it is normal to add some allowance as a safety margin for factors such as delays in sites coming forward. This should balance the need for a reasonable safety margin that provides some flexibility but avoids over-provision of scarce land.

4.20 The SEEPB guidance on employment land assessments recommends an allowance that is equivalent to the average time for a site to gain planning permission and be developed, typically about two years. Therefore an allowance equivalent to two years average annual net take up (based on the 1998-2012 period) has been applied. This appears an appropriate level relative to the estimated scale of the original requirement.

[7] Based on HCA/Offpat Employment Densities Guide, 2010

Convert to gross floorspace and land requirements

4.21 To convert the net employment space requirement into a gross requirement (i.e. the amount of land to be allocated), an allowance is also typically made for some replacement of losses of existing employment space that may be developed for non B-class uses.

4.22 Judgements were made on the suitability and degree of the allowance for future losses based on analysis of supply-side deliverability factors and current trends in the market. Not all losses need to be replaced as some will reflect restructuring in the local economy as less manufacturing space is required in future and changing occupier requirements.

4.23 Therefore it is considered less realistic for the Borough to replace all losses of industrial space going forward and so it has been assumed that 25% of industrial losses will be replaced each year (based on KCC data for the 1998-2012 period). For offices, an allowance equivalent to 50% of the average annual loss of office space has been applied. Table 4.4 sets out the resultant gross floorspace requirements incorporating these allowances.

Table 4.4 Gross Employment Floorspace Requirements (sq.m), 2011-2031

Scenario / Use	Baseline Economic Growth Scenario	Higher Economic Growth Scenario	Past Development Rates
Offices (B1a/b)	44,424	45,550	104,936
Industrial (B1c/B2/B8)	115,146	129,981	353,524
All B uses	**159,570**	**175,531**	**458,460**

Source: NLP analysis

4.24 The final step, for all scenarios, was to translate gross floorspace into land requirements for both office and industrial uses. This has been calculated by applying appropriate plot ratio assumptions to the floorspace estimates using the following assumptions and local adjustment factors to reflect the pattern of development in the Borough:

- **Industrial** – a plot ratio of 0.4 was applied so that a 1.0 ha site would be needed to accommodate 4,000 m^2 of employment floorspace; and
- **Offices** – it was assumed that 60% of new floorspace would be in lower density developments with a plot ratio of 0.4, with 40% in higher density urban locations at a plot ratio of 2.0.

4.25 The resulting land requirements are set out in Table 4.5 below.

Table 4.5 Gross Employment Land Requirements (ha), 2011-2031

Scenario / Use	Baseline Economic Growth Scenario	Higher Economic Growth Scenario	Past Development Rates
Offices (B1a/b)	7.6	7.7	17.8
Industrial (B1c/B2/B8)	28.8	32.5	88.4
All B uses	**36.3**	**40.2**	**106.2**

Source: NLP analysis

Employment Land Demand/Supply Balance

Current supply of employment land

4.26 The future employment land requirements set out above have been considered against the currently identified supply of employment land available in Swale. This comprises:

- Planning commitments (i.e. sites with planning permission for B-class space); and
- Undeveloped land remaining on the 2008 Local Plan allocated employment sites.

4.27 The floorspace capacity of these sites has been estimated by Kent County Council, as set out in the latest commercial land monitoring report. Some sites have been discounted where other non B-class land uses are now proposed. Table 4.6 below summarises the total floorspace capacity identified.

Table 4.6 Employment Land Floorspace Capacity in Swale

Use	Capacity (m^2)
Offices (B1a/b)	14,142
Industrial (B1c/B2/B8) *	538,799
Total	**552,941**

Source: KCC / NLP analysis * Note: includes all floorspace where split of B1 is not available

4.28 Approximately 60% of this supply comprises sites with planning permission, which may not necessarily all come forward for development and includes some larger schemes the delivery of which may extend beyond the Plan period. The remaining 40% comprises existing Local Plan employment allocations, the distribution of which is set out in Table 4.7. This indicates the majority is located on the Isle of Sheppey, and with particularly limited capacity identified in the Sittingbourne area.

Table 4.7 Floorspace Capacity of Local Plan Employment Allocations by Settlement

Use	Capacity (m^2)	% of capacity
Faversham	71,044	30.3
Sittingbourne	11,000	4.7
Isle of Sheppey	152,611	65.0
Total	**234,655**	**100.0**

Source: KCC / NLP analysis

Needs of different employment uses

4.29 A broad comparison of the estimated demand for B-class space from the three scenarios considered against the current identified supply is set out in Table 4.8 below. This is expressed in floorspace terms only as the equivalent land areas are not reported by KCC for monitoring purposes.

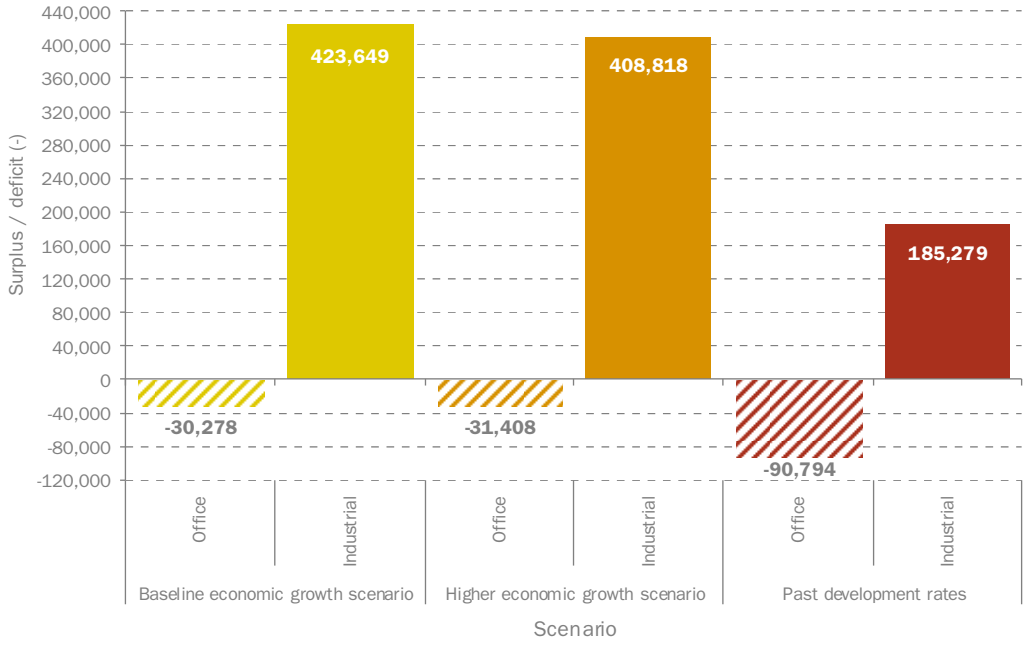
Table 4.8 Demand/Supply Balance for B-Class Uses

	Baseline Economic Growth Scenario	Higher Economic Growth Scenario	Past Development Rates
Industrial			
Industrial space requirement	115,146	129,981	353,524
Potential supply of industrial space	538,799 *		
Surplus(+)/Shortfall(-)	423,649	408,818	185,279
Offices			
Office space requirement	44,424	45,550	104,936
Potential supply of office space	14,142		
Surplus(+)/Shortfall(-)	-30,278	-31,408	-90,794

Source: KCC / NLP analysis * Note: includes all floorspace where split of B1 is not available

4.30 The analysis indicates a quantitative surplus of land for industrial requirements under all of the future scenarios considered. Conversely, for offices a shortfall is identified across all scenarios reflecting the very limited supply that is currently provided in the Borough. This indicates a need to identify additional capacity for new office development. A summary is illustrated in Figure 4.2

Figure 4.2 Demand/Supply Balance for B-Class Uses



Source: NLP analysis

Qualitative Factors

4.31 Beyond the quantitative demand and supply figures set out above, there will be a range of other factors that the Council will need to take into consideration when deciding on the appropriate employment land portfolio to allocate to meet the needs of the Plan period including:

- providing sufficient range and choice of sites to meet different sector and occupier needs;
- the relative balance of supply across different locations, and whether any settlements are under-served in terms of available employment land supply – this would appear to be particularly the case for Sittingbourne;
- allowing for renewal and upgrading of existing sites;
- the prospects for deliverability of sites which currently have planning permission and/or residual 2008 Local Plan allocations in the short, medium and long-term; and
- the objectives of the Borough's economic development strategy, particularly with regard to meeting the sector needs arising from the higher economic growth scenario.

4.32 Balancing policy interventions with market deliverability factors will also be important in terms of meeting the Borough's long-term growth potential, particularly against the backdrop of the current economic climate in which market demand levels are subdued and development viability marginal for many types of employment space. For example, there is likely to be limited market demand or commercial property market interest to develop new, speculative

office space in the short or medium-term, reflecting that Swale has traditionally been a relatively marginal office location. However, the Council will need to have regard to the fact that forecasts indicate office-based sectors will become an increasingly important part of Swale's economy in the future, and accordingly, should consider how the growth and space needs of these sectors can be adequately provided for and safeguarded over the Plan period.

4.33 For individual settlement sub-areas, the recommendations of the 2010 Employment Land Review continue to provide some guidance in terms of meeting qualitative requirements:

a Sittingbourne – the Employment Land Review identified a requirement for some additional office space in the longer-term and this is now more important given the loss of the Watermark site (previously the town's only dedicated B1a allocation) to other uses. For industrial uses, the Employment Land Review identified concerns about the limited supply of readily available and services land for industrial uses and accordingly recommended that some further land be made available, potentially at Eurolink to capitalise on an existing site with proven demand. This remains relevant particularly in view of the reduced industrial land supply currently identified in Sittingbourne, and the fact that this location remains the Borough's most established industrial market.

b Faversham – the Employment Land Review suggested a 5 ha allocation for small-scale industrial development to allow for release of poorer quality estates and upgrade the overall supply, and this still appears appropriate. Over the Plan period, and particularly in view of the release of Land at Western Link to residential uses, new supply will be required in Faversham to accompany housing growth and in anticipation of some existing sites close to the Creek being potentially lost to residential. The 5 ha allocation might evolve into a more mixed employment allocation so there is also some provision for B1a office space.

c Isle of Sheppey – the Employment Land Review identified sufficient land available to meet future needs, either through allocations (some specifically identified to meet individual occupier needs) or potentially redevelopment of existing industrial estates. The Neats Court site is the major source of supply, and now benefits from the legacy of infrastructure investment made by SEEDA. A small business centre for business start-ups in Eastern Sheppey remains a potential opportunity to encourage local business formation and diversify local employment.

Bringing the Evidence Together

4.34 The following conclusions can be drawn from the preceding analysis:

1 The baseline economic growth scenario indicates potential growth of 4,370 (555 B-class) jobs over the 2011-2031 period. This equates to 220 jobs p.a., significantly lower than the 432 jobs p.a. delivered in Swale over the 1997-2011 period. This reflects cautious assumptions

about economic growth prospects following the recent period of recession;

2 A higher economic growth scenario has been developed to reflect the potential for Swale to achieve higher growth in some sectors over and above the ambient level of growth indicated by the baseline forecast. This points to potential for growth of 7,142 jobs (1,342 B-class) over the 2011-2031 period. This would imply annual average job growth of 357 jobs p.a. which still lies below the pre-recession growth level of 432 jobs p.a., but indicates scope for the Borough to achieve higher growth if the potential of individual sectors is maximised;

3 There is a complex inter-relationship between employment growth and future housing requirements, however, evidence indicates that constrained housing supply can act as a barrier to achieving economic growth potential where it limits labour market flexibility. It is therefore important that, if pursuing a jobs-led approach to future planning, that sufficient new housing is provided to align the needs of the local economy;

4 The two economic growth scenarios, and rolling forward past trends in B-class development rates, have been translated into future employment floorspace and land requirements. This suggests a gross office floorspace requirement of 44,424 – 104,936 sq.m (7.6 – 17.8 ha), and an industrial (including warehousing) requirement of 115,146 – 353,524 sq.m (28.8 – 88.4 ha) depending on the scenario selected;

5 Set against the currently identified supply of employment land in Swale, there is a quantitative surplus of industrial requirements across all scenarios of future requirement, but conversely a shortfall for meeting office requirements under all scenarios. This indicates that additional office land needs to be identified. In addition, there are a range of other qualitative and market deliverability factors that the Council will wish to consider when deciding on the appropriate employment land portfolio to meet needs over the Plan period, and reflecting specific needs within individual settlement sub-areas.

5.0 The Future Housing Market

Introduction

5.1 Based on past trends and the baseline housing, economic and demographic context of Swale Borough, a number of scenarios were identified and agreed with SBC and KCC, reflecting alternatives for 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 the range of factors which affect population and household growth within the Borough. These scenarios are introduced in this section and assessed in terms of how they relate to housing requirements.

5.2 The scenarios are designed to give 'bookend' estimates to illustrate what may happen in demographic and economic terms if a given set of conditions prevail and are intended to provide the basis for assessing (and if necessary planning) what could be the implications of these.

5.3 Kent County Council have demographically modelled each of these scenarios using industry-standard POPGROUP demographic modelling software. More information on POPGROUP and the technical methodology of the demographic model can be found here: http://www.ccsr.ac.uk/popgroup/

Adopted Scenarios for Future Growth

5.4 The scenarios adopted for testing fall into three broad groups, demographic-led, economic-led and supply/policy-led. They are set out as follows:

- **Demographic-led** – "*How much development is required to meet projected levels of population change?*"
  - **Scenario A. Baseline 2010** – A scenario utilising the ONS 2010-based sub-national population projections (SNPP);
  - **Scenario B. 2011 Interim SNPP** – A scenario utilising the ONS 2011-based Interim sub-national population projections, which are the most up-to-date government population projections at the current point;
  - **Scenario C. Zero Net-Migration** – A theoretical demographic scenario whereby in and out migration is balanced, meaning there is only population churn in the district and not growth from net in-migration;
  - **Scenario D. Long Term Migration Trend** – A scenario based upon migration trends observed for Swale over the previous 10 years;
  - **Scenario E. Short Term Migration Trend** – A scenario based upon migration trends observed for Swale over the previous 10 years;
- **Economic-led** – "*How much development is required to ensure forecasts of future employment change are supported by the local labour supply?*"

- **Scenario F. Experian Economic Baseline** – A scenario based upon local forecasts of potential unconstrained employment growth in Swale;
- **Scenario G. Higher Economic Growth Scenario** – A scenario based upon a series of adjustments to the Experian baseline scenario to reflect maximising the economic potential of the borough;
- **Scenario H. Bearing Fruits Target** – A scenario based upon Swale Borough Councils previously identified target for job growth.

- **Policy/Supply-Led** – *"What are the implications - in terms of the number of people, households and jobs - of delivering a certain amount of development?"*
  - **Scenario I. South East Plan Housing Target** – A scenario based upon delivery of the South East Plan regional strategy housing target for Swale of 540 dwellings per annum.

5.5 The above nine scenarios (one policy/supply driven, three economic driven and five demographic driven) provide a wide range of outputs evidencing housing and employment development needs based upon different factors under different scenarios. All scenarios provide development requirements over a timeframe starting in 2011 and ending in 2031. There are a number of assumptions which KCC have adopted to form the basis for all modelled scenarios. These include:

a A base population derived from 2011 Mid Year Population Estimates by single year of age and gender which are based on the 2011 Census population counts rather than 2011 Census counts;

b The fertility and mortality rates are used for the Baseline 2010 scenario and thereafter the differentials from 2010-SNPP are used as a base for all other scenarios. For the 2011 SNPP scenario the given birth/death rate is used;

c Projected age specific profiles of migration using ONS trend data;

d Headship rates and populations not in households (e.g. those in institutional care) from the CLG 2008-based headship projections;

e Dwelling vacancy is calculated using a 3 year average based on the latest HSSA data;

f Reduction in claimant unemployment rates from existing level (3.7% in 2011 and 4.0% in 2012) to 2.8% over period to 2021 then held constant, reflecting growth out of recession and a target unemployment rate for Swale to achieve parity with the Kent-wide target;

g Commuting rate, to estimate the labour force impacts of each scenario, remains static with no inferred increase or decrease in net commuting proportions (PopGroup uses a labour force density assumption – the LF Ratio – based on the current relationship between indigenous jobs and resident workers). This is based on the Census 2001; and

h Economic activity by age cohort taken from KCC projections of future economic activity, which take account of shifting trends in economic activity and changes to pension ages.

5.6 Summary outputs from the demographic modelling are included in Appendix 1.

Projections of Future Household and Population

5.7 Based upon the analysis of the context and past trends in earlier sections of this report which will continue to drive the need and demand for housing within Swale, the scenarios and their outputs are outlined below.

Demographic-led Scenarios

5.8 The demographic scenarios use components of population change (births, deaths and migration) to project how the future population, their household composition, and consequently their requirements for housing, will shift in the future. It also projects the level of population who will be economically active and will support employment growth. The headline results for each scenario are outlined below.

Scenario A – Baseline 2010

5.9 The baseline scenario is predicated upon the rates of projected migration, births and deaths in Swale Borough identified within the ONS 2010-based sub-national population projections (SNPP).

5.10 Under this scenario the population is projected to increase by 31,426 people over the period 2011 to 2031 consisting of 10,255 additional people through natural change and net in migration of 21,170 people. The associated increase in households is projected to reach 16,719. This scenario would increase the labour force by 10,824 people; this would, assuming current commuting rates, support an increase of 354 jobs per annum. This scenario would lead to a demographic-led housing need of 16,848 additional dwellings, equivalent to 842 per annum.

Scenario A: 842 dwellings per annum

Scenario B – 2011 Interim Sub-National Population Projections

5.11 This scenario uses projected assumptions which have been updated by ONS to Census 2011 base; they are based on the 2011-based interim sub-national population projections published on 25 September 2012. These projections only run to 2021, albeit for modeling purposes, beyond that date we have assumed trends will hold constant at the rates projected for 2021.

5.12 In comparison to the baseline scenario the population is projected to increase between 2011 and 3031 to an additional 34,266 people. Whilst population as a result of natural change is projected to be fairly in line with the Baseline scenario at 10,938 additional people, net in migration has risen by more than

2,000 to 23,329 people. Household formation under this scenario equates to an additional 17,595 households. The labour force would increase by 12,309 people in this scenario with an additional 414 jobs per annum supported. The housing requirement under this scenario totals 17,745 dwellings, equivalent to 887 per annum.

Scenario B: 887 dwellings per annum

Scenario C - Zero Net Migration

5.13 The zero net migration scenario represents the population impacts only of natural change and churn (i.e. in- and out-migration is still occurring and thus altering the profile of the population over time due to the different profile of in-migrants and out-migrants, albeit that in and out flows are equal in numerical terms).

5.14 This scenario would lead to a population increase of 8,626 people in the period 2011 to 2031 resulting only from natural change. This leads to an increase of 6,439 new households. Zero net migration into Swale would result in a reduction of 958 economically active people within the Borough over this period and reduce jobs by 14 per annum. This generates a requirement for 6,583 new dwellings over the period. If this is annualised, Swale Borough would need to deliver 329 dwellings per annum in order to meet the housing requirements of this scenario.

Scenario C: 329 dwellings per annum

Scenario D - Long Term Migration Trend

5.15 This scenario is based upon continuation into the future of the average past migration trends observed in Swale over the longer term. This draws upon ONS estimates of domestic and international migration over the previous 10 years for the Borough.

5.16 Under this scenario the population is projected to increase by 23,743 people comprising 8,503 additional people via natural change and 15,240 additional people as a result of net in migration. This would lead to an increase in households of 13,122. The increase in the labour force totals 5,954 people, and supports an additional 259 new jobs per annum. The overall housing requirement for this scenario totals 13,417 new dwellings, equivalent to 671 per annum over the 2011 to 2031 period.

Scenario D: 671 dwellings per annum

Scenario E - Short Term Migration Trend

5.17 This scenario is based upon continuation into the future of the average past migration trends observed in Swale over the shorter term. This draws upon

ONS estimates of domestic and international migration over the previous 5 years for the Borough.

5.18 Under this scenario the population is projected to increase by 24,235 people comprising 8,635 additional people via natural change and an additional 15,600 people through net in migration. This would lead to an increase in households of 13,319. This would result in the labour force increasing by 6,254 people with an additional 270 new jobs per annum being supported. The overall housing requirement for this scenario totals 13,618 new dwellings, 681 per annum.

Scenario E: 681 dwellings per annum

Economic-led Scenarios

5.19 The economic-led scenarios are based upon an understanding of the relationship between employment and housing. These scenarios are demographically modelled using the number of jobs as the fixed variable, with the projected migration constrained or inflated to a level, which alongside the profile of migrants moving in and out and natural change within the population produces a labour force which is sufficient to support a given level of employment growth within the Borough. This assumes that the current commuting dynamic inferred by the balance of workers and jobs in Swale (the Labour Force ratio) will either remain static or shift based on the assessed outcomes of the scenarios.

Scenario F – Experian Economic Baseline

5.20 This scenario is based upon up-to-date Autumn 2012 economic forecasts from Experian which projects job growth averaging circa 215 jobs per annum over the period 2011 to 2031. These represent unconstrained estimates of how the economy of Swale Borough could perform in the future. They therefore present an objective forecast of how Swale could perform in economic terms in the future based on the nature of its economy and current expectations of future national and regional economic performance.

5.21 To underpin this level of job growth in Swale, there would need to be an increase in the labour force by 4,823. To achieve this, the population projection as a result of this economic forecast would be significantly reduced from the baseline and 2011 SNPP scenarios at 19,838 people with 9,077 additional members of the population as a result of natural change and 10,761 people from net in migration. This would give rise to 11,810 new households. This results in an overall projected requirement for 12,075 dwellings, 604 per annum.

Scenario F: 604 dwellings per annum

Scenario G – Higher Economic Scenario

5.22 Labour force would need to increase by 8,341 people to accommodate the additional 353 jobs per annum. This scenario would require a population projection at 26,663 people. As a result of natural change there would be an additional 9,606 people and net in migration makes up the remaining 17,057 people. This demographic change would give rise to 14,486 additional households. Overall this results in a requirement for 14,811 dwellings or 741 per annum from 2011 to 2031.

Scenario G: 741 dwellings per annum

Scenario H – Bearing Fruits Job Target

5.23 To meet the job growth of 427 per annum between 2011 and 2031 an increase in the indigenous labour force of circa 10,228 people would be necessary, this would require a population growth of 30,401 people comprising 10,099 as a result of natural change and 20,302 from net in migration. This population growth combined with household change within the existing population profile, would lead to a growth in households of 15,956. To accommodate this growth in households an additional 16,315 homes would need to be built between 2011 and 2031, equivalent to 815 dwellings per annum over this period.

Scenario H: 815 dwellings per annum

Policy–led Scenario

5.24 This policy led scenario tests the implications of delivering a certain level of development (i.e. a certain number of dwellings) based on the given parameters of the scenario. This level of delivery is demographically modelled to understand the impact upon households and labour supply in the Borough.

South East Plan Housing Target

5.25 This scenario has demographically modelled the outcomes of constraining the number of dwellings to the South East Plan Housing Target for Swale, 540 dwellings per annum.

5.26 Deliver of 540 dwellings per annum would accommodate an increase of 10,563 new households. This scenario would lead to a population increase of 16,681 people in the period 2011 to 2031 comprising 8,319 from natural change and 8,362 people from net in migration. This scenario substantially constrains the size of the labour force and creation of jobs compared to the Baseline and 2011 SNPP scenarios. This results in the labour force increasing by 3,299 economically active people and only 154 new jobs by 14 per annum. The overall housing requirement for this scenario totals 10,800 new dwellings, 540 per annum.

Scenario H: 540 dwellings per annum

Summary of Scenarios

5.27 The scenarios outlined above present a range of different housing outcomes based on their principle drivers. The outputs for which are summarised in Table 5.1[8].

5.28 The lowest growth scenario is the zero net migration scenario, which would require delivery of just 329 dwellings per annum, albeit this may not represent a reasonable and rational basis for estimating future housing requirements, with Swale experiencing consistent levels of net in-migration previously. The highest growth scenario is the most recent ONS sub-national population projections, represented by the ONS 2011-based Interim SNPP scenario, which would require 887 dwellings per annum, although similar to the zero net migration scenario, this would appear at odds with past migration trends, with this scenario projecting much greater migration than has been observed previously. Alternative demographic-led scenarios, as well as each of the economic-led scenarios, fall between these two 'book-ends'.

[8] The totals for employment growth under the two economic Scenarios F and G in Table 5.1 differ slightly from the totals in Tables 4.1 and 4.2, due to the way that POPGROUP software 'rounds' employment for each year on an 'employment constrained' run of the model.

Table 5.1 Summary of Demographic, Economic and Housing Scenarios over Period 2011-2031

Scenario:	Demographic Led					Economic Led			Policy Led
	Scenario A. Baseline ONS 2010 SNPP	Scenario B. ONS 2011 Interim SNPP	Scenario C. Zero Net Migration	Scenario D. Long Term Migration trend	Scenario E. Short Term Migration Trend	Scenario F. Experian Economic Baseline	Scenario G. Higher Economic Scenario	Scenario H. Bearing Fruits Job Target	South East Plan housing target
Pop. Change	+31,426	+34,266	+8,626	+23,743	+24,235	+19,838	+26,663	+30,401	+16,681
of which Natural Change	+10,255	+10,938	+8,626	+8,503	+8,635	+9,077	+9,606	+10,099	+8,319
of which Net Migration	+21,170	+23,329	0	+15,240	+15,600	+10,761	+17,057	+20,302	+8,362
Household Change	+16,719	+17,595	+6,439	+13,122	+13,319	+11,810	+14,486	+15,956	+10,563
Dwelling Change	+16,848	+17,745	+6,583	+13,417	+13,618	+12,075	+14,811	+16,315	+10,800
Dwellings p.a.	*+842*	*+887*	*+329*	*+671*	*+681*	*+604*	*+741*	*+815*	*+540*
Labour Force	+10,824	+12,309	-958	+5,954	+6,254	+4,823	+8,341	+10,228	+3,299
Jobs	+7,083	+8,271	-276	+5,171	+5,408	+4,280	+7,053	+8,540	+3,079
Jobs p.a.	*+354*	*+414*	*-14*	*+259*	*+270*	*+214*	*+353*	*+427*	*+154*

Source: KCC Demographic Modelling

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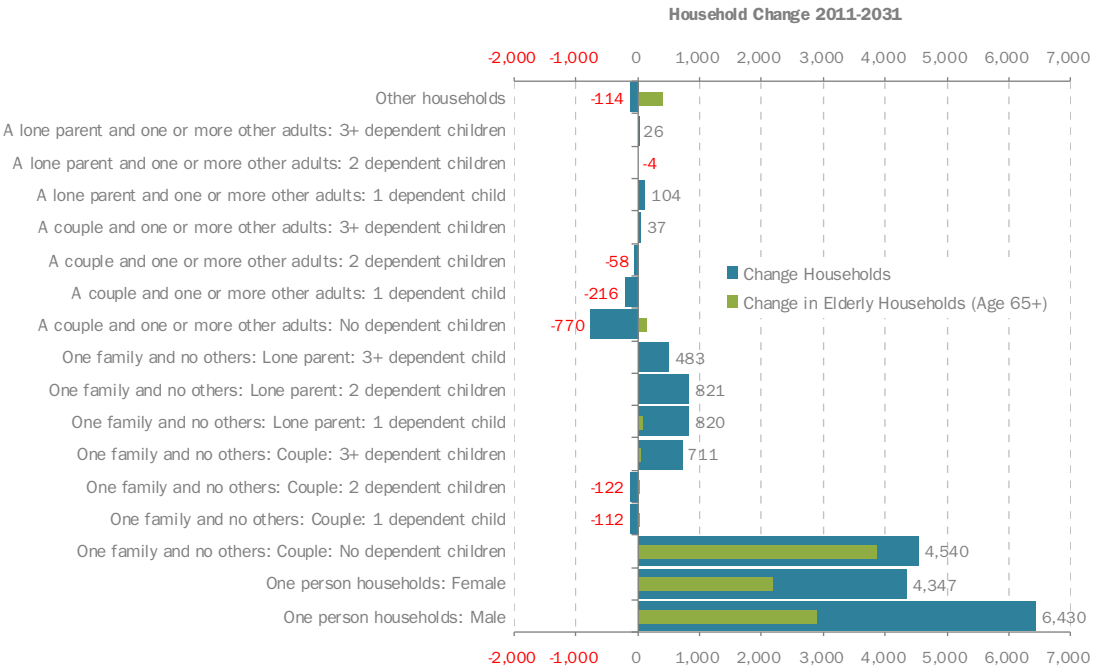
5.29 Whilst the above provides overall change, the SHMA guidance also requires housing assessments to break down estimates of future household growth into age and types where possible. Figure 5.1 illustrates the scale of net household change under the 2011 Interim SNPP scenario, showing both change overall as well as change associated with retired and elderly households (aged 65+). This illustrates that the majority of net household growth is projected to be associated with one person households and couples, with smaller levels of growth associated with lone parent households and larger family households.

Figure 5.1 Net Change in Households in Swale 2011-2031



Source: KCC Demographic Modelling - 2011 SNPP Scenario

5.30 Whilst the scale of household growth is variable depending on the scenario adopted, the above does represent broad trends in household formation for Swale which underpin all of the scenarios, with a rise in smaller households, driven by both an ageing population as well as younger age groups.

Core Output 3: Estimate of total future number of households, broken down by age and type where possible.

The demographic-led projections illustrate that total household change in Swale is projected to total between 13,400 net additional households and 17,700 net additional households between 2011 and 2031.

The vast majority of net household growth (80% plus) is projected to be associated with smaller household sizes of single person and couple adult households. There is also projected to be some growth in family households, particularly lone parent and larger traditional family units.

Just over half of household change is projected to be associated with the 65+ age group, reflecting an ageing population in Swale and the propensity of these cohorts to form smaller households, reflecting the stage of their life as well as social trends.

Future Market Demand for Housing by Type

5.31 The actual market demand for different types/sizes of housing highlights a degree of disparity between indicators of need and the stock. Whilst household change suggests increased need for smaller dwellings such as flats/maisonettes, this is at odds with both the existing stock (11.6% flats) as well as the types of dwellings that are being brought forward for development in Swale (10.5% 1-bed and 38.2% 2-bed recently).

5.32

Table 5.2 looks in more detail at the recent dynamics of market demand for different types of housing in Swale. Looking at average prices, the increase in the price of flats has significantly outstripped other larger dwellings, suggesting relative demand for such properties has been greater. This may reflect actual average prices, with such properties relative cheaper, but may also reflect the small level of supply. Conversely, transactions as a proportion of stock for flats is relatively lower than for other types of housing, with a the real fall in the number of transactions of flats much lower than the real fall in the number of transactions of other dwelling types. Such transaction dynamics potentially reflect that flats are held on-to by owners for longer periods, representing good demand for such properties, or may be reflective of flats being held in the buy to let market, rather than owner occupation, artificially reducing transactions.

Table 5.2 Housing Market by Type

Dwelling Type	Stock	Average Price		Transactions		
	2011	2011 £	% Change 2000-11	Volume 2011	As a % of Stock	Volume % Change 2000-11
Detached	13,653	£269,997	94.4%	370	2.7%	-50.4%
Semi-Detached	18,870	£174,135	101.5%	455	2.4%	-40.5%
Terraced	18,307	£144,587	126.8%	603	3.3%	-47.3%
Flat/Maisonette	6,730	£108,347	144.5%	127	1.9%	-15.9%
All	**57,560**	**£180,113**	**102.7%**	**1,555**	**2.7%**	**-44.6%**

Source: Kent County and District authorities House Price and Transactions 2011 annual; Census 2011

5.33 Although there are inherent difficulties in reconciling housing need with the market demand from households, and then furthermore, with the development market for housing, the above indicates that a central factor relevant for Swale is that need is for smaller dwellings, but supply (existing and new) is generally for larger dwellings. This may indicate one or a number of factors in Swale's market demand for housing, potentially:

a Given relative affordability in Swale, smaller households that can afford to buy/occupy larger housing may be choosing to under-occupy larger properties (e.g. terraced/semi/detached) rather than occupy smaller properties (e.g. flats) that would equally match their needs. This may be creating greater proportional demand for larger new build properties;

b The types of sites that have previously been brought forward have not suited high density flatted developments. In Swale, locations suited to such developments would include the Town Centres of the main settlements which have good commuting links, albeit due to constraints and the supply of sites in these areas, such opportunities have not come forward. This may be limiting the ability of the market to deliver flats; and

c Albeit untested in this SHMA, the development economics for house building in Swale may mean that larger, stand-alone, housing types, rather than flats, maximise development returns and that there is sufficient overall demand at previous levels of housebuilding to deliver and sell such units successfully.

5.34 The above suggests that the market for smaller dwellings (including market demand as well as developer's preferred scheme mixes), such as flats, in Swale may be lower than demographic-led needs suggests. Further work around the housing aspirations of households in Swale, alongside the views of housebuilders and developers, may provide further evidence as to the extent of this dynamic in the Swale housing market and why it is a factor.

Bringing the Evidence Together

5.35 The outputs from the modelling show a range of outcomes, but also highlight a number of common trends, particularly the ageing population, which is also a key component of driving population decline associated with natural change but also constraints on the labour supply, with lower economic activity associated

with an older demographic profile. Notwithstanding, due to the in-migration pressures Swale Borough is likely to come under, the population is set to grow under all of the scenarios, with indigenous natural change (births exceeding deaths) a significant component of future population change.

5.36 These population projections for a core component of evidence for informing what an objective assessment of overall housing need and demand in Swale will be. Although they will have to be considered alongside other indications, including an assessment of affordable housing need, they provide 'book-end' scenarios of bottom-up, locally derived, estimates of future housing need based on structural demographic and economic drivers in the Borough.

6.0 Affordable Housing Need

Introduction

6.1 A calculation of affordable housing need, in line with the CLG SHMA Guidance, has been undertaken to update the estimate provided in the East Kent SHMA. The basic approach to this is:

Total Current Housing Need (gross) to be addressed
Plus
Total Newly Arising Housing Need (gross per annum)
Less
Annual Supply of Affordable Housing
Equals
Net Housing Need

6.2 As this is update to the estimate of affordable housing need provided within the East Kent SHMA, a broadly similar approach, and where applicable, the same data sources have been adopted for consistency.

Current Housing Need

6.3 Current housing need seeks to identify those households in Swale who currently lack their own housing or live in unsuitable housing and cannot afford to meet their needs in the housing market. Components of housing need are not definitive and can encompass drawing together statistics from a wide range of sources. Although potentially not including all households in need of housing, and conversely including those who do not fall within the definition of being in need of affordable housing, the local housing waiting list forms the comprehensive source of estimating what need and demand for affordable housing is. At the very least, if all of the households on the waiting list were accommodated, it would be reasonable to assume that all demand for affordable housing would be met, even if there remain households in need which are not reflected in the waiting list.

6.4 Therefore, we have considered the components of housing need as those in need and within a reasonable preference group for affordable housing (e.g. homeless households and overcrowded households), currently concealed households and other groups in need, for which the existing waiting list has been used as a best case proxy in the absence of alternative secondary data. Although this is likely to over estimate the backlog of housing need, it is difficult to estimate by what margin, and at a minimum the waiting lists represents the current level of demand for affordable housing.

6.5 Table 6.1 sets out the components of current housing need.

Table 6.1 Current Housing Need

	Component	Households	Source/Calculation
a.	Homeless Households (inc. Temporary Accommodation)	97	P1e from CORE Average - 2007/08-2010/11
b.	Overcrowded Households	803	SBC – Waiting List Dec 2012
c.	Concealed Households	300	Estimate from Census 2001 based upon Concealed Families & All households without sole use of bath/shower and toilet.
d.	Other groups on Waiting List	3,587	SBC – Waiting List Dec 2012 (minus overcrowded/ homeless households to prevent double counting)
e.	**Gross Estimate of Current Housing Need**	**4,787**	a + b + c + d
f.	of which current occupiers of affordable housing	492	SBC – Waiting List Dec 2012 Transfers
g.	**Net Estimate of Current Housing Need (Backlog)**	**4,295**	e - f

Source: SEB Waiting List, CORE data, Census 2001

6.6 This backlog of current housing need will need to be factored into future provision in order to reduce the scale of those in need of housing.

Core Output 4: Estimate of current number of households in need.

There are currently an estimated 4,295 households in need of affordable housing within Swale, as highlighted by the scale of the housing waiting list.

Future Need

6.7 Future housing need is split into two components: newly forming households unable to access housing in the private market and existing households falling into need.

6.8 Newly forming households have been calculated using household outputs from the Kent County Council demographic modelling undertaken. These have output household change by type and by five year age band. As set out in the CLG Guidance, gross household formation should be used as the measure of newly forming households, as opposed to net which takes into account household dissolution. Each of the different scenarios of future population growth modelled by KCC produces different estimates of household growth. For the purposed of considering future newly forming households, the demographic led scenario based on the 2011 Interim SNPP has been used, representing central governments most recent projections of population change. Naturally, if an alternative scenario with lower rates of household growth is adopted for the purposed of assessing future need, the inferred newly arising need would also be lower. The 2011 Interim SNPP scenario therefore represents a likely upper book-end of the potential household formation.

6.9 The extent to which newly forming households are able to afford market housing is based on the same analysis undertaken in the East Kent SHMA. This analysis estimated that 78% of newly forming households were unable to meet their housing needs in the private market, with analysis undertaken in Section 3 of this report evidencing that the picture of affordability within Swale remains largely unchanged since the East Kent SHMA was undertaken. This is adopted as a reasonable assumption for the future.

6.10 Existing households falling into needs is based upon an analysis of recent trends of movements from the private scenario into the social sector as a proxy for existing households falling into need. These figures were averaged from CORE data. Table 6.2 sets out the components of future housing need.

Table 6.2 Future Housing Need

	Component	#	Source/Calculation
h.	Newly forming households (Gross per annum)	1,835	KCC Demographic Modelling (2011 Interim SNPP Scenario)
i.	% unable to rent or buy in the private market	78%	East Kent SHMA Affordability Modelling
j.	Newly forming households unable to afford market housing (per annum)	1,431	h x i
k.	Existing households falling into need (annual average)	91	CORE Annual Average - Previous Private Tenure - 2007/08-2010/11
l.	**Estimate of Future Housing Need**	**1,522**	j + k

Source: KCC Demographic Modelling, East Kent SHMA, CORE data

6.11 This future housing need provides an estimate of the amount of households which will newly need affordable housing on an annual basis in the future.

Core Output 5: Estimate of future households that will require affordable housing.

In the future, it is estimated that 1,522 households each year will newly require affordable housing under a scenario comparable with the ONS 2011 Interim SNPP.

6.12 Whilst the above provides an estimate of the future households that will require affordable housing, the remaining households that can afford to rent or buy in the private market will require market housing. At 22% of gross household formation this would total 404 households per annum.

Core Output 6: Estimate of future households that will require market housing.

Based upon the estimates of future households that will require affordable housing, the remaining households will be able to afford and will require market housing. This is estimated at 404 households each year based on gross formation under a scenario comparable with ONS 2011 Interim SNPP.

6.13 These outputs of future housing need (both affordable and market) should be treated with caution. They take no account of potential population change under alternative scenarios, nor the balance of overall structural housing demand based upon demographic-led estimates, excluding as they do household dissolution. These calculations must therefore be seen only as one factor in assessing and considering an objective assessment of future housing need and demand. They also take no account of the deliverability of delivering 78% of total dwellings as affordable (as would be inferred by CLG SHMA Guidance methodology), with factors such as viability affecting the proportion of housing that will be able to be delivered as affordable.

Affordable Housing Supply

6.14 Future affordable housing supply consists of the annual re-lets to new tenants entering social housing. These re-let figures are based upon an average of five years Housing Strategy Statistical Appendix (HSSA) data which provides figures for housing association stock lets per annum against which new supply (i.e. first lets) can be netted off to arrive at a figure for re-lets. Over the previous 5 years this has averaged 551 dwellings per annum.

6.15 There are limited other components of supply for affordable housing in Swale. Vacancy/void rates in the affordable sector are very low, with limited scope to decrease this further given the need for a certain level of voids to facilitate churn and maintenance. Committed supply of affordable housing is also excluded, as, although it will form a component of supply in the future, the intended purpose of this SHMA is to consider an assessment of the need and demand for new housing, and netting off committed new supply (which would in part meet future needs) would artificially reduce objectively assessed future needs.

6.16 Overall future housing supply is set out in Table 6.3.

Table 6.3 Future Affordable Housing Supply

	Component	#	Source/Calculation
m.	Social housing re-lets per annum	551	HSSA data on Housing Association Re-lets
n.	**Estimate of future supply**	**551**	j

Source: HSSA

Calculating Net Housing Need

6.17 Bringing the above elements together we can calculate net housing need. This is done on an annual basis, and as such it is necessary to convert the backlog of need into an annual quota based upon the period which this backlog will be addressed. This has, therefore, been split into a 5 year period, reflecting the suggested timeframe in the CLG SHMA Guidance, and a 20 year period, reflecting the potential timeframe of any Local Plan. Table 6.4 sets out the calculation of net annual affordable housing need, in line with the CLG SHMA Guidance.

Table 6.4 Calculation of SHMA Net Affordable Housing Need

	Component	SHMA Update		East Kent SHMA
		Over 5 yrs	Over Plan 20 yrs	Over 5 yrs
g.	Backlog of Need	4,295	4,295	5,739
	Annual quota of backlog	859	215	1,148
i.	Total newly arising need	1,522	1,522	884
n.	Total annual supply of re-lets	551	551	315
o.	**Net Annual Affordable Housing Need** (g / period) + i - n	**1,830**	**1,186**	**1,717**

Source: NLP Analysis

6.18 This illustrates that net need based on current data (2011/12) and over a 5 year period would total 1,830 affordable dwellings per annum. This is an increase on the 1,717 dwellings per annum identified in the East Kent SHMA, largely reflecting the upward changes in gross household formation that have occurred, reflecting more up to date population and household projections from ONS. Addressing any backlog over a longer period commensurately reduces the need, with a 20 year period equalling a need for 1,186 affordable dwellings per annum.

The Housing Requirements of Households in Need

6.19 The housing requirements of those households in need will vary depending on the size and composition of the households. In terms of the backlog of need, the existing waiting list provides a breakdown of current size requirements for applicants. In respect of future need from newly forming households, interrogating the household projections from KCC provides an indication of how households will change.

6.20 The housing waiting list is illustrated in Table 6.5 which shows that almost half of current need is for 1-bed properties with a third of current need for 2-bed properties. The requirement for 3 and 4-bed properties is lesser based upon the current waiting list.

Table 6.5 Affordable Housing Waiting List by Size of Dwelling Required

	Total	Transfers	Total Without Transfers
1 bed need	2,152 (48.0%)	198	1,954 (48.9%)
2 bed need	1,501 (33.5%)	125	1,376 (34.5%)
3 bed need	605 (13.5%)	125	480 (12.0%)
4 bed need	229 (5.0%)	44	185 (4.6%)
Total	**4,487**	**492**	**3,995**

Source: SBC Waiting List

6.21 Looking at KCC's demographic projections provides an indicator of the scale of change in household composition. The household change under the ONS 2011 Interim SNPP scenario (Scenario B) is outlined in Figure 5.1 of this report and is broadly reflective of the population and household dynamic which underpins each of the scenarios.

6.22 Using this scenario as a proxy for the likely types of households forming within the Borough over the assessment period, Table 6.6 below demonstrates the types of new housing that might be required to support household change. This applies a theoretical assumption that household types occupy dwellings suited to their composition and takes no account of the suitability of the existing dwelling stock in meeting current household needs or the fact that, for example, many elderly households will continue to 'under-occupy' their existing family dwellings as they get older. This analysis looks at the types of households projected to form between 2011 and 2031 and what type of dwellings would satisfy (i.e. adequately meet but without exceeding) their need for housing.

Table 6.6 Household Composition and Dwelling Size and Type

Household Type	Example Likely Dwelling Size Types	Net Change 2011-2031	Estimated Proportion of Growth
One Person Households and Couple Households (under 65)	Small dwellings and apartments/flats (1-2 bed)	5,087	35%-45%
Elderly (65+) One Person Households and Couple Households	Accessible dwellings built to lifetime home standards (or other such standard), small bungalows, retirement villages, sheltered accommodation, care homes (1-2 bed).	5,690	40%-50%
Family unit (couple or lone parent) with 1 dependent child	Smaller family dwelling houses or in some cases larger apartments (2-3 bed).	707	5%-10%
Family unit (couple or lone parent) with 2+ dependent children	Family dwelling houses (3+ bed)	1,893	10%-20%
A couple with one or more other adults	Shared dwelling houses (3+ bed depending on number of other adults)	-770	0%
Lone Parent or couple with one or more other adults and 1 dependent child	Family/Shared dwelling houses (3+ bed depending on number of other adults)	-112	0%
Lone Parent or couple with one or more other adults and 2+ dependent children	Larger family/shared dwelling houses (4+ bed depending on number of other adults)	0	0%-1%
Other households (e.g. houses in multiple occupation)	Various depending on composition of household	-114	0%

Source: NLP Analysis Using KCC Demographic Modelling for SNPP Interim 2011 Scenario

6.23 The above analysis highlights that the vast majority of need arising from the population and household estimates would be for smaller dwelling types, with the majority of households being 1 or 2 person households. Furthermore, some of this need is arising from elderly households, whose housing requirements may range from standard dwellings, to housing options more typically associated with the elderly, such as bungalows, retirement villages, sheltered housing schemes or care homes. Larger family households are also set to increase, with such households likely to require family homes.

6.24 Whilst a useful benchmark for what kind of housing (both market and affordable) is likely to come under pressure from household growth, applying these metrics is too simplistic a way of estimating future dwelling size and type needs for the private market: the operation of the housing market will not be perfectly efficient to match household size to dwelling size. Growth in smaller households living within larger properties is a common phenomenon, particularly in areas facing affordability pressures. Certain groups can afford to purchase and retain larger housing than they necessarily require and this may place further housing need pressures upon other households who require such

larger dwelling sizes, but cannot access them. Notwithstanding, in the affordable sector this is more closely regulated, and combined with the size requirements on the existing waiting list, this provides a good basis for considering what sizes of affordable housing may be required in the future.

Core Output 7: Estimate of the size of affordable housing required.

Matching households to dwelling sizes is an inexact process subject to the range of assumptions set out, and therefore only broad estimates of the likely size of housing required in the future can be made.

Notwithstanding, the analysis of household composition change and the housing waiting list identifies that the majority of affordable housing need and demand will be for smaller units of 1-2 beds. Upwards of 80% of need appears to be for such dwelling sizes, which is set to continue in the future, if households that fall into need mirror the profile of households seen more widely.

There is also a smaller, but still significant, need for family housing of c.3 bed properties.

Bringing the Evidence Together

6.25 The analysis of affordable housing needs continues to support the findings of the East Kent SHMA in respect of Swale. The borough continues to face acute pressures for affordable housing need, which has increased from 1,717 affordable dwellings per annum over the forthcoming 5 year period in the East Kent SHMA, to 1,830 affordable dwellings per annum over the forthcoming 5 year period in this updated affordable housing need analysis.

6.26 This scale of affordable housing need is one factor that will feed in to considering what an appropriate level of housing for Swale to provide in the future will be. However, as it is based on an analysis of relative affordability in the housing market (as well as gross household formation rates) it will need to be considered as one element alongside evidence on the other drivers of overall housing need and demand, including overall demographic change and future economic growth.

7.0 Housing Requirements of Specific Groups

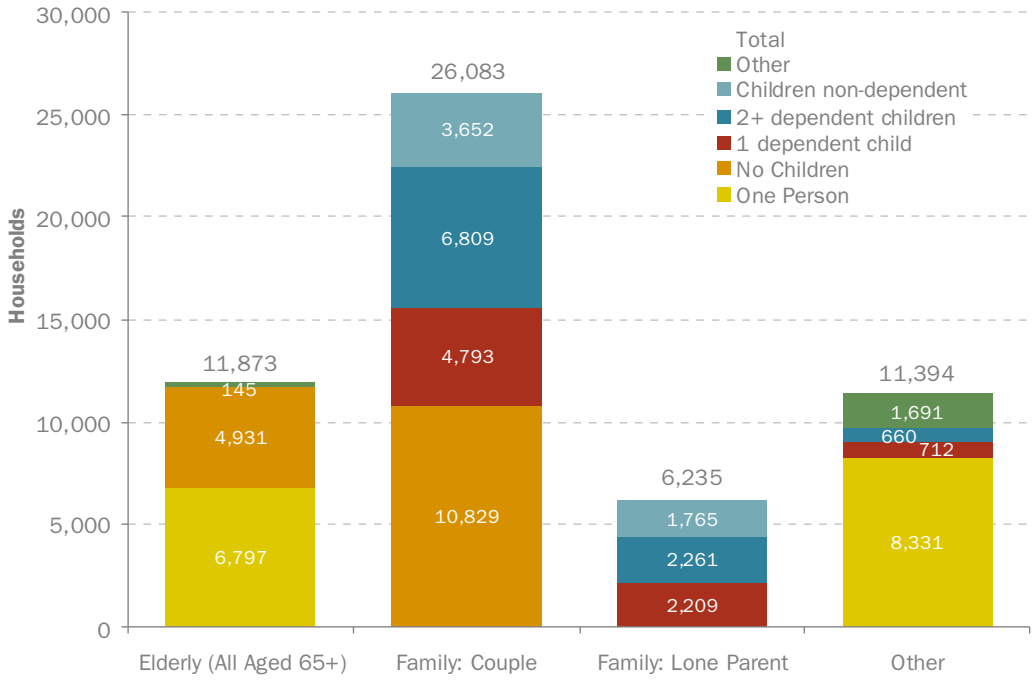
7.1 Overall housing requirements are useful for considering the scale of need, however, the composition of that need is a further important consideration. In particular different household groups have different needs and demands from their housing and therefore influence the housing market in different ways.

7.2 In advance of full Census 2011 data, the East Kent SHMA presents analysis of tenure by household type from the 2001 Census, including an analysis of household age and factors such as disability. Using data from the current waiting list, from KCC's demographic forecasts and from the Census 2011 key statistics, updated analysis of the housing requirements of specific groups has been undertaken.

Household Types

7.3 The Census 2011 provides a breakdown of household composition as illustrated in Figure 7.1. This illustrates that the majority of households within Swale are defined by ONS as family units, mainly couples (married, co-habiting or same-sex civil partnerships) with a smaller proportion being lone parent families. Elderly households, where all occupants are aged 65+, comprise over 20% of all households as 11,873 households.

Figure 7.1 Breakdown of Household Composition in Swale 2011



Source: Census 2011

7.4 Families with dependent children number over 17,400 (31.4% of all households) whilst families with non-dependent children total over 5,400 households (9.7% of all households). Such families with non-dependent

children will include young adults who still live at home with their parents and may be seeking to move out.

7.5 Core Output 7 of this SHMA provides an estimate as to the future change and growth in different household types, showing that small household types of one person/couple households (both younger and in elderly households) are set to account for the majority of future household growth.

Families with Children

7.6 The number of families in Swale (defined for the purpose of this assessment as any household which contains at least one dependent child) currently totals 17,444 accounting for 31.4% of households. The KCC demographic projections suggest this is set to increase by c.2,600 households under the modelled 2011-based SNPP scenario.

7.7 The East Kent SHMA continues to set out the key policy implications regarding families, in particular ensuring an appropriate proportion of development of medium and larger houses to meet the needs associated with family; encouraging affordable housing in rural areas to retain families in such areas to support schools and local services; and create environments which are attractive to families.

Elderly Households (Aged 65+)

7.8 The number of elderly households (defined as households where all members are aged 65 or more) currently totals 11,873 accounting for 21.4% of all households. The KCC demographic projections suggest this is set to increase by c.5,690 households under the modelled 2011-based SNPP scenario, accounting for up to 50% of all net household growth.

7.9 The East Kent SHMA continues to set out the key policy implications regarding elderly households, in particular adapting existing stock with targets for lifetime homes standards; and providing appropriate opportunities for elderly households to downsize where they may be under-occupying larger homes. This latter point is not one which a change can be brought about in the private market through local policy intervention, with many elderly households likely to choose to stay within larger properties. However, providing good quality alternative accommodation (e.g. retirement style housing schemes) may incentivise elderly households to release equity and down-size.

Young Households (Aged 16-24)

7.10 The number of family households with non-dependent children still living at home highlights the difficulties faced by young people in accessing housing. Ineligibility for social housing, lower household incomes and the unaffordability of owner occupation for such age groups are factors highlighted within the East Kent SHMA.

7.11 The KCC demographic projections suggest the number of households aged 15-24 is set to increase only by c.370 households under the modelled 2011-based SNPP scenario. This could be a function of a number of factors for Swale, including the relatively small number of students in the Borough, reflecting the fact that Swale does not have a university (the Census 2011 identifies only 4 student households in the entire Borough), but also that such households have historically found it difficult to form households, with private rented shared accommodation often the only means of meeting their housing needs. As set out in the East Kent SHMA, factors such as a balanced approach to housing in terms of bedroom sizes and property types, along with high standards for Houses in Multiple Occupation (HMOs) will help younger households to access housing.

Housing Need by Ethnicity

7.12 Black and minority ethnic (BME) may have particular requirements in relation to housing needs, often reflecting different social norms and family structures. In Swale, 96.6% of the population is self-classified as white. The remaining 3.4% of the population comprises a wide range of ethnicities, with no particular concentration in Swale evident from Census 2011 data.

Table 7.1 Population and Housing Waiting List by Ethnicity

Ethnic Group		Ethnicity (Census 2011)		Total on Housing Register		Ratio HH on Register:Popn	% Difference
White	English/Welsh/Scottish/ N. Irish/British	126,130	92.9%	3,781	92.8%	0.030	-0.05%
	Irish	780	0.6%	23	0.6%	0.029	-0.01%
	Gypsy or Irish Traveller	730	0.5%	10	0.2%	0.014	-0.29%
	Other White	3,515	2.6%	129	3.2%	0.037	0.58%
Mixed/ multiple ethnic group	White & Black Caribbean	533	0.4%	35	0.9%	0.066	0.47%
	White & Black African	225	0.2%	15	0.4%	0.067	0.20%
	White & Asian	441	0.3%	7	0.2%	0.016	-0.15%
	Other Mixed	376	0.3%	11	0.3%	0.029	-0.01%
Asian/Asian British	Indian	545	0.4%	9	0.2%	0.017	-0.18%
	Pakistani	107	0.1%	0	0.0%	0.000	-0.08%
	Bangladeshi	206	0.2%	6	0.1%	0.029	0.00%
	Chinese	233	0.2%	2	0.0%	0.009	-0.12%
	Other Asian	398	0.3%	4	0.1%	0.010	-0.19%
Black/ African/ Caribbean/Black British	African	993	0.7%	34	0.8%	0.034	0.10%
	Caribbean	277	0.2%	6	0.1%	0.022	-0.06%
	Other Black	125	0.1%	2	0.0%	0.016	-0.04%
Other ethnic group	Arab	47	0.0%	0	0.0%	0.000	-0.03%
	Any other ethnic group	174	0.1%	0	0.0%	0.000	-0.13%
	Total	**135,835**		**4,074**		**0.030**	~
	Refused/Did Not Say	~	~	413	~	~	~

Source: Census 2011 and SBC Housing Register

7.13 Table 7.1 compares the ethnic profile of the total population with the ethnic profile of the housing waiting list by:

a Identifying the ratio of households on the register to population for each ethnicity; and

b Comparing the proportional differences between the ethnic profiles of population and the housing register.

7.14 Although imprecise, this analysis seeks to identify any ethnicities which may be disproportionately represented on the housing register, and therefore may provide an indication of particular problems accessing housing. In this respect there are four main ethnicities that have a significantly higher presence on the housing waiting list than the population in Swale would suggest. These are:

a Other white ethnicities (e.g. European white)

b Mixed white and black Caribbean

c Mixed white and black African; and

d African

7.15 This may provide some indication of particular affordability or housing market pressures facing these groups. In the case of other white ethnicities in Swale, this could conceivably comprise white European households, including European migrants often associated with agricultural work or blue collar jobs in logistics or industrial sectors, which are important economic sectors in Swale.

Disability

7.16 The Census 2011 identifies that 8.6% of Swales population identified that they had a long term health problem or disability which limited day-to-day activities a lot, whilst a further 10% identified that they had a long term health problem or disability which limited day-to-day activities a little.

7.17 Breaking the Swale housing waiting list down by disability, Table 7.2 shows that there are a small number of applicants who are blind/partially sighted or deaf. Circa 2.7% of applicants are registered disable whilst a further 1.6% consider themselves disabled.

Table 7.2 Housing Waiting List by Disability

	Total on Register		Total Without Transfers	
I am blind/partially sighted	4	0.1%	3	0.1%
I am deaf	7	0.2%	6	0.1%
I am registered disabled	119	2.7%	106	2.6%
I consider myself disabled	72	1.6%	62	1.5%
I am not disabled	574	12.8%	552	13.8%
Refused to say	55	1.2%	52	1.3%
Did not say	3,656	81.5%	3,228	80.5%
TOTAL	**4,487**	**100%**	**4,009**	**100%**

Source: SBC Housing Waiting List

7.18 The East Kent SHMA sets out the policy implications of households containing peoples who have physical disabilities with a particular focus on; types of dwellings (e.g. bungalow/single floor dwellings); adaptations to existing properties; and application of lifetime home standards.

Bringing the Evidence Together

7.19 There are a range of specific housing requirements which are specific to certain groups in Swale. In particular, Swale faces growth in the number of elderly households and this will commensurately increase the need for both housing to accommodate such households, as well as potentially residential care solutions. Housing needs by ethnicity suggests that certain groups face disproportionate barriers to home ownership and occupation, with mixed white/black, African and white Europeans particularly facing barriers to housing. Disabled applicants account for a small proportion of the housing waiting list, with the implication that affordable stock, and more widely market stock, will need to be designed with standards to accommodate such groups in mind.

Core Output 8: Estimate of household groups who have particular housing requirements.

Growth in the number of Elderly households (up to c.50% of household growth) and Family households with children (up to c.25% of household growth) will need particular consideration in the types of new housing brought forward.

Whilst the majority of the population (92.9%), and commensurately the majority of the housing waiting list (92.8%), is white British, there are smaller ethnic groups which appear to face disproportionate barriers to housing market entry, in particular: mixed white/black; African; and white European ethnic groups.

0.1% of applicants on the housing waiting list are blind/partially sighted; 0.2% are deaf; 2.7% are registered disabled and 1.6% consider themselves to be disabled.

8.0 Supply-side Factors

8.1 The preceding sections have identified the housing, economic and demographic factors driving the need and demand for housing and employment space within the Borough, and represent the objective assessment of need required by the NPPF.

8.2 A key aspect of the *Bearing Fruits* draft strategy prepared in 2012 was shaped by its assessment that environmental and other supply-side capacity constraints acted to limit the ability of the Borough to accommodate the level of housing development associated with its employment target.

8.3 This section of the Report considers the evidence on environmental capacity and other supply-side factors based on the evidence as it stands at the present time. In considering this evidence it is important to distinguish between:

1 constraints that would act to limit *how much* development the Borough as a whole could accommodate in accordance with the NPPF; and

2 factors that would shape the spatial priorities of the Borough in terms of *where* development should take place in order to deliver its strategy.

8.4 In terms of 1 above, the NPPF clearly establishes that Plans should meet objectively assessed needs unless "*any adverse impacts… would significantly and demonstrably outweigh the benefits*." Consideration of this test is the focus of this section of the report. Issues surrounding 2 above are matters for the Borough Council to consider in defining its spatial priorities but some initial considerations are identified herein.

Review of Environmental Capacity Factors

8.5 The principal focus of the analysis in this section is on what are commonly referred to as 'environmental capacity' factors. In this regard, it looks at the existing evidence in terms of potential constraints to the ability of the Borough to accommodate development and draws conclusions, taking into account the relevant provisions of the NPPF, on whether that evidence appears (on the face of it) to justify the Borough setting a housing and employment target at a level below that which would meet its objectively assessed needs.

8.6 The analysis here is distinct from the type of analysis that seeks to quantify a 'carrying capacity' of the district in eco-systems terms or to measure the degree of 'self-sufficiency' of the Borough in terms of, for example, food production. The assessment here is not a Sustainability Appraisal; nor is it a full appraisal against all aspects of the NPPF.

8.7 The environmental supply-side factors considered are:

1 Archaeology and Heritage

2 Ecology and biodiversity

3 Flood risk

4 Landscape

5 Agricultural Land and Economy

8.8 Each is considered in turn below.

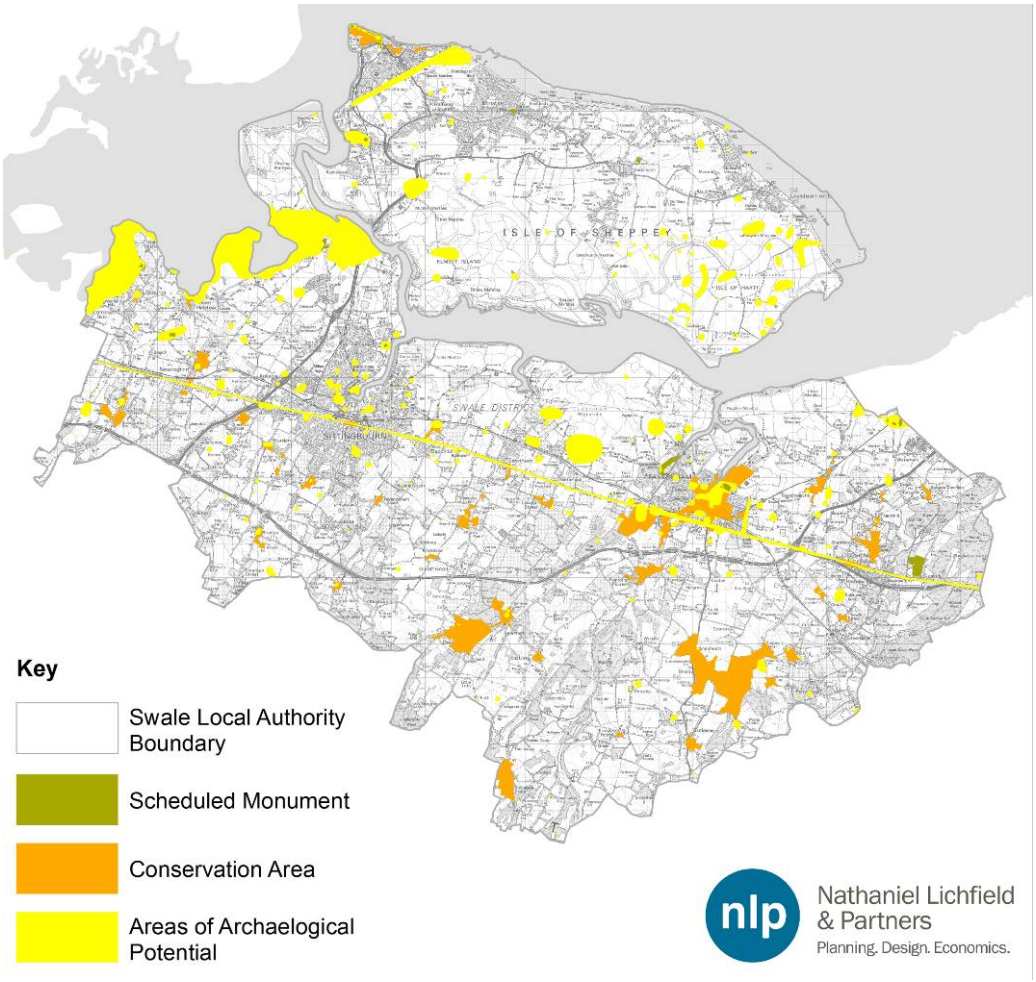
Archaeology and Heritage

8.9 There are a number of archaeological and heritage resources within the Borough, as illustrated on Figure 8.1 below. These include:

- 21 Scheduled Ancient Monuments
- 50 designated conservation areas, including historic areas of Faversham, numerous villages, parklands and hamlets, and the Royal Naval Dockyard at Sheerness and
- Areas of Archaeological Potential (AAPs) as identified by Kent County Council.

8.10 In addition, there are four Registered Historic Parks and Gardens and 1,850 listed buildings.

Figure 8.1 Archaeology and Heritage Constraints



Source: SBC / NLP analysis

8.11 The presence of heritage assets in the Borough is a key factor to consider in the spatial distribution of development. There are clear policy provisions in the NPPF (including paragraphs 132-134) in respect of development that impacts on Scheduled Ancient Monuments, Listed Buildings and Conservation Areas, and there are well established measures in place for carrying out archaeological investigations as appropriate in advance of or in tandem with development.

8.12 However, it is also well established that Conservation Areas and Listed Buildings, or indeed archaeological resources are not in themselves reasons for limiting the quantum of development that can in principle be accommodated in or around settlements, and there are many examples (Dorchester and York, for example) of the planning system having enabled historic settlements to expand through appropriate, well designed sustainable urban extensions. The majority of sites put forward by the SHLAA but considered unsuitable were not, by and large, rejected for heritage reasons. However, this does not undermine the importance of working to deliver to a spatial strategy that recognises and gives due consideration to the setting of specific historic settlements, such as Faversham that have a clear boundary with countryside around it.

8.13 As it stands, there is no evidence to support a conclusion that heritage assets would identify a particular threshold of development below the objective assessment of need identified in this Report.

Ecology and Biodiversity

8.14 The Borough also benefits from a number of areas of ecological importance. These comprise:

- North Kent Marshes around the Swale and Medway - designated for their international wildlife importance;
- Blean woodland complex- designated internationally, nationally and in part locally for its wildlife interest; and
- Numerous National Nature Reserves, Local Nature Reserves and Local Wildlife Sites.

8.15 Together, these represent:

1 International designations (Special Protection Areas [SPA], and Ramsar sites);

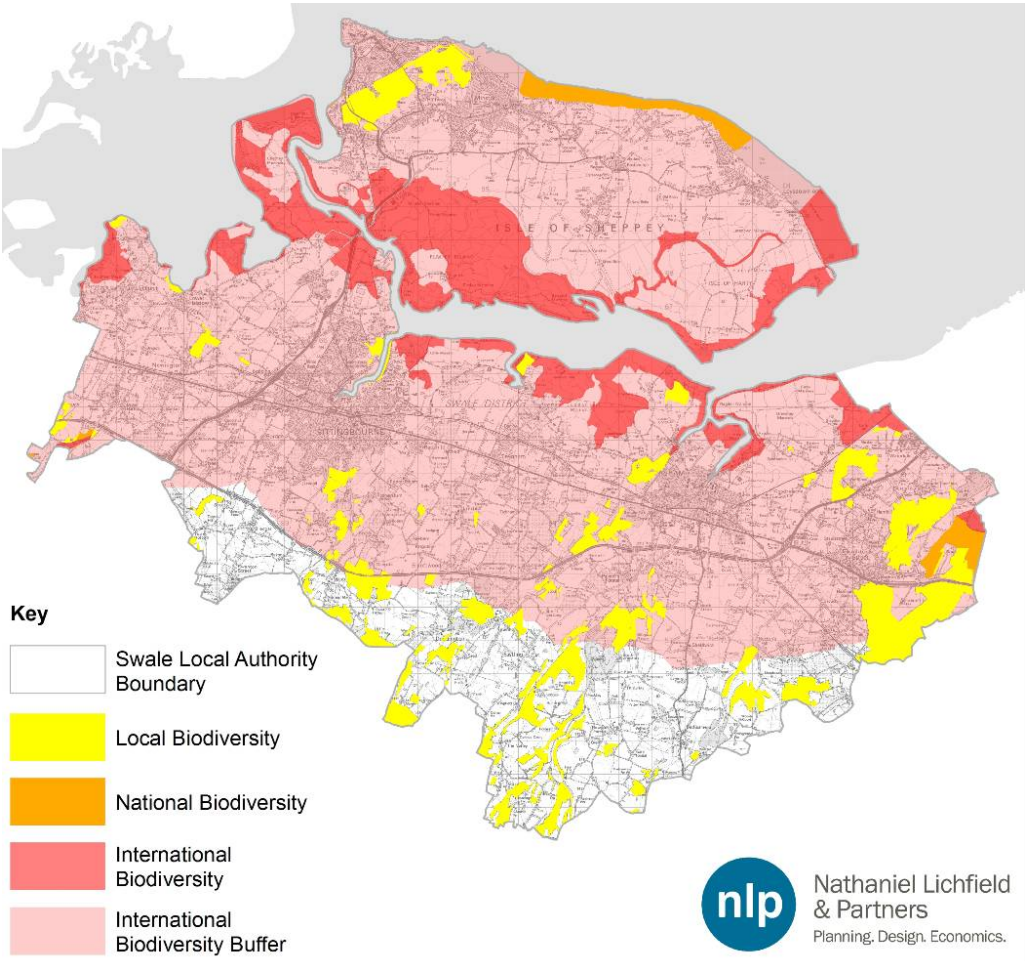
2 National constraints (BAP, SSSI)

3 Local wildlife designations/habitats

8.16 These are illustrated on Figure 8.2. It is reasonable to assume that a spatial strategy seeking to achieve sustainable development in line with the NPPF would not involve development of (or direct adverse impact on) sites that carry an international or national designation plan unless it was clearly unavoidable and included relevant mitigation or compensation. Local wildlife designations/ habitats would also merit a degree of protection.

8.17 Figure 8.2 also shows a 6km 'buffer' around the SPA (shown by the 'salmon' colour). This 6km buffer is based on Phase 1 work ("the SPA Study") carried out on behalf of local authorities in north Kent[9] which provides summary information for Habitats Regulations Assessments (HRAs) of the relevant Local Plans, potential land allocations and creation of mitigation and access management strategies. The SPA Study particularly focuses on the impacts that development of housing has on the SPA as a result of impacts through pressure of human activity, notably dog walking.

Figure 8.2 Ecology and Biodiversity Constraints (including 6km buffer around SPA)



Source: SBC / NLP analysis

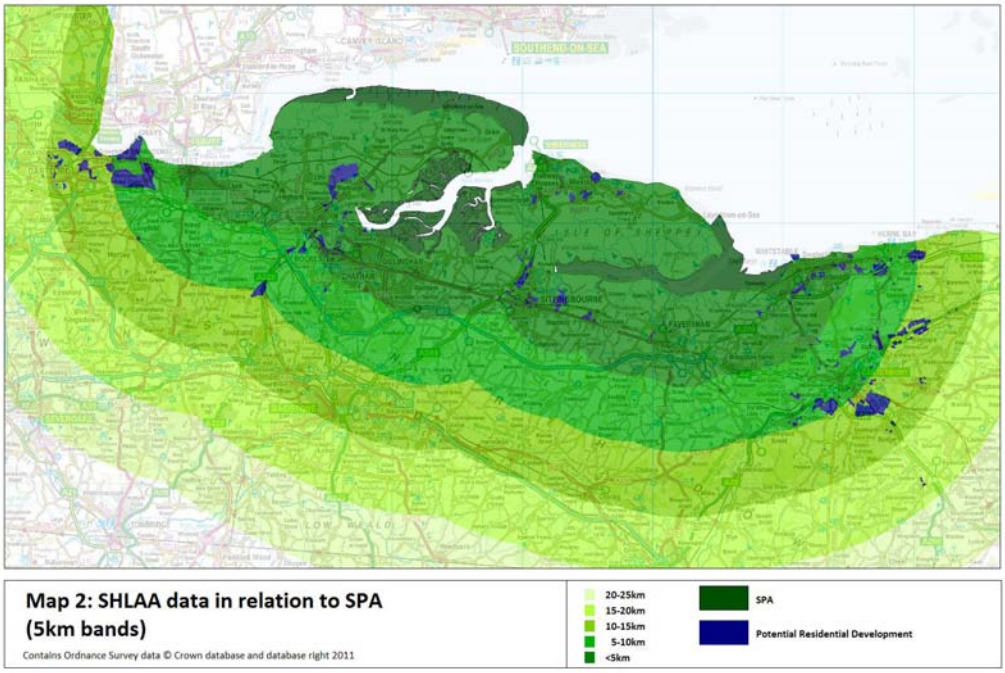
8.18 The 6km 'buffer' is referred to in the SPA Report based on its conclusion that there is a statistical correlation between development within 6km of an SPA and an increase in recreational activities on the SPA. Beyond 6km, development will also result in increased recreational use. As Figure 8.3 overleaf (taken from the SPA Report) illustrates, this is not an issue solely related to Swale: the issues are relevant across the North Kent area.

[9] Draft North Kent Interim Overarching Report (2012) Footprint Ecology

8.19 The *Bearing Fruits* strategy drew the conclusion that increasing levels of housing development would increase the secondary impacts (bird disturbance from human activity) on the SPA subject to location, and that a precautionary principle would suggest a downward pressure on dwelling numbers[10]. Clearly, the 6km 'buffer' extends across the majority of the Borough.

8.20 The issue for defining a local housing target is whether the evidence on the impacts of development on the SPA enables a conclusion to be drawn on the amount of development that the Borough could accommodate without giving rise to impacts on the SPA that cannot be adequately mitigated

Figure 8.3 SHLAA Data in relation to SPA with 5km bands



Source: Ecology Footprint

8.21 It is important to consider the ambit of the SPA Report and what it concludes. In this regard, the SPA Report tested the level of growth in the Bearing Fruits strategy, but not any higher levels of development, such as those identified in this report. Based on this, the SPA Report does evidence a clear correlation between development within 6km buffer and impact on the SPA, with development closer to the SPA having greater impact. However, the SPA Report does not demonstrate clear cause and effect; nor does it identify a given threshold of impact or level of development beyond which the then draft Core Strategy's proposals would not be acceptable in SPA terms. Rather, it identifies a series of potential mitigation measures that should be applied. The principle of the approach is expressed at paragraph 1.11 to 1.13 of the SPA Report as follows:

[10] Sale CS Technical Paper No. 2 Determining a local housing target for Swale, March 2012

"Proposals [for growth] *all need to take into account the European wildlife site backdrop to this prioritised area for growth. In accordance with the new NPPF 2012, economic, social and environmental gains should be sought jointly…*

It is imperative that LDFs/Local Plans provide a clear policy steer for a suitable type, amount and location of development that can meet the aspirations of the growth agenda for the area whilst being supported by HRA work that is able to demonstrate that the suite of European sites with not be adversely affected. In the absence of comprehensive HRA work at the plan stage, conflicts are likely to occur when development proposals that accord with the growth agenda are presented, yet they are unable to proceed when they do not accord with the requirements of the Habitats Regulations.

The clear policy steer may need to take the form of an interim strategy to inform the determination of development proposals until agreed and consistent approaches across the North Kent coast can be embedded in plans. Consistency across LPAs in both HRA and the application of mitigation measures should be sought so that the application of mitigation throughout the area is strengthened by a coordinated approach."

8.22 The SPA Report identifies that further HRA work will be required to support Local Plan policies to protect the SPA. It notes that deficiencies in information require application of the precautionary principle, thereby reinforcing the importance to all parties in securing as much information as possible.

8.23 Clearly, any development targets to be proposed by the Swale Local Plan will need to be supported by further HRA work that tests the potential scales of development proposed. Only when this is completed will Swale BC be in a position to put forward a definitive target in its submission Local Plan. However, to inform the current stage of the plan making process, it is necessary to draw some interim conclusions on the potential implications of the SPA for housing target and use this as the basis for further work on the Plan.

8.24 Natural England has provided an interim view to Swale BC on how the SPA Report's findings should be interpreted. Natural England indicate:

"The report is evidence that disturbing activities are taking place and that potentially new housing could increase these disturbance events. There is not though a clear cause and effect nor does it seek to put a figure on the amount of additional users the SPAs can accommodate."

"In the meantime, bear in mind in your discussions with developers that there are more likely to be impacts from developments that are close to the SPA and that do not have access to adequate good quality green infrastructure that can absorb recreational activity, especially dog walking."

8.25 A useful case study for how the SPA might relate to a planning policy approach is shown by the Thames Basin Heaths SPA. Although this SPA has different ecological characteristics from that in North Kent, the planning principles are considered relevant.

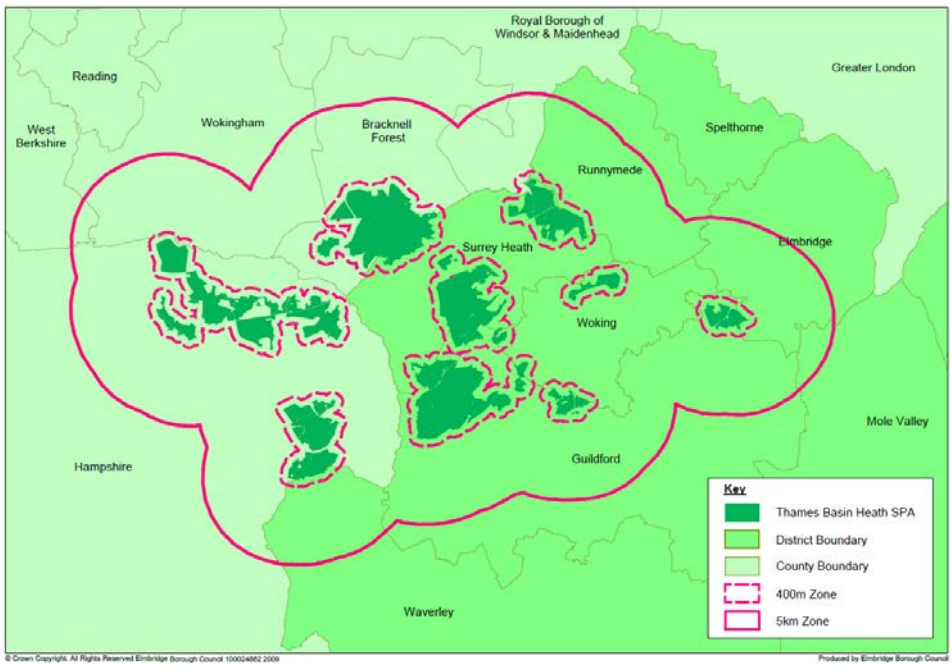
Case Study: Thames Basin Heaths SPA

The Thames Basin Heaths SPA was designated in March 2005. Natural England's research confirmed that existing recreational pressure was having a detrimental impact on species within the SPA, and began objecting to all net additional residential development within 5km. In response, the relevant local planning authorities pulled together an approach that was also encapsulated within Policy NRM6 of the South East Plan which established, inter alia:

- A policy approach that sought to focus development within the area to locations where impacts would be avoided without requiring mitigation;
- A 5km "zone of influence", within which net additional residential development would require mitigation to be introduced prior to occupation and maintained in perpetuity, in the form of provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures, running alongside co-ordinated visitor management across the whole of the publically accessible SPA.
- Within this zone of influence, a 400m "exclusion zone" where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. Development would only be allowed in exceptional circumstances where justified by evidence that mitigation can protect the integrity of the SPA.

An illustration of the "zone of influence" and "exclusion zone" approach is shown in Figure 8.4. The approach provided the basis for the South East Plan to define housing targets for the respective local authorities and for LPAs to identify site allocations.

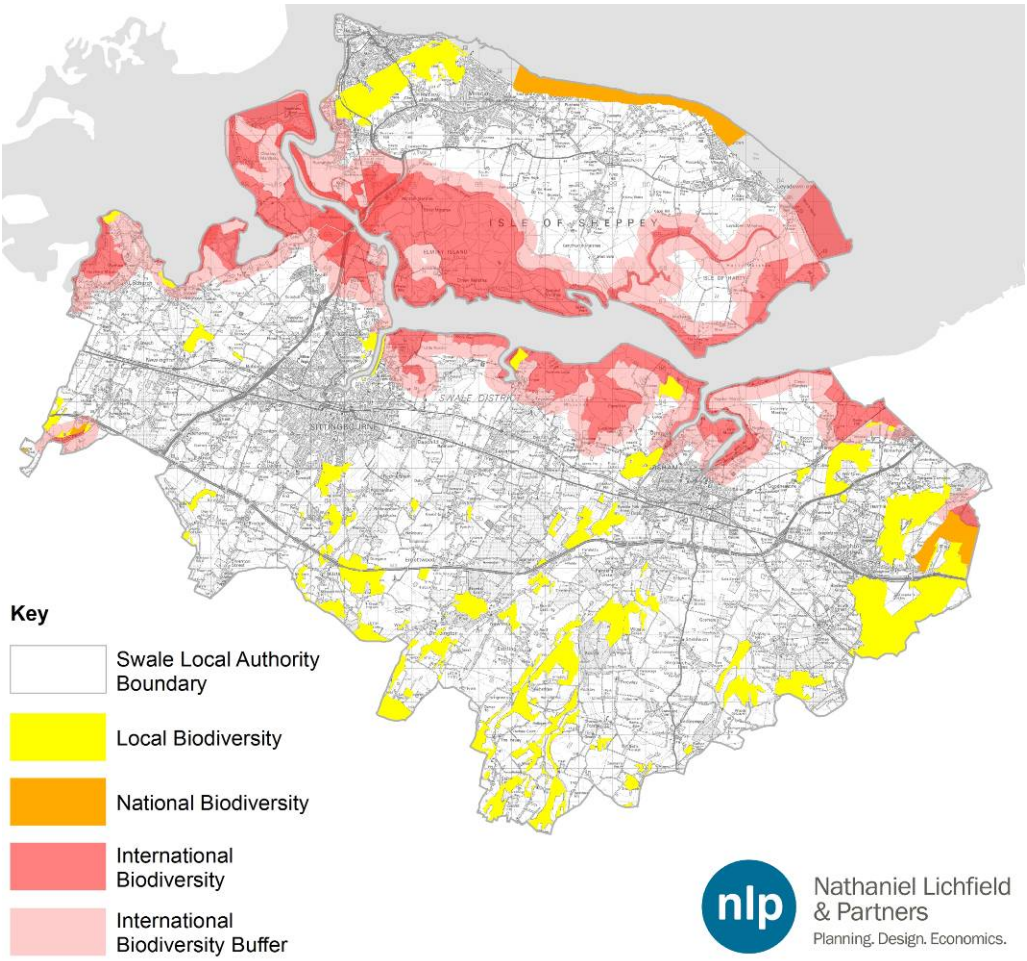
Figure 8.4 Thames Basin Heath SPA with buffer zones



Source: Elmbridge Borough Council

8.26 It is obviously not possible for NLP to draw a conclusion in this report that the policy approach adopted in the Thames Basin Heaths SPA is necessarily appropriate in Swale. The ecological characteristics of the SPA are different, and any approach in Swale will ultimately need to be agreed with Natural England and be based on relevant HRA evidence. However, for the purposes of drawing an interim conclusion about the potential ability of the SPA to accommodate development of the scale identified by scenarios in this Report, it would appear reasonable to apply an equivalent approach. The outcome of applying a 400m "exclusion zone" or buffer around the SPA alongside other ecological constraints is illustrated on Figure 8.5 below.

Figure 8.5 Ecology and Biodiversity Constraints (including 400m "exclusion zone" around SPA)



Source: SBC / NLP analysis

8.27 Such an approach as illustrated provides a clear area of constraint in terms of the SPA itself, national biodiversity and local biodiversity assets, but also releases significant areas within the Borough that would lie within the 6km area of impact but where a policy approach could permit development subject to mitigation, or indeed outside the 6km buffer.

8.28 It should be emphasised that this is a topic that requires further HRA work with Natural England, but it is nevertheless possible to draw the interim conclusion that ecological and biodiversity assets do not currently justify applying a

threshold or capacity limit on the amount of residential development that Swale BC might sensibly consider in its current Local Plan, provided that appropriate mitigation measures of put in place.

Flood risk

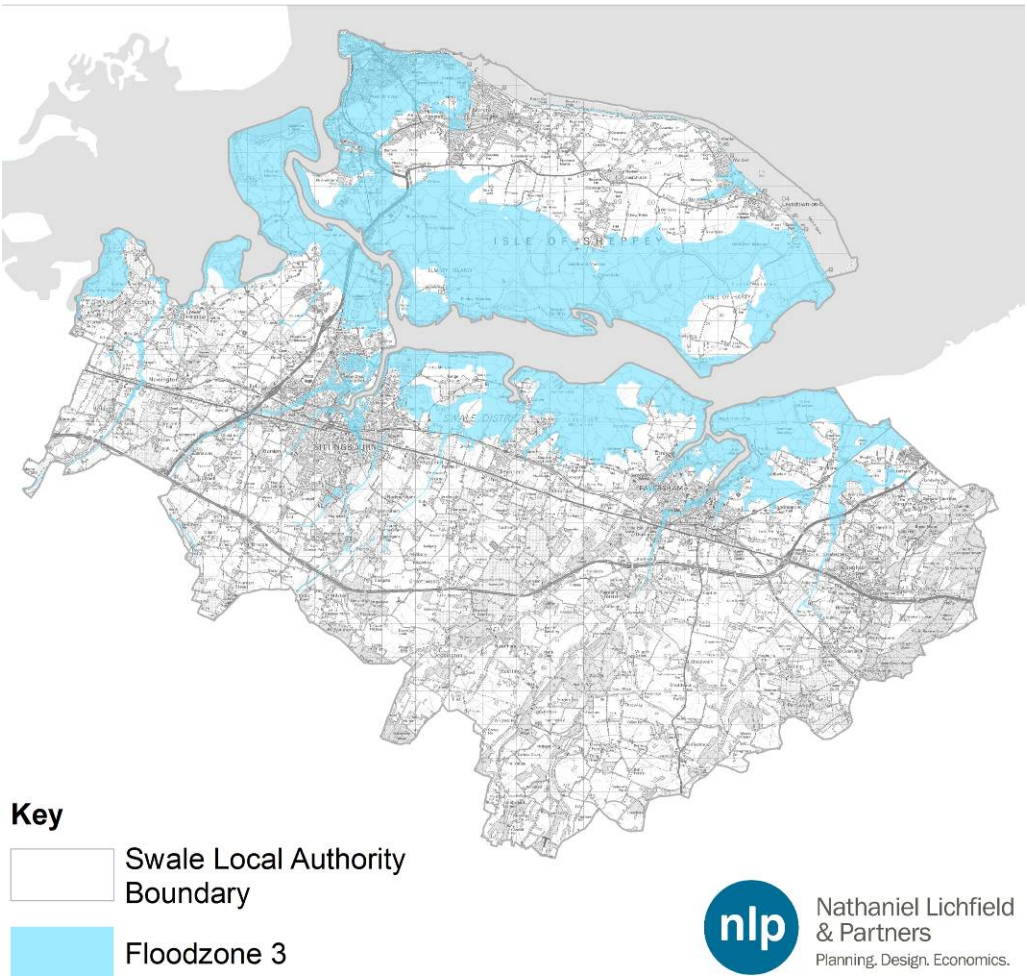
8.29 There is a policy emphasis in the NPPF to steer development away from areas with high flood risk. The Technical Guidance to the NPPF[11] states that:

"The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans … should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2… Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required."

8.30 Housing is defined as a 'More Vulnerable' use by the Technical Guidance and this is stated to be an 'Appropriate Use' in Flood Zones 1 and 2. It is not regarded as an appropriate use in Flood Zone 3, unless it passes an 'Exception Test' (only in the case of Flood Zone 3a – *High Probability* – and not 3b – the *Functional Floodplain*). For the purposes of defining a housing target in a Local Plan, Flood Zone 3 should be regarded as a significant constraint. The area of Flood Zone 3 is mapped on Figure 8.6 below.

[11] Technical Guidance to the National Planning Policy Framework, March 2012

Figure 8.6 Floodzone 3



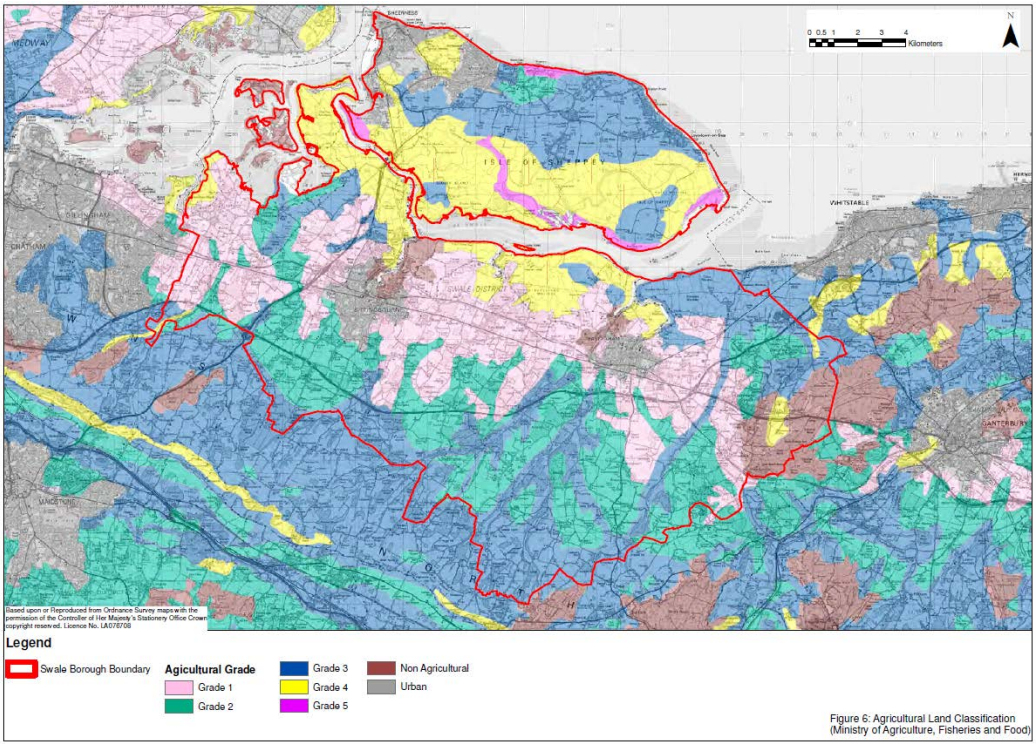
Source: SBC / NLP analysis

8.31 This highlights significant areas of the Borough subject to this constraint, particularly north of the A2 and on the Isle of Sheppey. However, the majority of the Borough is not subject to Flood Risk at a level that would make housing development unacceptable.

Agricultural Land

8.32 Swale's agricultural sector is one of its defining characteristics, particularly in terms of its role in fruit production. A significant area of central Swale is classified as Grade 1 or 2 and therefore among the most valuable agricultural land (Figure 8.7 below).

Figure 8.7 Agricultural Land Quality



Source: DEFRA / Swale Landscape Character and Biodiversity Appraisal

8.33 The highest quality agricultural land is concentrated within the so-called 'fruit belt', mixed farmland and arable landscapes that straddle the line of the A2 and extend southwards over the Kent downs. This is widely recognised as one of the most productive agricultural areas in Kent, and although in employment terms the agricultural sector is not statistically significant in Swale (just 270 FTE workers according to Experian, albeit this is likely to undercount seasonal/temporary workers) it is important in its local contribution to food production. Experian forecast employment in agriculture to grow by 30% over the plan period.

8.34 The NPPF highlights the importance of agricultural land. However, paragraph 112 of the NPPF does not appear to show that it should be afforded a protection that means development necessary to meet needs is not delivered:

"LPAs should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, LPAs should seek to use areas of poorer quality land in preference to that of a higher quality"

8.35 This might indicate that agricultural land is a matter to be considered in terms of spatial distribution of development and/or balancing of agricultural issues against landscape and other factors in terms of how development needs are met. It may also be an issue for considering cross boundary issues with neighbouring authority areas.

8.36 At present, evidence on the significance of the fruit growing sector in economic and planning terms is based on using agricultural land quality as a proxy for its

relative importance to the Borough. There would be merit in further evidence on its economic and other benefits being available for when judgements are made on how the spatial strategy can best meet development needs.

Landscape

8.37 Landscape constraints are clearly relevant in determining the approach to planning for development needs. Swale is a location with distinct landscape characteristics. Key components in the consideration of landscape issues are mapped in Figure 8.8 below and comprise:

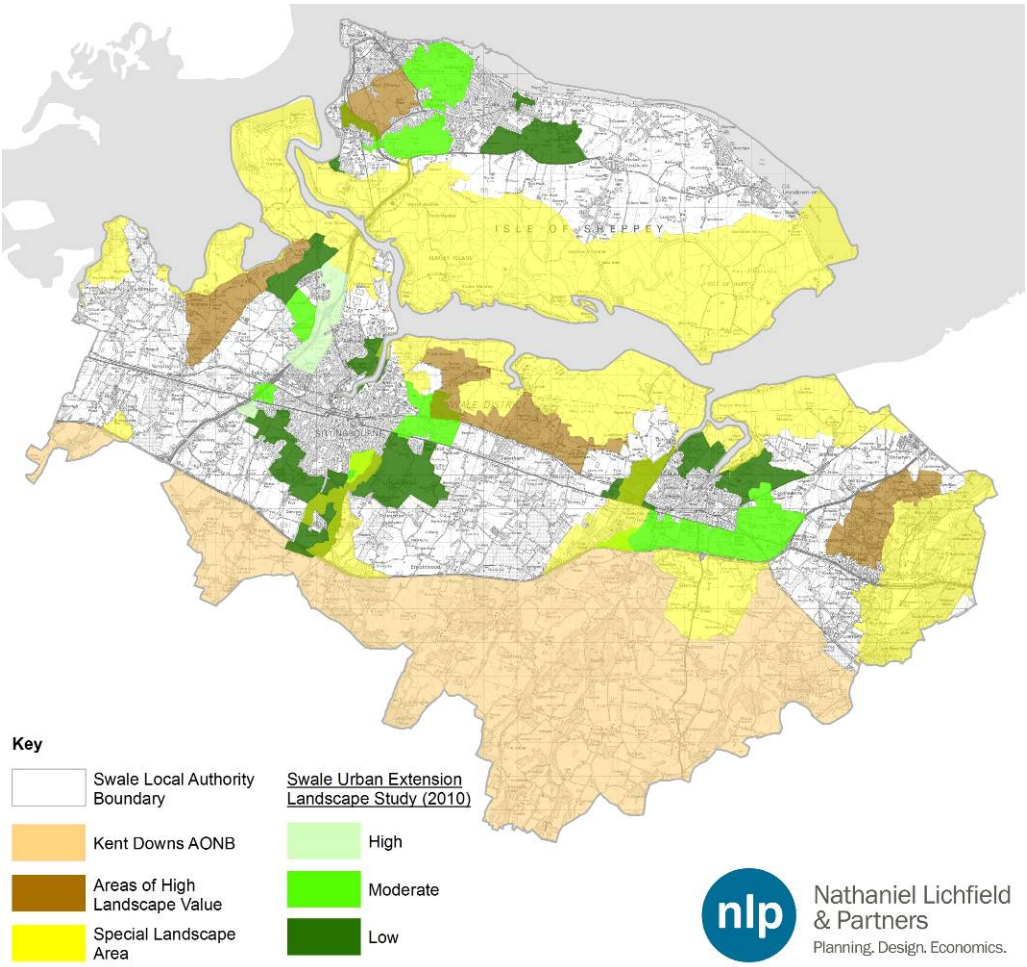
1 Area of Outstanding Natural Beauty (AONB): a national designation

2 Special Landscape Area: A Kent-wide designation, supported by evidence

3 Areas on the edge of settlements assessed in the Swale Urban Extension Landscape Study (SUELCS) which reviewed the capacity of land to accommodate change without its character changing.

4 Areas of High Landscape Value: a local designation

Figure 8.8 Landscape Constraints



Source: SBC / NLP analysis

* Due to overlaps between the SUELS and landscape designations, some areas adjacent to Faversham, Sittingbourne and Sheppey are shaded a khaki colour.

8.38 In terms of assessing how far the Borough has capacity to accommodate development in light of the NPPF, it is considered that 4. above (Area of High Landscape Value) is not material, being a local designation, and not supported by evidence equivalent to that underpinning components 1-3. In this regard, an appeal decision in 2012 by the Secretary of State in respect of housing proposals on Land at Burgess Farm, Worsley (Salford MBC) concluded that a series of identified adverse impacts on issues including the value of the site as "*open countryside enjoyed by local people… setting of* [the settlement, and serious degradation] *of character and appearance of the area and amenities of neighbouring residents*" did not justify overcome the need for housing in what was otherwise a sustainable location. This is not to say that AHLV is not of value; however, it is more likely to be matter for judgements of distribution and/or ensuring that the form, scale, massing and landscape treatment associated with development is managed appropriately.

8.39 For **AONB**, the NPPF (paragraph 115) states "*great weight should be given to conserving landscape and scenic beauty… in AONB, which* [has] *the highest status of protection.*" As a matter of principle, this should legitimately weigh against AONB within Swale accommodating what the NPPF defines[12] as *"major developments*" (although it need not necessarily rule out sensitive development in or on the edge of villages within the AONB if that is part of the Local Plan strategy).

8.40 **Special Landscape Area** can be expected to carry a level of protection commensurate to its identification on Kent-wide basis and the evidence that supported its allocation in previous development plans. The NPPF states that the planning system should "*protect and enhance valued landscapes*"[13] and that Local Planning Authorities should "*set criteria based policies against which proposals for any development on or affecting protected… landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance*[14]*.*"

8.41 In this regard, it would be reasonable to assume that, all things being equal, major development should be avoided in Special Landscape Areas unless there are good reasons justifying the development and/or that its impact on the landscape is low. The precise approach is a matter for local policy, but for the purposes of looking at the capacity of the Borough to accommodate development, it is reasonable at this stage to identify it as a likely policy constraint.

8.42 Areas considered in the **SEULCS** were identified around the three principle settlements in the Borough, and following an assessment were graded as

[12] At paragraph 116 of the NPPF

[13] Paragraph 109 of the NPPF

[14] Paragraph 113 of the NPPF

having either low, moderate or high capacity to accommodate change. Only one compartment (north west of Sittingbourne) was identified as having high capacity for change. The SHLAA identifies a number of sites as being 'unsuitable' for development for reasons including, inter alia, being located within areas with low or moderate capacity for change. However, the SHLAA also identifies for some sites deemed 'unsuitable' for development, that landscape issues could be overcome and/or the suitability of the site for development could be reconsidered if there was a need for additional land to meet the housing target.

8.43 The concept of landscape capacity is itself a matter of judgement that, according to Landscape Capacity Assessment Guidance[15], relates to:

"the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type."

8.44 The guidance goes on to say that:

"It is entirely possible for a valued landscape to be relatively insensitive to the particular type of development in question because of both the characteristics of the landscape itself and the nature of the development… Such a landscape may therefore have capacity to accommodate change…. "A capacity study may show that a certain specified amount of … housing may be quite acceptable even in a highly valued and moderately sensitivity landscape. This is why capacity is such a complex issue."

8.45 The guidance also recognises that landscape capacity is not an absolute judgement on whether a site should be considered suitable for development:

"Landscape considerations are just one element to be considered in the overall acceptability for development and these may conflict with other non-landscape factors."

8.46 The SUELCS itself identifies[16] that a number of parcels of land that it concludes have 'low' capacity for change do nevertheless have some capacity to accommodate development. For those parcels of land with 'moderate' capacity to accommodate change, the conclusions are that some expansion of residential development could be appropriate.

8.47 For the purposes of deciding where in the Borough it might be appropriate to distribute development, the SUELCS grading of land for its capacity to accommodate change is clearly material. However, for the purposes of drawing

[15] Landscape Character Assessment Guidance for England and Scotland: Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (Countryside Agency and Scottish Natural Heritage): 2002

[16] For example, in respect of Area 1 (North of Faversham), Area 6 (West of Faversham) and Area 11 (South of Sittingbourne).

conclusions about the ability of the Borough as a whole to meet development needs, it is not considered that in itself it represents an absolute limit.

8.48 To summarise the position on landscape factors, it is clear that the Borough's landscape quality is a key planning issue, particularly in terms of the distribution of development. However, the evidence does not provide a sufficient justification, as it stands, to rule out development in locations with no clear landscape quality of more than local importance. For the purposes of the analysis to determine the Borough's capacity to meet needs, it is considered appropriate only to include AONB, Special Landscape Area and the SUELCS areas with 'low' capacity for change as key constraints.

Conclusions on environmental capacity issues

8.49 Taking the evidence on environmental factors together, it is possible to synthesise the constraints to show areas of the Borough where there are likely to be significant constraints to development. For the purposes of the assessment[17], these are the following:

- AONB and Special Landscape Area,
- Flood Zone 3
- International Biodiversity (SPA) with illustrative 400m exclusion zone 'buffer'[18]
- Areas identified in the SUELCS as having 'low' capacity to accommodate change

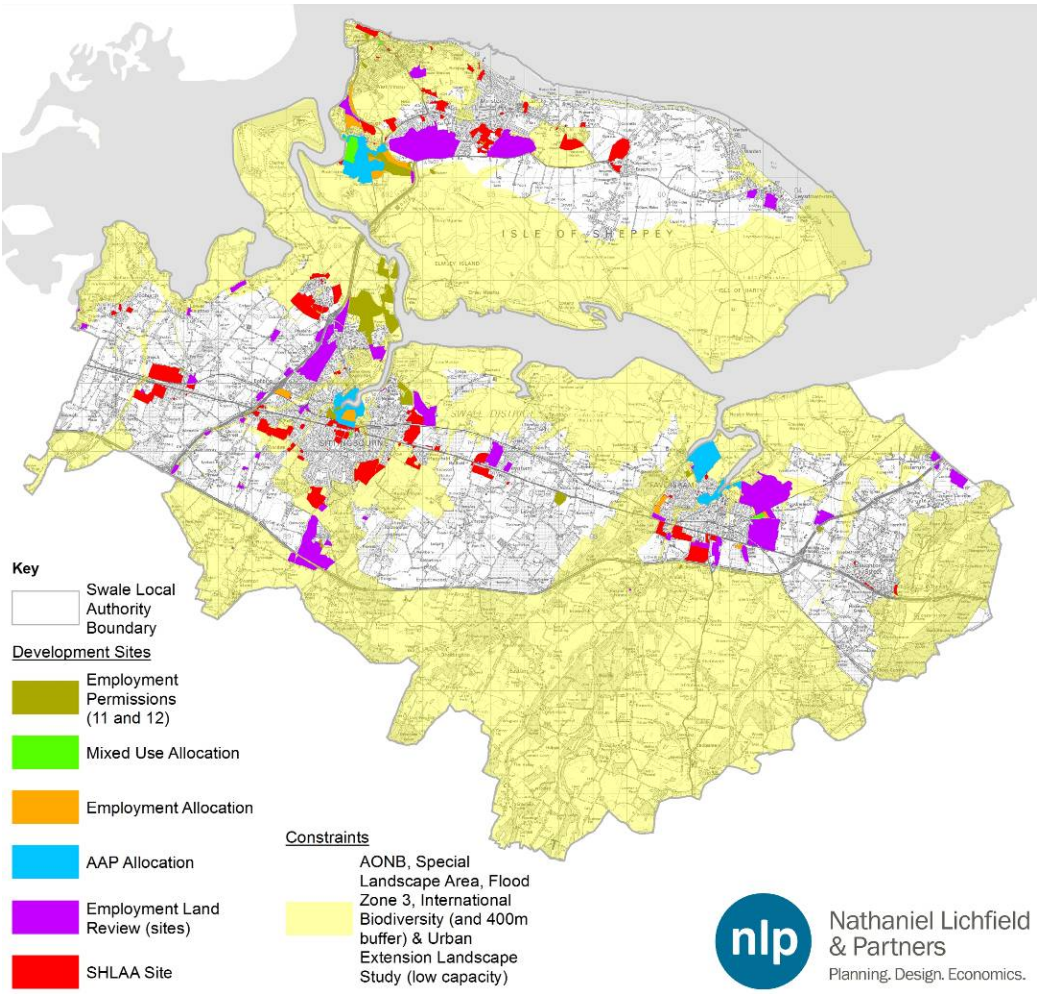
8.50 These are shown on Figure 8.9 below (yellow shading) overlaid with sites that have been considered for development in the Council's current evidence base[19]. This does not include Agricultural Land for reasons set out above, but this is a matter that will require further consideration based on any new evidence regarding its economic and other role, in line with the NPPF.

[17] This is not an absolute assessment of constraints to determine what sites should or should not be appropriate for development. Individual sites and areas should be considered taking into account relevant guidance and assessments of their impact and mitigation in line with the NPPF

[18] The 400m exclusion zone buffer is illustrative based on applying the principles adopted in the Thames Basin Heath SPA and should be considered in the context of paragraph 8.26.

[19] This excludes some SHLAA housing sites that were screened out of the assessment by SBC due to

Figure 8.9 Synthesis of Constraints and Development Sites

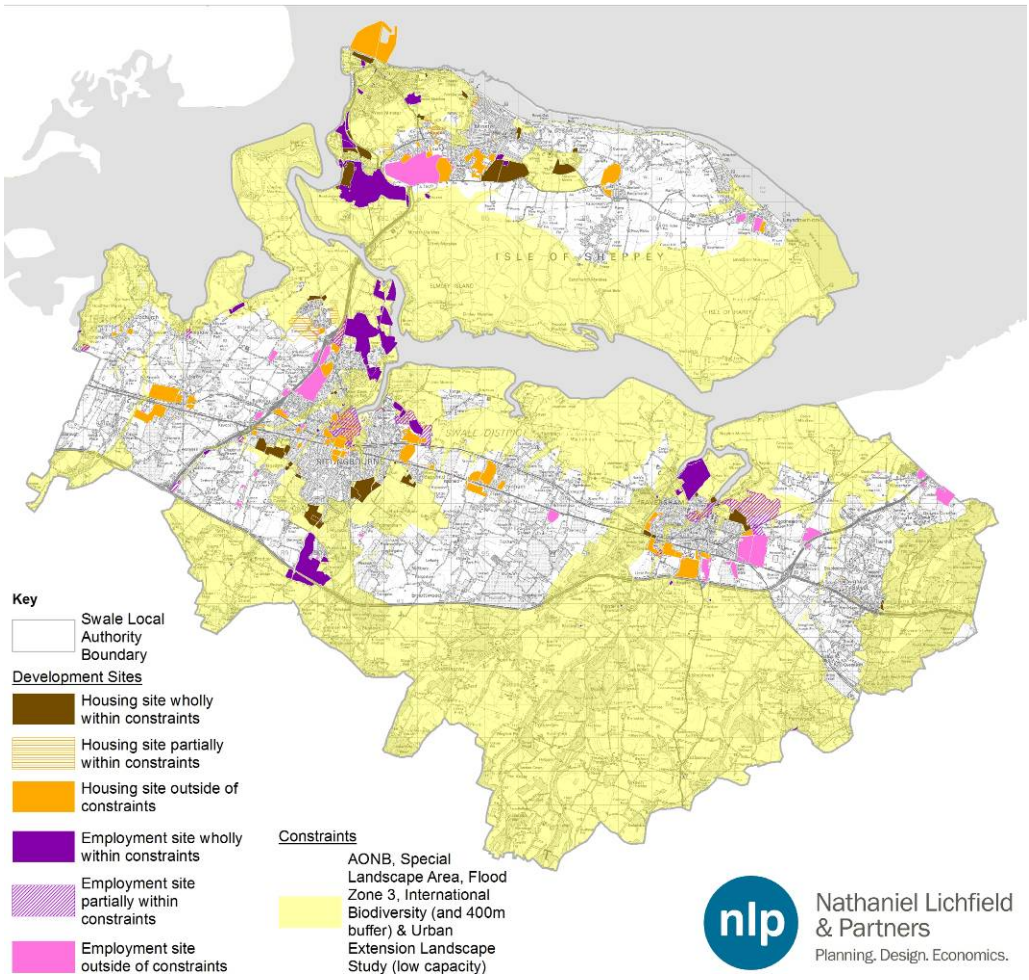


Source: SBC / NLP analysis

8.51 This analysis shows that significant parts of the Borough might be argued to be constrained in their ability to accommodate development. However, it is equally the case that:

- Significant areas of the Borough, including around existing settlements along the A2 corridor, are not subject to significant constraints;
- Some smaller scale development might in principle be capable of being accommodated within areas of constraint, for example modest extensions to villages in the AONB; and
- A number of sites that the Council is considering are within areas of constraint and are nevertheless being regarded as potentially suitable for development (see Figure 8.10) showing that even these constraints are not necessarily absolute restrictions if appropriate mitigation can be put in place.

Figure 8.10 Synthesis of Constraints and Development Sites (overlap identified)



Source: SBC / NLP analysis

8.52 On the basis of the evidence currently available (and taking into account the points identified in previous chapters, particularly in respect of SPA and need for further HRA work), there does not appear to be evidence to support the identification of a threshold for capacity for development, and there are parts of the Borough (particularly along the A2 corridor) that are not subject to significant constraints and could be considered for development potential. This is not to say that these areas should all be developed, and there may be finite capacity for development in specific locations taking into account local factors.

8.53 As it stands, there does not appear to be a firm basis for concluding that development within the general range of the scenarios identified in the report could not be accommodated taking into account the relevant environmental constraints. Further work on where additional development might take place may refine this conclusion, based on the land required for given levels of development and where it might be released.

Transportation

8.54 Transportation issues will be a critical factor in determining the appropriateness of development, particularly in terms of the spatial distribution of development. Identified challenges include junction capacity on the M2 (Junctions 5 and 7 in particular), congestion on the A2 corridor, and localised congestion in and around key settlements, particularly Sittingbourne. These will need to be satisfactorily addressed in arriving at an appropriate strategy for development in the Local Plan, including:

- the capacity of the road network to accommodate the quantum of development overall and in specific locations in the Borough;
- the extent to which infrastructure improvements can be delivered to mitigate or address capacity or other issues on the transport network;
- the role of new development in actively supporting improvements to the highway network through s.106, CIL or other mechanisms;
- the role of public transport in effecting modal shift.

8.55 As it stands, there is not yet the evidence in place to arrive at a definitive conclusion on these matters and the Council will need to work with its partners in the County Council and neighbouring authorities to carry out the relevant technical work. In advance of this, it is not possible to draw firm conclusions as to how far, if at all, these matters would act to fetter the ability of the Council to meet its development needs. It is worth emphasising that the NPPF states that now states[20] that development should not be prevented on transport grounds unless impacts are "*severe*".

Market Factors

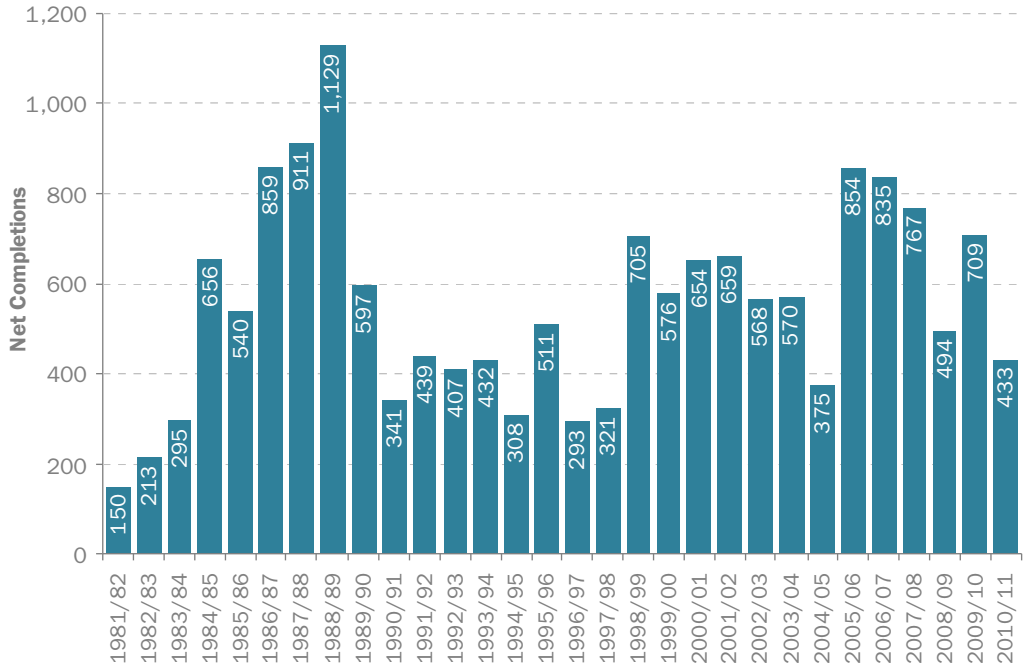
8.56 The NPPF states that Local Plans should be "*aspirational but realistic*" and require "*careful attention to viability*…[and] *be deliverable*". In this regard, there is little merit (in fact, it could be harmful) for a Plan to set a target for development that it has no reasonable prospect of being able to achieve. This is because releasing too much land could result in a dilution of market demand across too many locations, uncertainty over the delivery of infrastructure, and so on.

8.57 There is also potential in housing policy terms that an unrealistically high target would then provide the basis for 5-year land supply appraisals, which if needs were not being, would lead to a situation of perceived 'under-supply' and planning applications for sites being approved, and additional land being released for development that does not accord with the strategy, has a market displacement effect, and might therefore not actually lead to an increase in the rate of development or needs being met.

[20] NPPF, paragraph 32

8.58 The level of development that is identified by this report in terms of objectively assessed need for housing is in the order of 600-900 dwellings per annum, with c.750 in the middle of the range broadly aligning with the growth potential of the Swale economy, and up towards 900 dwellings per annum representing demographic projections. Figure 3.7 (represented from earlier in this Report) shows the rate of net housing completions in Swale since 1981/82. This shows clear fluctuations in the rate of development (from just 150 pa in 1981/82, to 1,129 in 1988/89). Over the thirty year period, the average rate of completions has been 553 pa. In the 1980s, the rate was just under 600pa, in the 1990s it was just under 450, and in the 2000s it was circa 650 pa. In the three years since recession for which data is available, the rate has been 494, 704 and 438 dwellings per annum.

Figure 8.11 Net Housing Completions in Swale 1981/82 to 2010/11



Source: KCC Housing Information Audit

8.59 Any target that is set needs to recognise that the release of land means that even in a 'steady market' in some years the rate of development will exceed a target, whilst in other years it will fall below. Similarly, over the lifecycle of a plan (15-20 years) it would be reasonable to assume periods of recession or more subdued market conditions when completions would reduce. Only in five years out of thirty has the rate of housing development exceeded 800 pa.

8.60 It is also important to recognise that in a plan period starting in 2011, any under provision against a target in the early years of the plan period (before the plan's policies and proposals for release of land have taken effect) would need to be made up later, and in this regard, the build rate in 2010/11 was just 433, equating to an 'under-supply of between 270 – 450 against the range of objectively assessed needs in just one year that would need to be added to the requirement in future years.

8.61 The Council is currently carrying out work on viability of the plan and its findings have not been available to consider in this document. This will be a vitally important input in determining the deliverability of the plan and any targets for housing and employment development that are set.

8.62 At this stage, however, it is considered that over the course of the plan period 600 dwellings per annum at the bottom of the range of objectively assessed needs is achievable (it is below the rate achieved during the 2000s). The rate of c.750 dwellings per annum would appear to represent a stretching but potentially achievable target if land is released to support it and there is reasonable levels of housing market recovery as is currently anticipated[21]. However, 900 dwellings per annum would appear to represent a level that could not be sustained over a whole plan period, recognising that any year of under-provision against that rate would also require years in which the rate was exceeded.

8.63 The Council will need to consider how its trajectory and managed release of sites supports whatever target is to be achieved, in view of the market issues at the current time. For example, subject to viability evidence, it might be appropriate to consider a trajectory and phasing plan that increases the prospects of meeting the relevant target in the short term (years 1-5) by ensuring that the more deliverable (perhaps smaller) sites in better market locations with short lead-in times and limited up-front costs are considered alongside or ahead of those sites that are less deliverable or with longer lead in times/upfront infrastructure costs. The Council may also need to think about how it manages the phasing of its target to avoid creating perverse outcomes in terms of 5-year land supply as the housing market in Swale and deliverability of new housing recovers from the downturn.

Spatial Distribution

8.64 The spatial strategy for Swale in terms of distribution of new development is not a matter explicitly considered by this Study, although the market evidence does identify spatial dimensions in the demand for B-class space and housing.

8.65 The evidence in this section of the report has identified some supply-side factors (notably environmental constraints) that will shape the distribution of new development. Transportation will also be a critical determinant of where it is appropriate to locate development.

8.66 However, it is worthwhile considering broad spatial distribution factors to help inform the approach that the Council may choose to adopt and in this regard, NLP has broadly identified the spatial split of existing population, existing employment, and housing completions 2002/3 – 2011/12 between the three

[21] This assumes that Office for Budget Responsibility assumptions are broadly in line with what transpires, including no new economic 'shocks' such as Eurozone currency collapse and/or no new global economic crises arising from, for example, the so-called 'fiscal cliff' in the US

planning areas for Faversham, Isle of Sheppey and Sittingbourne. The areas (and their component wards) are illustrated on Figure 8.12

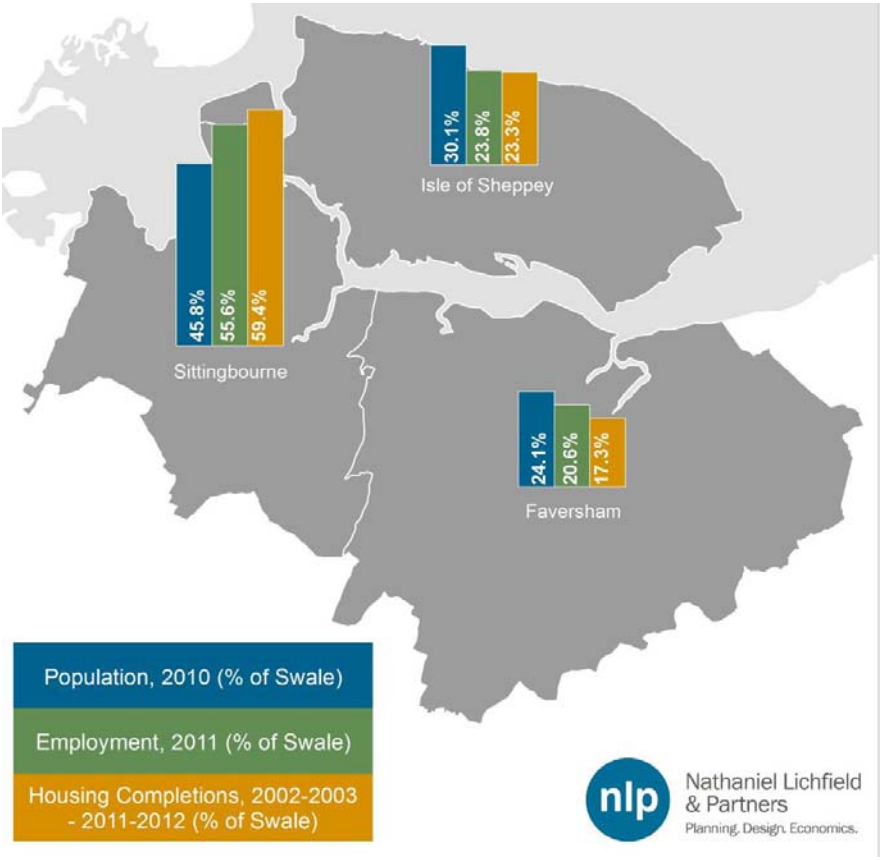
Figure 8.12 Planning Areas

Source: SBC / NLP analysis

8.67 The analysis in Figure 8.13 shows the split of population, employment and housing completions between the three areas. It reveals, in general terms, that:

- Sittingbourne Planning Area has the highest concentrations in the Borough of population (46%) and employment (55%), and it is clear that planning decisions mean it has also taken an even greater proportion of new housing over the past ten years (59% of dwelling completions);
- By contrast, Faversham Planning Area has 24% of the Borough's population, but has much less employment (just 20.6%) and has accommodated proportionately less residential development (just 17%), perhaps as a function of previous policy based on, inter alia, heritage issues.
- Isle of Sheppey accommodates just under a third of the Borough's population (30%), but proportionately less (23-24%) of its employment and new housing.

Figure 8.13 Planning Areas: Proportionate split of population, employment and housing completions



Source: SBC / NLP analysis

8.68 Among the factors the Borough's spatial strategy will need to consider is how far it is possible to deliver a sustainable balance of homes and employment within individual planning areas, and thereby ensure that settlements are able to support their own economies, services and infrastructure through both investment via development and their own resident and workplace populations. This may be a particular issue in smaller rural settlements and in Faversham town itself, where additional development to a level more proportionate to its current share of the population may help ensure that necessary investment in maintaining social infrastructure and shops and services is sustained. That is a matter that may merit further consideration.

8.69 An illustration of how the objective assessment of need for housing might be distributed based on these proportionate splits is shown in

Table 8.1 Illustrative Split of housing development in objective assessment of need across Planning Areas

Planning Areas	Share of New Residential Development Requirement								
	Low (c600 pa)			Middle (c750 pa)			Upper (c900 pa)		
	Popn splti	Emp split	Hsg split	Popn splti	Emp split	Hsg split	Popn splti	Emp split	Hsg split
Faversham	2,911	2,488	2,090	3,572	3,053	2,564	4,275	3,654	3,069
Isle of Sheppey	3,636	2,875	2,815	4,461	3,527	3,453	5,340	4,222	4,133
Sittingbourne	5,533	6,716	7,176	6,788	8,240	8,803	8,125	9,863	10,538
Borough Total	**12,080**			**14,820**			**17,740**		

Source: NLP analysis

8.70 Clearly, this is not the basis for the Borough's spatial strategy nor what should be the level of residential development in each of the Planning Areas, but it provides some parameters to inform consideration, taking into account, inter alia, factors such as the availability of suitable, available, and achievable land for development, supply-side issues (environment, transportation, market) and indicators of need.

9.0 Conclusions

An Objective Assessment of Need and Demand

9.1 The NPPF identifies that Local Authorities should use their evidence base to define the full, objectively assessed, needs for both business and housing in their area, and then seek to ensure that their Local Plan meets these needs.

9.2 This Strategic Housing Market Assessment Update and Development Needs Assessment provides the necessary evidence for considering the scale of objectively assessed development needs.

Economic Growth

9.3 A number of scenarios have been considered to assess how the Swale economy will grow and change over the Plan period to 2031. The baseline economic growth scenario indicates potential growth of 4,370 (555 B-class) jobs over the 2011-2031 period. This equates to 220 jobs p.a., significantly lower than the 432 jobs p.a. delivered in Swale over the 1997-2011 period.

9.4 A higher economic growth scenario has been developed to reflect the potential for Swale to achieve higher growth in some sectors over and above the ambient level of growth indicated by the baseline forecast. This points to potential for an additional 2,770 jobs (787 B-class) over the 2011-2031 period. This would imply annual average job growth of 357 jobs p.a. which still lies below the pre-recession growth level of 432 jobs p.a., but indicates scope for the Borough to achieve higher growth if the potential of individual sectors is maximised.

9.5 Overall, both scenarios suggest a lower rate of employment growth in Swale that was achieved in the period preceding the recession. This is to be expected given the current cautious assumptions about the scale and pace of recovery, and is reflected in the low growth projected under the baseline scenario. In particular, the baseline scenario implies continued manufacturing losses (albeit at a slower rate than the recent past).

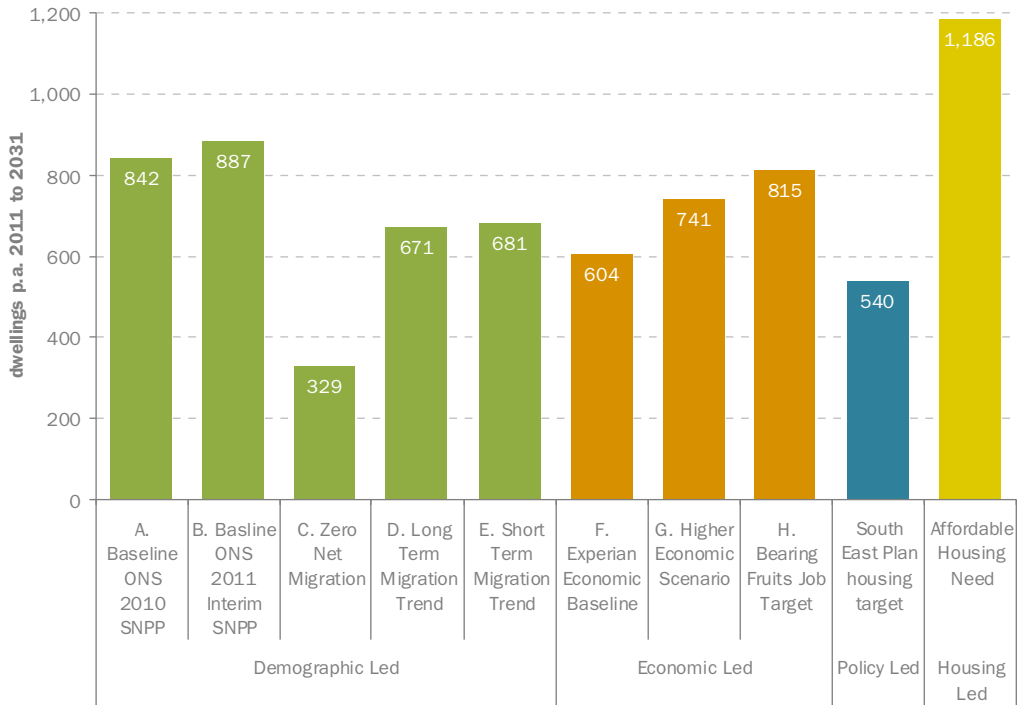
9.6 However, this does not obviate the need to think about Swale's intrinsic economic strengths and the potential to achieve 'above trend' growth in some sectors, reflecting specific investments, occupier expansion and potentially economic strategy interventions. The higher economic growth scenario therefore balances a cautious view about ambient economic conditions with identified potential for the Borough to maximise growth prospects in certain sectors, and therefore offers a reasonable basis to inform a jobs-led approach to future planning.

Housing Needs

9.7 The overall quantum of objectively housing need a demand, for the period 2011 to 2031, varies dependent on the demographic and economic scenarios adopted. As summarised in Figure 9.1, the need and demand varies from 329

dwellings per annum under a static employment scenario (although this would not meet the housing need and demand associated with migration pressures), up to 1,186 per annum under a scenario of delivering affordable housing to meet affordable housing need.

Figure 9.1 Summary of Housing Need and Demand Scenarios



Source: NLP Analysis/KCC Demographic Modelling

9.8 The main demographic scenarios (A, B, D and E) provide an objective assessment of demographic led needs, demonstrating that to meet projected demographic change would requirement between 670 and 890 dwellings per annum. The ONS based projections are at the higher end of such a range, albeit this may not be truly reflective of future demographic change, with past trends demonstrating that pressures from migration have previously been lower and that the need may therefore sit towards the bottom end of this range.

9.9 Swale Borough Council has advocated a jobs-led approach through previous consultations, and three potential economic growth targets were considered. These scenarios (F, G and H) show that to meet business needs, to maintain a balanced supply of housing and employment growth and to ensure there is sufficient labour supply within the Borough to support economic growth, there is a requirement for between 600 and 820 dwellings per annum. As a minimum 600 dwellings per annum would support the baseline economic potential of the Borough as set out by up-to-date Experian economic forecasts, with a positive and pro-active strategy around delivering higher economic growth for Swale requiring 740 dwellings per annum.

9.10 The scale of affordable housing need is acute, and the assessment undertaken identifies that 1,186 affordable dwellings per annum would need to be delivered in order to meet affordable housing needs. This level would far

outstrip underlying structural need for housing from demographic change, and although such a level of supply would have positive impacts for affordability, the extent to which this scenario would be deliverable in Swale is untested in the context of past trends.

9.11 Due to the various factors and assumptions which feed into the assessment of future needs, there is not a single figure which can be definitively identified as Swale's objectively assessed development needs. This is noted in the CLG SHMA Guidance which identifies that estimates of need may be expressed either as a single number or as a range. On the above basis it is considered **an objective assessment of housing need and demand for Swale Borough falls within the range 600 to 900 dwellings per annum** equivalent to 12,000 to 18,000 additional dwellings over the plan period 2011 to 2031.

9.12 The relevant economic-based scenarios (4,370 -7,142 additional jobs) drive estimates of employment space (office and industrial) requirements of c. 160,000- 175,500m^2 over the twenty year period (albeit with a much higher requirement of c,458,500m^2 if based on past take-up rates).

Setting an Appropriate Growth Target

9.13 Whilst it is concluded that an objective assessment of housing need and demand would fall within the range 600 to 900 dwellings per annum there are other factors relevant to setting an appropriate level of housing and development, which may give an indication as to where a target may sit and a spatial strategy positioned.

9.14 The assessment of supply-side factors highlights that Swale does have some significant constraints which means that certain areas of the Borough have less capacity to accommodate development. Factors such as the Special Protection Areas (SPA), Areas of Outstanding Natural Beauty (AONB), Special Landscape Areas and significant areas of Flood Risk, may all limit the potential of certain areas of the Borough to accommodate higher levels of growth. However, equally there are significant parts of the Borough that are not constrained by these factors. In addition, there may also be individual sites or opportunities within areas of constraint that could deliver sustainable developments and be compliant with the terms of the NPPF.

9.15 However, there are three constraint issues that need further investigation:

1 A critical issue yet to be fully resolved is the issue of the SPA which is sensitive to cumulative levels of development in Swale; however, there is not currently evidence to support identification of a definitive threshold beyond which development could not be accommodated. In this respect further work around Habitats Regulation Assessment (HRA) is necessary, including the type of mitigation that needs to be identified.

2 There is also some evidence that infrastructure may limit the potential to accommodate growth, particularly in relation to traffic and the road network, however, this again is not currently defined as a specific threshold, and future transport modelling and assessment work will be

necessary to test different levels of growth. This should consider the extent to which capacity factors limit development in specific locations, but also whether new development could help resolve constraints by helping to fund infrastructure improvements, through s.106, CIL or other mechanisms.

3 The issue of the agricultural sector in Swale is a further matter where additional analysis is likely to be required. The NPPF does indicate that agricultural land is a matter to be considered, and in this regard, Swale does have a very high concentration of the best and most versatile agricultural land (including some of the land surrounding its settlements that might otherwise be logical sustainable urban extensions), and that are not constrained by the SPA, flood risk, or formal landscape designations. A significant increase in the target for development beyond that which was proposed in *Bearing Fruits* would likely result in development of some of this best and most versatile agricultural land, and more specifically, could impact on the viability of agri-businesses, including in the fruit growing sector, that might be difficult to replace outside the Borough. This is a matter that may be relevant in considering cross-boundary issues in the event that there are unmet needs for development that require consideration through the duty-to-cooperate.

9.16 A further factor to consider is the deliverability of development, both in terms of viability as well as the capacity of housing and development market to fundamentally deliver sufficient growth. In this respect the middle band of objectively assessed needs (c.750) would represent an achievable stretch on delivery, being above average past rates but with some evidence that such a level could be sustained. The upper end of the range of objectively assessed needs is entirely untested over a sustained period for Swale and would represent a substantial increase over previous supply rates, placing significant risks to delivering this scale of growth. The Council will nevertheless need to carefully consider policies around phasing of sites to ensure that a stretching target at a time of economic uncertainty does not lead to unintended consequences in terms of uncoordinated release of land for development.

9.17 On this basis, subject to the further analysis that is required, it is considered an appropriate and justified scale of aligned economic and housing growth for Swale Borough Council to be considering would be within the middle of the 600-900 range of objectively assessed development needs. Such a scale would meet objectively assessed needs as it:

a substantially exceeds the lower estimates of demographic-led projections, providing more housing than past demographic trends (including migration trends) identify would be required and meeting a balanced view of what future demographic-led needs could be; and

b would not place any undue constraints on meeting the economic potential of Swale (represented by the higher economic scenario), also seeking to support an alignment between a higher employment growth and demographic needs, in line with the jobs-led approach Swale have previously promoted.

9.18 Subject to the further analysis on constraints, a housing target of c.750 dwellings per annum, representing the mid-point of the range, alongside an economic and employment land strategy to deliver the higher economic growth scenario (equating to 357 additional jobs per annum), would meet a full objective assessment of need for both employment and housing within Swale.

Appendix 1 Outputs of KCC Demographic Modelling

Scenario A. Baseline 2010 SNPP

Population Estimates and Forecasts **ONS 2010-based Sub National Population Projections**

Components of Population Change **Swale**

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	2032	2033	2034
Births																									
Male	906	933	952	965	971	966	964	961	958	956	952	948	943	937	932	926	923	923	925	929	934	940	948	957	967
Female	863	889	907	919	925	920	918	915	912	911	907	903	898	892	887	882	879	879	881	885	889	896	903	911	921
All Births	1,769	1,822	1,859	1,884	1,895	1,886	1,883	1,875	1,871	1,867	1,859	1,851	1,840	1,829	1,819	1,808	1,802	1,801	1,806	1,813	1,823	1,836	1,851	1,868	1,887
TFR	2.20	2.23	2.25	2.25	2.23	2.19	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03	2.03	2.03	2.03	2.03
Births input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Deaths																									
Male	591	604	605	609	610	616	627	635	642	652	663	673	685	696	709	722	734	748	762	776	790	805	819	833	847
Female	619	630	627	625	622	621	625	626	629	633	638	642	648	654	663	670	681	692	706	718	731	743	756	771	781
All deaths	1,209	1,235	1,232	1,234	1,232	1,238	1,252	1,260	1,271	1,284	1,300	1,316	1,332	1,350	1,371	1,392	1,414	1,440	1,468	1,495	1,521	1,548	1,575	1,604	1,628
SMR: males	110.2	109.4	106.5	103.9	100.8	98.6	97.2	95.1	93.0	91.3	89.7	88.1	86.6	85.1	83.8	82.5	81.2	80.2	79.2	78.2	77.4	76.7	75.9	75.2	74.6
SMR: females	111.6	110.9	108.5	106.2	103.7	101.2	99.5	97.3	95.5	93.5	91.7	89.7	87.9	86.1	84.6	82.9	81.5	80.2	79.2	78.0	77.0	76.0	75.1	74.2	73.0
SMR: male & female	110.9	110.2	107.5	105.0	102.3	99.9	98.3	96.2	94.2	92.4	90.6	88.9	87.2	85.6	84.2	82.7	81.4	80.2	79.2	78.1	77.2	76.3	75.5	74.7	73.8
Expectation of life	80.3	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9	83.0	83.1	83.2	83.3
Deaths input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from the UK																									
Male	2,869	2,871	2,901	2,928	2,956	2,979	2,998	3,017	3,036	3,054	3,072	3,087	3,102	3,118	3,135	3,153	3,171	3,189	3,207	3,226	3,244	3,263	3,281	3,300	3,322
Female	2,902	2,897	2,923	2,948	2,969	2,987	3,004	3,017	3,031	3,044	3,055	3,064	3,074	3,087	3,101	3,117	3,132	3,150	3,169	3,190	3,210	3,231	3,253	3,276	3,299
All	5,771	5,768	5,823	5,876	5,925	5,966	6,002	6,035	6,067	6,098	6,127	6,151	6,176	6,205	6,236	6,269	6,303	6,338	6,376	6,416	6,454	6,493	6,534	6,577	6,621
SMigR: males	40.6	40.2	40.2	40.2	40.3	40.2	40.2	40.3	40.3	40.4	40.4	40.5	40.5	40.5	40.4	40.3	40.2	40.2	40.0	39.9	39.8	39.7	39.5	39.4	39.4
SMigR: females	41.7	41.1	41.0	41.0	40.9	40.8	40.8	40.7	40.7	40.7	40.7	40.6	40.6	40.5	40.4	40.3	40.2	40.1	39.9	39.8	39.7	39.5	39.4	39.3	39.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																									
Male	2,409	2,431	2,460	2,477	2,500	2,521	2,537	2,557	2,572	2,580	2,598	2,615	2,635	2,651	2,681	2,705	2,722	2,741	2,761	2,782	2,804	2,827	2,848	2,868	2,888
Female	2,448	2,480	2,505	2,529	2,549	2,573	2,590	2,605	2,616	2,630	2,641	2,653	2,671	2,688	2,703	2,725	2,750	2,768	2,799	2,822	2,847	2,873	2,899	2,924	2,944
All	4,857	4,911	4,965	5,006	5,049	5,094	5,127	5,162	5,188	5,210	5,239	5,267	5,305	5,338	5,384	5,430	5,473	5,509	5,561	5,604	5,652	5,700	5,747	5,792	5,832
SMigR: males	34.1	34.0	34.1	34.0	34.0	34.1	34.1	34.1	34.1	34.1	34.2	34.3	34.4	34.4	34.5	34.6	34.6	34.5	34.5	34.4	34.4	34.4	34.3	34.3	34.2
SMigR: females	35.1	35.2	35.1	35.2	35.1	35.2	35.2	35.2	35.1	35.2	35.2	35.2	35.2	35.3	35.2	35.3	35.3	35.2	35.3	35.2	35.2	35.1	35.1	35.1	35.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																									
Male	347	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	319	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	666	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	71.1	83.3	82.7	82.2	81.8	81.3	80.9	80.6	80.4	80.3	80.2	80.1	80.0	79.9	79.7	79.4	79.0	78.5	77.8	77.1	76.4	75.7	74.9	74.2	73.5
SMigR: females	67.9	79.3	78.5	77.8	77.3	76.7	76.2	75.8	75.5	75.3	75.2	75.1	75.0	74.9	74.7	74.5	74.2	73.8	73.4	72.8	72.2	71.6	70.9	70.3	69.6
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																									
Male	248	307	311	315	319	324	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
Female	199	249	253	257	261	265	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
All	447	556	564	572	580	589	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599
SMigR: males	50.8	62.2	62.4	62.7	63.0	63.7	64.4	64.2	64.0	63.9	63.9	63.8	63.7	63.6	63.5	63.2	62.9	62.5	62.0	61.4	60.9	60.3	59.7	59.1	58.5
SMigR: females	42.3	52.2	52.4	52.6	52.8	53.4	53.9	53.7	53.5	53.4	53.3	53.2	53.1	53.0	52.9	52.8	52.6	52.3	52.0	51.6	51.1	50.7	50.2	49.8	49.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																									
UK	+914	+858	+858	+870	+877	+872	+875	+873	+879	+888	+887	+884	+871	+866	+852	+840	+831	+830	+815	+812	+802	+793	+787	+785	+789
Overseas	+220	+233	+228	+222	+215	+206	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195
Summary of population change																									
Natural change	+560	+587	+627	+650	+663	+648	+631	+615	+599	+583	+559	+535	+508	+479	+447	+417	+387	+361	+338	+319	+302	+288	+276	+264	+259
Net migration	+1,134	+1,091	+1,086	+1,091	+1,092	+1,077	+1,070	+1,068	+1,075	+1,083	+1,083	+1,079	+1,066	+1,062	+1,047	+1,035	+1,026	+1,025	+1,010	+1,007	+997	+989	+983	+980	+985
Net change	+1,693	+1,678	+1,713	+1,741	+1,755	+1,726	+1,701	+1,683	+1,674	+1,666	+1,642	+1,614	+1,574	+1,541	+1,495	+1,452	+1,413	+1,386	+1,348	+1,326	+1,299	+1,277	+1,259	+1,244	+1,244

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	2033	2034	2035
0-4	8,742	8,960	9,141	9,336	9,564	9,659	9,773	9,830	9,841	9,823	9,792	9,762	9,728	9,692	9,651	9,603	9,552	9,503	9,463	9,439	9,432	9,445	9,477	9,525	9,585	9,658
5-10	9,563	9,712	10,000	10,308	10,637	11,024	11,389	11,668	11,898	12,120	12,356	12,452	12,560	12,604	12,604	12,577	12,535	12,493	12,446	12,398	12,346	12,286	12,226	12,174	12,136	12,115
11-15	8,709	8,683	8,602	8,478	8,386	8,371	8,388	8,598	8,886	9,224	9,470	9,851	10,085	10,286	10,488	10,716	10,831	10,945	10,996	10,999	10,972	10,936	10,901	10,863	10,826	10,786
16-17	3,693	3,631	3,513	3,561	3,546	3,499	3,471	3,381	3,343	3,340	3,412	3,492	3,617	3,831	3,956	3,992	4,108	4,216	4,267	4,360	4,419	4,446	4,443	4,427	4,409	4,404
18-59Female, 64Male	77,986	78,738	79,318	79,885	80,463	81,149	81,764	82,487	83,022	83,462	83,881	84,243	84,593	84,935	85,260	85,633	85,991	86,296	86,681	86,962	87,355	87,776	88,242	88,732	89,308	89,926
60/65 -74	17,153	17,623	18,247	18,668	19,064	19,433	19,814	20,021	20,225	20,389	20,521	20,689	20,626	20,677	20,977	21,324	21,862	22,486	23,133	23,812	24,442	25,002	25,502	25,919	26,159	26,304
75-84	7,101	7,255	7,373	7,592	7,840	8,005	8,154	8,382	8,737	9,157	9,609	10,053	10,791	11,343	11,763	12,173	12,435	12,602	12,669	12,727	12,723	12,773	12,625	12,620	12,773	12,973
85+	2,566	2,603	2,690	2,769	2,837	2,955	3,066	3,153	3,252	3,363	3,502	3,643	3,799	4,004	4,214	4,390	4,546	4,733	5,003	5,310	5,644	5,968	6,493	6,907	7,216	7,488
Total	135,513	137,206	138,884	140,597	142,338	144,094	145,819	147,520	149,203	150,877	152,543	154,184	155,798	157,372	158,913	160,408	161,860	163,273	164,659	166,007	167,333	168,632	169,908	171,167	172,411	173,655
Population impact of constraint																										
Number of persons		+50	-1	-0	-1	-1	-1	-1	-2	-1	-1	-1	-1	-1	-2	-2	-2	-2	-2	-3	-3	-3	-3	-3	-3	
Labour Force																										
Number of Labour Force	65,901	66,653	67,280	67,936	68,560	69,201	69,828	70,385	70,918	71,388	71,884	72,380	72,929	73,499	74,017	74,516	75,061	75,564	76,083	76,562	77,078	77,477	77,868	78,270	78,684	79,130
Change over previous year		+752	+627	+656	+624	+641	+627	+558	+532	+471	+495	+496	+549	+570	+517	+499	+545	+503	+519	+479	+516	+399	+391	+402	+415	+445
Number of Jobs	53,501	53,975	54,346	54,962	55,103	55,196	55,899	56,263	55,568	55,914	56,127	56,339	56,845	57,369	57,853	58,323	58,831	59,306	59,796	60,255	60,744	61,059	61,367	61,684	62,010	62,361
Change over previous year		+474	+371	+616	+141	+93	+704	+364	-695	+346	+213	+211	+506	+524	+484	+471	+507	+476	+489	+459	+489	+315	+308	+317	+327	+351
Households																										
Number of Households	55,731	56,599	57,464	58,351	59,250	60,144	61,023	61,895	62,743	63,618	64,472	65,289	66,124	66,939	67,747	68,554	69,358	70,171	70,965	71,777	72,549	73,318	74,076	74,821	75,514	76,198
Change over previous year		+869	+865	+887	+899	+894	+879	+872	+848	+875	+854	+817	+835	+815	+808	+807	+804	+813	+794	+812	+772	+770	+757	+745	+694	+684
Number of Dwellings	57,791	58,117	58,721	59,431	60,123	60,945	61,995	63,091	64,221	65,046	65,919	66,755	67,608	68,442	69,268	70,093	70,915	71,746	72,558	73,389	74,178	74,965	75,739	76,500	77,210	77,909
Change over previous year		+326	+605	+709	+692	+822	+1,050	+1,096	+1,131	+825	+873	+835	+854	+834	+826	+825	+822	+832	+812	+830	+789	+787	+774	+761	+709	+699

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This report was compiled from a forecast produced on 14/11/2012 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

Scenario B. ONS 2011-based Interim SNPP

Population Estimates and Forecasts — ONS Interim 2011-based Sub National Population Projections (extended to 2031)

Components of Population Change — Swale

Year beginning July 1st .....

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	955	971	981	980	983	983	984	986	984	982	976	969	963	956	950	948	948	950	952
Female	888	909	924	934	933	936	936	938	939	937	936	930	923	917	910	905	903	903	904	907
All Births	1,820	1,864	1,895	1,915	1,914	1,919	1,920	1,922	1,924	1,922	1,918	1,906	1,893	1,879	1,866	1,855	1,851	1,851	1,854	1,860
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	609	611	612	619	629	636	644	654	665	676	687	698	711	724	736	750	765	779	794
Female	643	640	637	631	630	632	633	636	639	643	649	653	658	667	673	684	694	708	720	734
All deaths	1,251	1,249	1,248	1,243	1,249	1,261	1,269	1,280	1,292	1,308	1,325	1,339	1,357	1,377	1,398	1,419	1,444	1,473	1,499	1,528
SMR: males	109.5	106.8	104.0	100.8	98.8	97.2	95.1	93.1	91.3	89.6	88.1	86.5	85.1	83.7	82.5	81.2	80.1	79.1	78.1	77.3
SMR: females	110.8	108.5	106.3	103.4	101.3	99.4	97.3	95.5	93.5	91.6	89.9	87.8	86.1	84.6	82.9	81.5	80.2	79.1	78.0	77.1
SMR: male & female	110.2	107.7	105.2	102.1	100.0	98.3	96.2	94.3	92.4	90.6	89.0	87.2	85.6	84.2	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	2,980	3,019	3,044	3,077	3,102	3,116	3,141	3,158	3,171	3,191	3,088	3,104	3,120	3,137	3,155	3,173	3,191	3,209	3,228	3,246
Female	2,987	3,021	3,043	3,064	3,080	3,098	3,109	3,128	3,142	3,153	3,064	3,074	3,087	3,101	3,116	3,133	3,150	3,169	3,190	3,210
All	5,968	6,040	6,087	6,141	6,182	6,214	6,251	6,286	6,313	6,344	6,152	6,178	6,206	6,237	6,272	6,306	6,341	6,378	6,418	6,456
SMigR: males	42.7	42.7	42.4	42.4	42.2	41.9	41.8	41.7	41.5	41.5	39.9	39.9	39.9	39.8	39.8	39.7	39.6	39.5	39.4	39.3
SMigR: females	42.5	42.4	42.2	41.9	41.6	41.4	41.2	41.2	41.1	41.1	39.7	39.7	39.6	39.6	39.5	39.5	39.4	39.3	39.2	39.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,431	2,460	2,477	2,499	2,521	2,537	2,557	2,572	2,580	2,598	2,615	2,635	2,651	2,681	2,705	2,722	2,741	2,761	2,782	2,804
Female	2,480	2,505	2,529	2,549	2,573	2,590	2,605	2,616	2,630	2,641	2,653	2,671	2,688	2,703	2,725	2,750	2,768	2,799	2,822	2,847
All	4,911	4,965	5,006	5,049	5,094	5,127	5,162	5,188	5,210	5,239	5,267	5,305	5,338	5,384	5,430	5,473	5,509	5,561	5,604	5,652
SMigR: males	34.8	34.8	34.5	34.4	34.3	34.1	34.0	33.9	33.8	33.8	33.8	33.9	33.9	34.0	34.1	34.1	34.0	34.0	34.0	33.9
SMigR: females	35.3	35.2	35.1	34.9	34.8	34.6	34.5	34.4	34.4	34.4	34.4	34.5	34.5	34.5	34.6	34.6	34.6	34.7	34.6	34.6
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	84.9	83.9	83.0	82.0	81.1	80.4	79.8	79.3	78.9	78.6	78.6	78.5	78.3	78.1	77.7	77.2	76.6	75.9	75.2
SMigR: females	79.9	78.9	77.9	77.0	76.0	75.1	74.4	73.9	73.5	73.1	72.9	72.9	72.9	72.9	72.8	72.6	72.3	72.0	71.5	71.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	307	311	315	319	324	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
Female	249	253	257	261	265	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
All	556	564	572	580	589	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599
SMigR: males	64.2	64.0	64.0	64.0	64.3	64.6	64.0	63.6	63.2	62.9	62.6	62.6	62.5	62.4	62.2	61.9	61.5	61.0	60.5	59.9
SMigR: females	52.6	52.6	52.6	52.6	52.9	53.2	52.7	52.4	52.0	51.8	51.6	51.6	51.6	51.6	51.6	51.4	51.2	51.0	50.7	50.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+1,057	+1,075	+1,081	+1,093	+1,088	+1,087	+1,089	+1,098	+1,103	+1,105	+885	+873	+868	+854	+842	+833	+832	+818	+814	+805
Overseas	+233	+228	+222	+215	+206	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195
Summary of population change																				
Natural change	+569	+614	+647	+672	+665	+658	+651	+642	+632	+614	+593	+567	+536	+502	+468	+436	+407	+379	+355	+332
Net migration	+1,290	+1,303	+1,303	+1,308	+1,293	+1,282	+1,284	+1,293	+1,298	+1,300	+1,080	+1,068	+1,063	+1,049	+1,037	+1,028	+1,027	+1,013	+1,010	+1,000
Net change	+1,859	+1,917	+1,950	+1,980	+1,958	+1,940	+1,935	+1,935	+1,930	+1,914	+1,673	+1,634	+1,599	+1,551	+1,505	+1,464	+1,434	+1,392	+1,364	+1,332

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	9,008	9,229	9,504	9,675	9,845	9,948	10,004	10,028	10,036	10,040	10,025	10,002	9,963	9,918	9,864	9,801	9,745	9,703	9,676	9,668
5-10	9,641	9,868	10,182	10,539	10,922	11,286	11,539	11,839	12,105	12,408	12,598	12,767	12,848	12,884	12,884	12,861	12,843	12,814	12,776	12,723	12,662
11-15	8,954	8,860	8,662	8,424	8,346	8,354	8,582	8,833	9,203	9,459	9,806	9,980	10,234	10,464	10,744	10,929	11,101	11,185	11,217	11,220	11,200
16-17	3,630	3,610	3,693	3,752	3,670	3,548	3,448	3,391	3,321	3,369	3,482	3,684	3,865	3,941	3,990	4,080	4,198	4,289	4,419	4,494	4,542
18-59Female, 64Male	77,821	78,453	79,223	80,007	80,962	81,838	82,749	83,437	84,058	84,609	85,103	85,410	85,696	86,081	86,410	86,748	87,046	87,437	87,724	88,157	88,623
60/65 -74	17,505	18,210	18,649	19,073	19,410	19,839	20,085	20,362	20,513	20,689	20,926	20,762	20,879	21,138	21,550	22,096	22,717	23,293	23,907	24,487	24,993
75-84	7,302	7,390	7,627	7,851	8,033	8,169	8,368	8,705	9,178	9,620	10,001	10,864	11,400	11,859	12,203	12,489	12,649	12,776	12,842	12,856	12,966
85+	2,704	2,785	2,836	2,901	3,012	3,110	3,209	3,290	3,391	3,538	3,686	3,823	4,024	4,217	4,400	4,537	4,714	4,964	5,305	5,646	5,937
Total	136,324	138,183	140,100	142,050	144,030	145,988	147,928	149,863	151,797	153,727	155,641	157,314	158,948	160,548	162,098	163,604	165,068	166,503	167,894	169,259	170,590
Population impact of constraint																					
Number of persons	-833	+198	+216	+210	+215	+215	+210	+214	+217	+214	+217										
Labour Force																					
Number of Labour Force	65,857	66,597	67,427	68,243	69,063	69,831	70,535	71,185	71,759	72,370	73,005	73,573	74,102	74,627	75,111	75,635	76,144	76,667	77,175	77,725	78,166
Change over previous year	-44	+740	+830	+816	+821	+768	+704	+650	+574	+611	+635	+568	+529	+525	+484	+524	+509	+523	+508	+550	+441
Number of Jobs	53,331	53,794	54,550	54,848	55,086	55,902	56,383	55,778	56,205	56,507	56,825	57,347	57,839	58,329	58,789	59,281	59,762	60,255	60,738	61,254	61,602
Change over previous year	-171	+464	+755	+298	+238	+816	+481	-605	+427	+303	+318	+522	+492	+490	+459	+492	+481	+493	+483	+516	+348
Households																					
Number of Households	56,242	57,116	58,043	59,002	59,986	60,944	61,935	62,884	63,848	64,807	65,728	66,590	67,427	68,239	69,035	69,846	70,656	71,443	72,252	73,032	73,837
Change over previous year	+511	+874	+927	+959	+984	+958	+991	+950	+964	+958	+922	+862	+837	+812	+796	+811	+810	+788	+809	+780	+805
Number of Dwellings	57,750	58,366	59,117	59,871	60,784	61,915	63,131	64,367	65,282	66,262	67,204	68,086	68,941	69,772	70,585	71,414	72,242	73,047	73,874	74,672	75,495
Change over previous year	-41	+616	+751	+754	+914	+1,130	+1,217	+1,235	+915	+980	+942	+881	+856	+830	+814	+829	+828	+805	+827	+798	+823

This report was compiled from a forecast produced on 14/11/2012 using POPGROUP software developed by Bradford Council, the University of Manchester and Andelin Associates

Scenario C. Zero Net Migration

Population Estimates and Forecasts — Zero Net Migration scenario

Components of Population Change — Swale

Year beginning July 1st ……..

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	935	934	929	914	906	897	889	884	879	874	869	866	863	861	858	859	860	861	862
Female	888	891	890	884	871	863	854	847	842	837	832	828	825	822	820	817	818	819	820	821
All Births	1,820	1,826	1,824	1,813	1,785	1,769	1,750	1,736	1,726	1,716	1,706	1,697	1,691	1,686	1,680	1,676	1,676	1,679	1,681	1,682
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	607	607	605	610	619	624	629	636	645	654	662	671	682	693	702	714	726	738	749
Female	643	637	632	624	621	620	619	620	621	624	628	630	634	640	646	654	663	675	685	697
All deaths	1,251	1,245	1,239	1,228	1,231	1,239	1,243	1,250	1,258	1,269	1,282	1,292	1,305	1,322	1,339	1,356	1,377	1,401	1,423	1,446
SMR: males	109.5	106.8	104.0	100.8	98.8	97.3	95.1	93.1	91.3	89.6	88.1	86.5	85.1	83.8	82.6	81.2	80.2	79.3	78.3	77.5
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.4	80.1	79.0	78.0	77.0
SMR: male & female	110.2	107.7	105.2	102.1	100.0	98.3	96.2	94.2	92.4	90.6	88.9	87.1	85.5	84.2	82.7	81.3	80.2	79.2	78.2	77.3
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	2,872	2,901	2,929	2,956	2,980	3,000	3,019	3,037	3,055	3,073	3,088	3,104	3,120	3,137	3,155	3,173	3,191	3,209	3,228	3,246
Female	2,898	2,922	2,948	2,969	2,988	3,004	3,018	3,031	3,044	3,054	3,064	3,074	3,087	3,101	3,116	3,133	3,150	3,169	3,190	3,210
All	5,769	5,824	5,877	5,925	5,967	6,004	6,036	6,069	6,099	6,127	6,152	6,178	6,206	6,237	6,272	6,306	6,341	6,378	6,418	6,456
SMigR: males	41.1	41.4	41.6	41.7	41.9	42.0	42.1	42.3	42.5	42.7	43.0	43.3	43.5	43.7	43.8	44.0	44.1	44.2	44.3	44.4
SMigR: females	41.3	41.5	41.7	41.7	41.7	41.8	41.9	42.0	42.2	42.4	42.7	42.8	43.0	43.2	43.4	43.5	43.6	43.7	43.8	43.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,872	2,901	2,929	2,956	2,980	3,000	3,019	3,037	3,055	3,073	3,088	3,104	3,120	3,137	3,155	3,173	3,191	3,209	3,228	3,246
Female	2,898	2,922	2,948	2,969	2,988	3,004	3,018	3,031	3,044	3,054	3,064	3,074	3,087	3,101	3,116	3,133	3,150	3,169	3,190	3,210
All	5,769	5,824	5,877	5,925	5,967	6,004	6,036	6,069	6,099	6,127	6,152	6,178	6,206	6,237	6,272	6,306	6,341	6,378	6,418	6,456
SMigR: males	41.1	41.4	41.6	41.7	41.9	42.0	42.1	42.3	42.5	42.7	43.0	43.3	43.5	43.7	43.8	44.0	44.1	44.2	44.3	44.4
SMigR: females	41.3	41.5	41.7	41.7	41.7	41.8	41.9	42.0	42.2	42.4	42.7	42.8	43.0	43.2	43.4	43.5	43.6	43.7	43.8	43.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	86.0	85.9	85.7	85.3	84.7	84.2	83.9	83.7	83.7	83.8	84.1	84.3	84.6	84.8	84.8	84.8	84.6	84.4	84.1
SMigR: females	79.9	80.3	80.6	80.7	80.4	80.1	79.7	79.4	79.2	79.1	79.2	79.4	79.7	80.0	80.3	80.5	80.6	80.6	80.4	80.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	86.0	85.9	85.7	85.3	84.7	84.2	83.9	83.7	83.7	83.8	84.1	84.3	84.6	84.8	84.8	84.8	84.6	84.4	84.1
SMigR: females	79.9	80.3	80.6	80.7	80.4	80.1	79.7	79.4	79.2	79.1	79.2	79.4	79.7	80.0	80.3	80.5	80.6	80.6	80.4	80.2
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
Overseas	+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	+569	+581	+585	+584	+554	+529	+507	+487	+469	+447	+424	+405	+386	+363	+341	+319	+299	+278	+258	+237
Net migration	+0	-0	-0	+0	-0	-0	+0	-0	0	+0	+0	-0	+0	+0	+0	-0	+0	-0	+0	-0
Net change	+569	+581	+585	+584	+554	+529	+507	+487	+469	+447	+424	+405	+386	+363	+341	+319	+299	+278	+258	+237

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	8,852	8,902	9,001	8,989	8,981	8,931	8,856	8,769	8,684	8,615	8,553	8,501	8,457	8,417	8,382	8,354	8,334	8,323	8,319	8,322
5-10	9,641	9,739	9,916	10,128	10,359	10,559	10,616	10,709	10,758	10,846	10,807	10,783	10,715	10,626	10,530	10,433	10,355	10,285	10,227	10,177	10,132
11-15	8,954	8,781	8,500	8,169	7,997	7,906	8,032	8,168	8,430	8,562	8,794	8,826	8,913	8,965	9,065	9,055	9,047	8,998	8,924	8,837	8,752
16-17	3,630	3,667	3,759	3,793	3,676	3,513	3,379	3,290	3,167	3,163	3,248	3,418	3,564	3,578	3,572	3,621	3,693	3,688	3,724	3,730	3,719
18-59Female, 64Male	77,821	77,557	77,473	77,434	77,569	77,642	77,768	77,644	77,445	77,162	76,796	76,425	76,048	75,785	75,459	75,140	74,782	74,525	74,144	73,872	73,628
60/65 -74	17,505	18,142	18,501	18,843	19,081	19,401	19,522	19,687	19,712	19,754	19,854	19,556	19,521	19,614	19,861	20,241	20,689	21,082	21,510	21,898	22,202
75-84	7,302	7,378	7,605	7,818	7,994	8,126	8,321	8,652	9,119	9,559	9,923	10,766	11,266	11,694	11,992	12,220	12,310	12,367	12,360	12,289	12,322
85+	2,704	2,776	2,819	2,875	2,980	3,070	3,159	3,230	3,321	3,460	3,601	3,735	3,939	4,134	4,321	4,465	4,646	4,897	5,244	5,590	5,874
Total	136,324	136,893	137,474	138,060	138,644	139,199	139,728	140,236	140,723	141,191	141,638	142,062	142,467	142,853	143,216	143,558	143,877	144,176	144,455	144,713	144,950
Population impact of constraint																					
Number of persons	+2,339																				
Labour Force																					
Number of Labour Force	65,857	65,911	66,036	66,138	66,232	66,268	66,263	66,207	66,053	65,933	65,836	65,824	65,772	65,702	65,590	65,522	65,432	65,323	65,188	65,089	64,899
Change over previous year	+1,390	+53	+125	+102	+95	+36	-5	-57	-154	-120	-97	-11	-53	-70	-112	-68	-90	-110	-135	-100	-190
Number of Jobs	51,422	51,303	51,472	51,623	51,768	51,867	51,935	51,962	51,913	51,890	51,884	51,875	51,834	51,779	51,691	51,637	51,567	51,480	51,374	51,296	51,146
Change over previous year	+928	-119	+169	+151	+146	+99	+68	+27	-50	-23	-5	-9	-41	-55	-88	-54	-71	-86	-106	-78	-149
Households																					
Number of Households	56,242	56,566	56,905	57,249	57,595	57,866	58,202	58,561	58,943	59,339	59,701	60,110	60,482	60,810	61,105	61,384	61,653	61,902	62,170	62,405	62,681
Change over previous year	+1,368	+324	+338	+344	+346	+271	+336	+359	+382	+396	+362	+409	+372	+328	+294	+279	+269	+248	+268	+235	+276
Number of Dwellings	57,505	57,836	58,182	58,534	58,888	59,165	59,509	59,876	60,267	60,671	61,042	61,460	61,840	62,176	62,477	62,762	63,037	63,291	63,565	63,806	64,088
Change over previous year	+1,398	+332	+346	+352	+354	+277	+344	+367	+391	+405	+370	+418	+380	+336	+301	+285	+275	+254	+274	+241	+282
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Scenario D. Long Term Migration trend

Population Estimates and Forecasts — Long-Term Migration Trend scenario

Components of Population Change — Swale

Year beginning July 1st ……..…..

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	944	949	948	938	932	925	918	913	906	899	891	884	877	871	867	866	867	869	873
Female	888	899	904	903	893	888	881	874	869	863	856	849	842	836	830	825	824	826	828	831
All Births	1,820	1,842	1,852	1,851	1,832	1,820	1,805	1,793	1,782	1,769	1,755	1,740	1,726	1,713	1,701	1,692	1,690	1,693	1,697	1,705
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	609	610	610	616	627	633	641	650	660	672	682	693	706	720	732	747	762	777	792
Female	643	640	637	631	630	632	633	636	639	643	649	653	659	667	675	686	697	711	725	740
All deaths	1,251	1,249	1,247	1,240	1,246	1,259	1,267	1,277	1,289	1,304	1,320	1,335	1,352	1,374	1,395	1,418	1,444	1,474	1,502	1,531
SMR: males	109.5	106.8	103.9	100.8	98.8	97.2	95.1	93.1	91.3	89.6	88.1	86.5	85.0	83.7	82.5	81.1	80.2	79.2	78.2	77.4
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.4	80.1	79.0	78.0	77.0
SMR: male & female	110.2	107.7	105.2	102.1	100.0	98.3	96.2	94.2	92.3	90.5	88.9	87.1	85.5	84.1	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	82.0	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	2,789	2,788	2,789	2,787	2,789	2,789	2,787	2,785	2,788	2,790	2,793	2,795	2,797	2,797	2,798	2,798	2,800	2,802	2,800	2,799
Female	2,864	2,865	2,864	2,866	2,864	2,864	2,866	2,868	2,865	2,863	2,860	2,858	2,856	2,856	2,855	2,855	2,853	2,851	2,853	2,854
All	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653	5,653
SMigR: males	40.0	39.6	39.4	39.1	38.9	38.7	38.5	38.3	38.3	38.2	38.2	38.2	38.1	37.9	37.7	37.4	37.2	36.9	36.6	36.2
SMigR: females	40.8	40.5	40.3	40.0	39.7	39.5	39.4	39.3	39.2	39.2	39.1	39.0	38.8	38.7	38.5	38.3	38.0	37.6	37.3	37.0
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,336	2,342	2,339	2,336	2,333	2,337	2,335	2,340	2,341	2,343	2,343	2,346	2,346	2,356	2,357	2,353	2,353	2,349	2,348	2,346
Female	2,426	2,420	2,423	2,426	2,429	2,425	2,427	2,422	2,421	2,419	2,419	2,416	2,416	2,406	2,405	2,409	2,409	2,413	2,414	2,416
All	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762	4,762
SMigR: males	33.5	33.3	33.0	32.8	32.5	32.4	32.3	32.2	32.1	32.1	32.1	32.1	31.9	31.9	31.7	31.5	31.3	31.0	30.7	30.4
SMigR: females	34.5	34.2	34.1	33.9	33.7	33.5	33.3	33.2	33.1	33.1	33.1	32.9	32.8	32.6	32.4	32.3	32.1	31.8	31.6	31.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	104	104	104	104	104	104	104	104	104	104	104	105	105	105	105	105	105	105	105	105
Female	98	98	98	98	98	98	98	98	98	98	98	97	97	97	97	97	97	97	97	97
All	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202
SMigR: males	21.8	21.6	21.5	21.3	21.2	21.1	21.1	21.1	21.1	21.1	21.1	21.2	21.2	21.2	21.2	21.2	21.1	20.9	20.7	20.5
SMigR: females	20.7	20.6	20.4	20.3	20.3	20.2	20.1	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	19.9	19.9	19.8	19.7	19.6
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	181	181	181	181	181	180	180	180	180	181	180	181	181	181	181	181	182	182	182	182
Female	150	150	150	150	150	151	151	151	151	150	151	150	150	150	150	150	149	149	149	149
All	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331	331
SMigR: males	37.9	37.6	37.3	37.1	36.9	36.7	36.6	36.6	36.5	36.5	36.6	36.7	36.7	36.7	36.7	36.6	36.4	36.2	35.9	35.5
SMigR: females	31.7	31.5	31.3	31.2	31.1	31.0	30.9	30.8	30.8	30.7	30.8	30.7	30.8	30.8	30.8	30.7	30.6	30.5	30.3	30.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891	+891
Overseas	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129	-129
Summary of population change																				
Natural change	+569	+593	+605	+611	+585	+561	+539	+516	+493	+465	+434	+405	+374	+339	+306	+274	+246	+219	+195	+173
Net migration	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762	+762
Net change	+1,331	+1,355	+1,367	+1,373	+1,347	+1,323	+1,301	+1,278	+1,255	+1,227	+1,196	+1,167	+1,136	+1,101	+1,068	+1,036	+1,008	+981	+957	+935

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	8,999	9,192	9,421	9,516	9,598	9,598	9,557	9,491	9,414	9,344	9,273	9,205	9,137	9,068	9,000	8,938	8,887	8,852	8,835	8,839
5-10	9,641	9,844	10,134	10,474	10,851	11,210	11,442	11,709	11,921	12,156	12,229	12,294	12,271	12,209	12,126	12,030	11,943	11,854	11,768	11,682	11,595
11-15	8,954	8,843	8,625	8,355	8,251	8,235	8,457	8,691	9,067	9,316	9,689	9,855	10,105	10,314	10,563	10,665	10,749	10,744	10,696	10,621	10,536
16-17	3,630	3,604	3,683	3,745	3,656	3,518	3,407	3,346	3,249	3,277	3,396	3,616	3,808	3,865	3,907	4,026	4,166	4,235	4,335	4,372	4,381
18-59Female, 64Male	77,821	77,987	78,282	78,582	79,055	79,459	79,921	80,132	80,273	80,333	80,315	80,298	80,276	80,376	80,406	80,449	80,470	80,617	80,642	80,816	81,021
60/65 -74	17,505	18,201	18,627	19,046	19,369	19,788	20,004	20,274	20,404	20,556	20,770	20,581	20,667	20,890	21,276	21,804	22,410	22,964	23,565	24,126	24,602
75-84	7,302	7,390	7,627	7,848	8,031	8,170	8,373	8,713	9,195	9,655	10,040	10,921	11,460	11,934	12,283	12,567	12,710	12,827	12,885	12,878	12,985
85+	2,704	2,787	2,840	2,906	3,021	3,121	3,219	3,299	3,399	3,546	3,697	3,839	4,053	4,257	4,455	4,609	4,800	5,066	5,432	5,801	6,109
Total	136,324	137,655	139,010	140,378	141,750	143,098	144,421	145,722	146,999	148,254	149,481	150,678	151,845	152,981	154,082	155,150	156,186	157,193	158,174	159,131	160,067
Population impact of constraint																					
Number of persons	+1,255																				
Labour Force																					
Number of Labour Force	65,857	66,228	66,677	67,110	67,540	67,911	68,234	68,495	68,656	68,857	69,075	69,396	69,678	69,949	70,181	70,480	70,767	71,055	71,316	71,618	71,811
Change over previous year	+1,390	+371	+449	+433	+430	+371	+323	+261	+161	+201	+218	+322	+281	+271	+232	+299	+287	+287	+261	+302	+193
Number of Jobs	51,422	51,550	51,972	52,382	52,790	53,154	53,480	53,759	53,959	54,191	54,437	54,690	54,912	55,126	55,309	55,544	55,771	55,998	56,203	56,441	56,593
Change over previous year	+928	+129	+422	+410	+409	+363	+326	+279	+200	+232	+246	+254	+222	+214	+183	+236	+227	+227	+206	+238	+152
Households																					
Number of Households	56,242	56,909	57,607	58,328	59,072	59,762	60,484	61,157	61,828	62,498	63,124	63,802	64,461	65,095	65,723	66,350	66,971	67,562	68,171	68,747	69,364
Change over previous year	+1,368	+667	+698	+721	+744	+690	+723	+673	+671	+670	+626	+678	+659	+634	+628	+627	+621	+590	+609	+576	+617
Number of Dwellings	57,505	58,186	58,900	59,638	60,399	61,104	61,842	62,531	63,216	63,902	64,541	65,234	65,908	66,557	67,198	67,840	68,475	69,078	69,701	70,290	70,922
Change over previous year	+1,398	+682	+714	+737	+761	+705	+739	+688	+686	+685	+640	+693	+674	+649	+642	+641	+635	+603	+623	+589	+631
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Scenario E. Short Term Migration Trend

Population Estimates and Forecasts — Short-Term Migration Trend scenario

Components of Population Change — Swale

Year beginning July 1st ……..…..

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	944	950	949	940	934	927	921	916	909	903	895	889	882	876	872	871	873	875	879
Female	888	899	904	904	895	890	883	877	872	866	860	853	847	840	835	831	830	831	834	837
All Births	1,820	1,843	1,854	1,854	1,835	1,824	1,810	1,798	1,788	1,776	1,762	1,748	1,736	1,723	1,711	1,703	1,701	1,704	1,709	1,716
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	609	610	610	616	627	634	641	650	661	672	682	694	707	721	733	747	763	778	792
Female	643	640	637	631	630	632	633	636	639	643	649	653	659	667	675	686	697	712	725	740
All deaths	1,251	1,249	1,247	1,241	1,246	1,259	1,267	1,277	1,289	1,304	1,321	1,335	1,353	1,374	1,396	1,419	1,445	1,475	1,503	1,532
SMR: males	109.5	106.8	103.9	100.8	98.8	97.2	95.1	93.1	91.3	89.6	88.1	86.5	85.0	83.7	82.5	81.1	80.2	79.2	78.2	77.4
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.4	80.1	79.0	78.0	77.0
SMR: male & female	110.2	107.7	105.2	102.1	100.0	98.3	96.2	94.2	92.3	90.5	88.9	87.1	85.5	84.1	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	2,733	2,732	2,734	2,731	2,733	2,733	2,731	2,730	2,732	2,734	2,737	2,739	2,741	2,741	2,742	2,742	2,745	2,746	2,744	2,743
Female	2,807	2,808	2,806	2,809	2,807	2,807	2,809	2,810	2,808	2,806	2,803	2,801	2,799	2,799	2,798	2,798	2,795	2,794	2,796	2,797
All	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540	5,540
SMigR: males	39.2	38.8	38.6	38.3	38.1	37.8	37.6	37.5	37.4	37.4	37.4	37.3	37.2	37.0	36.8	36.5	36.3	36.0	35.7	35.4
SMigR: females	40.0	39.7	39.4	39.2	38.9	38.7	38.5	38.5	38.4	38.3	38.2	38.1	37.9	37.8	37.6	37.3	37.1	36.7	36.4	36.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,286	2,292	2,289	2,286	2,283	2,287	2,285	2,290	2,291	2,293	2,293	2,296	2,296	2,305	2,307	2,303	2,303	2,299	2,298	2,296
Female	2,374	2,368	2,371	2,374	2,377	2,373	2,375	2,370	2,369	2,367	2,367	2,364	2,364	2,355	2,353	2,357	2,357	2,361	2,362	2,364
All	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660	4,660
SMigR: males	32.8	32.6	32.3	32.0	31.8	31.7	31.5	31.4	31.4	31.3	31.3	31.3	31.1	31.1	30.9	30.7	30.5	30.2	29.9	29.6
SMigR: females	33.8	33.5	33.3	33.1	32.9	32.7	32.6	32.4	32.4	32.3	32.3	32.1	32.0	31.8	31.6	31.5	31.3	31.0	30.7	30.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	103	103	103	103	103	103	103	103	103	103	103	103	104	104	104	104	104	104	104	104
Female	97	97	97	97	97	97	97	97	97	97	97	97	96	96	96	96	96	96	96	96
All	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
SMigR: males	21.5	21.4	21.2	21.1	21.0	20.9	20.9	20.8	20.8	20.8	20.8	20.9	20.9	20.9	20.9	20.9	20.7	20.6	20.4	20.2
SMigR: females	20.5	20.3	20.2	20.1	20.0	19.9	19.8	19.8	19.8	19.7	19.7	19.7	19.7	19.7	19.7	19.6	19.6	19.5	19.4	19.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	164	164	164	164	164	164	164	164	163	164	164	164	164	164	164	164	165	165	165	165
Female	136	136	136	136	136	136	136	136	137	136	136	136	136	136	136	136	135	135	135	135
All	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
SMigR: males	34.3	34.0	33.8	33.5	33.4	33.2	33.1	33.0	33.0	33.0	33.0	33.1	33.1	33.1	33.1	33.0	32.9	32.6	32.3	32.0
SMigR: females	28.7	28.5	28.4	28.3	28.1	28.0	27.9	27.9	27.8	27.7	27.8	27.8	27.8	27.8	27.8	27.7	27.6	27.5	27.3	27.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880	+880
Overseas	-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	+569	+594	+607	+613	+588	+565	+543	+521	+499	+472	+442	+413	+383	+349	+316	+284	+256	+230	+207	+184
Net migration	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780	+780
Net change	+1,349	+1,374	+1,387	+1,393	+1,368	+1,345	+1,323	+1,301	+1,279	+1,252	+1,222	+1,193	+1,163	+1,129	+1,096	+1,064	+1,036	+1,010	+987	+964

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	8,998	9,190	9,420	9,517	9,601	9,605	9,569	9,507	9,434	9,368	9,301	9,236	9,172	9,107	9,043	8,983	8,935	8,902	8,887	8,892
5-10	9,641	9,843	10,132	10,471	10,846	11,203	11,433	11,700	11,911	12,148	12,224	12,292	12,274	12,217	12,139	12,048	11,966	11,882	11,801	11,720	11,637
11-15	8,954	8,843	8,625	8,355	8,250	8,233	8,454	8,688	9,063	9,310	9,682	9,846	10,094	10,302	10,551	10,654	10,741	10,741	10,696	10,626	10,545
16-17	3,630	3,604	3,683	3,746	3,657	3,518	3,408	3,347	3,250	3,277	3,396	3,615	3,807	3,863	3,904	4,023	4,161	4,229	4,330	4,369	4,379
18-59Female, 64Male	77,821	78,006	78,321	78,641	79,133	79,558	80,040	80,272	80,432	80,512	80,514	80,515	80,512	80,632	80,681	80,742	80,782	80,947	80,989	81,180	81,403
60/65 -74	17,505	18,201	18,628	19,047	19,370	19,789	20,006	20,275	20,405	20,558	20,772	20,583	20,668	20,891	21,277	21,805	22,411	22,964	23,566	24,126	24,602
75-84	7,302	7,390	7,627	7,849	8,033	8,172	8,375	8,715	9,198	9,658	10,044	10,926	11,466	11,940	12,289	12,573	12,717	12,834	12,891	12,885	12,992
85+	2,704	2,787	2,840	2,906	3,021	3,121	3,219	3,299	3,399	3,546	3,696	3,839	4,053	4,257	4,455	4,609	4,800	5,066	5,432	5,801	6,110
Total	136,324	137,673	139,047	140,434	141,827	143,195	144,540	145,863	147,164	148,444	149,695	150,917	152,111	153,274	154,402	155,498	156,562	157,598	158,608	159,595	160,559
Population impact of constraint																					
Number of persons	+1,255																				
Labour Force																					
Number of Labour Force	65,857	66,243	66,707	67,155	67,600	67,986	68,324	68,601	68,778	68,994	69,227	69,564	69,861	70,147	70,394	70,708	71,009	71,311	71,586	71,903	72,111
Change over previous year	+1,390	+386	+464	+448	+445	+386	+338	+277	+176	+216	+234	+337	+297	+286	+247	+314	+302	+301	+275	+317	+208
Number of Jobs	51,422	51,562	51,996	52,417	52,837	53,212	53,551	53,842	54,054	54,299	54,557	54,823	55,057	55,282	55,477	55,724	55,962	56,199	56,416	56,666	56,830
Change over previous year	+928	+140	+433	+421	+420	+375	+338	+291	+212	+244	+258	+266	+234	+226	+194	+247	+238	+237	+217	+250	+164
Households																					
Number of Households	56,242	56,915	57,620	58,348	59,098	59,795	60,525	61,208	61,890	62,572	63,209	63,899	64,569	65,215	65,853	66,491	67,123	67,724	68,344	68,932	69,561
Change over previous year	+1,368	+673	+705	+728	+751	+696	+730	+683	+682	+682	+637	+690	+670	+646	+638	+638	+632	+601	+621	+588	+629
Number of Dwellings	57,505	58,193	58,914	59,658	60,425	61,137	61,884	62,583	63,280	63,977	64,628	65,333	66,019	66,679	67,332	67,984	68,630	69,244	69,879	70,480	71,123
Change over previous year	+1,398	+688	+721	+744	+767	+712	+747	+699	+697	+697	+652	+705	+686	+660	+653	+652	+646	+615	+634	+601	+643
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Scenario F. Experian Economic Baseline

Population Estimates and Forecasts

Experian Economic Baseline (4280 jobs) scenario

Components of Population Change

Swale

Year beginning July 1st .....

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	959	951	950	943	940	935	932	930	922	912	900	890	880	871	863	857	855	853	852
Female	888	914	906	905	898	895	890	888	885	879	868	857	847	838	830	822	817	814	813	811
All Births	1,820	1,873	1,857	1,855	1,840	1,835	1,825	1,820	1,815	1,801	1,780	1,758	1,737	1,717	1,701	1,684	1,674	1,668	1,666	1,663
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	610	608	607	613	623	629	636	644	653	663	671	681	692	704	713	726	739	751	764
Female	643	642	635	627	626	627	627	630	632	635	639	640	644	651	656	665	674	685	696	708
All deaths	1,251	1,252	1,243	1,234	1,238	1,250	1,256	1,265	1,276	1,288	1,301	1,311	1,325	1,343	1,360	1,378	1,400	1,424	1,447	1,471
SMR: males	109.5	106.8	103.9	100.8	98.8	97.2	95.0	93.1	91.2	89.6	88.1	86.5	85.0	83.7	82.5	81.1	80.1	79.1	78.2	77.3
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.5	80.1	79.1	78.0	77.1
SMR: male & female	110.2	107.7	105.1	102.1	100.0	98.3	96.2	94.2	92.3	90.5	88.9	87.1	85.5	84.1	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	3,195	2,140	2,654	2,797	2,856	2,859	2,931	2,931	2,821	2,716	2,694	2,743	2,772	2,842	2,800	2,833	2,854	2,910	2,882	3,003
Female	3,224	2,156	2,672	2,810	2,864	2,864	2,930	2,925	2,811	2,700	2,673	2,717	2,742	2,809	2,765	2,796	2,818	2,873	2,848	2,969
All	6,418	4,296	5,326	5,607	5,720	5,723	5,862	5,856	5,632	5,416	5,368	5,461	5,514	5,651	5,565	5,629	5,672	5,783	5,731	5,972
SMigR: males	45.8	30.1	37.5	39.2	39.8	39.5	40.3	40.0	38.3	36.9	36.6	37.4	37.7	38.6	37.9	38.2	38.4	39.0	38.4	39.9
SMigR: females	45.9	30.2	37.6	39.3	39.7	39.4	40.1	39.9	38.2	36.7	36.4	37.1	37.5	38.4	37.7	38.1	38.3	38.8	38.3	39.7
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,431	2,460	2,477	2,498	2,521	2,537	2,557	2,572	2,580	2,598	2,615	2,635	2,651	2,681	2,705	2,722	2,741	2,761	2,782	2,804
Female	2,480	2,505	2,529	2,549	2,573	2,590	2,605	2,616	2,630	2,641	2,653	2,671	2,688	2,703	2,725	2,750	2,768	2,799	2,822	2,847
All	4,911	4,965	5,006	5,047	5,094	5,127	5,162	5,188	5,210	5,239	5,267	5,305	5,338	5,384	5,430	5,473	5,509	5,561	5,604	5,652
SMigR: males	34.8	34.6	35.0	35.1	35.1	35.0	35.1	35.1	35.1	35.3	35.6	35.9	36.1	36.4	36.6	36.7	36.9	37.0	37.1	37.2
SMigR: females	35.3	35.0	35.6	35.6	35.7	35.6	35.7	35.7	35.7	35.9	36.2	36.5	36.7	36.9	37.2	37.4	37.6	37.8	37.9	38.1
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	84.5	85.1	84.8	84.2	83.5	83.1	82.7	82.5	82.5	82.8	83.3	83.6	83.9	83.9	84.0	83.9	83.6	83.2	82.8
SMigR: females	79.9	78.5	79.2	79.0	78.5	77.9	77.5	77.1	76.8	76.8	77.2	77.7	78.1	78.5	78.8	79.1	79.2	79.2	79.0	78.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	307	311	315	319	324	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
Female	249	253	257	261	265	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
All	556	564	572	580	589	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599
SMigR: males	64.2	63.7	64.9	65.3	66.0	66.5	66.2	65.9	65.7	65.7	66.0	66.3	66.6	66.8	66.8	66.9	66.8	66.6	66.3	66.0
SMigR: females	52.6	52.3	53.5	54.0	54.6	55.2	54.9	54.6	54.4	54.4	54.7	55.0	55.3	55.6	55.8	56.0	56.1	56.1	56.0	55.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+1,507	669	+320	+560	+626	+596	+700	+667	+421	+177	+100	+156	+176	+268	+136	+156	+163	+222	+127	+320
Overseas	+233	+228	+222	+215	+206	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195
Summary of population change																				
Natural change	+569	+621	+614	+621	+602	+586	+569	+555	+539	+513	+479	+446	+412	+375	+341	+306	+275	+244	+218	+192
Net migration	+1,741	441	+542	+775	+831	+791	+895	+863	+616	+372	+296	+351	+371	+463	+331	+352	+359	+417	+322	+515
Net change	+2,310	+180	+1,156	+1,396	+1,433	+1,377	+1,465	+1,417	+1,155	+885	+775	+797	+783	+838	+671	+657	+633	+662	+540	+707

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	9,073	9,152	9,351	9,446	9,542	9,566	9,558	9,528	9,463	9,381	9,285	9,192	9,099	9,010	8,911	8,819	8,737	8,676	8,621	8,600
5-10	9,641	9,895	10,094	10,399	10,749	11,080	11,281	11,538	11,741	11,958	12,012	12,060	12,034	11,967	11,887	11,782	11,681	11,575	11,474	11,363	11,262
11-15	8,954	8,878	8,592	8,303	8,195	8,177	8,390	8,615	8,976	9,193	9,510	9,621	9,816	9,981	10,193	10,271	10,340	10,336	10,288	10,215	10,139
16-17	3,630	3,627	3,675	3,730	3,638	3,498	3,387	3,327	3,233	3,258	3,366	3,563	3,730	3,768	3,794	3,880	3,992	4,039	4,128	4,159	4,167
18-59Female, 64Male	77,821	78,725	78,282	78,512	79,075	79,609	80,172	80,560	80,853	80,907	80,725	80,497	80,302	80,239	80,171	80,030	79,877	79,842	79,728	79,688	79,809
60/65 -74	17,505	18,240	18,585	18,972	19,278	19,681	19,881	20,138	20,260	20,391	20,568	20,343	20,393	20,575	20,918	21,387	21,927	22,411	22,938	23,418	23,829
75-84	7,302	7,401	7,609	7,820	7,994	8,126	8,319	8,650	9,120	9,559	9,917	10,761	11,264	11,703	12,020	12,272	12,389	12,481	12,520	12,497	12,588
85+	2,704	2,794	2,825	2,883	2,992	3,087	3,180	3,255	3,348	3,485	3,620	3,744	3,939	4,122	4,298	4,429	4,595	4,832	5,163	5,494	5,767
Total	136,324	138,634	138,814	139,970	141,367	142,800	144,177	145,641	147,058	148,214	149,099	149,873	150,670	151,453	152,291	152,962	153,620	154,253	154,914	155,455	156,162
Population impact of constraint																					
Number of persons	+1,255	+649	-1,527	-551	318	-247	-281	-175	-213	-468	-711	-784	-717	-692	-586	-706	-677	-669	-596	-688	-485
Labour Force																					
Number of Labour Force	65,857	66,821	66,664	67,033	67,529	67,998	68,402	68,805	69,093	69,290	69,373	69,512	69,639	69,766	69,906	70,033	70,160	70,286	70,426	70,553	70,680
Change over previous year	+1,390	+964	-157	+369	+496	+469	+404	+403	+287	+198	+83	+140	+127	+127	+140	+127	+127	+127	+140	+127	+127
Number of Jobs	51,422	52,012	51,962	52,322	52,782	53,222	53,612	54,002	54,302	54,532	54,672	54,782	54,882	54,982	55,092	55,192	55,292	55,392	55,502	55,602	55,702
Change over previous year	+928	+590	-50	+360	+460	+440	+390	+390	+300	+230	+140	+110	+100	+100	+110	+100	+100	+100	+110	+100	+100
Households																					
Number of Households	56,242	57,260	57,537	58,184	58,941	59,656	60,405	61,154	61,894	62,545	63,062	63,597	64,127	64,631	65,158	65,635	66,119	66,577	67,077	67,511	68,052
Change over previous year	+1,368	+1,018	+277	+647	+756	+716	+749	+749	+740	+652	+516	+535	+530	+505	+527	+477	+484	+458	+500	+434	+541
Number of Dwellings	57,505	58,546	58,829	59,491	60,264	60,996	61,762	62,527	63,283	63,950	64,478	65,025	65,566	66,082	66,621	67,109	67,603	68,072	68,583	69,027	69,580
Change over previous year	+1,398	+1,041	+283	+662	+773	+732	+766	+765	+756	+667	+528	+547	+542	+516	+539	+488	+495	+469	+511	+443	+553
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Scenario G. Higher Economic Scenario

Population Estimates and Forecasts — Experian Higher Economic Growth scenario (7,053 jobs)

Components of Population Change — Swale

Year beginning July 1st .....

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	952	956	955	944	939	933	929	928	924	920	914	911	907	904	901	902	904	908	912
Female	888	907	911	910	899	894	888	885	884	880	876	871	867	863	861	858	859	861	865	868
All Births	1,820	1,859	1,867	1,865	1,843	1,833	1,821	1,813	1,812	1,804	1,795	1,785	1,778	1,770	1,765	1,759	1,761	1,766	1,773	1,780
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	609	609	608	613	623	628	635	644	654	664	674	685	697	710	721	735	750	763	777
Female	643	640	636	628	626	626	627	629	632	635	640	643	648	656	663	673	683	696	708	722
All deaths	1,251	1,250	1,245	1,236	1,239	1,249	1,255	1,264	1,275	1,289	1,304	1,317	1,333	1,353	1,373	1,394	1,418	1,446	1,472	1,499
SMR: males	109.5	106.8	103.9	100.8	98.8	97.2	95.0	93.1	91.2	89.6	88.1	86.5	85.0	83.7	82.5	81.1	80.1	79.2	78.2	77.3
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.5	80.2	79.1	78.0	77.1
SMR: male & female	110.2	107.7	105.2	102.1	100.0	98.3	96.2	94.2	92.3	90.5	88.9	87.1	85.5	84.1	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	2,919	2,608	2,644	2,670	2,753	2,816	2,889	2,994	2,965	2,964	2,975	3,035	3,063	3,120	3,087	3,120	3,142	3,185	3,164	3,286
Female	2,946	2,627	2,662	2,682	2,761	2,820	2,888	2,988	2,954	2,946	2,952	3,006	3,031	3,085	3,049	3,080	3,101	3,145	3,127	3,249
All	5,865	5,235	5,305	5,352	5,514	5,636	5,777	5,981	5,919	5,910	5,927	6,042	6,094	6,205	6,135	6,200	6,243	6,330	6,291	6,535
SMigR: males	41.8	36.9	37.2	37.3	38.3	38.9	39.7	41.0	40.4	40.2	40.2	40.9	41.1	41.5	40.7	40.9	40.9	41.1	40.4	41.6
SMigR: females	41.9	37.0	37.3	37.3	38.2	38.8	39.6	40.8	40.2	40.0	40.0	40.6	40.7	41.2	40.5	40.6	40.6	40.8	40.2	41.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,431	2,460	2,477	2,498	2,521	2,537	2,557	2,572	2,580	2,598	2,615	2,635	2,651	2,681	2,705	2,722	2,741	2,761	2,782	2,804
Female	2,480	2,505	2,529	2,549	2,573	2,590	2,605	2,616	2,630	2,641	2,653	2,671	2,688	2,703	2,725	2,750	2,768	2,799	2,822	2,847
All	4,911	4,965	5,006	5,047	5,094	5,127	5,162	5,188	5,210	5,239	5,267	5,305	5,338	5,384	5,430	5,473	5,509	5,561	5,604	5,652
SMigR: males	34.8	34.8	34.8	34.9	35.1	35.1	35.2	35.2	35.1	35.2	35.4	35.5	35.5	35.7	35.7	35.7	35.6	35.6	35.6	35.5
SMigR: females	35.3	35.2	35.4	35.5	35.6	35.7	35.7	35.8	35.8	35.8	35.9	36.1	36.1	36.1	36.2	36.3	36.2	36.3	36.3	36.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	85.0	84.8	84.5	84.1	83.6	83.3	83.0	82.6	82.4	82.3	82.3	82.2	82.0	81.7	81.3	80.9	80.2	79.5	78.8
SMigR: females	79.9	79.0	78.8	78.7	78.3	78.0	77.7	77.3	76.9	76.7	76.6	76.6	76.6	76.5	76.4	76.2	75.9	75.6	75.0	74.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	307	311	315	319	324	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
Female	249	253	257	261	265	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
All	556	564	572	580	589	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599
SMigR: males	64.2	64.1	64.6	65.1	65.9	66.6	66.3	66.1	65.8	65.6	65.6	65.5	65.5	65.3	65.0	64.8	64.4	63.9	63.3	62.7
SMigR: females	52.6	52.7	53.2	53.8	54.5	55.2	55.0	54.8	54.5	54.3	54.3	54.3	54.3	54.2	54.1	54.0	53.8	53.5	53.1	52.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+954	+270	+299	+304	+420	+509	+615	+793	+709	+671	+660	+736	+755	+821	+706	+728	+734	+769	+687	+883
Overseas	+233	+228	+222	+215	+206	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195
Summary of population change																				
Natural change	+569	+609	+622	+629	+604	+584	+566	+549	+536	+515	+491	+468	+444	+417	+391	+365	+342	+320	+301	+281
Net migration	+1,187	+498	+521	+520	+625	+704	+810	+988	+904	+866	+855	+932	+951	+1,016	+901	+923	+929	+964	+883	+1,079
Net change	+1,756	+1,107	+1,144	+1,149	+1,230	+1,288	+1,376	+1,538	+1,440	+1,381	+1,346	+1,400	+1,395	+1,433	+1,292	+1,288	+1,271	+1,284	+1,184	+1,360

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	9,021	9,184	9,386	9,459	9,537	9,552	9,535	9,513	9,473	9,437	9,398	9,367	9,336	9,307	9,269	9,236	9,211	9,203	9,201	9,231
5-10	9,641	9,858	10,117	10,422	10,757	11,075	11,269	11,518	11,731	11,970	12,059	12,150	12,173	12,158	12,131	12,084	12,048	12,010	11,977	11,936	11,905
11-15	8,954	8,851	8,609	8,320	8,199	8,173	8,381	8,602	8,968	9,199	9,543	9,685	9,913	10,111	10,358	10,471	10,576	10,608	10,601	10,567	10,536
16-17	3,630	3,615	3,684	3,737	3,640	3,496	3,383	3,321	3,230	3,261	3,378	3,586	3,767	3,815	3,852	3,955	4,082	4,141	4,242	4,289	4,313
18-59Female, 64Male	77,821	78,348	78,542	78,759	79,150	79,544	80,049	80,377	80,756	81,003	81,151	81,296	81,487	81,808	82,107	82,344	82,567	82,913	83,160	83,495	83,991
60/65 -74	17,505	18,209	18,604	18,993	19,285	19,676	19,871	20,124	20,251	20,398	20,605	20,416	20,504	20,731	21,120	21,640	22,235	22,776	23,364	23,907	24,383
75-84	7,302	7,391	7,616	7,826	7,996	8,124	8,316	8,645	9,117	9,562	9,930	10,786	11,304	11,757	12,088	12,355	12,487	12,595	12,650	12,643	12,754
85+	2,704	2,787	2,831	2,888	2,994	3,086	3,177	3,251	3,347	3,487	3,629	3,762	3,965	4,158	4,343	4,482	4,657	4,903	5,246	5,588	5,873
Total	136,324	138,080	139,188	140,331	141,480	142,710	143,998	145,374	146,912	148,352	149,733	151,079	152,479	153,874	155,307	156,599	157,887	159,159	160,443	161,627	162,987
Population impact of constraint																					
Number of persons	+1,255	+96	-588	-572	-573	-453	-367	-260	-87	-180	-217	-224	-136	-112	-33	-136	-106	-98	-49	-127	+79
Labour Force																					
Number of Labour Force	65,857	66,515	66,875	67,233	67,591	67,947	68,303	68,657	69,012	69,366	69,719	70,167	70,615	71,063	71,511	71,959	72,407	72,855	73,303	73,751	74,198
Change over previous year	+1,390	+658	+360	+359	+358	+357	+356	+355	+355	+354	+353	+448	+448	+448	+448	+448	+448	+448	+448	+448	+448
Number of Jobs	51,422	51,774	52,126	52,478	52,830	53,182	53,534	53,886	54,239	54,592	54,945	55,298	55,651	56,004	56,357	56,710	57,063	57,416	57,769	58,122	58,475
Change over previous year	+928	+352	+352	+352	+352	+352	+352	+352	+353	+353	+353	+353	+353	+353	+353	+353	+353	+353	+353	+353	+353
Households																					
Number of Households	56,242	57,059	57,672	58,315	58,981	59,627	60,343	61,055	61,837	62,593	63,296	64,051	64,815	65,561	66,323	67,047	67,779	68,488	69,235	69,924	70,728
Change over previous year	+1,368	+818	+612	+643	+666	+646	+715	+713	+781	+756	+703	+755	+764	+746	+762	+724	+732	+708	+747	+689	+804
Number of Dwellings	57,505	58,341	58,966	59,624	60,305	60,966	61,697	62,426	63,225	63,998	64,718	65,489	66,271	67,033	67,812	68,552	69,301	70,026	70,789	71,494	72,316
Change over previous year	+1,398	+836	+626	+658	+681	+661	+731	+729	+799	+773	+719	+772	+781	+762	+779	+740	+749	+724	+763	+705	+822
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Scenario H. Bearing Fruits Job Target

Population Estimates and Forecasts — Bearing Fruits Job Target (8540 jobs) scenario

Components of Population Change — Swale

Year beginning July 1st ……..…..

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Births																				
Male	932	954	961	962	953	950	945	943	944	942	939	935	932	929	927	925	927	930	934	939
Female	888	909	915	916	908	905	900	898	899	897	894	890	888	885	883	881	882	886	890	894
All Births	1,820	1,863	1,876	1,878	1,861	1,854	1,846	1,842	1,843	1,839	1,833	1,825	1,819	1,814	1,810	1,806	1,809	1,816	1,824	1,833
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	610	610	609	615	624	631	638	647	657	668	678	689	702	716	727	742	757	771	785
Female	643	641	637	630	628	629	629	632	635	639	644	647	653	661	668	679	689	703	715	729
All deaths	1,251	1,250	1,247	1,238	1,242	1,253	1,260	1,270	1,282	1,296	1,312	1,325	1,342	1,364	1,384	1,406	1,431	1,459	1,486	1,514
SMR: males	109.5	106.8	103.9	100.8	98.8	97.2	95.0	93.1	91.2	89.6	88.1	86.5	85.0	83.7	82.5	81.1	80.1	79.2	78.2	77.3
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.5	80.2	79.1	78.0	77.1
SMR: male & female	110.2	107.7	105.2	102.1	100.0	98.3	96.2	94.2	92.3	90.5	88.9	87.1	85.5	84.1	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	3,006	2,694	2,729	2,754	2,837	2,900	2,973	3,077	3,047	3,046	3,057	3,117	3,145	3,201	3,166	3,199	3,219	3,261	3,238	3,360
Female	3,033	2,714	2,747	2,767	2,845	2,904	2,972	3,070	3,036	3,027	3,033	3,088	3,111	3,165	3,127	3,158	3,178	3,220	3,200	3,322
All	6,039	5,408	5,476	5,521	5,682	5,804	5,944	6,147	6,083	6,073	6,090	6,205	6,256	6,366	6,293	6,357	6,397	6,481	6,438	6,682
SMigR: males	43.1	38.0	38.2	38.3	39.2	39.8	40.5	41.7	41.0	40.7	40.7	41.3	41.4	41.8	41.0	41.1	41.0	41.1	40.4	41.5
SMigR: females	43.2	38.1	38.3	38.3	39.1	39.7	40.3	41.5	40.8	40.5	40.5	41.0	41.1	41.5	40.7	40.8	40.7	40.8	40.1	41.2
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,431	2,460	2,477	2,498	2,521	2,537	2,557	2,572	2,580	2,598	2,615	2,635	2,651	2,681	2,705	2,722	2,741	2,761	2,782	2,804
Female	2,480	2,505	2,529	2,549	2,573	2,590	2,605	2,616	2,630	2,641	2,653	2,671	2,688	2,703	2,725	2,750	2,768	2,799	2,822	2,847
All	4,911	4,965	5,006	5,047	5,094	5,127	5,162	5,188	5,210	5,239	5,267	5,305	5,338	5,384	5,430	5,473	5,509	5,561	5,604	5,652
SMigR: males	34.8	34.7	34.7	34.8	34.8	34.8	34.9	34.8	34.7	34.8	34.8	34.9	34.9	35.0	35.0	35.0	34.9	34.8	34.7	34.7
SMigR: females	35.3	35.2	35.3	35.3	35.4	35.4	35.4	35.4	35.3	35.3	35.4	35.5	35.5	35.5	35.5	35.5	35.4	35.5	35.4	35.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	84.9	84.4	84.0	83.5	82.9	82.4	82.0	81.5	81.2	81.1	80.9	80.7	80.5	80.0	79.6	79.1	78.4	77.6	76.8
SMigR: females	79.9	78.9	78.5	78.2	77.7	77.2	76.8	76.3	75.8	75.5	75.3	75.2	75.1	75.0	74.7	74.5	74.1	73.7	73.1	72.5
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	307	311	315	319	324	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
Female	249	253	257	261	265	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
All	556	564	572	580	589	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599
SMigR: males	64.2	64.0	64.4	64.7	65.4	66.0	65.7	65.3	65.0	64.7	64.6	64.5	64.3	64.1	63.8	63.4	63.0	62.4	61.8	61.2
SMigR: females	52.6	52.6	53.0	53.4	54.1	54.7	54.4	54.1	53.7	53.5	53.4	53.3	53.2	53.1	52.9	52.8	52.5	52.2	51.8	51.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+1,128	+443	+470	+474	+588	+677	+782	+959	+873	+834	+823	+900	+918	+982	+864	+884	+888	+920	+834	+1,030
Overseas	+233	+228	+222	+215	+206	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195
Summary of population change																				
Natural change	+569	+613	+630	+640	+619	+601	+586	+572	+562	+543	+520	+499	+477	+450	+426	+400	+378	+356	+338	+319
Net migration	+1,362	+671	+692	+689	+794	+872	+977	+1,154	+1,068	+1,029	+1,018	+1,095	+1,113	+1,177	+1,059	+1,079	+1,083	+1,115	+1,029	+1,225
Net change	+1,931	+1,284	+1,322	+1,329	+1,412	+1,473	+1,564	+1,726	+1,630	+1,572	+1,539	+1,594	+1,590	+1,628	+1,485	+1,480	+1,461	+1,472	+1,367	+1,544

Summary of Population estimates/forecasts

Population at mid-year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
0-4	8,767	9,037	9,218	9,441	9,534	9,633	9,668	9,672	9,668	9,645	9,626	9,602	9,585	9,567	9,549	9,521	9,496	9,480	9,479	9,484	9,520
5-10	9,641	9,870	10,141	10,460	10,811	11,145	11,359	11,629	11,865	12,127	12,241	12,356	12,402	12,410	12,403	12,376	12,358	12,336	12,317	12,289	12,269
11-15	8,954	8,860	8,626	8,344	8,232	8,213	8,432	8,663	9,041	9,284	9,643	9,800	10,045	10,262	10,530	10,663	10,789	10,841	10,851	10,834	10,818
16-17	3,630	3,619	3,691	3,748	3,654	3,513	3,402	3,343	3,255	3,289	3,411	3,625	3,810	3,864	3,906	4,015	4,150	4,216	4,326	4,382	4,414
18-59Female, 64Male	77,821	78,466	78,779	79,113	79,620	80,129	80,750	81,192	81,682	82,040	82,297	82,551	82,850	83,281	83,688	84,031	84,360	84,813	85,165	85,605	86,208
60/65 -74	17,505	18,219	18,625	19,025	19,329	19,733	19,940	20,207	20,348	20,509	20,731	20,556	20,661	20,905	21,312	21,852	22,468	23,030	23,641	24,206	24,704
75-84	7,302	7,394	7,623	7,835	8,008	8,139	8,334	8,667	9,144	9,593	9,967	10,831	11,355	11,816	12,155	12,429	12,568	12,685	12,748	12,748	12,868
85+	2,704	2,789	2,835	2,895	3,002	3,096	3,190	3,266	3,363	3,506	3,650	3,785	3,990	4,185	4,373	4,514	4,692	4,941	5,288	5,634	5,923
Total	136,324	138,255	139,539	140,860	142,189	143,602	145,075	146,638	148,364	149,994	151,566	153,105	154,699	156,289	157,916	159,401	160,881	162,342	163,814	165,181	166,725
Population impact of constraint																					
Number of persons	+1,255	+270	-415	-401	-404	-285	-200	-92	+78	-16	-54	-62	+27	+50	+129	+22	+51	+56	+102	+20	+225
Labour Force																					
Number of Labour Force	65,857	66,611	67,067	67,521	67,975	68,426	68,877	69,326	69,775	70,221	70,667	71,209	71,751	72,293	72,834	73,376	73,918	74,460	75,002	75,543	76,085
Change over previous year	+1,390	+754	+456	+454	+453	+452	+451	+449	+448	+447	+446	+542	+542	+542	+542	+542	+542	+542	+542	+542	+542
Number of Jobs	51,422	51,849	52,276	52,703	53,130	53,557	53,984	54,411	54,838	55,265	55,692	56,119	56,546	56,973	57,400	57,827	58,254	58,681	59,108	59,535	59,962
Change over previous year	+928	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427	+427
Households																					
Number of Households	56,242	57,123	57,800	58,509	59,245	59,961	60,749	61,534	62,389	63,219	63,996	64,826	65,666	66,488	67,328	68,129	68,940	69,725	70,550	71,316	72,198
Change over previous year	+1,368	+881	+677	+710	+735	+717	+787	+786	+854	+830	+777	+830	+840	+822	+840	+801	+810	+786	+824	+766	+882
Number of Dwellings	57,505	58,405	59,097	59,823	60,575	61,308	62,112	62,916	63,790	64,638	65,433	66,281	67,140	67,981	68,840	69,659	70,487	71,291	72,134	72,917	73,819
Change over previous year	+1,398	+901	+692	+726	+752	+733	+805	+804	+874	+848	+795	+848	+859	+841	+859	+819	+828	+803	+843	+783	+902
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

South East Plan housing target

Population Estimates and Forecasts

South East Plan housing provision (10,800 dwellings)

Components of Population Change

Swale

Year beginning July 1st .....

	2011	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
Births																				
Male	932	941	943	938	923	915	904	895	888	879	871	862	854	847	841	836	834	835	837	839
Female	888	897	898	893	879	871	861	853	845	837	830	821	813	806	801	796	795	796	797	799
All Births	1,820	1,838	1,841	1,832	1,803	1,786	1,764	1,748	1,733	1,715	1,701	1,682	1,667	1,653	1,641	1,632	1,629	1,631	1,633	1,639
TFR	2.24	2.25	2.25	2.23	2.20	2.17	2.15	2.13	2.12	2.10	2.09	2.08	2.07	2.06	2.05	2.04	2.03	2.03	2.03	2.03
Births input																				
Deaths																				
Male	607	607	607	605	610	618	623	629	636	645	654	663	672	683	695	705	717	731	743	756
Female	643	638	633	625	622	622	621	622	624	626	630	632	636	643	649	658	667	679	690	702
All deaths	1,251	1,246	1,240	1,230	1,231	1,240	1,244	1,251	1,260	1,271	1,285	1,295	1,309	1,327	1,344	1,363	1,384	1,410	1,433	1,458
SMR: males	109.5	106.8	103.9	100.8	98.8	97.2	95.0	93.1	91.2	89.6	88.1	86.4	85.0	83.7	82.5	81.1	80.1	79.2	78.2	77.3
SMR: females	110.8	108.5	106.3	103.4	101.2	99.4	97.3	95.4	93.5	91.5	89.8	87.8	86.0	84.6	82.8	81.5	80.1	79.1	78.0	77.1
SMR: male & female	110.2	107.7	105.1	102.1	100.0	98.3	96.1	94.2	92.3	90.5	88.9	87.1	85.5	84.1	82.7	81.3	80.1	79.1	78.1	77.2
Expectation of life	80.3	80.5	80.7	80.9	81.1	81.2	81.4	81.5	81.7	81.8	81.9	82.1	82.2	82.3	82.4	82.5	82.6	82.7	82.8	82.9
Deaths input																				
In-migration from the UK																				
Male	2,522	2,505	2,504	2,508	2,617	2,591	2,671	2,687	2,701	2,776	2,723	2,773	2,829	2,871	2,889	2,914	2,969	2,966	3,025	3,000
Female	2,544	2,524	2,521	2,520	2,624	2,595	2,670	2,682	2,692	2,759	2,701	2,747	2,799	2,838	2,854	2,877	2,931	2,928	2,989	2,966
All	5,066	5,029	5,024	5,028	5,241	5,186	5,342	5,369	5,393	5,535	5,424	5,521	5,628	5,709	5,743	5,791	5,900	5,894	6,014	5,965
SMigR: males	36.1	35.7	35.5	35.5	36.9	36.5	37.6	37.7	37.9	39.0	38.2	39.0	39.7	40.1	40.2	40.4	41.0	40.7	41.2	40.6
SMigR: females	36.2	35.8	35.7	35.5	36.9	36.4	37.5	37.7	37.8	38.9	38.1	38.8	39.5	40.0	40.1	40.2	40.8	40.5	41.1	40.4
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to the UK																				
Male	2,431	2,460	2,477	2,498	2,521	2,537	2,557	2,572	2,580	2,598	2,615	2,635	2,651	2,681	2,705	2,722	2,741	2,761	2,782	2,804
Female	2,480	2,505	2,529	2,549	2,573	2,590	2,605	2,616	2,630	2,641	2,653	2,671	2,688	2,703	2,725	2,750	2,768	2,799	2,822	2,847
All	4,911	4,965	5,006	5,047	5,094	5,127	5,162	5,188	5,210	5,239	5,267	5,305	5,338	5,384	5,430	5,473	5,509	5,561	5,604	5,652
SMigR: males	34.8	35.1	35.2	35.4	35.6	35.7	35.9	36.1	36.2	36.5	36.7	37.0	37.2	37.5	37.7	37.7	37.8	37.9	37.9	38.0
SMigR: females	35.3	35.5	35.8	36.0	36.2	36.4	36.6	36.7	37.0	37.2	37.4	37.7	37.9	38.1	38.3	38.5	38.5	38.7	38.8	38.8
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
In-migration from Overseas																				
Male	411	412	413	414	414	413	413	413	413	413	413	413	413	413	413	413	413	413	413	413
Female	378	379	380	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381	381
All	789	792	793	795	795	794	794	794	794	794	794	794	794	794	794	794	794	794	794	794
SMigR: males	86.0	85.8	85.7	85.6	85.5	85.2	85.2	85.2	85.3	85.5	85.7	86.0	86.3	86.4	86.4	86.3	86.0	85.5	85.0	84.4
SMigR: females	79.9	79.8	79.8	79.9	79.9	79.7	79.8	79.8	79.8	80.0	80.2	80.6	80.9	81.1	81.3	81.3	81.3	81.1	80.7	80.3
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Out-migration to Overseas																				
Male	307	311	315	319	324	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
Female	249	253	257	261	265	270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
All	556	564	572	580	589	599	599	599	599	599	599	599	599	599	599	599	599	599	599	599
SMigR: males	64.2	64.7	65.3	66.0	67.0	67.9	67.9	67.9	68.0	68.1	68.3	68.5	68.7	68.8	68.8	68.7	68.5	68.1	67.7	67.2
SMigR: females	52.6	53.2	53.9	54.6	55.6	56.5	56.5	56.5	56.6	56.7	56.8	57.1	57.3	57.5	57.6	57.6	57.6	57.4	57.2	56.9
Migrants input	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Migration - Net Flows																				
UK	+155	+64	+18	-20	+147	+58	+180	+181	+183	+296	+157	+215	+290	+325	+313	+319	+391	+334	+410	+314
Overseas	+233	+228	+222	+215	+206	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195	+195
Summary of population change																				
Natural change	+569	+592	+601	+602	+571	+546	+520	+497	+473	+444	+416	+387	+358	+327	+297	+270	+245	+222	+201	+181
Net migration	+388	+292	+240	+196	+352	+254	+375	+376	+378	+491	+352	+411	+485	+520	+509	+514	+586	+529	+605	+509
Net change	+957	+884	+841	+798	+923	+800	+895	+873	+851	+935	+768	+798	+844	+847	+806	+784	+831	+750	+806	+690

Summary of Population estimates/forecasts

Population at mid-year

	2011	*2012*	*2013*	*2014*	*2015*	*2016*	*2017*	*2018*	*2019*	*2020*	*2021*	*2022*	*2023*	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*	*2031*
0-4	8,767	8,945	9,080	9,246	9,279	9,319	9,283	9,218	9,133	9,038	8,963	8,875	8,796	8,725	8,658	8,594	8,535	8,494	8,463	8,451	8,448
5-10	9,641	9,806	10,047	10,325	10,628	10,912	11,059	11,254	11,398	11,569	11,602	11,626	11,582	11,508	11,419	11,321	11,235	11,155	11,078	11,008	10,932
11-15	8,954	8,813	8,561	8,259	8,122	8,081	8,264	8,459	8,784	8,977	9,286	9,386	9,565	9,713	9,904	9,967	10,021	10,007	9,952	9,880	9,798
16-17	3,630	3,598	3,663	3,710	3,608	3,461	3,339	3,270	3,168	3,188	3,295	3,488	3,652	3,687	3,707	3,793	3,901	3,943	4,020	4,048	4,049
18-59Female, 64Male	77,821	77,803	77,855	77,879	78,046	78,252	78,449	78,481	78,446	78,338	78,236	78,046	77,890	77,899	77,866	77,837	77,783	77,889	77,836	77,967	78,059
60/65 -74	17,505	18,163	18,544	18,912	19,180	19,549	19,711	19,930	20,012	20,115	20,286	20,054	20,096	20,274	20,609	21,077	21,617	22,106	22,632	23,123	23,528
75-84	7,302	7,377	7,599	7,803	7,967	8,090	8,273	8,592	9,049	9,480	9,836	10,671	11,168	11,601	11,912	12,160	12,272	12,362	12,395	12,370	12,453
85+	2,704	2,777	2,818	2,873	2,974	3,063	3,149	3,218	3,306	3,440	3,577	3,703	3,899	4,084	4,261	4,395	4,563	4,802	5,134	5,468	5,738
Total	136,324	137,281	138,166	139,007	139,804	140,728	141,527	142,423	143,295	144,146	145,081	145,849	146,647	147,491	148,338	149,144	149,928	150,759	151,509	152,315	153,005
Population impact of constraint																					
Number of persons	+1,255	-703	-795	-853	-898	-726	-818	-694	-699	-706	-592	-728	-657	-578	-528	-528	-515	-441	-484	-404	-491
Households																					
Number of Households	56,242	56,770	57,298	57,826	58,354	58,883	59,411	59,939	60,467	60,995	61,523	62,051	62,580	63,108	63,636	64,164	64,692	65,220	65,748	66,277	66,805
Change over previous year	+1,368	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528	+528
Number of Dwellings	57,505	58,045	58,585	59,125	59,665	60,205	60,745	61,285	61,825	62,365	62,905	63,445	63,985	64,525	65,065	65,605	66,145	66,685	67,225	67,765	68,305
Change over previous year	+1,398	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540	+540
Labour Force																					
Number of Labour Force	65,857	66,074	66,316	66,515	66,688	66,889	66,991	67,100	67,114	67,172	67,310	67,470	67,621	67,800	67,961	68,174	68,376	68,611	68,792	69,053	69,156
Change over previous year	+1,390	+217	+242	+199	+173	+201	+102	+109	+13	+58	+138	+160	+151	+179	+161	+213	+202	+235	+180	+261	+103
Number of Jobs	51,422	51,430	51,691	51,917	52,124	52,354	52,506	52,664	52,747	52,865	53,046	53,172	53,291	53,432	53,559	53,727	53,886	54,072	54,214	54,420	54,501
Change over previous year	+928	+8	+260	+227	+207	+229	+152	+158	+83	+118	+181	+126	+119	+141	+127	+168	+159	+185	+142	+206	+81
Special Populations																					
AF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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