

Greasley Opposes Greenbelt Development,

54 Baker Road,

Giltbrook,

Nottinghamshire.

NG16 2GA

20th August 2012

Steffan Saunders

Broxtowe Borough Council.

Dear Steffan,

Re A Realistic Assessment of Population vs Housing

During the past weeks we have been engaged in drawing up a credible response to the ACS proposals. The main theme being to protect the Greenbelt and opposing the projected housing numbers of 6150 over the 15/16 year period 2012 to 2028.

The only part we did not look at was 'How was the number of houses derived?'.

The first indication was a realisation that Headships meant people not Head of household and the 5.5% is clearly people.

Broxtowe estimated the figure of 111,684 for the population for 2011 rising to 117,842 in 2028 (Table 3 Household Projections Background Paper June 2011). The difference in these estimated numbers was 6158. The increase in the population would rise by this amount over the plan period according to the Broxtowe calculations.

How did these population numbers become houses and the predicted housing need for the next 15 years.

In 2011 the Census shows the population of Broxtowe to be 109,500 an increase of 2000 from the last Census in 2001 an increase of 1.9%. If this trend continues until 2028 then the population will be approximately 112,675 using 2.9% (not 1.9%) over 15 years.

This shows a possible "**population**" increase of 3,175 over the plan period.

Broxtowe over-estimated the population by 2184 and by using an assumed rise in the next 15 years of 5.5% exacerbated the over estimation.

For some reason these population numbers or headships became dwellings and all participants perpetuated the mistake and forgot that these are people NOT HOUSES.

So using 2.4 people as a family size (Office of National Statistics 2011) then the need in housing stock would be approximately 1323 new houses.

If the population increase was as Broxtowe predicts to be 5.5% the population would be 115,520, based on the census figures, an increase of 6020 but again these are people who live in houses with other people. We use the same parallels of 2.4 persons per house the housing stock would need to rise by 2,508.

An alternative housing need.

Population numbers using Census 2011 and predictions for 2028.

District	2011 census	%	2028 change	%	2028 - 2011	Housing need	Ratio
Broxtowe	109,500	1.9	112,675	2.9	3,175	1,323	2.4
Gedling	113,600	1.6	116,554	2.6	2,954	1,231	2.4
Rushcliffe	111,100	4.8	117,544	5.8	6,444	2,685	2.4
Nottingham	305,700	12.04	345,563	13.04	39,863	16,610	2.4
Ashfield	119,500	6.7	128,702	7.7	9,202	3834	2.4
	a	y	b	z	b - a	h	r

a = actual Census figures. y = actual percentage change. r = number of persons per household from the Office of National Statistics 2011.

The Census figures are actual with the percentage change since 2001(y). The 2028 estimated population change uses the 2001 percentage plus 1% (z).

Housing need is $(b - a) / r = h$

The ACS took (b – a) results as housing need (which is the estimated change in population). Table 3 Household Projections Background Paper 2012.

That increase is people and could range from the youngest child to the older generation.

The ACS converted the extra population directly into housing need.

Therefore, 6157 (the difference is actually 6158) extra residents became 6157 (6158) extra houses required. That is one dwelling per extra resident.

In 2009 there were 1600 vacant properties in the Borough. If a similar number were vacant in 2011 and occupied by 2028 then there could be an increase in population of approximately 3840, using 2.4 persons per house, without increasing the housing stock.

Using ACS (Broxtowe estimate) population increase (6157 – 3840 = 2317) the Borough would only require around 966 properties to house them . (2137/ 2.4).

With already non-greenbelt land available to build 3500 properties then extra building land is not needed and the Greenbelt safeguarded.

If the present scheme goes ahead there could be a lot of empty houses in Broxtowe without a massive influx of population. .

Further background information

I have checked population figures by using the number of electors in the Parliamentary Constituency at the last election and added those who live in Broxtowe but reside in the Ashfield Constituency. This is a simple way of checking adult population and the number of dwellings/houses in the Borough. Look on the list of electors.

The last paragraph was a simple way of checking houses and approximating the population. The figures used on population and housing are Official Figures from the Census and the Office of National Statistics.

Employment in Broxtowe is low and in the north of the Borough land for building industrial units has been available since 2004 and earlier and seen no development.

Some small pockets of land previously designated for employment in Giltbrook has been reclassified as housing (Giltway and Smithurst Road).

The Giltbrook Retail Park, the employment units on Pentrich Road together with Paynes Packaging, appear to have static work force as do the units on the Moorgreen Industrial Estate.

Unless there is a vast improvement in employment opportunities then to have a target 3500 properties would be adequate when the above figures show that the Borough's need is no more than 2,508 which is generous (using 5.5% increase in population and based on the ACS census results 2011, we know to be inaccurate, it is still a gross over-estimation).

Broxtowe, both Officers and Councillors, need to reassess the Aligned Core Strategy because there is real doubt as to whether Councillors have looked at the Background and Supporting papers.

Voting was on party lines and it is time that the Councillors started looking after the electorate who put them there. During the consultation we have witnessed real anger at what is being proposed and the fact that information has been minimal to non-existent.

Residents feel that Councillors wanted to push this through and produce a 'fait accompli'.

Yours sincerely

Neil Hutchinson.

Chairman