

North Somerset

Demographic Analysis & Forecasts

Jobs-led scenario

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For the attention of:

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Context & Requirements

North Somerset's Core Strategy was adopted in April 2012, identifying a district housing requirement of a minimum of 14,000 dwellings (700 dwellings per year) over the 20-year planning horizon 2006–2026 (Policy CS13).

Following a High Court judgment in March 2013, Policy CS13 was remitted back to the Planning Inspectorate for re-examination. The re-examination of the remitted policy took place between the 18th and 20th March 2014. The Inspector's conclusions were published in April 2014¹.

In preparation for the re-examination, North Somerset Council sought to update its demographic evidence. Edge Analytics produced a suite of population growth forecast for North Somerset Council, delivered in September 2013². These scenarios used up-to-date demographic statistics, evaluating both trend- and policy-led growth scenarios using POPGROUP technology.

As part of this suite of scenarios, a 'jobs-led' scenario was presented, in which population growth was linked to North Somerset Council's anticipated jobs growth trajectory (+10,100 jobs 2006–2026). This scenario was produced with an average of +650 jobs per year 2011 to 2026.

North Somerset Council has requested that Edge Analytics reproduce the jobs-led scenario with an average of +505 jobs per year 2011 to 2026.

This note presents the results of this analysis.

Approach

For the purpose of this analysis, the jobs-led scenario has been run with a fixed commuting ratio of 1.18³. All other assumptions remain as they were in the original Edge Analytics analysis (see the September 2013 Edge Analytics report for further detail on the methodology, data inputs and assumptions²).

When assessing household growth, Edge Analytics routinely applies headship rate assumptions from both the 2008-based and 2011-based household projections from the Department for

¹ [http://www.n-somerset.gov.uk/News/Documents/inspector's%20post%20hearing%20letter%20\(pdf\).pdf](http://www.n-somerset.gov.uk/News/Documents/inspector's%20post%20hearing%20letter%20(pdf).pdf)

² [http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Core%20Strategy/Edge%20Demographic%20analysis%20forecasts%20\(pdf\).pdf](http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/localplanning/Documents/Core%20Strategy/Edge%20Demographic%20analysis%20forecasts%20(pdf).pdf)

³ See Edge Analytics note: "North Somerset Demographic Analysis and Forecasts, Commuting Ratio Sensitivity, May 2014"

Communities and Local Government (CLG). This results in an 'Option A' growth alternative, in which the 2011-based rates are applied, and an 'Option B' alternative, in which the 2008-based rates are applied. In light of uncertainties over future rates of household formation, the dwelling requirement produced under each alternative is then averaged.

Results

The 'jobs-led' scenario results are presented under an 'Option A' alternative (Table 1) and 'Option B' alternative (Table 2). For comparison, the 'jobs-led' scenario with +650 jobs per year is presented alongside the revised scenario that uses +505 jobs per year. The average dwelling requirement is presented in Table 3.

Table 1: North Somerset, jobs-led scenario forecast 2011–2026: **Option A** (2011-based headship rates)

Scenario	Change 2011–2026				Average per year		
	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Jobs
Jobs-led (CR 1.18) +650 jobs	40,368	19.9%	19,038	21.5%	2,457	1,319	650
Jobs-led (CR 1.18) +505 jobs	35,775	17.6%	17,196	19.4%	2,104	1,191	505

Table 2: North Somerset, jobs-led scenario forecast 2011–2026: **Option B** (2008-based headship rates)

Scenario	Change 2011–2026				Average per year		
	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Jobs
Jobs-led (CR 1.18) +650 jobs	40,368	19.9%	20,489	23.2%	2,457	1,420	650
Jobs-led (CR 1.18) +505 jobs	35,775	17.6%	18,554	21.0%	2,104	1,286	505

Note: CR stands for commuting ratio

Table 3: Jobs-led scenario dwelling requirement

Scenario	Average annual dwelling requirement (2011–2026)		
	Option A	Option B	Average
Jobs-led (CR 1.18) +650 jobs	1,319	1,420	1,369
Jobs-led (CR 1.18) +505 jobs	1,191	1,286	1,239

Note: The 'Average' dwelling requirement is an average of the 'Option A' (2011-based headship rates) requirement and the 'Option B' (2008-based headship rates) requirement