



Eastleigh Borough Local Plan 2016-2036



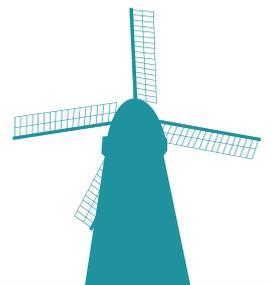
# Eastleigh Borough Local Plan 2016-2036

---

## Demography background paper

---

June 2018



This background paper supports the Eastleigh Borough Local Plan and provides background information on population issues informing the Local Plan. This document is not on deposit for consultation and is background evidence.

**Any queries regarding the document should be sent to:**

Email: [localplan@eastleigh.gov.uk](mailto:localplan@eastleigh.gov.uk)

Website: [www.eastleigh.gov.uk/localplan2016-2036](http://www.eastleigh.gov.uk/localplan2016-2036)

Address: Local Plan team, Eastleigh Borough Council,  
Eastleigh House, Upper Market Street, Eastleigh SO50 9YN

## CONTENTS

1	Introduction.....	2
2	Spatial portrait of the borough .....	2
3	Existing population and household composition .....	6
	Population .....	6
	Age distribution.....	7
	Life Expectancy .....	8
	Existing Household Composition .....	9
	Migration.....	12
	Deprivation .....	15
	Car Ownership.....	15
4	Modelling .....	16
	Introduction.....	16
	Population projections .....	18
	Age distribution.....	19
	Household Projections.....	21
	Implications of population change .....	21
	Car ownership projections .....	22
5	Further information .....	24

## 1 Introduction

- 1.1 This paper is one of a number of background papers that have been prepared to inform the preparation of the emerging Eastleigh Borough Local Plan 2016-2036. It provides background information on the demographics of the borough to help guide policy and future decisions.
- 1.2 The paper sets out past and anticipated future population trends, life expectancy, migration and past and anticipated growth in the number of households within the Borough. These were prepared in 2016 and informed, in part, by demographic projection modelling undertaken by Hampshire County Council. They will be updated for the submission of the Local Plan following the publication of data in summer 2018.
- 1.3 The potential implications of these changes to the demographic profile of the borough have been reviewed to highlight areas to be taken into account in the emerging Local Plan.

## 2 Spatial portrait of the borough

- 2.1 Eastleigh Borough covers an area of 79.8 square kilometres (7,978 hectares) and adjoins the districts of Southampton, Fareham, Test Valley, Winchester and New Forest (with a boundary in Solent Water). It is predominantly urban and suburban in nature, with only 10.1% of the population classified as living in a rural area<sup>1</sup>.
- 2.2 In 2015 the average population density of Eastleigh was 16.13 people per hectare, an increase from the 2011 census which indicated a density of 15.7). For comparison, Southampton had a population density of about 49.91 people per hectare and Fareham 15.51 people per hectare<sup>2</sup>. Within Eastleigh the area with the highest density of persons per hectare is Chandler's Ford Ward (42.81 persons per hectare) and the lowest is West End North Ward which includes Itchen Valley Country Park (5.44 persons per hectare)<sup>3</sup>.

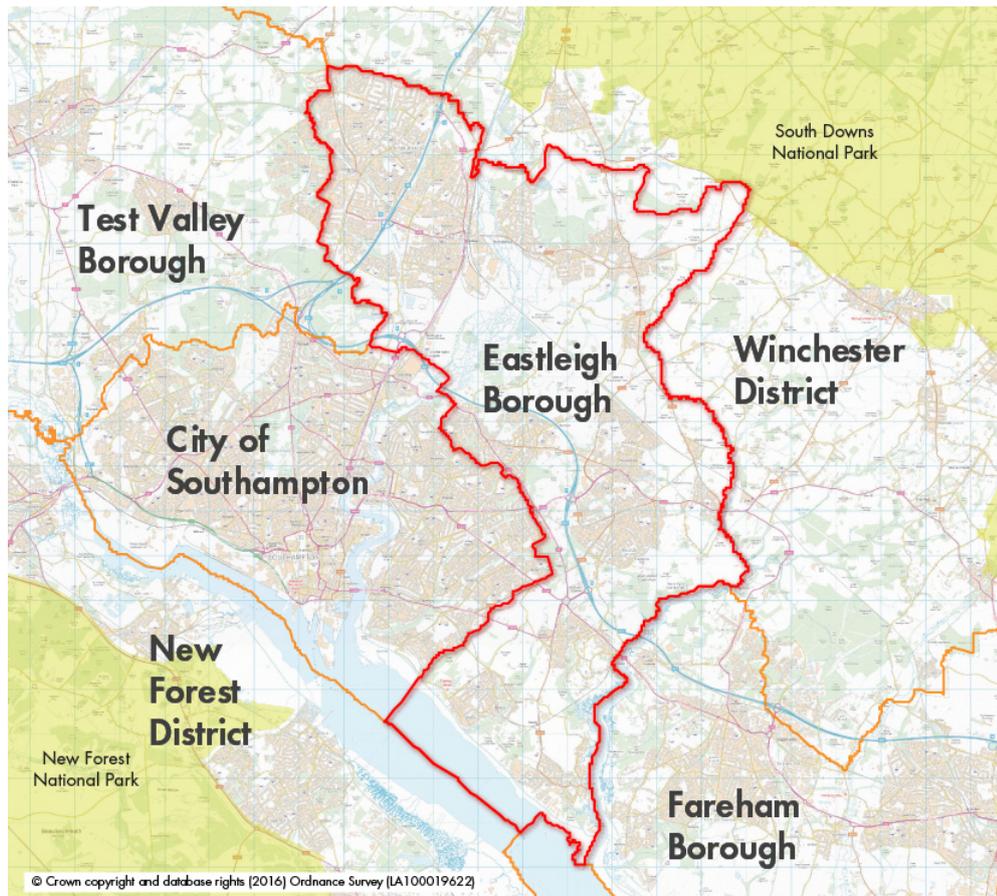
---

<sup>1</sup> Small Area Population Forecasts (SAPF) 2015 based, Hampshire County Council

<sup>2</sup> Population estimates and population density for the UK, mid 2001 to mid 2015, ONS, 23 June 2016

<sup>3</sup> SAPF 2015, HCC

Figure 1: Map of Eastleigh Borough



- 2.3 Within the borough there are three main settlements; Eastleigh, Chandler's Ford and Hedge End, and eight smaller settlements; Bishopstoke, Botley, Bursledon, Fair Oak, Hamble-le-Rice, Horton Heath, Netley and West End. There are ten parishes across the borough (Allbrook and North Boyatt Wood, Bishopstoke, Botley, Bursledon, Chandler's Ford, Fair Oak and Horton Heath, Hamble-le-Rice, Hedge End, Hound, West End) with only one area (Eastleigh) that is unparished.

Figure 2: Map of Parishes



- 2.4 For administration and decision making purposes the borough of Eastleigh is organised into five Local Areas. Each area has its own committee which make decisions on a wide range of council business relating to the area known as Local Area Committees (LACs). The five LACs, shown in figure 3 below, are as follows;
- Bishopstoke, Fair Oak and Horton Heath (BIFOHH);
  - Bursledon, Hamble and Hound (BHH);
  - Chandler's Ford and Hiltingbury (CFH);
  - Eastleigh (ELAC);
  - Hedge End, West End and Botley (HEWEB).

Figure 3: Local Area Committee (LAC) areas



### 3 Existing population and household composition

#### Population

- 3.1 During the 2011 Census the population of Eastleigh borough was recorded at 125,199, consisting of 61,384 males and 63,815 females. Table 1 below shows the population of Eastleigh borough by the parished and non-parished areas of Eastleigh in 2001, 2011 and 2015.

Table 1: Population by Parish<sup>4</sup>

Parish	2001 Census	2011 Census	2015 Small Area Population Forecasts	2011 to 2015 Population Change
Allbrook & North Boyatt	1,808(1)	1,755	1,676	-79
Bishopstoke	9,845	9,974	9,880	-94
Botley	5,155	5,083	5,061	-22
Bursledon	6,048	6,188	6,214	26
Chandler's Ford	22,588	23,916	24,421	505
Eastleigh (unparished)	19,765	24,011	25,014	1,003
Fair Oak & Horton Heath	9,842	10,212	10,196	-16
Hamble-le-Rice	4,147	4,695	4,722	27
Hedge End	18,696	20,790	21,791	1,001
Hound	6,846	7,105	7,316	211
West End	11,429	11,470	11,836	366
<b>Total</b>	<b>116,169</b>	<b>125,199</b>	<b>128,128</b>	<b>+2,929</b>

(1) Allbrook & North Boyatt Parish was established in 2010 and the 2001 population is calculated by re-assigning the underpinning statistical areas to the new parish boundaries providing a figure of 1,808. The statistical area boundaries don't exactly coincide with the parish boundaries, so the resulting figure is not 100% accurate.

- 3.2 The population and number of dwellings of each of the Local Area Committee (LAC) areas are shown in Table 2 below.

<sup>4</sup> ONS 2001 Census, ONS 2011 Census and 2015 Small Area Population Forecasts (Hampshire County Council)

Table 2: Population by LAC 2011<sup>5</sup>

Local Area Committee	Total populatn	Total dwellings	Average number of people per dwelling
ELAC Eastleigh & Allbrook	28,246	12,081	2.34
CFH Chandler's Ford and Hiltingbury	21,436	9,085	2.36
BIFOHH Bishopstoke, Fair Oak & Horton Heath	20,186	8,279	2.44
HEWEB Hedge End, West End & Botley	36,634	15,569	2.35
BHH Bursledon, Hamble & Hound	18,697	8,401	2.23
<b>Borough-wide</b>	<b>125,199</b>	<b>53,415</b>	<b>2.34</b>

### Age distribution

3.3 The total population in 2015 is estimated to be 128,128 consisting of 63,011 males and 65,117 females. Table 3 below shows the distribution of age within the borough of Eastleigh<sup>6</sup>. The data has been categorised as pre-school age (0-4 years), primary school (5-10 years) and secondary school age (11-15 years), further educational age (16-17 years), working age population (18-64), retirement age (65 – 74 years, 75-84 years and the over 85s). This shows increases in both children (up to secondary school age) and older people over 65 years old.

Table 3: Population by age group<sup>7</sup>

Age Group	2011 Census	2015 Small Area Population Forecasts	2011 to 2015 Change
0-4	7,737	8,072	335
5-10	8,399	9,236	837
11-15	7,581	7,005	-576
16-17	3,205	3,082	-123
18-64	77,446	76,656	-790
65-74	10,931	13,046	2,115
75-84	7,110	7,737	627
85+	2,790	3,294	504
<b>Total</b>	<b>125,199</b>	<b>128,128</b>	<b>+2,929</b>

<sup>5</sup> ONS 2011 Census and ONS NOMIS data for 2011 accessed 1<sup>st</sup> November 2016

<sup>6</sup> 2015 Small Area Population Forecasts, Hampshire County Council Environment Department

<sup>7</sup> Source 2011 Census, ONS and Mid-2015 population estimates, ONS, June 2016, 2015 Small Area Population Forecasts, HCC Environment Department.

- 3.4 Data from HCC Research and Intelligence (Autumn 2012) states that over the period 1981-2011 the number of people aged 65 and over almost doubled. The proportion of the population who were aged 65 and over has also increased from 12.2% in 1981 to 16.6% in 2011. The number of people aged 85 and over has also increased, with the number more than tripling over the period 1981 to 2011.
- 3.5 The old age support ratio shows the increasing number of retirement aged people in relation to the number of working age. In 1981 in Eastleigh Borough there were 18 people of retirement age (65 and over) to every 100 people of working age (aged 16-64). By 2011 this had risen to 25 people of retirement age to every 100 people of working age<sup>8</sup>. The ageing index reports the increasing number of retirement aged people compared to children. In 1981 there were 53 retirement aged people for every 100 children, by 2011 this had increased to 88.
- 3.6 Table 3 shows a continuation of the trend with a growth in the older age groups. There was a notable increase in the 65 to 74 year category of 2,115 between 2011 to 2015.
- 3.7 This trend has an impact on the economy as well as on the type of housing stock required, infrastructure and service provision required to meet the needs of our aging population.

### Life Expectancy

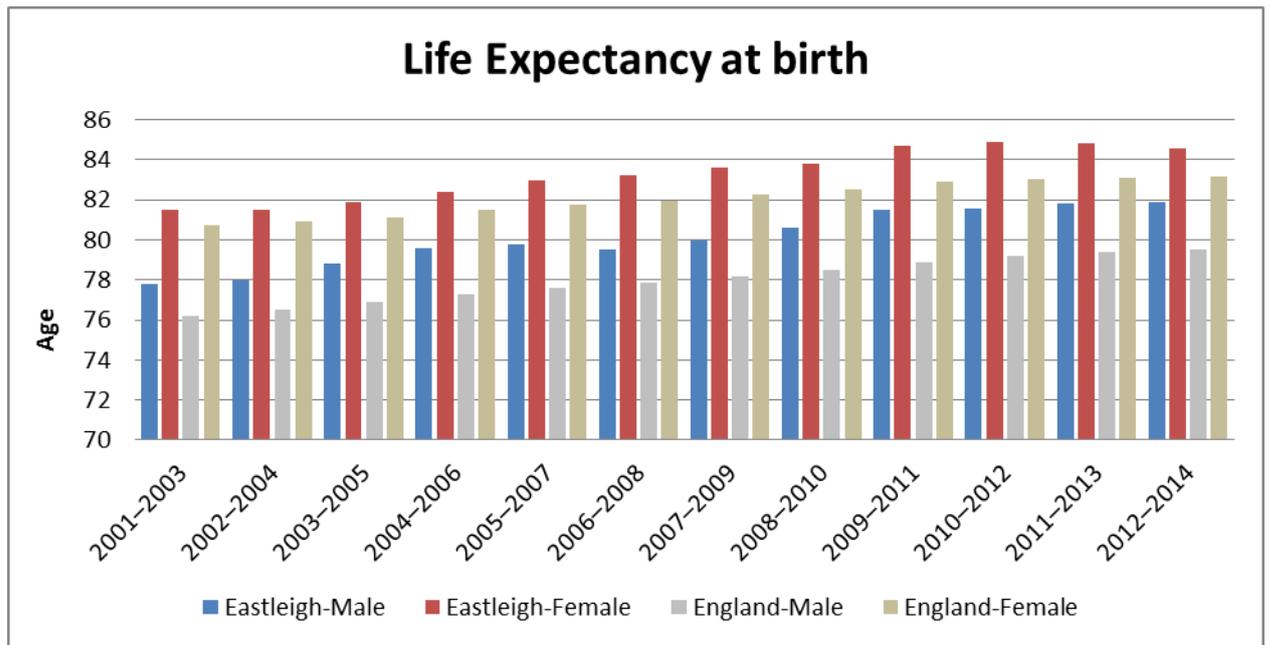
- 3.8 Life expectancy is generally considered to be a good summary indicator of the health of a population. Health and life expectancy are affected by a wide range of factors which include lifestyle, medical care and diet. Spatial planning can help to improve health and life expectancies by shaping these influences.
- 3.9 Statistics published by ONS<sup>9</sup> indicate that the life expectancy of an individual born in the borough between 2012 and 2014 is 81.9 years for males and 84.6 years for females. This was above the national average for England which is 79.6 years for males and 83.2 years for females. Figure 4 shows that life expectancy at birth has tended to increase since 2002 for both males and females within the borough, reflecting national trends (although the recent trend is broadly flat and there was a very small drop in female life expectancy in the latest figure for the Borough).

---

<sup>8</sup> Eastleigh Ageing Factsheet 2011, Hampshire County Council

<sup>9</sup> Life Expectancy at Birth and at Age 65 by Local Areas in England and Wales: 2012 to 2014, ONS, 4 November 2015

Figure 4: Life expectancy at birth – Eastleigh and England compared

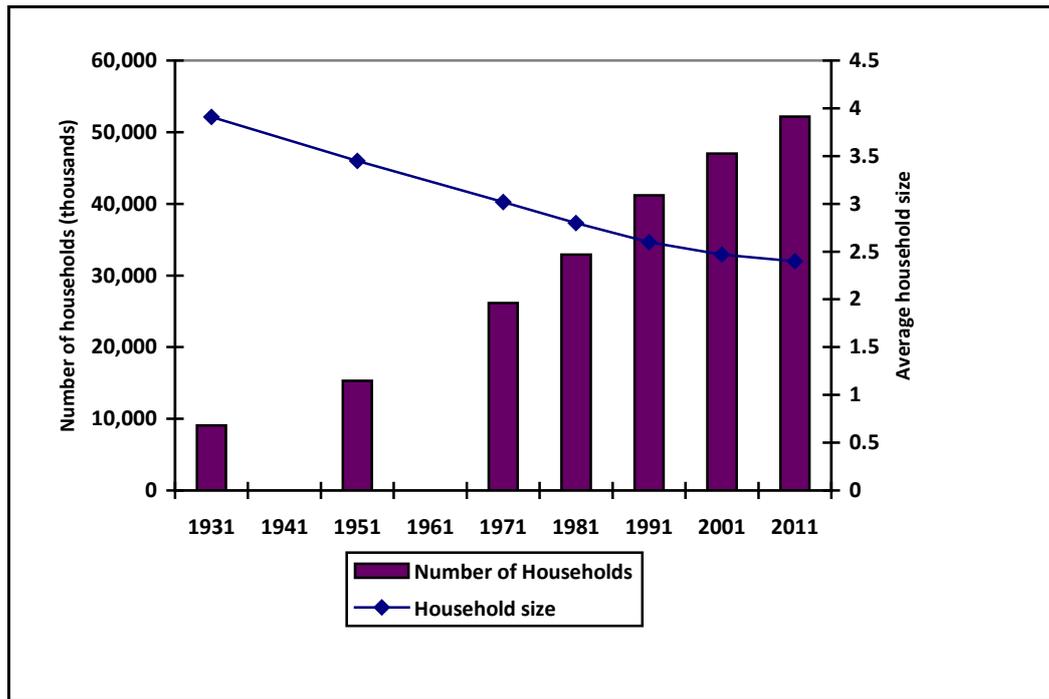


Source: Office of National Statistics (Nov2015)

### Existing Household Composition

- 3.10 Over recent decades there has been a significant increase in the number of households along with a significant decline in household size, as people’s lifestyles change i.e. more people living on their own or having fewer/no children.
- 3.11 Figure 5 below shows the increase in the number of households within Eastleigh Borough and the decrease in household size between 1931 and 2011.

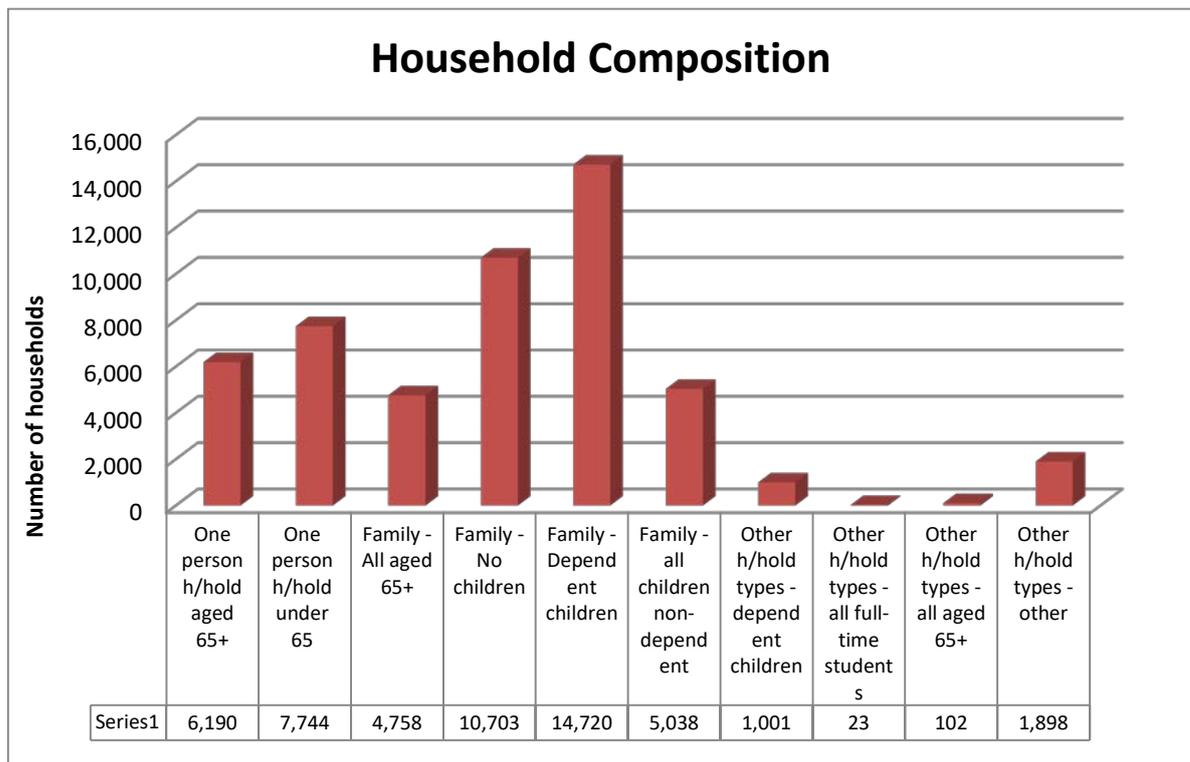
Figure 5: Households and household size in Eastleigh Borough 1931-2011



- 3.12 In 2011 one person households in the borough of Eastleigh accounted for 26.7% of all households, of which almost half (44.4%) were occupied by those aged 65 and over<sup>10</sup>.
- 3.13 Figure 6 below shows 2011 Census data for household composition within the Borough of Eastleigh. The category 'family' has been combined to include married couples, civil partnerships, cohabiting couples and lone parents.

<sup>10</sup> HCC Research and Intelligence, January 2013

Figure 6: Household Composition

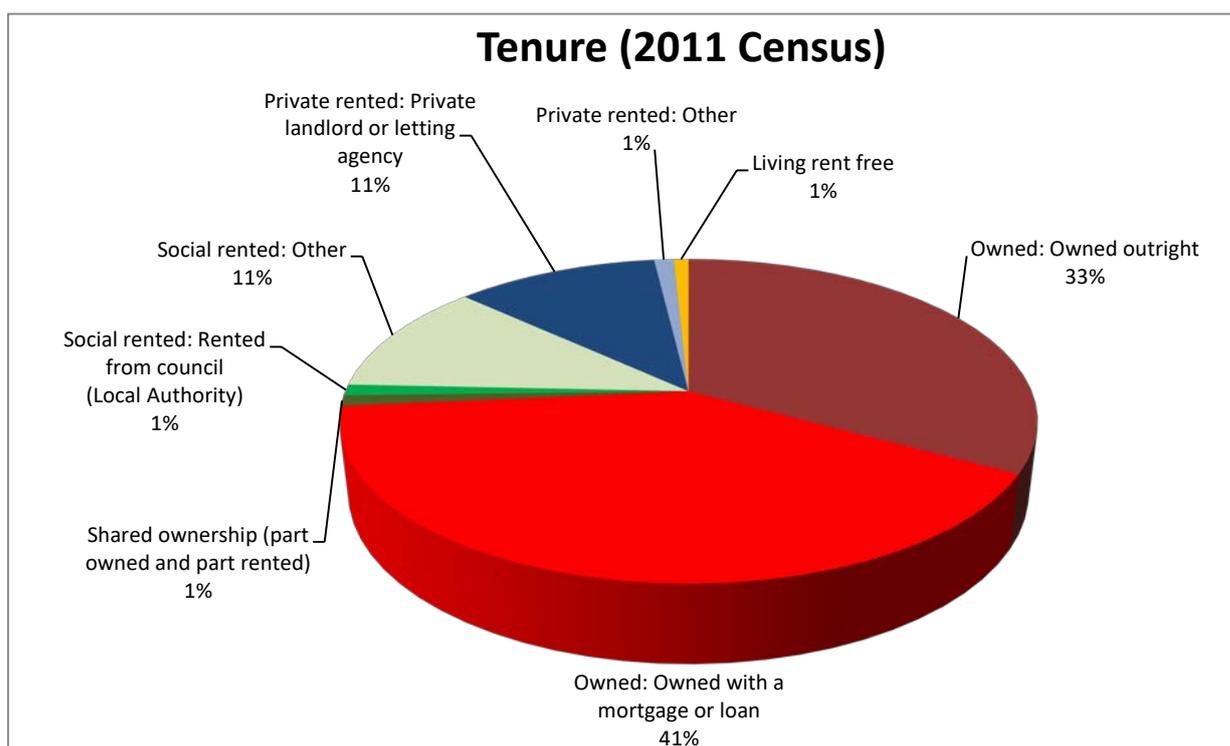


3.14 In regards to household tenure, the 2011 Census showed that the majority of households within the borough (74%) were owned, either outright or with a mortgage or loan. 12% of households within Eastleigh were classified as social rented and 1% shared ownership (part owned and part rented). The private rental market accounted for 12% (6,438) of households with the majority being via private landlord or letting agency.

3.15 The private rental market within Eastleigh is smaller in comparison with the whole of Hampshire, where 16% of households were privately rented. Within Southampton by contrast the figure was 25%.

3.16 Figure 7 below shows the percentage of households within Eastleigh by tenure from 2011 Census data.

Figure 7: Tenure



## Migration

- 3.17 Migration is a term used to refer to the movement of people from one place to another, both within a country (internal) and between countries (international). It is one of the hardest aspects of demography to measure because there is no routine collection of information. The Office of National Statistics produce estimates (for past in and out migration) based on National Insurance registrations, NHS doctor registrations, and Annual Population Survey estimates of the non-UK born population. There are no projections for future migration rates.
- 3.18 Analysis of data on international migrants in England and Wales in 2011 showed an increase in the number of residents who were born outside the UK, with 13% of residents born outside the UK in 2011, compared with just 9% in 2001. The most common non-UK countries of birth in 2011 were India, Poland and Pakistan<sup>11</sup>.
- 3.19 A more recent publication<sup>12</sup> reported migration levels up to June 2016 found that net migration remained at record levels although the recent trend is broadly flat. The influx of Romanians and Bulgarians also reached a new high, although that is off-set by falls in non-EU immigration and from other central and eastern European countries.

<sup>11</sup> ONS International Migrants in England and Wales: 2011, 11 December 2012

<sup>12</sup> Migration Statistics Quarterly Report: August 2016 ONS 1st December 2016

Work remains the main reason for migration, followed by study which has seen a significant fall in the number of people coming to the UK for education.

- 3.20 Table 4 below shows international and internal migration to and from the borough over the eleven year period 2004 to 2016. It can be seen that there has been overall net in-migration into the borough, except for in 2014/15 where total net migration was negative. This was due to a net outmigration from Eastleigh borough to elsewhere within the United Kingdom.
- 3.21 The net outmigration from Eastleigh borough is in contrast to Southampton where there was an overall increase of 2,723 people. This was due to the net increase of 3,533 in long-term international migration which counteracted net outmigration within the United Kingdom.
- 3.22 International migration to and from the borough is not estimated to have been a major component of net population change, nor have there been any large movements of international migrants to or from the area on an annual basis. Over the period 2004 to 2016 net international migration ranged from 176 to -150 individuals and in 2015/16 net international migration was 147. (This is in contrast to a net international migration of 3,581 people in Southampton).
- 3.23 Internal migration to and from Eastleigh (from within the UK) has generally been higher than international migration. Net internal migration over the period 2004/05 to 2015/16 ranged between 973 to 21 individuals. In 2014/15 however the numbers of people leaving the borough exceeded the numbers arriving with a net internal migration figure of -451 people. In 2015/16 there was a small net increase in internal migration of 21 people. Over the same period, there was a small net decrease in internal migration in Southampton of 283 people (with an inflow of 16,210 people and an outflow of 16,493 people).
- 3.24 Whilst there is a significant level of migration into and out of the borough each year (approximately 5% of the population), this is unsurprising given the borough's relationship and proximity to the City of Southampton. It is comparable with other areas in the south east and reflects the increasingly mobile nature of society, with people choosing to move around for a variety of reasons (e.g. work, family, quality of life).

Table 4: Long-term International & Internal Migration (within UK) in Eastleigh Borough<sup>13</sup>

Date	Mid Year Populatr n Estimates	International Migration			Internal Migration			Total Migration
		In	Out	Net	In	Out	Net	Net
2015/2016	129,635	337	190	147	6,329	6,308	21	168
2014/2015	129,027	334	208	126	5,941	6,392	-451	-325
2013/2014	128,877	338	162	176	6,404	6,037	367	543
2012/2013	127,722	264	277	-13	6,162	5,727	435	422
2011/2012	126,764	274	252	22	6,703	6,388	315	337
2010/2011	125,852	398	319	79	6,202	5,504	698	777
2009/2010	124,240	403	262	141	6,527	5,554	973	1,114
2008/2009	122,377	405	424	-19	5,879	5,477	402	383
2007/2008	121,312	442	592	-150	6,488	6,097	391	241
2006/2007	120,596	426	482	-56	7,233	6,467	766	710
2005/2006	119,436	453	340	113	6,569	5,919	650	763
2004/2005	118,089	384	278	106	6,542	5,915	627	733

3.25 Since the referendum result in June 2016 and the decision to leave the European Union, there is considerable uncertainty about how attractive England will be in the future as a place to live, study, work and as a business location. In addition, there is also uncertainty about the extent to which EU nationals currently resident in England will choose to remain in the country. Whilst the numbers of international migrants to and from the Borough of Eastleigh are small the level of international migration into Southampton could impact on the borough given its proximity. If net migration into Southampton does fall as a result of Great Britain leaving the European Union this could have impacts on housing need for Eastleigh (which includes additional homes to address a shortfall in Southampton). There could be wider implications of the decision to leave the European Union on jobs, growth and investment in the borough.

3.26 Migration assumptions have been made by HCC in the modelling discussed in Chapter 4 and are based on ONS 2012 and 2014 SNPP data. No adjustments have been made to reflect any possible changes as a result of the decision to leave the European Union.

<sup>13</sup> ONS Local Area Migration Indicators, UK, 24 August 2017

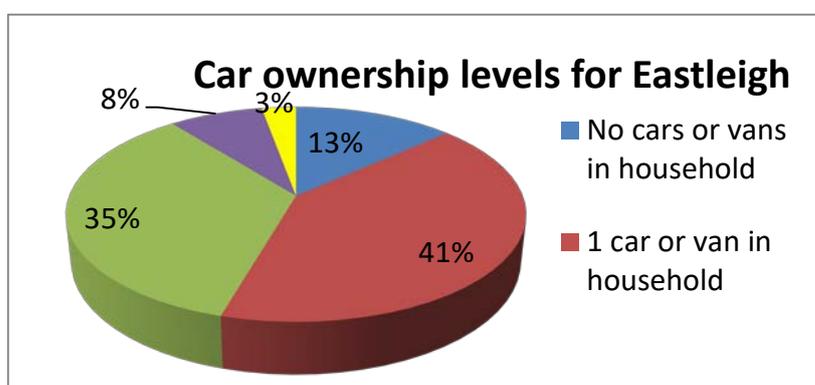
## Deprivation

- 3.27 Eastleigh is one of the 20% least deprived districts in the country. In 2015 Eastleigh Borough ranked 298<sup>th</sup> out of England's 326 districts in the Indices of Multiple Deprivation (1 is the most deprived). This compared to a rank of 281 in 2010 indices.
- 3.28 The average score in Eastleigh borough was 10.02, this compared with the Hampshire score of 11.92 (where a higher score means a greater level of deprivation). The highest scores were recorded in the wards of Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Netley Abbey and Bishopstoke West. With the exception of Southampton (ranked 54th), neighbouring authorities had similar rankings to Eastleigh; New Forest (257th), Test Valley (286th), Winchester (307th) and Fareham (312th).

## Car Ownership

- 3.29 In 2011 the majority of households within Eastleigh had one car or van in the household (41%) and 35% of households have 2 cars or vans in the household. However it should be highlighted that there were 6,928 households (13%) without access to a motor vehicle.

Figure 11: Car ownership levels in Eastleigh<sup>14</sup>



<sup>14</sup> 2011 Census

## 4 Modelling

### Introduction

- 4.1 Population changes influence the type and range of infrastructure and services that need to be planned for. Changes result from new residential development, in-and out-migration and from fluctuations in mortality and birth rates.
- 4.2 The model outputs provide population and household forecasts for the borough of Eastleigh from the 2011 base year up to the year 2036 for each of the dwelling assumptions set out in table 5 below.
- 4.3 Dwelling assumptions for the model are based on three of the scenarios for future housing need set out in the Eastleigh Borough Local Plan 2011-2036 Issues and Options (December 2015) which Cabinet resolved to take forward for further testing<sup>15</sup>. The proposed Submission Local Plan 2016-36 includes a housing target of 729 dwellings per annum, a total of 14,580 homes 2016-2036.
- 4.4 The revised number of new dwellings column in Table 5 takes into account past completions during the plan period to 2015/16 and shows the remaining annual requirement to 2036. The number of net residential completions within Eastleigh from 2011/12 to end March 2016 is shown below.

Table 5: Scenarios modelled

Ref	Scenario	Number of new dws over the plan period	Number of dws per annum	Net addition al dws 2011-2016	Revised number of dws required per annum (2016-2036)
1	Partnership for Urban South Hampshire's Strategic Housing Market Assessment (PUSH SHMA Update 2016) – nb. chosen housing target	16,250	650	1674	729
2	Local housing market option	18,625	745	1674	848
3	Sub-regional development scenario	20,750	830	1674	954

<sup>15</sup> Eastleigh Borough Council Cabinet Report, Eastleigh Borough Local Plan Way Forward, 21<sup>st</sup> July 2016

Table 6: Number of net additional residential dwellings

	2011/12	2012/13	2013/14	2014/15	2015/16
Net additional dwellings	402	275	394	145	458

- 4.5 The model outputs indicate the impact that construction of residential development is likely to have on the size of the population of the borough. The potential implications of these changes to the demographic profile of the borough have been reviewed to highlight areas to be taken into account in the emerging Local Plan.
- 4.6 The forecasts were produced in December 2016 by Hampshire County Council using POPGROUP which is the industry standard in the UK for demographic analysis within strategic planning. POPGROUP uses a standard approach to population projection that is applied by most national statistical agencies. A population in a base period (in this case 2011) is projected forward taking account of the impact of births, deaths and migration (internal migration and international migration). Assumptions about future fertility, mortality and migration trends are typically derived from recent historical evidence, combined with intelligence on likely changes in policy or health outcomes, for example.
- 4.7 New sub-national population projections (SNPPs) and household growth projections will be published in May/June 2018 onwards. In addition to affecting topic policies in the Local Plan, this information will be used in the standard methodology for calculating housing need. It was therefore decided that the most appropriate time to update the modelling was after this data had been published (before the plan is submitted to Government).
- 4.8 The inputs and assumptions which have been used in the current modelling are set out in Table 7 below:

Table 7: Data and Assumptions

Data and assumptions	Source	Details
Base population	ONS	2011 Census
Fertility assumptions	ONS	Known births to 2014 then 2014 SNPP
Mortality assumptions	ONS	Known deaths to 2014 then 2014 SNPP
Migration assumptions	ONS	2012 SNPP up to 2014 then 2014 SNPP
Household representative rate assumptions	CLG	2014 Household Projections
Vacant dwellings assumptions	ONS	2011 Census
Additional dwelling assumptions	EBC	Based on three options:

Data and assumptions	Source	Details
		1. PUSH SHMA (nb. chosen option in emerging plan) 2. Local Housing market 3. Sub-regional development
Past completions	HCC	Published completions for EBC

(Ward and Parish level data has not been produced as the data sets would be too small and would produce erroneous results).

### Population projections

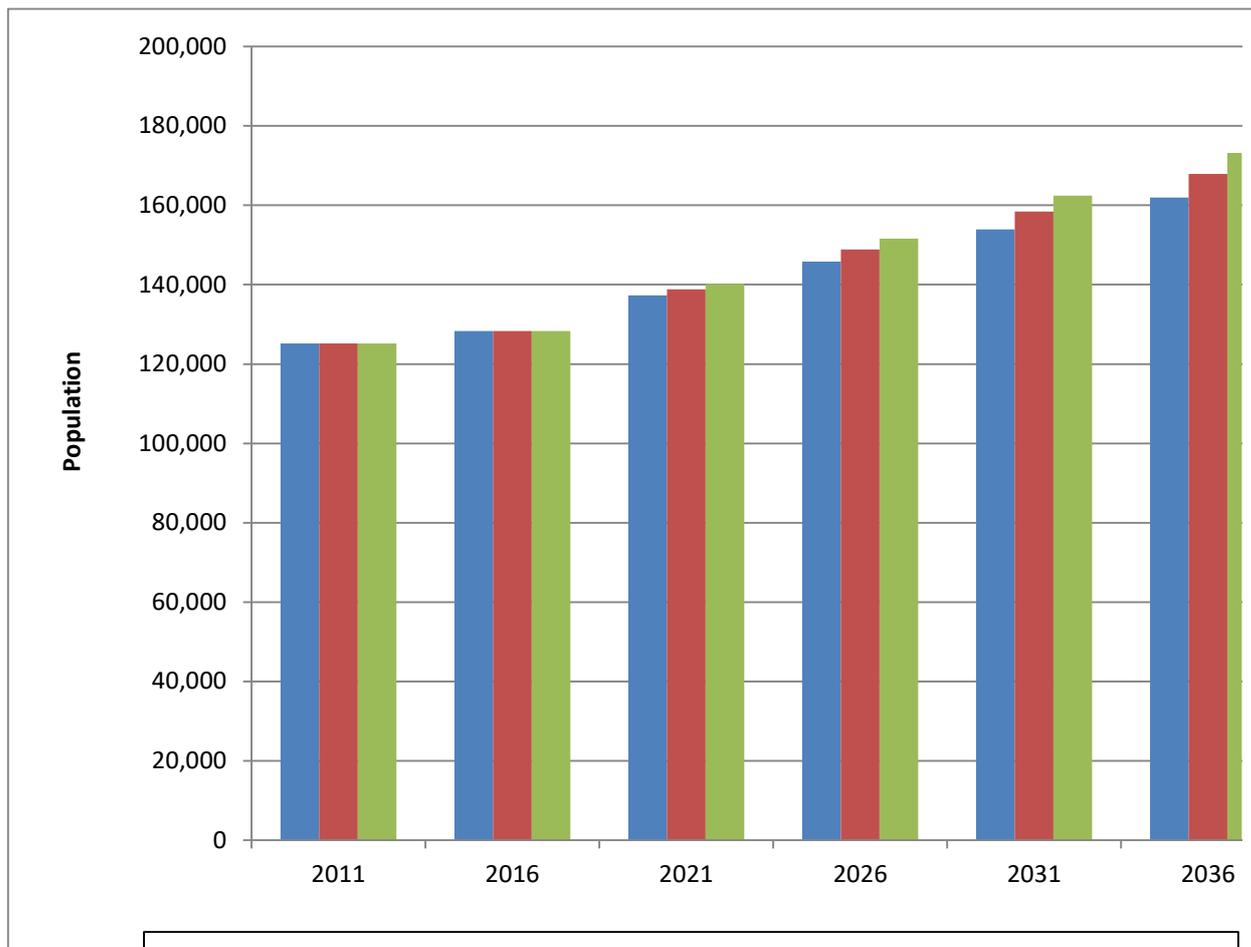
- 4.9 The projections shown in Table 8 below indicate that the population of Eastleigh borough will rise from 125,199 in 2011 to somewhere in the region of 161,989 to 173,232 people depending on which of the scenarios for residential development are taken forward, an increase of 29% to 38%.

Table 8: Population projections of Eastleigh 2011 to 2036

Ref	Scenario	Dwellings	Population		Increase	
			2011	2036	Number	%
1	PUSH SHMA – nb. chosen housing target	16,250	125,199	161,989	36,790	29.4
2	Local housing market option	18,625	125,199	167,920	42,721	34.1
3	Sub-regional development	20,750	125,199	173,232	48,033	38.4

- 4.10 To highlight population growth in the borough over the plan period the population projections for 2011 to 2036 for each of the three scenarios are shown graphically in Figure 12: Population projections for each of the scenarios. Up to 2016 the actual number of dwelling completions has been used in the modelling. The graph shows minimal growth in population for the period 2011 to 2016 compared to the forecast for the rest of the plan period. This is because the number of completions over that period is lower than the annual required in order to meet the targets.

Figure 12: Population projections for each of the scenarios



Age distribution

- 4.11 The modelling of Eastleigh borough's demographic profile through to the end of Local Plan period shows a continuation of past trends in age distribution with a continued growth in the older age groups.
- 4.12 The proportion of the population of retirement age (65 years and over) is expected to grow significantly over the plan period, from 16.6% of the overall population in 2011 to 23.6% by 2036 (based on the PUSH SHMA scenario). The proportion of individuals that are 85 years and over is forecast to double from 2.2% of the population in 2011 to 4.6% by 2036.
- 4.13 In contrast the proportion of those under 64 years of age is likely to decrease from 61.9% of the population in 2011 to around 55% of the population by 2036. From 2019 the state pension age will however start to increase and will be 67 by 2028. This will result in the number of people of working age increasing slightly from the 55% quoted above.

- 4.14 By the end of the plan period it is expected that there will be an additional 5,823 individuals of school age (5-15 year olds), from a 2011 base of 15,980 pupils to 21,803 (based on PUSH SHMA scenario). The modelling shows that by 2036 there is likely to be 11,776 children of infant/junior school age (5-10 years) and 10,027 children of senior school age (11-15 years). This is an increase of 3,377 children aged 5-10 years and an increase of 2,446 children aged 11-15 years old (between 2011 and 2036).
- 4.15 Table 9 below shows the number and percentage of the population in 2011 (census data) by age group compared to the modelled data to 2036 by each of the three scenarios for development, 1) PUSH SHMA (the chosen housing target), 2) Local housing market option, and 2) Sub-regional development scenario.

Table 8: Percentage of population by age

Scenario	2011			2036		
	Total Population	Number	% of population	Total Population	Number	% of population
<b>Retirement age (65 years+)</b>						
Existing	125,199	20,831	16.6%			
1) 16,250				161,989	38,286	23.6%
2) 18,625				167,920	39,126	23.3%
3) 20,750				173,232	39,870	23.0%
<b>Very elderly (85 years+)</b>						
Existing	125,199	2,790	2.2%			
1) 16,250				161,989	7,492	4.6%
2) 18,625				167,920	7,666	4.6%
3) 20,750				173,232	7,820	4.5%
<b>Working age (18-64years)</b>						
Existing	125,199	77,446	61.9%			
1) 16,250				161,989	88,577	54.7%
2) 18,625				167,920	92,220	54.9%
3) 20,750				173,232	95,487	55.1%
<b>Infant/junior school age (5-10years)</b>						
Existing	125,199	8,399	6.7%			
1) 16,250				161,989	11,776	7.3%
2) 18,625				167,920	12,285	7.3%
3) 20,750				173,232	12,744	7.4%

	2011			2036		
Scenario	Total Population	Number	% of population	Total Population	Number	% of population
<b>Secondary school age (11-15years)</b>						
Existing	125,199	7,581	6.1%			
1) 16,250				161,989	10,027	6.2%
2) 18,625				167,920	10,404	6.2%
3) 20,750				173,232	10,742	6.2%
<b>Young adults (16-17 years)</b>						
Existing	125,199	3,205	2.6%			
1) 16,250				161,989	3,956	2.4%
2) 18,625				167,920	4,086	2.4%
3) 20,750				173,232	4,202	2.4%

### Household Projections

4.16 In 2011 there were 52,148 households within Eastleigh and the impact of constructing i) 16,250, ii) 18,625 or ii) 20,750 new residential dwellings within the borough on future household growth is shown Table 10. (The data on the number of households includes assumptions about vacant properties and therefore the number of households within 2011 plus the additional dwellings will not sum the anticipated number of households in 2036).

Table 9: Impact on number of households

Scenario	Dwellings	Number of households		Increase in households
		2011	2036	%
PUSH SHMA (chosen housing target)	16,250	52,148	68,049	30.5
Local housing market options	18,625	52,148	70,370	34.9
Sub-regional development	20,750	52,148	72,446	38.9

### Implications of population change

4.17 Increased life expectancy will result in a larger number of older people in the population as shown in table 9. In general, people are living longer and healthier lives and there will be an increase in the number of people working past 65 as the state pension age increases over

time. There will however also be increasing numbers of frail elderly people. These changes will present new challenges to housing, leisure, transport and shopping patterns.

- 4.18 With regards to housing there is likely to be an increased demand for bungalows, low maintenance homes, smaller gardens and various forms of sheltered housing, as well as for adaptations and assistance to enable older people to live independently and remain within the community they live. An increase in older people who are in good health and financially well off could lead to an increase in people seeking second homes or holiday homes.
- 4.19 Accessing essential services can become increasingly difficult as people age because of increased health issues, poor mobility and lack of support. In preparing to meet these needs, greater consideration will need to be given to the location of accommodation, use of technology and the links with services such as health facilities and open space.
- 4.20 There is also a need to consider the provision of services such as leisure, social and retail facilities. This will affect what is provided and may also impact on how it is operated, for example providing access to facilities during the working day instead of in the evening and utilising the time and skills of older people in running services.
- 4.21 With a smaller proportion of the population being of working age, there will be increased pressure for people to work beyond traditional retirement age. Since 2010 the state pension age for women has been changing to bring it in line with the male age of 65 and further increases to the state pension age for both men and women are being introduced.
- 4.22 The rise in the number of people of school age will generate a requirement for extensions to existing secondary schools as well as new secondary school and new primary school provision within the borough.
- 4.23 Policies should continue to seek a range of dwelling sizes and types to meet local needs. Whilst the market will respond to this to some extent, future policies will need to be flexible so as to respond to changes in market conditions. This may include the increasing issues of affordability within the housing market and the role of the private rented sector.

#### Car ownership projections

- 4.24 The National Transport Model (DFT) has been used to predict future car ownership levels in the borough. The 2011 census data was used as a baseline for the modelling and the model builds in household growth to 68,089 households in the borough by 2036, which is similar to the Hampshire County Council PUSH SHMA scenario modelling of an additional 16,250 dwellings (to 68,049 households). The National

Transport Model output<sup>16</sup> has been multiplied by the 2011 Census data to provide projections for 2036, shown in figure 13 below.

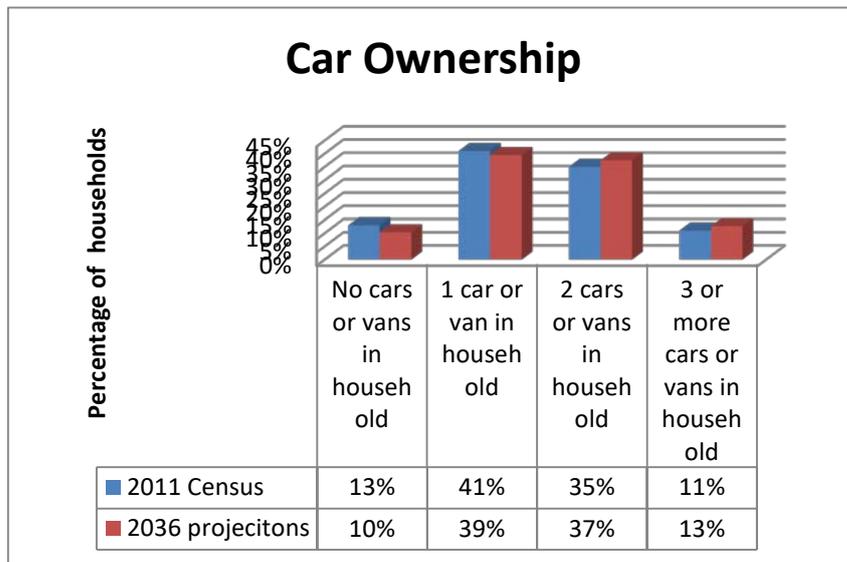
Figure 13: National Transport Model outputs

	Number of households			
	No cars/vans in household	1 car/van in household	2 car/van in household	3+ car/van in household
2011 Census. Number of households	6,928	21,496	18,216	5,537
NTM growth factor for Eastleigh 2036	1.0182	1.2498	1.4012	1.5614
2036 projections Number of households	7,054	26,866	25,524	8,645

4.25 The modelling indicates a reduction of 3% in the proportion of households without a vehicle. Figure 20 overleaf shows car ownership levels in 2011 and compares this with the projected data for 2036. It can be seen that there is expected to be an increase in the number of vehicles per household. This will need to be reflected in the parking standards for residential housing.

<sup>16</sup> NTM growth factor for Eastleigh 2036

Figure 13: Car ownership projections for Eastleigh borough



## 5 Further information

- 5.1 There is a large amount of evidence supporting the Eastleigh Borough Local Plan. Some of this includes demographic data from this background paper including the Open Space Study and Housing Need study. The Sustainability Appraisal contains a variety of population-related data including health, quality of life, educational achievement etc. It should be noted that some studies have used alternative modelling methods such as GL Hearn have used their own methodology for the demographic start point in their Review of Housing Needs in Eastleigh Borough, March 2016.
- 5.2 The Council will update the demographic modelling for submission in order to include updated data expected to be published in summer 2018.

[www.eastleigh.gov.uk/localplan2016-2036](http://www.eastleigh.gov.uk/localplan2016-2036)

