ROtherham Publication Core Strategy
Matter 3: Housing – General Needs, Deliverability, Density and Quality
Chelmer Projection Updates part 2

Prepared by DLP Planning Consultants

November 2013
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Date: November 2013

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Issue 3: Is the Core Strategy effective in meeting local housing needs, including the provision of an appropriate mix of housing of suitable type and quality and at suitable densities?

3.1 Chelmer Projection Updates

3.1 This paper seeks to further address the criticisms of the council regarding how one might distribute the unmet need from Sheffield should the level of dwelling provision not rise above the 1,425 dwellings a year set out in the revoked RSS.

SNPP 2011 SCC mig 4

3.2 This uses the 2011 Sub National Population Projection for the 2011 population including age and sex. It uses the migration flows from the 2011 Interim Sub National Population projections as a base and adds to this additional migration based on the assumption that unmet need from Sheffield will be distributed within the Housing Market Area according of the pattern established with the HMA over the last 11 years (see table 2). This suggests that some 36% of Sheffield’s unmet housing need maybe met in Rotherham. This percentage is based upon the percentage of Migrants who leave Sheffield but remain in the HMA.

3.3 After considering the councils comments with regard to the earlier methods of apportionment this approach is considered a suitable approach as unmet housing needs are expected to be met within the same SHMA according to the approach in the Framework (paragraph 149).

3.4 The Projection uses the 2008 household representation rates throughout.

Table 1 Chelmer Model Projections for Rotherham

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling change</td>
<td></td>
<td>855</td>
<td>1,168</td>
<td>1,135</td>
<td>1,048</td>
<td>1,133</td>
<td>22,415</td>
<td>1121</td>
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<tr>
<td>Labour force change</td>
<td></td>
<td>-345</td>
<td>440</td>
<td>-50</td>
<td>-19</td>
<td>414</td>
<td>3,929</td>
<td></td>
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<tr>
<td>Population change</td>
<td></td>
<td>1,103</td>
<td>1,777</td>
<td>1,548</td>
<td>1,657</td>
<td>1,841</td>
<td>34,114</td>
<td></td>
</tr>
<tr>
<td>Migration</td>
<td></td>
<td>391</td>
<td>1,004</td>
<td>624</td>
<td>766</td>
<td>1,330</td>
<td>18,620</td>
<td>931</td>
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</table>

3.5 Calculating the backlog subtracting the actual net additions to stock 2,412 (457 + 525 + 339 + 485 = 2,412) from the projected requirement for than period 4,275 dwellings (855 x 5) would mean that there is a further requirement for 1,863 dwellings to be meet over the plan period 2013 to 2028. This will add a further 124 dwellings to the requirement.

3.6 This above projection which assumes some 36% of Sheffield’s displaced demand is accommodated in Rotherham would result in an estimated future dwelling requirement of 1,121 dwellings a year. If the identified backlog of 1,863 dwellings is the be meet over the plan period 2013 to 2028 then this will add a further 124 dwellings to the requirement making a total of 1,245 dwellings a year.
<table>
<thead>
<tr>
<th>From Sheffield to</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>Ave Migration from Sheffield into HMA</th>
<th>Ave % Migration from Sheffield into HMA</th>
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<tr>
<td>Barnsley</td>
<td>840</td>
<td>860</td>
<td>760</td>
<td>790</td>
<td>780</td>
<td>860</td>
<td>900</td>
<td>920</td>
<td>810</td>
<td>840</td>
<td>900</td>
<td>1,020</td>
<td>857</td>
<td>16%</td>
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<tr>
<td>Doncaster</td>
<td>450</td>
<td>370</td>
<td>380</td>
<td>360</td>
<td>310</td>
<td>420</td>
<td>480</td>
<td>450</td>
<td>420</td>
<td>450</td>
<td>440</td>
<td>520</td>
<td>421</td>
<td>8%</td>
</tr>
<tr>
<td>Rotherham</td>
<td>1,650</td>
<td>2,290</td>
<td>2,180</td>
<td>1,920</td>
<td>1,830</td>
<td>1,850</td>
<td>2,010</td>
<td>1,850</td>
<td>1,690</td>
<td>1,650</td>
<td>1,640</td>
<td>2,020</td>
<td>1,882</td>
<td>36%</td>
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<tr>
<td>Bolsover</td>
<td>210</td>
<td>230</td>
<td>240</td>
<td>220</td>
<td>190</td>
<td>220</td>
<td>210</td>
<td>220</td>
<td>190</td>
<td>210</td>
<td>190</td>
<td>230</td>
<td>213</td>
<td>4%</td>
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<td>Chesterfield</td>
<td>330</td>
<td>320</td>
<td>360</td>
<td>360</td>
<td>330</td>
<td>330</td>
<td>330</td>
<td>310</td>
<td>330</td>
<td>330</td>
<td>330</td>
<td>360</td>
<td>335</td>
<td>6%</td>
</tr>
<tr>
<td>Derbyshire Dales</td>
<td>230</td>
<td>230</td>
<td>200</td>
<td>250</td>
<td>290</td>
<td>220</td>
<td>270</td>
<td>240</td>
<td>250</td>
<td>230</td>
<td>210</td>
<td>250</td>
<td>239</td>
<td>5%</td>
</tr>
<tr>
<td>North East Derbyshire</td>
<td>1,100</td>
<td>1,040</td>
<td>1,170</td>
<td>1,100</td>
<td>1,010</td>
<td>980</td>
<td>1,160</td>
<td>1,130</td>
<td>900</td>
<td>1,100</td>
<td>880</td>
<td>1,040</td>
<td>1,051</td>
<td>20%</td>
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<tr>
<td>Bassettlaw</td>
<td>250</td>
<td>320</td>
<td>290</td>
<td>260</td>
<td>260</td>
<td>280</td>
<td>290</td>
<td>250</td>
<td>230</td>
<td>250</td>
<td>240</td>
<td>280</td>
<td>268</td>
<td>5%</td>
</tr>
<tr>
<td>Total moves into SHMA</td>
<td>5,000</td>
<td>5,660</td>
<td>5,500</td>
<td>5,260</td>
<td>5,010</td>
<td>5,160</td>
<td>5,650</td>
<td>5,370</td>
<td>4,820</td>
<td>5,060</td>
<td>4,830</td>
<td>6,720</td>
<td>5,265</td>
<td>100%</td>
</tr>
</tbody>
</table>
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