Drivers Jonas Deloitte

Appendix 4 - Housing Allocations Analysis

This spreadsheet has been prepared for Bury Council.

Job title:

Bury 2012 Retail Study Update

Client:

Bury Council

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Bury 2012 Retail Study Update

Housing Allocations Assessment

Table 1 - Bury Strategic Housing Land Availability Assessment Housing Projections Per Year By Ward

Ward	Projected Number Of Housing Completions Per Year																	Total	Zone
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28		
Besses	1	6	20	0	0	7	7	7	2	0	0	0	0	0	0	0	0	**50**	3
Church	4	17	25	10	10	14	10	7	4	0	50	50	55	40	40	40	30	**406**	1
East	81	99	184	181	160	21	11	5	5	3	143	143	143	150	150	115	120	**1,714**	1
Elton	19	46	63	57	43	36	37	24	16	10	0	0	0	0	0	0	0	**351**	1
Holyrood	0	0	4	4	4	6	7	0	0	0	0	0	0	0	0	0	0	**25**	3
Moorside	14	52	7	6	6	17	17	25	22	20	0	0	0	0	0	0	0	**186**	1
North Manor	24	10	62	61	71	63	63	55	40	0	0	10	10	10	10	0	0	**489**	2
Pilkington Park	12	18	2	0	0	2	8	6	0	0	0	0	0	0	15	15	15	**93**	3
Radcliffe East	23	136	140	137	177	187	186	154	101	99	91	86	46	36	30	20	0	**1,649**	4
Radcliffe North	0	52	7	9	4	34	30	25	23	0	0	0	0	0	0	0	0	**184**	4
Radcliffe West	15	85	76	69	71	27	35	23	21	15	5	9	9	5	5	7	0	**477**	4
Ramsbottom	2	19	37	27	26	25	25	15	14	12	10	5	5	5	3	0	0	**230**	2
Redvales	4	24	47	52	51	40	38	32	32	30	30	0	0	0	0	20	20	**420**	1
Sedgley	0	5	15	20	22	0	10	20	25	5	0	0	0	0	0	0	0	**122**	3
St. Mary's	0	19	41	33	15	27	35	45	41	34	23	13	3	2	0	0	0	**331**	3
Tottington	2	0	8	8	9	17	19	16	6	8	0	0	0	0	0	0	0	**93**	2
Unsworth	1	3	2	0	0	10	9	6	0	0	0	0	0	0	0	0	0	**31**	1
Windfalls	-	-	-	-	-	-	-	-	-	-	-	-	200	200	200	200	200	1,000	-
Borough Total	**202**	**591**	**740**	**674**	**669**	**533**	**547**	**465**	**352**	**236**	**352**	**316**	**471**	**448**	**453**	**417**	**385**	**7,851**	-

Notes

1. Base SHLAA data obtained from Bury Council during October 2011

Table 2 - Bury Strategic Housing Land Availability Assessment Housing Projections Up to 2028 By Retail Study Zone

Zone	Total Number of Allocations by 2028	Windfalls Within Zone	Overall Total
Zone 1 - Bury	3,108	454	**3,562**
Zone 2 - Ramsbottom	812	119	**931**
Zone 3 - Prestwich	621	91	**712**
Zone 4 - Radcliffe	2,310	337	**2,647**
Total Primary Study Area	**6,851**	**1,000**	**7,851**

Notes

1. Table assumes Windfalls within each zone are proportionate to the total projected number of housing completions within the zone over the study period
2. Base SHLAA data obtained from Bury Council during October 2011

Bury 2012 Retail Study Update

Housing Allocations Assessment

Table 3 - Calculation of Additional Population Created Through Housing Allocations

Zone	Total Completions by 2028	Number of Households Within Zone 2010	Population of Zone 2010	Average Household Size of Zone in 2009	Population Increase As A Result of Allocations	Population In 2011 Utilising ONS Projections	Population In 2028 Utilising ONS Projections	Population Increase To 2028 Utilising ONS Projections	Difference (Additional Population Increase Due to Allocations)
Zone 1 - Bury	3,562	33,465	78,644	2.4	7,793	78,860	84,386	5,526	**2,267**
Zone 2 - Ramsbottom	931	9,650	23,331	2.4	2,095	23,395	25,072	1,677	**418**
Zone 3 - Prestwich	712	22,747	51,903	2.3	1,512	52,045	55,836	3,791	**-2,279**
Zone 4 - Radcliffe	2,647	15,148	36,899	2.4	6,004	37,000	39,173	2,173	**3,831**
Total Primary Study Area	**7,851**	**81,010**	**190,777**	**2.4**	**17,214**	**191,300**	**204,467**	**13,167**	**4,236**

Notes
1. Base SHLAA data obtained from Bury Council during October 2011 and total completions by 2028 taken from Table 2
2. Assumes average household size declines by 7% in accordance with the national average (decrease from 2.32 in 2006 to 2.16 in 2026 taken from DCLG Housing Projections to 2031, England)
3. Base population and household data taken from Experian Micromarketer in October 2011

Table 4 - Additional Capacity Created Through Allocations in Zone 1 in 2028

Zone 1 - Bury		Additional Population	Expenditure Per Head in 2028 (£)	Total Available Expenditure Created in 2028 (£m)	Scenario Market Share (%)	Total Additional Expenditure Retained in Catchment
Convenience Goods	Scenario A	2,267	£1,958	£4.44	69%	£3.06
	Scenario B	2,267	£1,958	£4.44	80%	£3.55
Comparison Goods	Scenario A	2,267	£3,948	£8.95	73%	£6.53
	Scenario B	2,267	£3,948	£8.95	80%	£7.16

Notes
1. 2010 prices
2. Base SHLAA data obtained from Bury Council during October 2011
3. Expenditure per head in 2028 excludes the proportion of expenditure spent through NSRT means
4. Population, expenditure and market share data taken from convenience goods capacity assessment and comparison goods capacity assessment
5. Scenario A is existing market share of 69% and 73%, Scenario B is an increase in market share to 80% and 80% for convenience and comparison goods respectively
6. Scenario C not presented as this only models an increase in inflow over and above Scenario B, not a specific increase in market share

Table 5 - Additional Capacity Created Through Allocations in Zone 2 in 2028

Zone 2 - Ramsbottom		Additional Population	Expenditure Per Head in 2028 (£)	Total Available Expenditure Created in 2028 (£m)	Scenario Market Share (%)	Total Additional Expenditure Retained in Catchment
Convenience Goods	Scenario A	418	£2,077	£0.87	54%	£0.47
	Scenario B	418	£2,077	£0.87	65%	£0.56
Comparison Goods	Scenario A	418	£4,584	£1.91	11%	£0.21
	Scenario B	418	£4,584	£1.91	25%	£0.48

Notes
1. 2010 prices
2. Base SHLAA data obtained from Bury Council during October 2011
3. Expenditure per head in 2028 excludes the proportion of expenditure spent through NSRT means
4. Population, expenditure and market share data taken from convenience goods capacity assessment and comparison goods capacity assessment
5. Scenario A is existing market share of 54% and 11%, Scenario B is an increase in market share to 65% and 25% for convenience and comparison goods respectively
6. Scenario C not presented as this only models an increase in inflow over and above Scenario B, not a specific increase in market share

Table 6 - Additional Capacity Created Through Allocations in Zone 3 in 2028

Zone 3 - Prestwich		Additional Population	Expenditure Per Head in 2028 (£)	Total Available Expenditure Created in 2028 (£m)	Scenario Market Share (%)	Total Additional Expenditure Retained in Catchment
Convenience Goods	Scenario A	-2,279	£2,087	-£4.76	72%	-£3.42
	Scenario B	-2,279	£2,087	-£4.76	80%	-£3.81
Comparison Goods	Scenario A	-2,279	£4,258	-£9.70	16%	-£1.55
	Scenario B	-2,279	£4,258	-£9.70	30%	-£2.91

Notes
1. 2010 prices
2. Base SHLAA data obtained from Bury Council during October 2011
3. Expenditure per head in 2028 excludes the proportion of expenditure spent through NSRT means
4. Population, expenditure and market share data taken from convenience goods capacity assessment and comparison goods capacity assessment
5. Scenario A is existing market share of 72% and 16%, Scenario B is an increase in market share to 80% and 30% for convenience and comparison goods respectively
6. Scenario C not presented as this only models an increase in inflow over and above Scenario B, not a specific increase in market share

Table 7 - Additional Capacity Created Through Allocations in Zone 4 in 2028

Zone 4 - Radcliffe		Additional Population	Expenditure Per Head in 2028 (£)	Total Available Expenditure Created in 2028 (£m)	Scenario Market Share (%)	Total Additional Expenditure Retained in Catchment
Convenience Goods	Scenario A	3,831	£1,842	£7.06	54%	£3.81
	Scenario B	3,831	£1,842	£7.06	65%	£4.59
Comparison Goods	Scenario A	3,831	£3,672	£14.07	21%	£2.95
	Scenario B	3,831	£3,672	£14.07	35%	£4.92

Notes
1. 2010 prices
2. Base SHLAA data obtained from Bury Council during October 2011
3. Expenditure per head in 2028 excludes the proportion of expenditure spent through NSRT means
4. Population, expenditure and market share data taken from convenience goods capacity assessment and comparison goods capacity assessment
5. Scenario A is existing market share of 54% and 21%, Scenario B is an increase in market share to 65% and 35% for convenience and comparison goods respectively
6. Scenario C not presented as this only models an increase in inflow over and above Scenario B, not a specific increase in market share