

**Cornwall Local
Development Framework**
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Planning Future Cornwall

Population and Household Change in Cornwall

Core Strategy Evidence Base Background Paper

February 2011

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POPULATION AND HOUSEHOLD CHANGE IN CORNWALL

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1 Summary, Key Messages and Policy Context

1. Summary, Key Messages and Policy Context

1.0.1

Summary

Planning can shape the places where people live and work, and as it cannot control population change, it must plan for places that take all aspects of population change into account.

Population Change: Cornwall's population has been growing steadily since the 1960's and has consistently grown quicker than the rest of the South West and is one of the fastest growing areas in the UK. Migration is Cornwall's largest contributor to population growth. If historic migration trends continue the population of Cornwall will continue to grow. However, recent figures indicate that the current economic situation has affected the rate of in-migration (a trend which has been present during previous economic downturns) and this needs to be monitored as it is likely to impact on long term growth and demographic change.

Household Change: The number of households in Cornwall has been growing steadily since the 1960's and has consistently grown quicker than the rest of the South West and is one of the fastest growing areas in the UK. The number of households in Cornwall has increased at a slightly higher rate than that of population and this is as a result of a changing household formation rate driven by declining average household size, rather than population growth.

For Cornwall between 2006 and 2036⁽¹⁾, the increase in the population and the number of new households created by this growth is predicted to be:

Table 1.1

	2006	2011	2016	2021	2026	2031	2036
Total Population	523750	544300	566750	591100	615300	637650	657500
Extra Population	-	+20550	+43000	+67350	+91550	+113900	+133750
Total Households	230435	243886	259971	277150	293517	307121	319537
Extra Households	-	+13451	+29536	+46715	+63082	+76686	+89102

Key Messages for Spatial Planning Policy

A number of key messages and issues were drawn out from this element of the evidence base, and these are summarised below:

- Planning can shape the places where people live and work can influence to a certain extent population change - but many people will make their own choice in where they want to live.
- Planning Policy Statement 3 requires that assessment of future housing requirements should have regard to current and future demographic trends and profiles and take into account evidence including the Government's latest published household projections.

¹ Cornwall Council Community Intelligence (2010) Population and household estimates

Summary, Key Messages and Policy Context 1

- The population of Cornwall is predicted to increase by 25% over the next thirty years and the number of households is predicted to increase by almost 40%.
- The migration of working age people into Cornwall is important in helping to support younger and older age groups (i.e. the dependency ratio).
- The decreasing average household size in Cornwall is fuelling the demand for new homes. Household projections will help determine the level of housing that will be required to accommodate future growth in the population, and can be used as a baseline against which to test housing growth scenarios.
- If migration levels were to fall in the future, the demand for new homes would still increase because of a decreasing resident average household size and other housing pressures (e.g. the demand for second homes).
- Household growth does not take into account the need to replace ageing stock, losses to supply through properties lying vacant or being used as second homes, and most importantly, the existing backlog of unmet need.

1.1 Purpose and Role of the Evidence Base

1.1.1 This is one in a series of papers dealing with a specific evidence base project. Developing the evidence base is central to the preparation of Development Plan Documents (DPD) within the Local Development Framework (LDF), and this evidence base underpins the generation and testing of options. Establishing an appropriate evidence base is central to developing a justifiable plan.

1.1.2 Planning Policy Statement 12 (PPS12) emphasises that DPD must be founded on a robust and credible evidence base. When examining DPD, the Planning Inspectorate will ask a series of key questions including: is the content of the DPD justified by the evidence? What is the source of the evidence? How up to date is it and how convincing is it? The assemblage of evidence is also a legal requirement under the EU Strategic Environmental Assessment Directive which applies to all DPD.

1.1.3 One of the first documents to be produced under the LDF will be the Core Strategy, which will provide a long-term spatial vision for the area, as well as an overall development strategy, indicating where future development should be directed. As part of this process, settlements in Cornwall will be analysed in terms of their current and potential future ability to accommodate new housing, employment and associated infrastructure.

1.1.4 Each paper sets out how the evidence base was prepared and identifies how this can inform the issues that need to be addressed in the LDF Core Strategy. These papers will form the first stage in compiling an evidence base for the testing and development of options for the Core Strategy. Other evidence base background papers and reports available in this series include:

- Settlements: Hierarchy and Settlement Categories (internal)
- Population and Household Change in Cornwall (internal)
- Housing Growth Targets (internal)
- Technical Paper: Developing a Housing Target Model (internal)
- Housing Distribution (internal)
- Strategic Housing Land Availability Assessment (internal and consultants)
- Planning for the role and future of smaller settlements in Cornwall (consultants)

1 Summary, Key Messages and Policy Context

- Cornwall Retail Study (consultants)
- Cornwall Employment Land Review (consultants)

1.2 What is Population and Household Change?

1.2.1 The way in which a population changes is determined by two factors: natural change (births and deaths) and migration. People are born, they age, they have children, and they die. People move around an area and move in and out of an area. They are part of a family, they create new households, and the existing households can split up and reform.

1.2.2 See 'How is Cornwall's Population Changing?', 'Population Projections', 'How are Cornwall's Households Changing?', and 'Household Projections' later on in this paper for more information.

1.2.3 Population growth is the main driver of household growth, and the constantly changing population structure has an impact on the creation of households and the demand for new homes, and, ultimately, on how settlements in Cornwall function. Some of the key messages for spatial planning in terms of population and household growth are identified at the end of this paper and in the above summary.

1.3 Relevant Policy Context

1.3.1 *'Planning shapes the places where people live and work and the country we live in. Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people's lives and helps to deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone.'*⁽²⁾

1.3.2 Planning can shape the places where people live and work but it cannot control population change. For example, planning cannot set a target for the number of births there will be in an area, and it cannot stop people from migrating in or out of an area. Planning therefore must plan for places that take all aspects of population change into account, including migration.

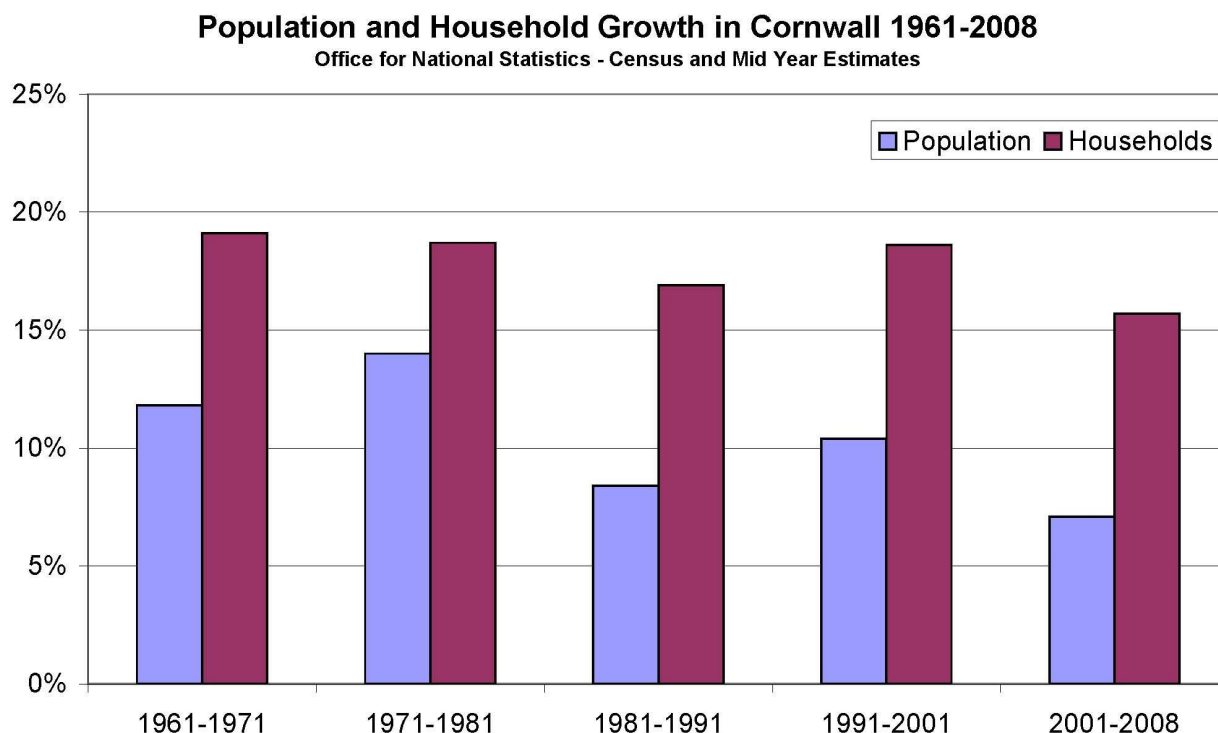
1.4 How is Cornwall's Population Changing?

1.4.1 Cornwall's population has been growing steadily since the 1960's and has consistently grown quicker than the rest of the South West and is one of the fastest growing areas in the UK. The graph⁽³⁾ below shows how households are growing at a faster rate than the population.

2 DCLG (2005) Planning Policy Statement 1: Delivering Sustainable Development

3 Office for National Statistics (2001) Census 2001 and Office for National Statistics (2010) 2008 Mid Year Estimates

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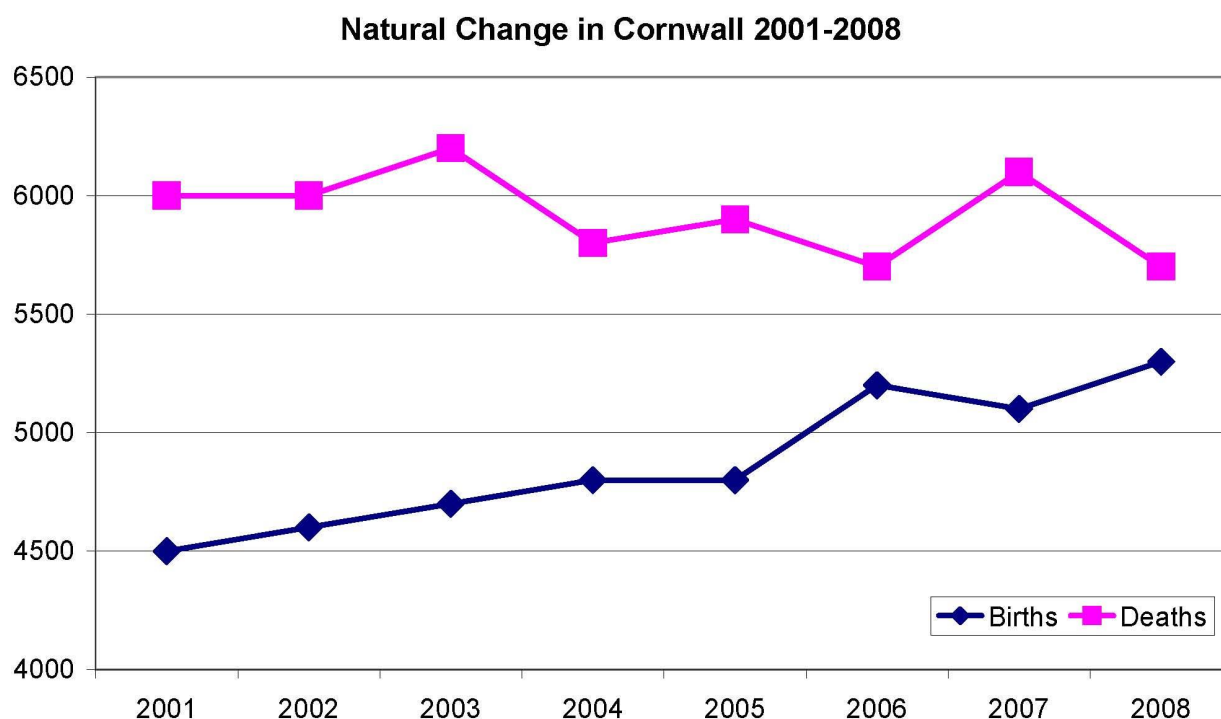


1.4.2 Migration is the single greatest driver of population change, with internal migration (i.e. within the UK) accounting for the largest proportion of net migration in Cornwall. Migration is the more complex part of population change to estimate as while there is a legal requirement to register a birth or a death there is no such requirement to register a change of address. Assumptions about projected natural change and net migration however are not independent of each other, as the projected numbers of future births and deaths are themselves partly dependent on the assumed level of net migration.

1.5 Natural Change

1.5.1 Cornwall is one of those areas of the UK that experiences natural decrease, as deaths exceed births. This is slowly changing however. Between 2001 and 2008 in Cornwall the number of births has risen and the number of deaths has decreased, and the gap between the two has significantly decreased. Deaths are decreasing as life expectancy levels rise, and births appear to be rising because there are a higher proportion of women than usual in the key child bearing age groups. In 2001 natural change accounted for a loss of nearly 1400 people, by 2008 this had reduced to a loss of about 500 people. If this trend continues, natural change could start to account for some of the population growth in Cornwall⁽⁴⁾.

1 Summary, Key Messages and Policy Context



1.6 Migration

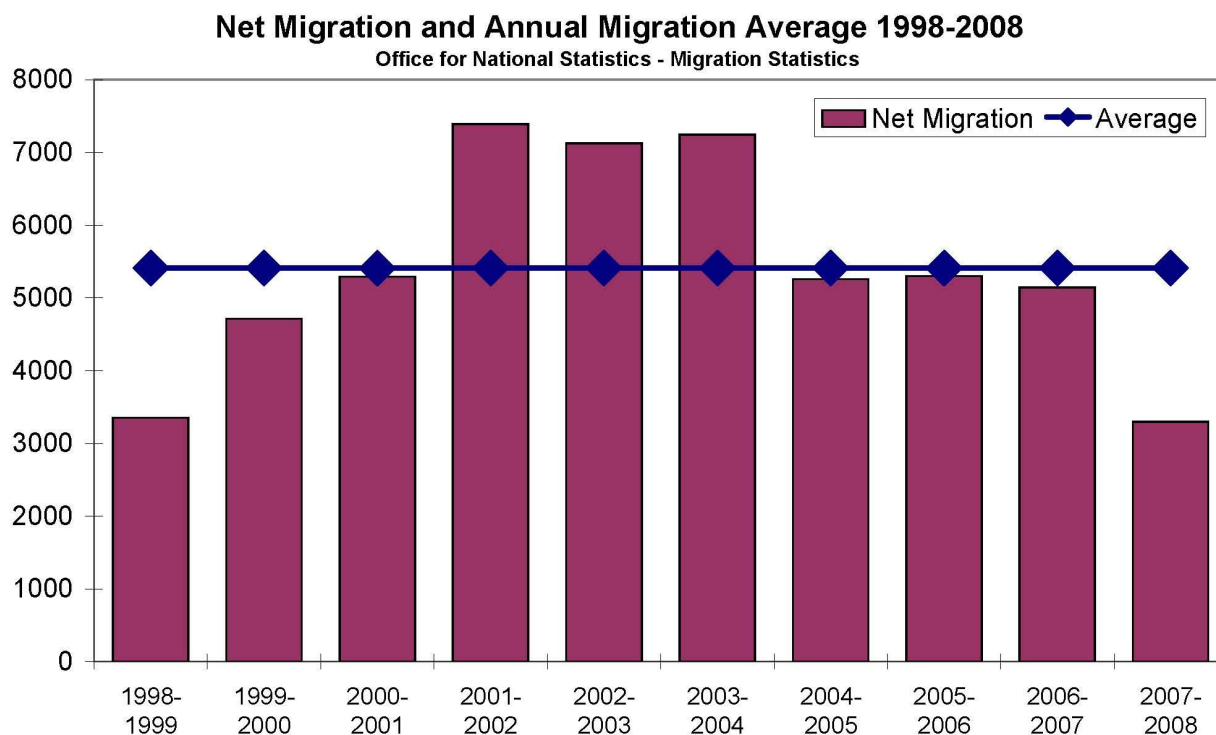
1.6.1 Cornwall experiences high rates of in-migration (some 20-30,000 people per year) and although this is counter-balanced to some extent by out-migration (some 15-25,000 persons per year) the average net gain in people to the area is usually around 5,000 persons per year. The graph below shows how levels of net migration to Cornwall have changed over the last ten years. Population projections tend to project forward the patterns in net migration of the previous ten years, and this can lead to over or under estimates of future population change if the pattern of net migration changes significantly and natural change remains constant.

1.6.2 In-migration to Cornwall is predominantly for economic and lifestyle reasons rather than for retirement purposes (as commonly believed), and many in-migrants are in fact 'returners' (i.e. they were originally from Cornwall)⁽⁵⁾. In-migrants are generally of working age and the majority will already have found suitable employment before making their move, and this will have an impact on employment and the economy of Cornwall⁽⁶⁾.

5 Williams M et al (1995) "Movers and Stayers: Population and Social Change in Cornwall 1971- 1991 Research part funded by Cornwall County Council and Caradon District Council. University of Plymouth

6 Office for National Statistics (various) Migration Statistics Unit

Summary, Key Messages and Policy Context 1



1.6.3 Historically, high numbers of young people left the area for education and employment reasons, but this trend is reversing due to the expansion of the higher education sector in Cornwall and improving employment prospects. The number of higher education students in Cornwall has risen from 3,250 in 2001/02 to 6,750 in 2008/09⁽⁷⁾, with 52% of these being Cornwall residents and the remainder from outside of Cornwall⁽⁸⁾. The Combined Universities in Cornwall have successfully secured funding for an additional 450 places every year starting from 2010 and this growth agenda may have implications for Mid and West Cornwall in terms of in and out-migration.

1.6.4 Cornwall has recently experienced high levels of migrant workers from European and other countries registering to work in the County, and many of these may not be picked up for migration purposes if their original intention is to stay for less than a year. The majority of migrant workers are aged 34 and under and may also have had an impact on the rising number of births in the County. Many migrant workers in Cornwall work in the tourism, agriculture & food production sectors. Although the global recession may have an impact on the demand for migrant workers in the short term, there is a need to consider changes in the numbers of migrant workers, as the need for them in the above mentioned sectors is likely to continue and could increase.

7 Combined Universities in Cornwall (2009) Review 2009

8 Cornwall Council (2010) Community Intelligence Team/HESA

2 Population Projections

2. Population Projections

2.0.1 Population Projections for England are currently produced every two years by the Office for National Statistics (ONS) and are based upon the Mid Year Population Estimates. Sub-national (i.e. areas such as Regions and Counties) population projections are also produced by ONS. Population projections tend to look forward twenty-five years.

2.0.2 Population projections provide estimates of the size of the future population, and are based on assumptions about births, deaths and migration. The assumptions are based on past trends and so the projections only indicate what may happen should the recent trends continue. Projections done in this way do not make allowances for the effects of local or central government policies on future population levels, distribution and change.

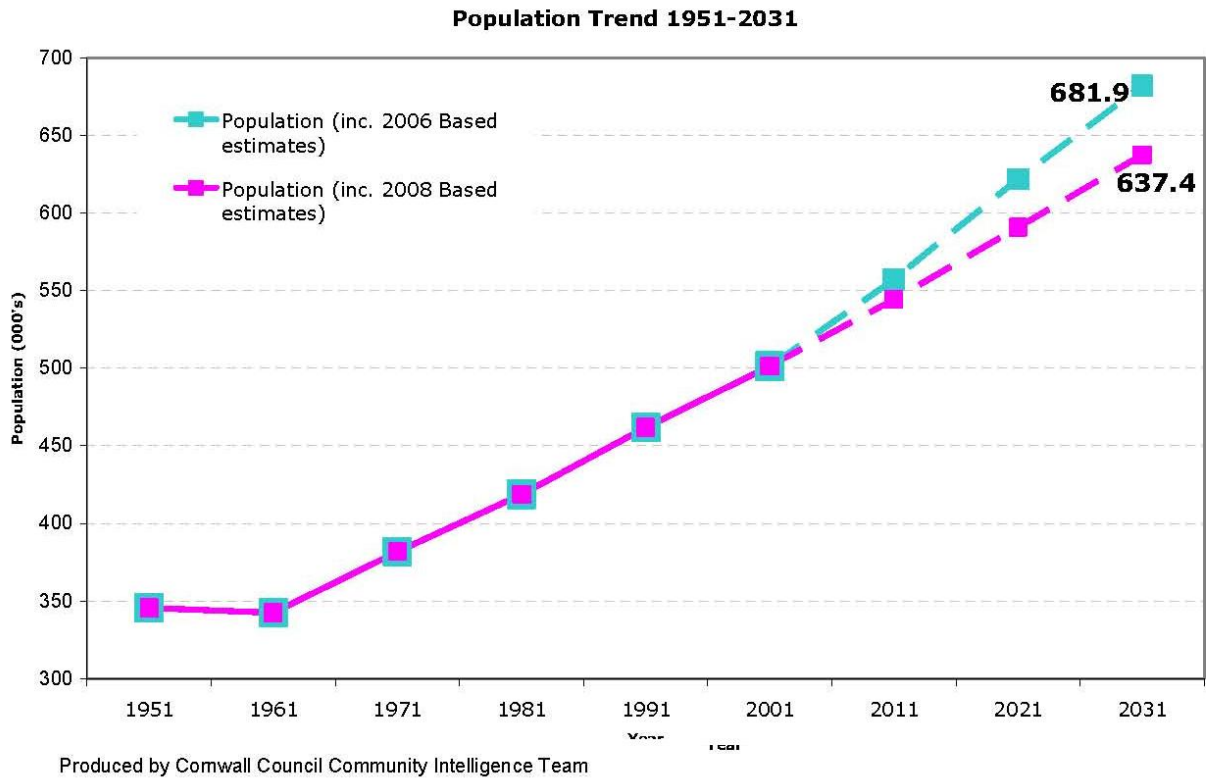
2.0.3 The latest full set of population projections available are based on the 2008⁽⁹⁾ mid year estimates and are available at an England level and sub-national level⁽¹⁰⁾. These updated projections are lower than the 2006 based (see chart below). Recent figures show that net migration for Cornwall has fallen significantly and it is expected that this fall will be sustained over the next few years. This is a trend reflected nationally and recently highlighted in a report from the Office of Budget Responsibility which highlights that '*The latest data confirms a slowdown in net migration since 2007*'⁽¹¹⁾. As migration is the biggest driver of population growth in Cornwall, this is a trend which needs to be carefully monitored as this change will not be reflected in longer term projections, impacting not only on the number of people but also the demographic profile (age).

9 Population projections will be updated as and when information is made available

10 Office for National Statistics (2010) 2008 Based Population projections -<http://www.statistics.gov.uk/CCI/nscI.asp?ID=7433>

11 Cornwall Council (2009) Demographic Evidence Base - <http://www.cornwall.gov.uk/default.aspx?page=23772>

Population Projections 2



2.0.4 The projected population for each year is calculated by ageing on the population from the previous year, applying assumed local fertility and mortality rates to calculate the number of projected births and deaths, and then adjusting for local migration into and out of the area. If past trends continue, population will continue to grow, and nationally this is due both to natural increases (more births than deaths) and more in-migrants than out-migrants.

2.0.5 A basic equation is often used: $P_p = P_c + B \cdot S_1 + B \cdot S_2 - D + M_w + M_i$

2.0.6 (P_p = projected population; P_c = current population; B = projected births; S_1 = sex ratio of males; S_2 = sex ratio of females; D = projected deaths; M_w = net internal migration from within England; and M_i = net international migration from outside England)

2.0.7 Projections are an essential tool for planning and policy formulation as they provide likely demographic future scenarios which can be used as the basis for planning service needs such as housing, employment, transport, education and social services, as well as developing a strategic understanding of changing economic and social trends. Planning Policy Statement 3 requires that assessment of future housing requirements should have regard to current and future demographic trends and profiles and take into account evidence including the Government's latest published household projections.

2 Population Projections

2.0.8 Population Projections for Cornwall: If the trends in natural change and migration continue the population of Cornwall will continue to grow. Cornwall Council commissioned⁽¹²⁾ a piece of work to look at how the population of Cornwall could grow and how the number of households would change over the next twenty to thirty years. These are based on the 2008 based national population estimates (as a base population) and have the ability to take local circumstances into account. For Cornwall between 2006 and 2036, the increase in the population is expected to grow as follows if trends over the past few years continue:

Table 2.1

	2006	2011	2016	2021	2026	2031	2036
Total Population	523750	544300	566750	591100	615300	637650	657500
Extra Population	-	+20550	+43000	+67350	+91550	+113900	+133750

2.0.9 This equates to an increase in the population by one quarter (25%) over thirty years if trends continue as they have, which is a slightly lower rate of growth, as in the past thirty years the population of Cornwall has grown by 28% (1976 to 2006).

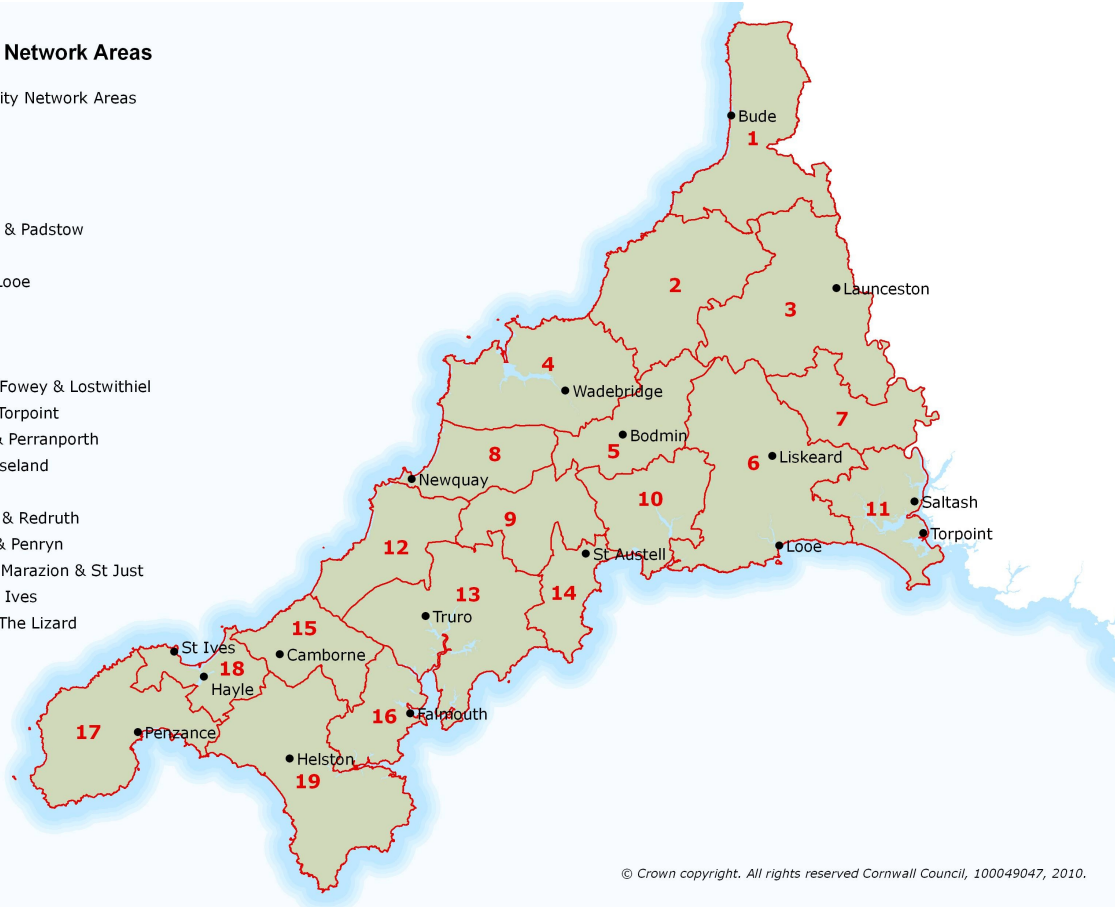
2.0.10 The Cornwall Council commissioned population projections also provide figures at a community network area (see map below) and main town level, and growth by community network area is shown in the graph below. Some areas are predicted to grow at a higher rate than others if recent trends continue.

Population Projections 2

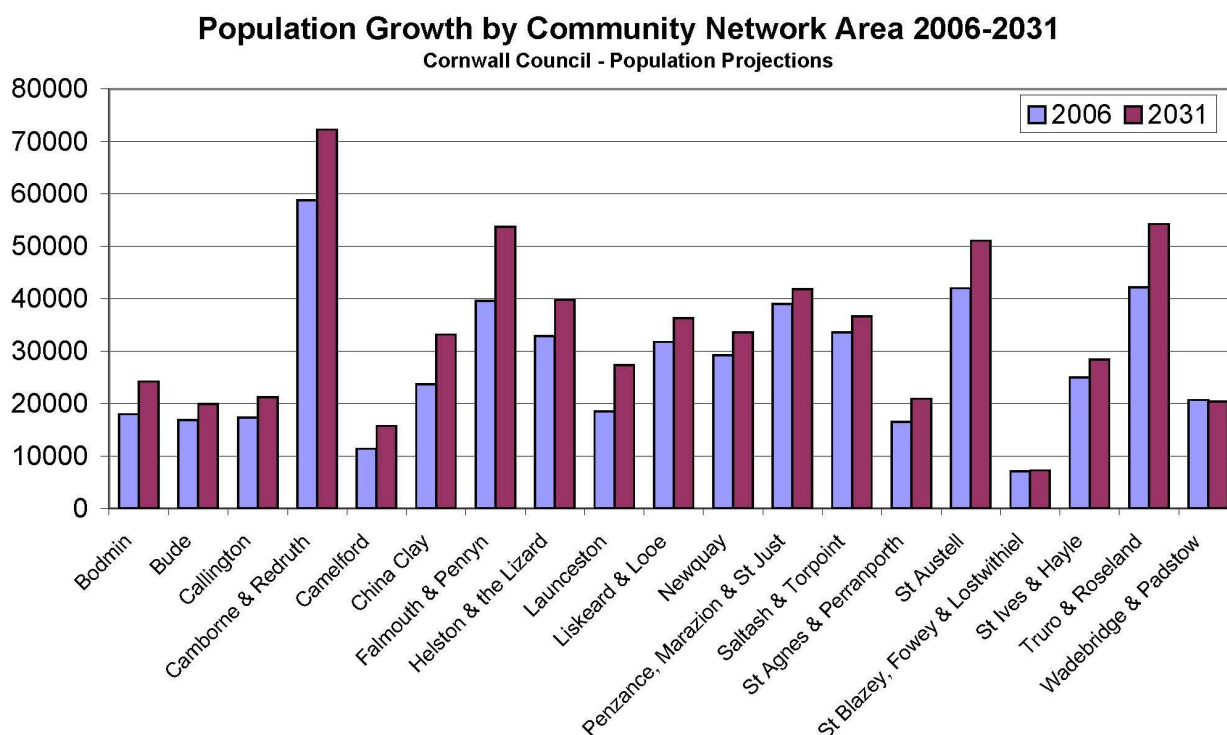
Community Network Areas

 Community Network Areas

- 1 Bude
- 2 Camelford
- 3 Launceston
- 4 Wadebridge & Padstow
- 5 Bodmin
- 6 Liskeard & Looe
- 7 Callington
- 8 Newquay
- 9 China Clay
- 10 St Blazey, Fowey & Lostwithiel
- 11 Saltash & Torpoint
- 12 St Agnes & Perranporth
- 13 Truro & Roseland
- 14 St Austell
- 15 Camborne & Redruth
- 16 Falmouth & Penryn
- 17 Penzance, Marazion & St Just
- 18 Hayle & St Ives
- 19 Helston & The Lizard



2 Population Projections



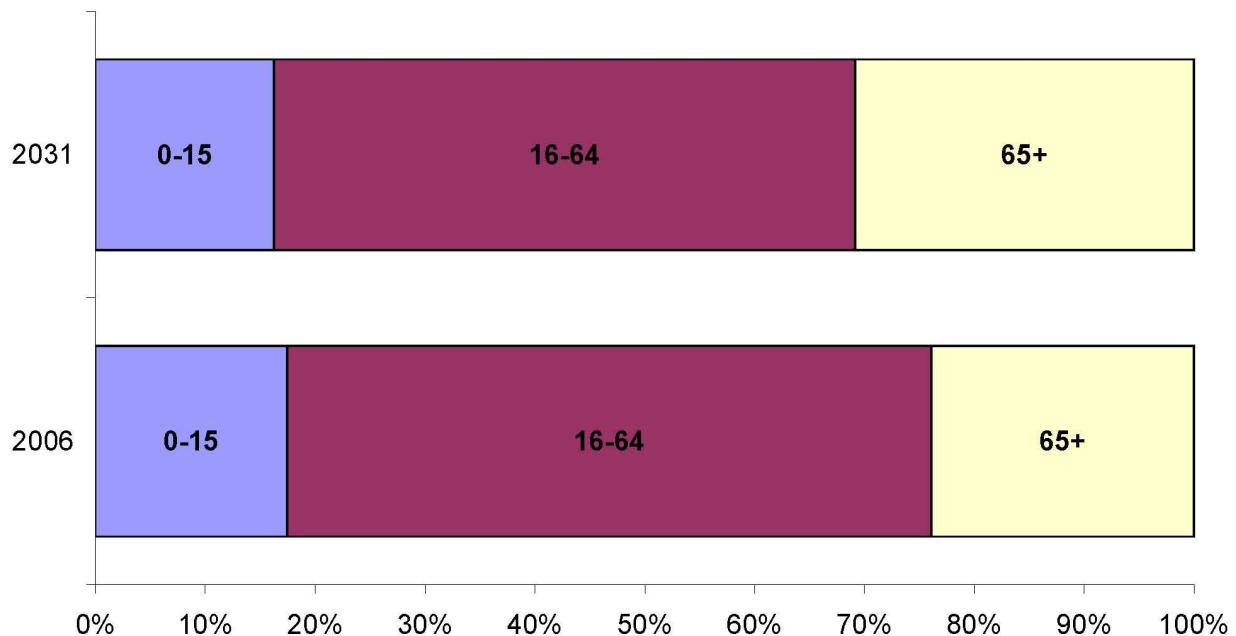
2.0.11 It is important to note that projections provide the population levels and structure that would result if assumptions about the fertility, mortality and migration levels were realised. At a local level, because the assumptions are based on recent trends, they cannot reflect, for example, the impact of future housing growth. They will however reflect imbalances that have occurred in recent times, for example, more men migrating into the area than women, and this imbalance will feed into each year over the projected period. Projections are therefore considered more robust at greater levels of aggregation, either by age or by area, as detailed local area projections can be significantly influenced over time by recent 'kinks' in trends.

2.0.12 This imbalance in recent trends affecting future projections could help explain why the Wadebridge & Padstow area appears to decrease in population. This is an area where net migration (inward – outward migration) doesn't replace the losses incurred through natural change (births-deaths) and as a result the population is projected to fall slightly from 10,042 in 2008 to 10,022 in 2031. However; this is an area which contains significant levels of second and holiday homes, and this, combined with falling household size (more people living alone) would still result in a need for further housing.

2.0.13 Population Projections by Age in Cornwall: The following age breakdown for Cornwall between 2006 and 2031 shows that there will be a slightly lower proportion of school age and working age people and a higher proportion of older people in the population by 2031. (Appendix 1 gives the age breakdown by five year cohort for the population of Cornwall in 2008.)⁽¹³⁾. (Appendix 1 gives the age breakdown by five year cohort for the population of Cornwall in 2008.)

Population Projections 2

Age Breakdown for Cornwall 2006-2031
Cornwall Council - Population Projections



2.0.14 In line with national trends, Cornwall's population is getting older as average life expectancy continues to rise, and although the numbers of older people will rise as population increases, it is estimated that the rate of growth will be similar to or lower than that experienced recently. The median⁽¹⁴⁾ age of people for Cornwall in 2001 compared to the South West and England was as follows:⁽¹⁵⁾ compared to the South West and England was as follows:

Table 2.2

	Cornwall	South West	England
Median Age	43	40	37

2.0.15 Life Expectancy in Cornwall: A contributor to Cornwall's population growth is improvements in life expectancy rates. Life expectancy for males in Cornwall at birth for the years 2006-2008 was estimated to be 78.7 compared to 77.9 across England. Life expectancy for females in Cornwall at birth for the years 2006-2008 was estimated to be 82.8 compared to 82 across England. Healthy life expectancy and disability free life expectancy is also rising along with general life expectancy, and older people in the future will include the very active who may still be working in paid employment or in the voluntary sector, as well as those who are more vulnerable because of poor health and deprivation.⁽¹⁶⁾ and disability free life expectancy is also rising along with

14 The median figure is the value below which 50% of the population's ages fall and is preferred over the average age as it does not reflect extremes in values

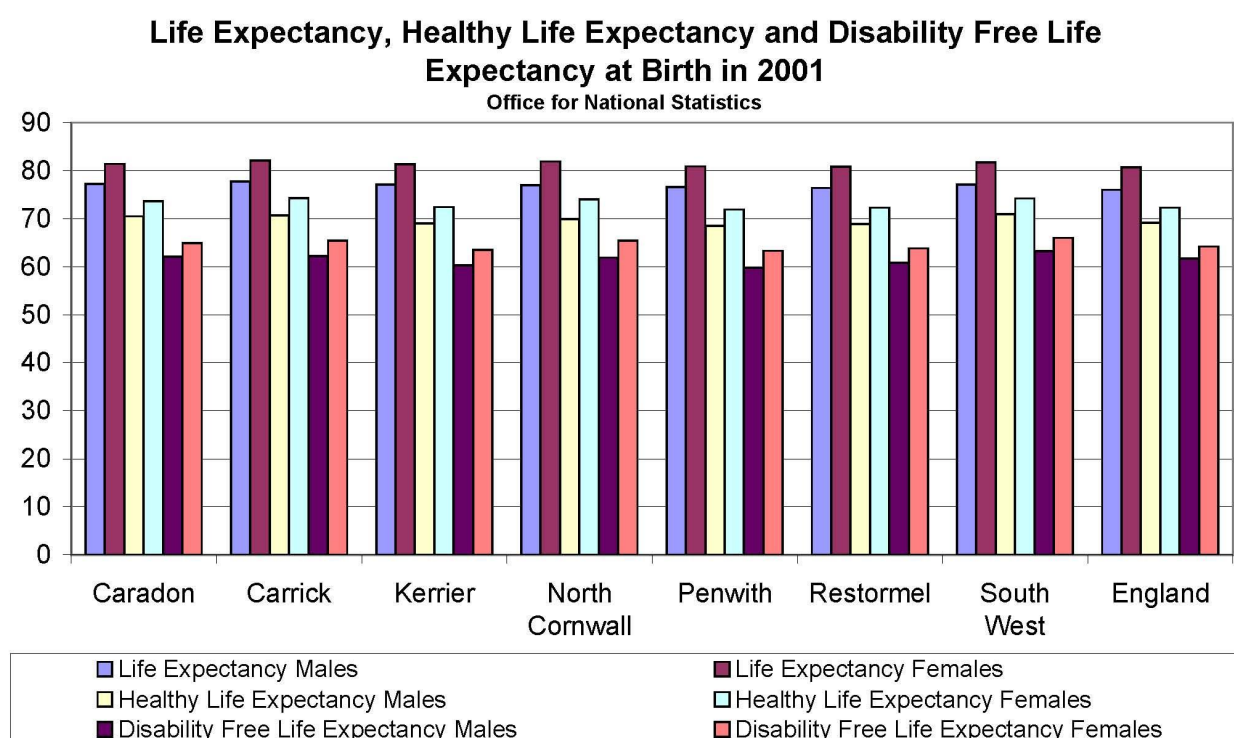
15 Office for National Statistics (2001) Census 2001

16 Healthy life expectancy is defined as the number of years in good or fairly good self perceived general health.

2 Population Projections

general life expectancy, and older people in the future will include the very active who may still be working in paid employment or in the voluntary sector, as well as those who are more vulnerable because of poor health and deprivation.⁽¹⁷⁾ is also rising along with general life expectancy, and older people in the future will include the very active who may still be working in paid employment or in the voluntary sector, as well as those who are more vulnerable because of poor health and deprivation.

2.0.16 The table below shows variation by former district area compared to the South West and England for people born in 2001⁽¹⁸⁾.



2.0.17 A table identifying broad age bands for each community network area between 2006 and 2031 is available in Appendix 2. Some community network areas show variations when compared to the average age breakdown figures for Cornwall. Callington, for example, has an older age population (65+) that makes up 36% of the population in 2031 compared to 31% on average across Cornwall, whereas Bodmin has a higher proportion of people in the school age group (0-15) at 19% than the average across Cornwall (16%).

2.0.18 Dependency Ratios: This changing age structure means that there would be a lower proportion of working age people to support the other two age groups - this is referred to as the dependency ratio. In 2008, Cornwall had a dependency ratio of 72 compared to 67 across the South West and 61 across England. This means that for Cornwall 100 people of working age

¹⁷ Disability Free Life Expectancy is defined as the number of years free from limiting long term illness.

¹⁸ Office for National Statistics (2009) Life Expectancy, healthy Life expectancy and Disability Free Life Expectancy at Birth by Local Authority 2006-2008

Population Projections 2

provide for 72 young and pension age people. A higher dependency ratio means that there are more people not working and paying taxes, less people who are working and paying taxes, and more people who could need treatment or care. By 2031, the dependency ratio for Cornwall is predicted to rise to 75, the South West to 70 and England to rise to 62.⁽¹⁹⁾ This means that for Cornwall 100 people of working age provide for 72 young and pension age people. A higher dependency ratio means that there are more people not working and paying taxes, less people who are working and paying taxes, and more people who could need treatment or care. By 2031, the dependency ratio for Cornwall is predicted to rise to 75, the South West to 70 and England to rise to 62.

2.0.19 Ethnic Groups in Cornwall: The table found in Appendix 3 describes how the population of Cornwall is made up of different ethnic groups. Cornwall in 2001 had a low proportion of people in ethnic groups other than 'white' when compared to both the South West and England. The proportion of other ethnic groups is likely to have increased since 2001 as a result of in-migration and migrant workers - but there are no robust data sources which will detail how ethnicity has changed. However, experimental statistics suggest that migrant workers have brought about a rise in the proportion of the 'Other White' category, and migration from other areas of England has brought about a rise in the 'Mixed' category.⁽²⁰⁾ suggest that migrant workers have brought about a rise in the proportion of the 'Other White' category, and migration from other areas of England has brought about a rise in the 'Mixed' category.

2.1 How are Cornwall's Households' Changing?

2.1.1 Household types are usually described as comprising couples (with or without children), lone parent families, single, and multi person households.

2.1.2 Couple Households: Couples can be married or cohabiting and can have dependent, non-dependent, or no children. About 56% of households in Cornwall in 2001⁽²¹⁾ were couple households with children or not compared to a similar figure across the South West and a slightly lower figure of 54% for England. 11.5% of these households in Cornwall are pensioner households compared to 11.1% across the South West and 8.9% across England. As with the rest of England, the number of people getting married is gradually reducing and the number of people cohabiting slowly rising. Couple households are projected to increase by about 16% in Cornwall compared to an increase of 12% across England to 2031⁽²²⁾ compared to an increase of 12% across England to 2031⁽²³⁾.

2.1.3 Lone Parent Family Households: About 8% of households in Cornwall in 2001 were single parent households with dependent or non-dependent children, compared to 8% across the South West and 9.5% across England. Lone parent households are projected to increase by about 24% across Cornwall by 2031 compared to an increase of 22% across England.

2.1.4 Single Person Households: single person households are usually described as pensioner or other one person households. 30% of households in Cornwall were single person households in 2001 compared to very similar rates across the South West and England. Cornwall, however, has a higher proportion of pensioner households at 16.4% than found in the South West (15.5%)

19 Cornwall Council (2010) Demographic evidence base for Cornwall - <http://www.cornwall.gov.uk/default.aspx?page=23772>

20 Cornwall Council (2010) Demographic evidence base for Cornwall -

21 Office for National Statistics (2001) Census 2001

22 Cornwall Council (2010) Population Projections by Community Network Area and Main Town POPGROUP

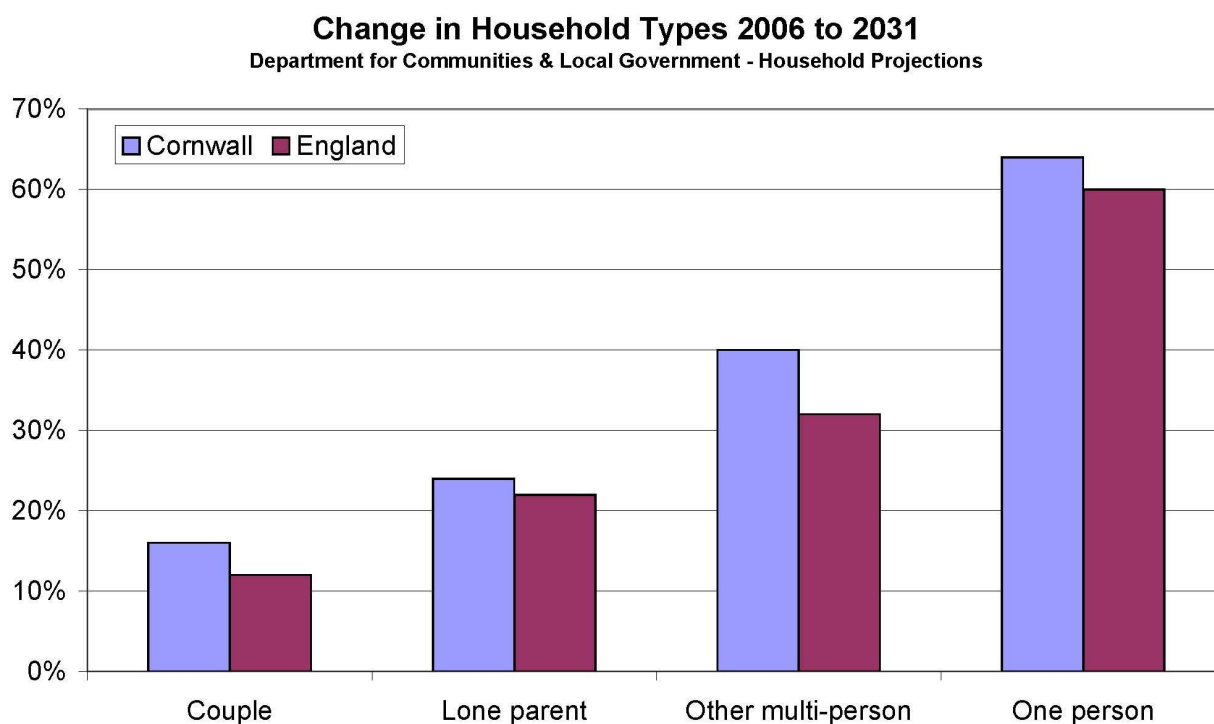
23 Department for Communities & Local Government (2009) Household Projections to 2031

2 Population Projections

and England (14.4%). The proportion of single person households is increasing at a faster rate than the proportion of family households. Single person households are projected to increase by 64% in Cornwall by 2031 compared to an increase of 60% across England.

2.1.5 Multi Person Households: are all other types of households and make up just under 6% of households in Cornwall compared to a similar figure for the South West and a slightly higher figure of just under 7% for England. Multi person households are projected to increase by 40% across Cornwall by 2031 compared to an increase of 32% across England.

2.1.6 The chart below indicates how the proportion of household types are projected to change in Cornwall to 2031, compared to England.⁽²⁴⁾



24 DCLG (2009) 2006 Based Household Projections - <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/>

Household Projections 3

3. Household Projections

3.0.1 Household projections are compiled by the Department for Communities & Local Government (DCLG) and the latest available nationally are 2008 based projections⁽²⁵⁾. Household projections are compiled by applying projected household membership rates to a projection of the private household population broken down by age, sex and marital/cohabitational status. There are five key components to the household projections – the population, marital status composition, the institutional population, household representative rates and sub national controlling:

- National and sub-national populations are taken from the most recent population projections and the institutional population subtracted.
- The latest marital status projections are produced by the Government Actuary's Department.
- The household representative rate is the probability of anyone in a particular demographic group being part of a separate household.
- The projections for the English Government Office Regions are calibrated to the national projections for England, with the controlled projections for each area being used to calibrate the projections of its sub areas.

3.0.2 The number of households is essentially the household population multiplied by the appropriate household representative rate. The total number of projected households is equal to the sum of households represented by all age, sex and marital status types.

3.0.3 Household Projections for Cornwall: If the trends in household composition continue the number of households in Cornwall will continue to grow. The 2008 based national household projections indicate that Cornwall is likely to contain 302,000 households by 2033 if trends continue as they have⁽²⁶⁾. The projected rate of growth in rural areas of England is higher than that of predominantly urban areas, and Cornwall is highlighted as one of the areas that will experience the highest rates of growth. A Commission for Rural Communities report indicates a growth rate of between 32% and 64% for the ex-districts of Cornwall⁽²⁷⁾.

3.0.4 Cornwall Council commissioned⁽²⁸⁾ a piece of work to look at how the population of Cornwall could grow and how the number of households would change over the next twenty to thirty years based on the emerging 2008 based national population projections. For Cornwall between 2006 and 2036, the increase in the number of households is expected to grow as follows if trends over the past few years continue:

Table 3.1

	2006	2011	2016	2021	2026	2031	2036
Total Households	230435	243886	259971	277150	293517	307121	319537
Extra Households	-	+13451	+29536	+46715	+63082	+76686	+89102

25 DCLG (2010) 2008 Based Household Projections - <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/>

26 DCLG (2009) 2006 Based Household Projections - <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livatables-households/>

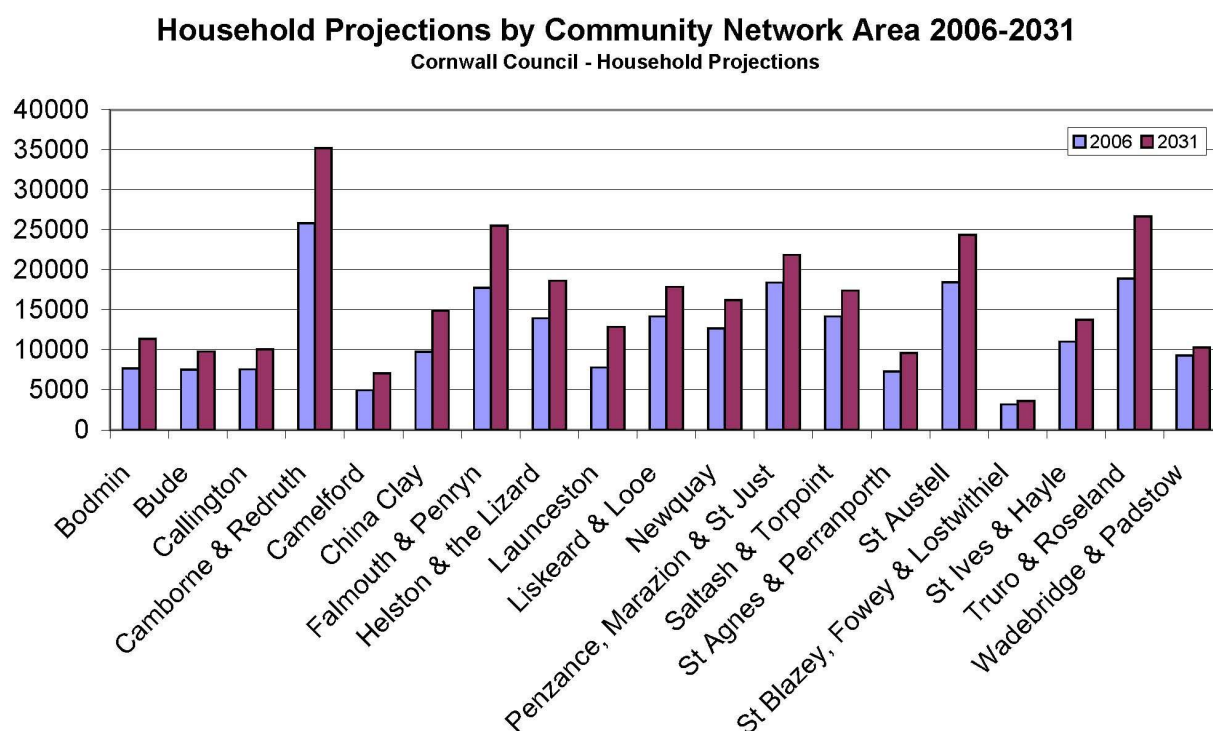
27 Commission for Rural Communities (2010) State of the Countryside Update: Housing demand and supply

28 Cornwall Council (2010) Population Projections by Community Network Area and Main Town (POPGROUP)

3 Household Projections

3.0.5 This equates to an increase in the number of households of almost 33% over the next twenty-five years if trends continue as they have, compared to the growth over the last twenty-five years of 43%.

3.0.6 The Cornwall Council commissioned population and household projections also provide figures at a community network area and main town level, and growth by community network area is shown below. Some areas are predicted to grow at a higher rate than others if recent trends continue. Appendix 4 shows the predicted number of households for each community network area by household type between 2006 and 2031.



3.0.7 There are a number of factors that influence changes in household formation:

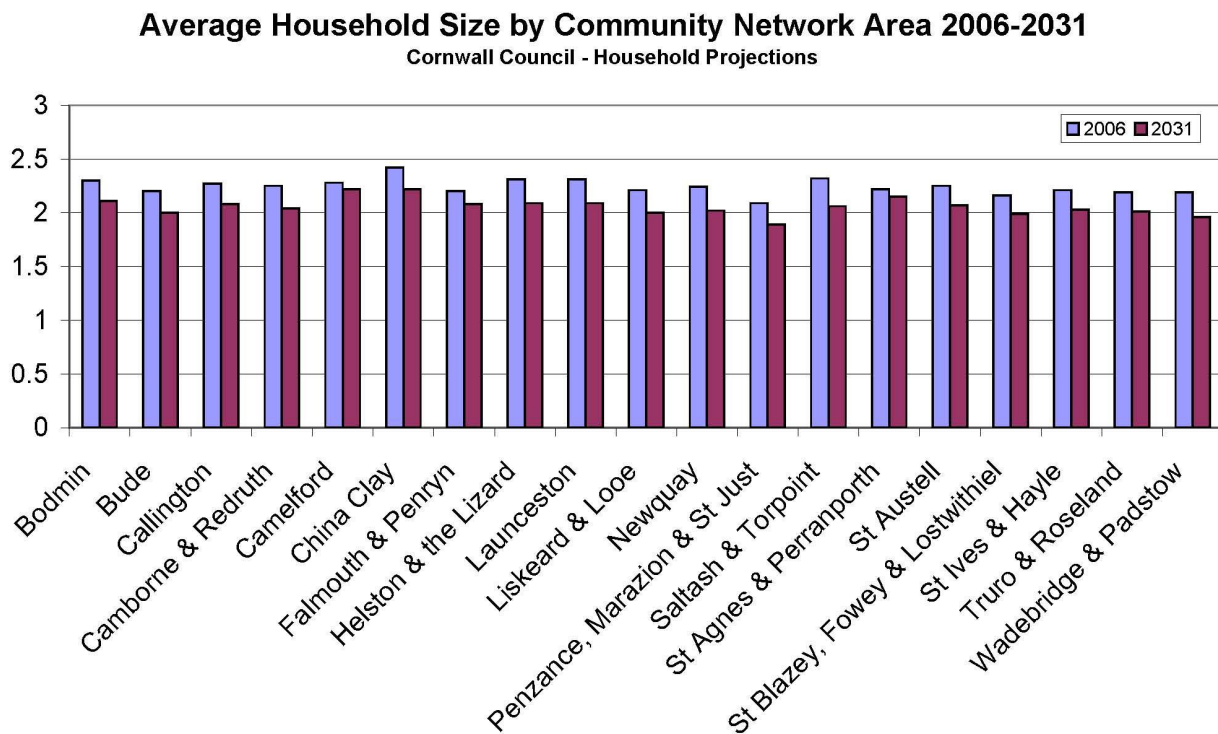
- The increase in the number of households is associated with declining average household size and population growth due to migration changes – so even a relatively slow growing and ageing population can have a high household formation rate.
- The availability and affordability of housing can influence the rate of household formation, through delaying young people leaving the parental home, or increasing the number of households comprised of unrelated individuals sharing accommodation in order to share accommodation and housing costs.

Household Projections 3

- The draw of the area in terms of its offer and attractiveness is a significant factor in population growth. The reality of those who choose to move normally means that they are well placed to compete in local housing markets.
- Efforts to improve the local economy through regeneration and investment, and improvements to infrastructure such as FE/HE education, improved employment offer and overall quality of life act to reduce the outflow of migration, a further pressure on population growth.

3.0.8 Average Household Size: The average household size in Great Britain has fallen from 3.1 people per household in 1961 to 2.4 people per household in 2009⁽²⁹⁾. Reasons for this increase in household numbers, and the fall in household size, include more lone parent families, divorce, higher incomes, smaller family sizes, longevity, and, in particular, more one person households. It is this decreasing average household size that is fuelling the need for more homes, and this is a national and global trend that is set to continue for some time.

3.0.9 Average household size in Cornwall in 1961 was 2.9 and had decreased to 2.3 by 2001. It was estimated to be 2.27 in 2006 and is predicted to continue to decrease to 2.08 by 2031. The following table shows average household size using the Cornwall Council (2010) household projections by community network area between 2006 and 2031⁽³⁰⁾. The following table shows average household size using the Cornwall Council (2010) household projections by community network area between 2006 and 2031 is as follows:



3.0.10 How Projections can help determine the level of new housing required

29 Office for National Statistics (2010) <http://www.statistics.gov.uk/StatBase/ssdataset.asp?vlnk=4968&Pos=1&ColRank=2&Rank=544>

30 Cornwall Council (2010) Population Projections by Community Network Area and Main Town (POPGROUP)

3 Household Projections

3.0.11 The number of new households created does not equate to the number of new houses required – and the following sets the context for this approach - more information is available in the 'Technical Paper: Developing a housing target model'⁽³¹⁾:

- Projections have sometimes been misused by directly equating household growth to equal new home demand.
- Population growth – natural change and net migration impact on population change, for Cornwall this means the population has and can be reasonably expected to continue to grow.
- Household change is influenced by these assumptions and in turn is also driven by societal trends
- Not every new household needs a new house, e.g. a new elderly single household usually results from the death of a partner
- New housing is often occupied as part of local housing moves, and not necessarily by in-migrants, further complicating the issue.
- Cornwall Council is developing a bespoke more robust model of estimating demand, and this will be made available once tested (see Technical Paper: Developing a housing target model).

3.0.12 Key Messages for Spatial Planning

3.0.13 The projected changes that will take place in terms of population and household growth will have an impact on spatial planning, and some of these are identified below:

- Planning can shape the places where people live and work can influence to a certain extent population change - but many people will make their own choice in where they want to live.
- Planning Policy Statement 3 requires that assessment of future housing requirements should have regard to current and future demographic trends and profiles and take into account evidence including the Government's latest published household projections.
- The population of Cornwall is predicted to increase by 25% over the next thirty years and the number of households is predicted to increase by almost 40%.
- The migration of working age people into the County is important in helping to support younger and older age groups (i.e. the dependency ratio).
- If migration levels were to fall in the future, the demand for new homes would still increase because of a decreasing resident average household size and other housing pressures (e.g. the demand for second homes).
- The decreasing average household size in Cornwall and nationally is fuelling the demand for new homes. Household projections will help determine the level of housing that will be required to accommodate future growth in the population, and can be used as a baseline against which to test housing growth scenarios.
- Household growth does not take into account the need to replace ageing stock, losses to supply through properties lying vacant or being used as second homes, and most importantly, the existing backlog of unmet need.

3.0.14 Further Information

- Cornwall Council – Demographic Evidence Base - <http://www.cornwall.gov.uk/default.aspx?page=22137>
- [Office for National Statistics – Population](#)

Household Projections 3

- [Office for National Statistics – Migration](#)
- Department for Communities and Local Government – Housing Tables
<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyhousehold/estimates/tables/households/>

4 Appendices

4.1 Appendix 1

Table 4.1

2008 Based Mid Year Estimates – Local Authority Quinary Age Groups ⁽³²⁾											
	0	1-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	
Cornwall	5,300	20,800	27,400	31,000	32,500	28,100	25,000	25,300	33,900	37,900	
Cornwall %	1%	3.9%	5.2%	5.9%	6.1%	5.3%	4.7%	4.8%	6.4%	7.2%	
South West	1.1%	4.2%	5.2%	5.9%	6.5%	6.4%	5.7%	5.4%	6.7%	7.4%	
England	1.3%	4.8%	5.5%	5.9%	6.5%	6.9%	6.7%	6.3%	7.3%	7.7%	
	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85-89	90+	
Cornwall	36,500	34,900	37,800	42,700	30,900	25,900	21,200	16,200	10,700	5,400	
Cornwall %	6.9%	6.6%	7.1%	8.1%	5.8%	4.9%	4%	3.1%	2%	1%	
South West	7%	6.3%	6.4%	6.8%	5.1%	4.4%	3.8%	2.9%	1.9%	0.9%	
England	7.1%	6.1%	5.9%	5.9%	4.4%	3.9%	3.2%	2.4%	1.5%	0.7%	

Table 4.2

2008 Based Population Projections – Broad Age Bands for each Community Network Area 2006-2031 ⁽³³⁾						
Community Network Area	2006			2031		
	0-15 Years	16-64 Years	65+ Years	0-15 Years	16-64 Years	65+ Years
Bodmin	3550 (19.7%)	10550 (58.4%)	3950 (21.9%)	4600 (19%)	12700 (52.4%)	6950 (28.7%)
Bude	2850 (16.8%)	9550 (56.3%)	4550 (26.8%)	2900 (14.6%)	9900 (49.9%)	7050 (35.5%)
Callington/Caradon	3000 (17.3%)	10200 (58.8%)	4150 (23.9%)	3400 (16%)	10100 (47.6%)	7700 (36.3%)
Camborne & Redruth	10800 (18.4%)	35100 (59.6%)	12950 (22%)	12350 (17.1%)	39550 (54.8%)	20250 (28.1%)
Camelford	1950 (17.1%)	6550 (57.5%)	2900 (25.4%)	2700 (17.1%)	7850 (49.8%)	5200 (33%)
China Clay	4750 (20%)	14450 (61%)	4500 (19%)	6000 (18.1%)	18400 (55.5%)	8750 (26.4%)
Falmouth & Penryn	6500 (16.4%)	23400 (59%)	9750 (24.6%)	9400 (17.5%)	31100 (57.9%)	13250 (24.7%)
Helston & the Lizard	5900 (18%)	19200 (58.4%)	7750 (23.6%)	6550 (16.5%)	20850 (52.4%)	12400 (31.2%)

33 Office for National Statistics (2009) 2008 based Mid Year estimates by Local Authority

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Launceston	3250 (17.8%)	10850 (59.3%)	4200 (23%)	4600 (16.8%)	14450 (52.9%)	8250 (30.2%)
Liskeard & Looe	5300 (16.7%)	18350 (57.7%)	8150 (26.6%)	5300 (14.6%)	17700 (48.8%)	13300 (36.6%)
Newquay	4800 (16.4%)	18100 (61.7%)	6450 (22%)	5100 (15.2%)	19400 (57.7%)	9100 (27.1%)
Penzance, Marazion & St Just/West Penwith	6500 (16.7%)	22650 (58.1%)	9850 (25.3%)	6200 (14.8%)	21050 (50.2%)	14650 (35%)
Saltash & Torpoint/Cornwall Gateway	6150 (18.3%)	20400 (60.8%)	7000 (20.9%)	5750 (15.7%)	18150 (49.5%)	12750 (34.8%)
St Agnes & Perranporth	2750 (16.6%)	9600 (58%)	4200 (24.5%)	3400 (16.2%)	11350 (54.2%)	6200 (29.6%)
St Austell (inc. St Blazey/Par Town)	7450 (17.7%)	24100 (57.3%)	10500 (25%)	8550 (16.7%)	26300 (51.5%)	16200 (31.7%)
St Blazey, Fowey & Lostwithiel	1150 (16.3%)	3850 (54.6%)	2050 (29.1%)	1050 (14.4%)	3550 (48.6%)	2700 (3700)
St Ives & Hayle	4200 (16.9%)	14200 (57.3%)	6400 (25.8%)	4400 (15.4%)	14800 (51.9%)	9300 (32.6%)
Truro & the Roseland	7150 (17%)	24600 (58.4%)	10350 (24.6%)	8500 (15.7%)	30100 (55.5%)	15650 (28.8%)
Wadebridge & Padstow	3500 (17%)	11500 (55.8%)	5600 (27.2%)	2950 (14.4%)	10250 (50.1%)	7250 (35.5%)
Cornwall	91300 (17.4%)	307300 (58.7%)	125150 (23.9%)	103500 (16.2%)	337450 (52.9%)	196650 (30.8%)

Table 4.3

Ethnicity ⁽³⁴⁾					
Ex District Area	White	Mixed	Asian/Asian British	Black/Black British	Chinese/Other Ethnic Groups
Caradon	99.3%	0.4%	0.1%	0.1%	0.1%
Carrick	98.7%	0.5%	0.8%	0.2%	0.3%
Kerrier	99.1%	0.4%	0.2%	0.2%	0.2%
North Cornwall	99.1%	0.4%	0.2%	0.1%	0.2%
Penwith	98.9%	0.6%	0.2%	0.1%	0.2%
Restormel	98.9%	0.5%	0.2%	0.2%	0.2%
South West	97.7%	0.8%	0.7%	0.4%	0.5%
England	90.9%	1.3%	4.6%	2.3%	0.9%

34 Office for National Statistics (2001) Census 2001

4 Appendices

4.4 Appendix 4

Table 4.4

2008 Based Population Projections – Household Types by Community Network Area 2006-2031 ⁽³⁵⁾									
Community Network Area	2006				2031				Single Person
	Couple	Lone Parent	Multi Person	Single Person	Couple	Lone Parent	Multi Person	Single Person	
Bodmin	4359	640	372	2320	5514	934	582	4318	
Bude	4328	445	399	2367	4981	478	543	3787	
Callington/Caradon	4648	421	342	2142	5269	507	495	3815	
Camborne & Redruth	14304	1910	1364	8254	17029	2386	1947	13833	
Camelford	3043	261	234	1414	3750	359	358	2594	
China Clay	6020	624	484	2625	8083	847	806	5193	
Falmouth & Penryn	9370	1265	1239	5876	12029	2010	1761	9718	
Helston & the Lizard	8274	738	738	4190	9793	855	1031	6970	
Launceston	4723	444	373	2260	6644	761	656	4812	
Liskeard & Looe	8356	778	643	4391	9241	797	864	6980	
Newquay	7100	896	658	4020	8096	1075	859	6193	
Penzance, Marazion & St Just/West Penwith	9312	1267	971	6854	9418	1318	1202	9942	

Appendices 4

Saltash & Torpoint/Cornwall Gateway	8519	898	633	4125	8933	871	841	6766
St Agnes & Perranporth	4144	435	381	2353	4674	599	528	3817
St Austell (inc. St Blazey/Par Town)	10315	1157	962	6021	11734	1430	1354	9850
St Blazey, Fowey & Lostwithiel	1765	162	155	1110	1703	164	183	1528
St Ives & Hayle	6129	723	678	3498	6678	820	885	5350
Truro & the Roseland	10324	1221	1033	6330	12809	1722	1492	10667
Wadebridge & Padstow	5295	478	375	3147	5118	435	434	4303
Cornwall	130328 (56.6%)	14763 (6.4%)	12034 (5.2%)	73297 (31.8%)	151496 (49.3%)	18368 (6%)	16821 (5.5%)	120436 (39.2%)

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