
WARD has made some preliminary assessments of the documentation only given out to the enquiry on 9 October, and other late submissions by Leeds City Council and NLP that were only discovered by chance by the other attendees at the enquiry on the 8th October 2013. This is highly unsatisfactory and means that all those who replied to the Core Strategy Consultation were not in full possession of vital facts and, therefore, were unable to analyse the new material thoroughly on the day.

We have attempted to put this into the context of past statistics of population growth and the link to housing need.

We have also attempted to review the quality and accuracy of future projections made in previous years. This should give a steer as to how accurate the current projections are.

A The 14 Growth Scenarios (Edge Analytics & NLP) 9th October 2013

On page 3 of the paper “Leeds Local Plan: summarising the demographic evidence”, 14 different scenarios have been put forward (by the above) each one predicting a different housing total. The various predictions range from an increase in housing need from 35,144 dwellings to 86,483 dwellings. If the minimum and maximum for each scenario is considered the range is from 27,572 up to 92,593 dwellings. In 2026, which figure will have been proven the most accurate???

It is our view that the Leeds Core Strategy figure for a target of 70,000 new dwellings sits most uncomfortably in this chart. Nowhere in this summary or indeed in any of the other papers submitted to this inquiry is the statistical basis for the Leeds target explained. All the other targets are based on census details and modelling, but the statistical basis and modelling for the Core Strategy Target is not justified. It cannot be the REM 2013 (Edge) calculation as this was produced before the Census Details were known. What is the statistical basis for the Leeds Core Strategy figure of 70,000?

What must be noted about all these 14 scenarios is that they are all hypotheses – based on hypothetical predictions and modelling related to two important variables: population increase and economic growth. These two variables are impossible to predict with certainty.

Comments:

1 The massive differences in these projections must lead to the conclusion that inevitably most must be wildly inaccurate and as such this discredits the process used.
The census statistics are the only one supported by real data and therefore these figures should be given most weight.

It is our understanding that Scenario 11 is based on projections from statistics obtained from the 2001 and 2011 Censuses and is therefore the most accurate. **This gives a Housing Target Average of 48,528, still a large increase in the number of new dwellings.** It gives an average of 3235 new dwellings per year and is clearly more achievable than are the higher targets.

Employment-lead projections, including the Leeds Core Strategy Figure are highly speculative and would appear to include double counting if added to census population projections. Increases in population 2001 – 2011 include an employment driven element. There is no logic in adding 22,000 homes to this projection, especially given the employment growth details in the census and the continuing role of commuters from other authorities in filling many of the new jobs.

**B The Importance of the Housing Target**

The higher the Housing Target, the higher the 5-Year Land Supply must be and the more Green Belt land will have to be allocated. It also means that Inner City Brownfield sites are far less likely to be developed for housing. Therefore, whatever the target, it will affect ALL parts of Leeds, Inner and Outer.

**C Census Statistics & Past Population Projections:**

**A History of Over Projections of The Population of Leeds by the ONS**

**Leeds Census Data 1961-2011:**

<table>
<thead>
<tr>
<th>Year</th>
<th>Actual Population</th>
<th>Estimates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>696,732</td>
<td>?</td>
</tr>
<tr>
<td>1991</td>
<td>716,760</td>
<td>+2.87%</td>
</tr>
<tr>
<td>2001</td>
<td>715,404</td>
<td>-0.19%</td>
</tr>
<tr>
<td>2011</td>
<td>751,500</td>
<td>+5%</td>
</tr>
</tbody>
</table>

ONS have produced 2 reports to explain their massive overestimate of population growth for Leeds (*Comparison of Previous and Improved Methods of Estimating International Immigration at Local Authority Level*, ONS 26 June 2013)

*Explaining the Difference between the 2011 Census Estimates and the Rolled-Forward Population Estimates (ONS July 2012)*

1 Extract: www.leeds.gov.uk/docs/2001 Census key points.pdf:

“The 2001 census population of Leeds was 715,404 and indicates that, contrary to previous estimates, the population has not grown in the last decade. The census figure is 10700 or 1.5 % lower than the last estimate of 726,100 for mid 2000.”
2 Extract from: Leeds Population (Leeds City Council Website: Your council, about Leeds, Leeds Population

* Since 2001 the population of England and Wales has increased by 7.1% from 52.4 in 2001 to 56.1 million in 2011
* Analysis shows that the population of Leeds has increased by 5.1% over the same period, from 715,600 to 751,500
* The Census population figure for Leeds is significantly lower than the indicative population estimate of 780,925 published by ONS in November 2011 and the largest fall in population has been seen in the 20 – 29 age group

Why is it important to understand population change?

Population statistics are used extensively to shape and plan services across the city. Understanding how the population is growing and changing is critical for the effective planning of education, employment, health, housing, transport and other services.

The above extracts from Leeds City Councils own website and documentation illustrate a history of over-estimation. The ONS statistics and need for investigations support the view that current estimates are equally likely to be over-estimates.

3 2011 Strategic Housing Market Assessment: GVA & Edge Analytics

The following extract shows that this important document, the basis of the Core Strategy Housing Target used what are now proven to be overestimates of actual population and jobs:

“The SHMA has presented an updated and revised estimate of the current population and household profile across the city. This has been constructed using the best available local data and is built upon an analysis of the key demographic trends which have been evidenced over recent years. The revised population estimates show that the city has grown by just under 50,000 people between 2001 and 2010, almost a 7% rise. The current population of the city is estimated to be approximately 765,600 people (2010).

This rise in population has also led to an increase in the number of households across the city. The revised estimates suggest that in 2010 there were 319,400 households across the city with this having increased by approximately 17,600 households from 2001. Over this period the evidence suggests that household sizes have remained relatively stable with the average household size in 2010 calculated as 2.36 persons per household.

Looking forward the latest economic projections suggest that total employment in Leeds will rise by 44,000 jobs between 2010 and 2026 (Autumn 2010). “No ref given. (What role was played by the Leeds HMP in the SHMA, if any?)

This extract shows the failure to use accurate information in the Leeds Core Strategy Housing Target.

D Employment in Leeds (Briefing Note produced by Economic Policy Team, Leeds City Council

Issue 52, October 2012: Employment Change 2001-2011
2001 386,000 employees  
2011 395,000 employees  
Increase 8,800 or 2.3%

1 Leeds has had a very successful decade over this period without a huge rise in employment numbers;

2 There is nothing in this census data that suggests a massive rise in jobs from 2013 to 2028 and it is difficult to see what evidence has been used by Leeds City Council and others to justify current projections and the need for such high housing targets.

3 If these trends continue to 2028 the number of new employees will be approximately 13,000, many of whom will commute into Leeds Centre from the surrounding local authorities, as happens now.

E The Effect of Commuter Inflow On Housing Need

Leeds Station: Annual Rail Passenger Usage

2004-05 entries and exits 14,734,000  
2010-11 entries and exits 24,491,616  11th busiest station in UK  
Increase 2005 – 2011 9,757,616 over 65%

Report to the Secretary of State for Transport and the Secretary of State for Communities and Local Government: Inquiry November 2012:
“2.8 At present the Station hosts 100,000 passengers each day”

1 Leeds is a regional centre and understandably many who work in the city live in neighbouring local authorities.

2 This trend is expected to continue. The new Southern Entrance is to cope with future extra demand.

3 It is therefore incorrect to make the assumption that all predicted new employment in Leeds needs adding to the Leeds housing target. This is obviously unrealistic.

F Conclusion

The above analysis supports the use of Census Data as the best predictor of future trends and therefore this hard data should be used as the basis of the Core Strategy, predicting a need for 48,528 new dwellings. However given the historical inaccuracy of population projections we consider that figure should be reviewed when the 2021 Census details are available, in 2022 or early 2023. Projections to 2028 are inevitably highly inaccurate and, if the high housing numbers are adopted, this will mean the release of more greenbelt and impact adversely on the quality of life for local communities across the Leeds City Region.