

APPENDIX 2

**Population Projections:
Methodology**

Stratford District Retail Study 2008

Population Projections based on possible scale and location of future housing development in the District

Revised version

Zone	2005 Population	2005 Households ¹	%	2008 Households	2011 Households	2016 Households	2021 Households	2026 Households
1	17,873	7,771	15.6	7,877	8,008	8,227	8,445	8,663
2	14,848	6,456	12.9	6,513	6,622	6,803	6,983	7,164
3	19,783	8,601	17.2	8,685	8,829	9,070	9,311	9,552
4	14,834	6,450	12.9	6,514	6,622	6,803	6,983	7,164
5	11,195	4,867	9.8	4,948	5,031	5,168	5,305	5,442
6	17,782	7,731	15.5	7,827	7,957	8,174	8,391	8,608
7	18,534	8,058	16.1	8,130	8,265	8,490	8,716	8,941
District Sub-total	114,849	49,934	100.0	50,494	51,334	52,734	54,134	55,534
8	FIGURES MAY NEED TO BE CHANGED TO REFLECT NEW 2005 BASE DATE							

Methodology

The increase in population by 2026 is based on the number of dwellings to be built in Stratford District 2006-2026 according to the Regional Spatial Strategy Revision Preferred Options, ie. 5,600 dwellings

The increase in dwellings is apportioned pro-rata to each intermediate phase based on an annualised figure:

ie. $5,600/20 = 280$ per annum

The increase in the number of households in each zone for each phase is derived by applying the distribution at 2005 to the total figure.

There are a number of health warnings in using this approach:

1. No attempt has been made to apply any potential shifts in policy relating to the location of future development
2. The total dwellings figure in the RSS Revision could change, ie. be higher, in the final version of the RSS Revision (possibly by between 500 and 1000)
3. There are differences (in definition and reality) between the total number of households and the total number of dwellings

¹ Based on average household size of 2.30 (see overleaf)

There are no forecasts known to exist for average household size. However, a trend can be applied based on changes over recent decades. The following values have been used to convert the household figures in the previous table to population figures given in the table below:

1981 = 2.61
 1991 = 2.42
 2001 = 2.33
 2005 = 2.30
 2008 = 2.29

 2011 = 2.28
 2016 = 2.26
 2021 = 2.25
 2026 = 2.24

Zone	2005 Population	2008 Population	2011 Population	2016 Population	2021 Population	2026 Population
1	17,873	18,038	18,258	18,593	19,001	19,405
2	14,848	14,914	15,098	15,375	15,712	16,047
3	19,783	19,889	20,130	20,498	20,950	21,396
4	14,834	14,917	15,098	15,375	15,712	16,047
5	11,195	11,331	11,471	11,680	11,936	12,190
6	17,782	17,924	18,142	18,472	18,880	19,282
7	18,534	18,618	18,844	19,187	19,611	20,028
District Sub- total	114,849	115,631	117,042	119,179	121,802	124,396
8	FIGURES MAY NEED TO BE CHANGED TO REFLECT NEW 2005 BASE DATE					