

**BOLLINGTON NEIGHBOURHOOD PLAN**  
**INTERNAL HOUSING NEEDS ASSESSMENT – Updated May 2024**

Note by F.M. Burdekin

**INTRODUCTION**

In support of its Housing Policies, the Bollington Neighbourhood Plan completed in 2018 contained a Note giving an indicative assessment of housing needs for Bollington over the period 2010 to 2030, taking into account evidence from the 2016 versions of projections of population, household growth and distribution of households from Department of Communities and Local Government (DCLG) and the Office of National Statistics (ONS). The present Note gives the results of applying the 2018 versions of DCLG and ONS data for the 2021 census on population projections to give an updated projection for Bollington's future housing needs as part of the current review of the Bollington Neighbourhood Plan.

**DCLG / ONS POPULATION PROJECTION**

The revised ONS figures for population projections, which are only available at the Local Authority Level are given for Cheshire East in [Population projections for local authorities: Table 2 - Office for National Statistics](#) for separate five year age bands on an annual basis from 2018 to 2043 and results from previous years were available from earlier versions of the ONS publication. Data from the 2021 census are also now available. From the 2021 census, the population of Cheshire East was 398,800 and that of Bollington was 7,944 so that predicted figures for Bollington can be scaled from the ONS results for Cheshire East as follows:

**Table 1 Predicted population increases for Bollington by age group up to 2040.**

Age group	Absolute figures		ONS predicted increases				
	2021 CEC census	2021 BOLL census	2021 CEC ONSpred	2030 CEC ONSpred	2030 BOLL ONSpred	2040 CEC ONSpred	2040 BOLL ONSpred
0 – 14	64,735	1,291	64,887	62,607	1,247	63,091	1,257
15 – 24	37,162	633	35,224	38,855	774	37,324	743
25 – 44	95,105	1,727	83,848	83,310	1,659	83,686	1,667
45 – 64	112,688	2,457	111,771	107,910	2,149	106,046	2,112
65 – 84	77,122	1,615	78,567	92,916	1,851	103,183	2,055
85 +	11,988	221	12,697	16,750	334	22,424	447
<b>Totals</b>	<b>398,800</b>	<b>7,944</b>	<b>386,994</b>	<b>402,348</b>	<b>8,014</b>	<b>415,754</b>	<b>8,281</b>

This leads to the following overall incremental increases and total predicted populations based on adding the increment derived from ONS predictions to the actual base figures from the 2021 census.

**Table 2. Predicted increments in population 2021/30 and 2030/40**

Location	Absolute Figures	Increment 2021 to 2030		Increment 2030 to 2040	
		ONS incmnt 2021/2030	Predicted 2030 total	ONS incmnt 2030/2040	Predicted 2040 total
Chesh.East	398,800	15,354	414,155	13,406	427,562
Bollington	7,944	306	8,250	267	8,517

It can be seen that the total predicted increase in population for Bollington from 2021 to 2030 is 306 persons. The corresponding predicted increase in population from 2030 to 2040 is 267 persons. It is particularly striking that very substantial contributions to these totals come from the age groups 65-84 and 85+. It can also be seen that age groups between 15 and 64 are predicted to decrease in numbers between 2011 and 2030.

The ratio of population to household numbers for Bollington from the 2021 census data is 2.14 (7,944/3,720).

The ONS population statistics for the 2021 census include figures for occupancy of dwellings in terms of percentages of numbers of households occupied by 1, 2, 3, 4, or 5+ persons on a national basis. The relationship between numbers of people, P, and number of households, H, is as follows: (Note, there are fewer households than dwellings because at any time some houses are unoccupied – the ratio of households to dwellings is taken as 0.95).

$P = (\%1\text{person} + 2 \times \%2\text{person} + 3 \times \%3\text{person} + 4 \times \%4\text{person} + 5 \times \%5\text{person}) \times H/100$   
 From this, the number of households required to provide for a population increase P can be calculated and then converted to numbers of dwellings required. The second column in Table 3 below shows the ONS/CEC figures for distribution of persons/house for Bollington in 2021. The third and fourth columns show the numbers of dwellings needed for this distribution of households to accommodate population increases of 306 (new baseline for 2021-2030) and 267 (for 2030-2040). The fifth to eighth columns show a sensitivity study for percentages of 40% each for 1 and 2 person households, 15% 3 person households and 5% 4 person households to explore the potential increase in the numbers of persons aged over 65 requiring lower occupancy.

**Table 3 Dwelling requirements based on predicted population increase**

Persons/ house	Bollington %ge of total, 2021 Census	Dwellings needed for population increase from 2021/30 – 2030/40		Bollington %ge of increase to 2040	Dwellings needed for population increase from 2021/30 – 2030/40	
		Inc.306	Inc.267		Inc.306	Inc.267
1	33.4	50	44	40	70	61
2	37.3	56	49	40	70	61
3	13.9	21	18	15	26	23
4	12.4	19	16	5	9	8
5	3.0	3	4	0	0	0
Total dwellings		150	131		175	153

It can be seen that for the current distribution of persons/household, an increase of population of 306 from 2021 to 2030 gives an estimated number of dwellings required of 150 and a population increase of 267 from 2030 to 2040 would require 131 dwellings. From the sensitivity study to allow for more elderly persons in smaller houses, for population increases of 306 and 267, the estimated numbers of dwellings required are 175 and 153 respectively.

**CONCLUDING REMARKS**

On the basis of the 2021 distribution of numbers of persons per household, the revised predicted baseline population increase of 306 for Bollington from 2021 to 2030 derived from the latest ONS figures can be accommodated by a required number of dwellings of 150. Extending this for a predicted population increase of 267 from 2030 to 2040 would require an increase in the number of dwellings of 131. A sensitivity study shows that for a housing distribution of 40% 1 person/house, 40% 2 person/house and 15% 3 person/house and 5% 4 person/house to reflect possible effects of an increasing number of elderly persons, population increases of 306 and 267 persons from 2021 to 2030 and 2030 to 2040 can be accommodated by 175 and 153 dwellings respectively.

**Supporting Documents and References**

1. ONS Population predictions for Local Authorities: Table 2, 2018 based, published 24<sup>th</sup> March 2020.
2. ONS 2021 census results