

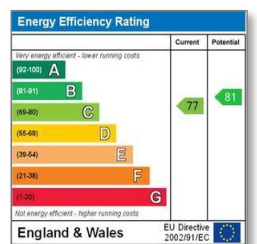


South Derbyshire District Council:

Housing Needs for Sub-district Settlement Tiers 2024

Report of Findings

October 2024





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Contents

Executive Summary	4
Summary of key findings and conclusions	
Introduction.....	4
1. Introducing the Study	5
Background to the project and wider policy context	
Introduction.....	5
2. Settlement Level Housing Need	6
Local Housing Need based on Population Growth and Migration	
Introduction.....	6
Sub-areas.....	6
Appendix A	13
Table of Figures	

Executive Summary

Summary of key findings and conclusions

Introduction

1. South Derbyshire District Council (SDDC), along with Derby City Council, commissioned the Derby and South Derbyshire Local Housing Needs Assessment 2024. This study identifies South Derbyshire's housing needs from 2022 until 2039 on a District wide basis, but does not provide housing needs for settlement tiers.
2. Opinion Research Services (ORS) was commissioned to consider the overall housing need for individual settlements in the area. The aim of this study is to identify the housing needs of each settlement based upon a range of assumptions around migration for the period 2022-2039. We would note that the study has not assessed the needs of the area identified as the Derby urban fringe. The study also does not include the smaller Rural Areas, which do not contain named settlements within the South Derbyshire Local Plan.
3. We developed three models for population and households to consider the housing needs of settlements from 2022 to 2039 and these are set out below.
 - » **Model 1 - Zero Migration:** For each settlement the model begins with the age profile of the existing population. The model assumes that no one will move to or from the settlement. The population is then aged year by year, with the number of births and deaths being estimated and the population is then converted to households in line with the current pattern of household formation.
 - » **Model 2 – Zero Net Migration:** Model 2 is the same as Model 1, with the exception that for every one person who migrates to a settlement, one is also assumed to leave. The impact of this model is to typically see lower population and household growth in the future than Model 1; and
 - » **Model 3 – 10-Year Migration:** This assumes that migration patterns from 2011-2021 will continue into the future. This allows for additional population to move to a settlement in line with trends.
4. Model 1 and Model 2 show the outcome of localised needs for the settlements without any migration impact. Only Coton Park, Hilton, Swadlincote and Swarkestone show population growth in both models with no trend migration. Church Broughton, Hatton, Milton, Mount Pleasant and Smisby all show negative population and positive household growth as the ageing population will be more likely to be living as separate households.
5. For all the other areas which are projected to see negative population and household growth, this does not imply that they will have a surplus of houses. Instead, the models are saying that local population and households will reduce, but any available properties are likely to be filled by in-migrants.
6. When adding migration effects in Model 3, areas such as Etwall, Melbourne, Overseal and Repton all saw house building between 2011 and 2021 and this in turn saw higher levels of in-migration and projected population and household growth.
7. Across all three models, in many areas the population is projected to fall, but the population aged 75 years and over is projected to rise. This is the result of an ageing population where fewer births will occur than deaths, but where the remaining population will age. This is a significant issue for planning for new housing because a share of the population aged 75 years and older are likely to require dedicated older person housing.

1. Introducing the Study

Background to the project and wider policy context

Introduction

- 1.1 South Derbyshire District Council (SDDC), along with Derby City Council, commissioned the Derby and South Derbyshire Local Housing Needs Assessment 2024. This study identified South Derbyshire's housing needs from 2022 until 2039 on a District wide basis. but does not provide housing needs for individual settlement tiers.
- 1.2 In 2024, Opinion Research Services (ORS) was commissioned by South Derbyshire District Council to consider the overall housing need for individual settlements in the area. The settlement tier hierarchy is set out in Policy H1 of the SDDC Local Plan Part 1.
- 1.3 Figure 1 sets out the fives tiers and the settlements contained within each one.

Figure 1: Settlement Tiers in South Derbyshire (Source: Policy H1 of the SDDC Local Plan Part 1).

Settlement Tier	Settlement Name
Urban Area	The urban areas of Swadlincote including Woodville, the areas adjacent to Derby and adjacent to Burton upon Trent
Key Service Villages	Aston on Trent, Etwall, Hatton, Hilton, Linton, Melbourne, Overseal, Repton, Shardlow, Willington.
Local Service Villages	Coton in the Elms, Findern, Hartshorne, Mount Pleasant, Netherseal, Newton Solney, Rosliston, Ticknall, Weston on Trent
Rural Villages	Ambaston, Barrow upon Trent, Bretby, Burnaston, Cauldwell, Church Broughton, Coton Park, Dalbury, Drakelow Village, Egginton, Elvaston, Foremark, Foston, Ingleby, Kings Newton, Lees Long Lane, Lullington, Marston on Dove, Milton, Radbourne, Scropton, Smisby, Stanton, Stanton by Bridge, Sutton on the Hill, Swarkestone, Thulston, Trusley, Twyford, Walton on Trent.
Rural Areas	Areas outside of the defined settlements listed above

- 1.4 The aim of this study is to identify the housing needs of each settlement based upon a range of assumptions around migration for the period 2022-2039. The key building block for the data is Census Output Areas (COA). These are the administrative blocks used to collate Census data and typically contain around 100-150 dwellings. COAs are not exact matches to settlement boundaries. The larger settlements in South Derbyshire contain multiple COAs, while many of the Rural Villages are covered by a single COA. In some cases the same COA covers more than one settlement in the Rural Villages, and in these cases the settlement have been merged together.
- 1.5 We would note that the study has not assessed the needs of the area identified as the Derby urban fringe which has developed recently to assist with meeting the needs of Derby. The study also does not include the Rural Areas, which do not contain named settlements. Therefore, the housing needs for the settlements identified do not sum to the total housing needs for South Derbyshire.

2. Settlement Level Housing Need

Local Housing Need based on Population Growth and Migration

Introduction

- 2.1 In this Chapter we set out the modelling approach used to consider the settlement level housing needs in South Derbyshire and outline the final outputs of this approach.

Sub-areas

- 2.2 As outlined in the previous Chapter, the modelling approach set out in this section builds from COA level data. The boundaries of COAs can be moved over time, and can be split if a significant amount of extra housing is built within one. We have taken care to ensure that the same COAs are used over time when assessing migration and then any split COAs were accounted for in the modelling.
- 2.3 We have developed three models for population and households to consider the housing needs of settlements from 2022 to 2039 and these are set out below.
- » **Model 1 - Zero Migration:** For each settlement the model begins with the age profile of the existing population, by single year of age and gender. The population is then aged year by year, with the number of births being estimated from standardised fertility rates for South Derbyshire and the number of deaths from standardised mortality rates. No migration in or out of the settlements is assumed. The population is then converted into households based upon the current household representative rates in the area, which broadly see increase rates for the older population. Therefore, it is possible for the population of an area to fall, but the number of households increase as the population ages;
 - » **Model 2 – Zero Net Migration:** Model 2 is the same as Model 1, with the exception of assumptions around migration. In this model, for every one person who migrates to a settlement, one is also assumed to leave. The age profile of migrants within South Derbyshire sees more younger people leave for higher education, while in-migration comes from an older population. Therefore the impact of this model typically sees an older population with lower population growth in the future; and
 - » **Model 3 – 10-Year Migration:** This uses the same approach to population changes as Model 1 and Model 2, with the exception that migration patterns from 2011-2021 are assumed to continue into the future. This therefore allows for additional, population to move to a settlement in line with past trends. The population is projected to form households in the same manner as Model 1 and Model 2.
- 2.4 Model 1 and Model 2 were not created to reflect how real housing markets operate. Instead, they are to show the outcome of localised needs for the settlements without any migration impact. Figure 2 shows the current population, households number and vacancy rate for each settlement. As noted in Chapter 1, some settlements have been merged due to COAs overlapping between two settlements in the Rural Villages tier.

The vacancy rates vary from 2% of the dwelling stock up to 9.9%. Vacancy rates will vary at any point in time, but are typically higher in areas with many second or holiday homes.

Figure 2: Population, Households Numbers and Vacancy Rates for Each Settlement in 2022 (Source: ONS)

Settlement	Population 2022	Households 2022	Percentage of Homes Vacant
Aston-on-Trent	2,181	919	3.2%
Barrow upon Trent	534	232	3.3%
Burnaston	300	131	4.7%
Church Broughton	570	231	9.9%
Coton in the Elms	892	383	5.7%
Coton Park	475	194	4.5%
Egginton	560	238	2.5%
Etwall	3,065	1,296	2.5%
Findern	1,629	704	6.1%
Hartshorne	1,020	409	8.5%
Hatton	2,749	1,200	5.7%
Hilton	8,725	3,521	2.0%
Lees	274	117	9.9%
Linton	1,723	751	4.2%
Lullington	120	61	5.5%
Melbourne	4,973	2,240	4.5%
Milton	240	112	5.2%
Mount Pleasant	1,436	613	4.2%
Netherseal	658	281	5.5%
Newton Solney	282	131	6.0%
Overseal	2,372	1,026	5.6%
Repton	2,979	1,059	5.7%
Rosliston	703	309	4.4%
Scropton	233	97	9.9%
Shardlow	1,212	570	8.7%
Smisby	289	141	8.0%
Stanton by Bridge	268	110	5.2%
Sutton on the Hill	128	53	9.9%
Swadlincote	41,993	18,108	4.9%
Swarkestone	511	112	3.3%
Ticknall	607	285	8.0%
Walton-on-Trent	865	374	5.7%
Weston-on-Trent	412	155	3.3%
Willington	2,683	1,164	5.3%

2.5 In terms of migration, data from the 2021 Census is currently confined to Middle-layer Super Output Areas (MSOA). An average MSOA has 4,000 households, so they are much larger than COAs. Figure 3 shows the proportion of movers in the year 2020-21 in each MSOA who moved within the MSOA, within the rest of South Derbyshire and from elsewhere in the UK. It should be remembered that migration data for 2020-21 is likely to be unusual in some cases due to the impact of the pandemic.

Figure 3: House Movers by Origin in 2020/21 (Source: UK Census of Migration 2021)

Settlement	Moved within the area	Moved from elsewhere in South Derbyshire to MSOA	Moved from elsewhere in UK to MSOA
Aston-on-Trent	13.5%	11.7%	74.7%
Barrow upon Trent	13.5%	11.7%	74.7%
Burnaston	30.4%	14.8%	54.8%
Church Broughton	9.2%	17.8%	72.9%
Coton in the Elms	11.4%	27.6%	61.0%
Coton Park	11.4%	27.6%	61.0%
Egginton	24.3%	16.1%	59.7%
Etwall	24.3%	16.1%	59.7%
Findern	12.9%	10.0%	77.1%
Hartshorne	24.5%	25.2%	50.3%
Hatton	9.2%	17.8%	72.9%
Hilton	24.3%	16.1%	59.7%
Lees	9.2%	17.8%	72.9%
Linton	11.4%	27.6%	61.0%
Lullington	11.4%	27.6%	61.0%
Melbourne	13.5%	11.7%	74.7%
Milton	18.9%	17.8%	63.2%
Mount Pleasant	11.4%	27.6%	61.0%
Netherseal	11.4%	27.6%	61.0%
Newton Solney	18.9%	17.8%	63.2%
Overseal	11.4%	27.6%	61.0%
Repton	18.9%	17.8%	63.2%
Rosliston	11.4%	27.6%	61.0%
Scropton	9.2%	17.8%	72.9%
Shardlow	13.5%	11.7%	74.7%
Smisby	30.4%	14.8%	54.8%
Stanton by Bridge	9.2%	17.8%	72.9%
Sutton on the Hill	9.2%	17.8%	72.9%
Swadlincote	42.6%	9.8%	47.7%
Swarkestone	18.9%	17.8%	63.2%
Ticknall	30.4%	14.8%	54.8%

Walton-on-Trent	11.4%	27.6%	61.0%
Weston-on-Trent	13.5%	11.7%	74.7%
Willington	18.0%	10.8%	71.1%

- 2.6 Figure 4 to Figure 6 shows the outputs for population growth, the growth in the number of person aged 75 and over and number of households for the period 2022-39 for each of the three models.
- » Many of the population and household growth figures are negative, particularly on the zero and net zero migration model figures in the smaller settlements. This is saying that without additional positive migration the areas will see falling population and household numbers.
 - » Population and household change is typically lower in the smaller settlements. These areas have an older population in 2022 and have also seen less new development of housing which could generate additional migration.
 - » Even where population growth is projected to be negative, some areas show positive household growth. This would be due to an ageing population where a lower population forms in smaller household sizes, with more single persons and couples without children; and
 - » In many areas the population is projected to fall, but the population aged 75 years and over is projected to rise. Again, this is the result of an ageing population where fewer births will occur than deaths, but where the remaining population will age. This is a significant issue for planning for new housing because a share of the population aged 75 years and older are likely to require dedicated older person housing.
- 2.7 In Figure 4 and Figure 5 only Coton Park, Hilton, Swadlincote and Swarkestone show population grow in both models. Church Broughton, Hatton, Milton, Mount Pleasant and Smisby all show positive household growth from negative population growth as the ageing population will be more likely to be living as separate households.
- 2.8 For all the other areas which are projected to see negative population and household growth, this does not imply that they will have a surplus of houses. Instead, the models are saying that local population and households will reduce, but any available properties are likely to be filled by in-migrants.
- 2.9 In Figure 6, the areas with positive growth projected are typically those which have seen larger amounts of development between 2011 and 2021. Therefore, areas such as Etwall, Melbourne, Overseal and Repton all saw house building between 2011 and 2021 and this in turn saw higher levels of in-migration.

Figure 4: Population and Households Growth by Settlement 2022-2039 for Zero Migration Model (Source: ORS Housing Model)

Settlement	Total Population Change 2022-2039	Change in Population aged 75+ years 2022-2039	Change in household numbers 2022-2039
Aston-on-Trent	-265	-67	-129
Barrow upon Trent	-71	24	-26
Burnaston	-39	1	-20
Church Broughton	-47	66	4
Coton in the Elms	-101	33	-37
Coton Park	8	7	21
Egginton	-101	4	-46
Etwall	-212	-33	-71
Findern	-210	-2	-94
Hartshorne	-123	36	-56
Hatton	-38	102	29
Hilton	708	478	715
Lees	-53	2	-25
Linton	-154	66	-35
Lullington	-19	2	-10
Melbourne	-408	159	-106
Milton	-3	36	15
Mount Pleasant	11	45	5
Netherseal	-104	28	-26
Newton Solney	-76	-24	-42
Overseal	-119	106	-29
Repton	91	74	157
Rosliston	-88	37	-29
Scropton	-20	13	-5
Shardlow	-161	70	-81
Smisby	-19	42	6
Stanton by Bridge	-33	6	-6
Sutton on the Hill	-22	5	-9
Swadlincote	608	2,079	1,469
Swarkestone	42	23	32
Ticknall	-95	43	-42
Walton-on-Trent	-63	50	-7
Weston-on-Trent	-13	11	-12
Willington	-157	91	-43

Figure 5: Population and Households Growth by Settlement 2022-2039 for Net Zero Migration Model (Source: ORS Housing Model)

Settlement	Total Population Change 2022-2039	Change in Population aged 75+ years 2022-2039	Change in household numbers 2022-2039
Aston-on-Trent	-379	-13	-132
Barrow upon Trent	-89	38	-16
Burnaston	-36	-10	-18
Church Broughton	-30	39	9
Coton in the Elms	-77	20	-8
Coton Park	36	-12	15
Egginton	-127	28	-26
Etwall	-194	-65	-69
Findern	-311	44	-2
Hartshorne	-138	36	-9
Hatton	-53	150	64
Hilton	910	501	814
Lees	-51	-15	-31
Linton	-145	22	-21
Lullington	-13	-4	-1
Melbourne	-456	183	-80
Milton	2	19	18
Mount Pleasant	-32	90	19
Netherseal	-123	20	-20
Newton Solney	-81	-27	-38
Overseal	-107	89	-10
Repton	-104	55	73
Rosliston	-89	37	-14
Scropton	-18	14	-1
Shardlow	-144	9	-29
Smisby	-37	51	21
Stanton by Bridge	-28	0	-10
Sutton on the Hill	-23	0	-17
Swadlincote	1,531	1,792	1,962
Swarkestone	34	22	59
Ticknall	-109	36	-37
Walton-on-Trent	-56	25	-3
Weston-on-Trent	-9	-1	-5
Willington	-167	109	-22

Figure 6: Population and Households Growth by Settlement 2022-2039 for 10-year Migration Model (Source: ORS Housing Model)

Settlement	Total Population Change 2022-2039	Change in Population aged 75+ years 2022-2039	Change in household numbers 2022-2039
Aston-on-Trent	300	107	130
Barrow upon Trent	-38	45	4
Burnaston	0	-7	-4
Church Broughton	-72	36	-6
Coton in the Elms	-95	18	-15
Coton Park	99	-6	40
Egginton	-79	36	-6
Etwall	903	22	335
Findern	-307	45	0
Hartshorne	25	58	48
Hatton	-99	144	43
Hilton	614	483	702
Lees	-8	-9	-14
Linton	104	43	77
Lullington	-9	-3	1
Melbourne	452	274	286
Milton	63	23	44
Mount Pleasant	-150	70	-29
Netherseal	-126	19	-21
Newton Solney	-11	-17	-13
Overseal	370	130	187
Repton	279	71	170
Rosliston	42	50	39
Scropton	-98	5	-32
Shardlow	-9	23	33
Smisby	-92	46	-4
Stanton by Bridge	22	6	9
Sutton on the Hill	-2	3	-8
Swadlincote	1,722	1,797	2,037
Swarkestone	114	27	79
Ticknall	-47	45	-11
Walton-on-Trent	-87	22	-15
Weston-on-Trent	30	5	9
Willington	-425	76	-126

Appendix A

Table of Figures

Figure 1: Settlement Tiers in South Derbyshire (Source: Policy H1 of the SDDC Local Plan Part 1).....	5
Figure 2: Population, Households Numbers and Vacancy Rates for Each Settlement in 2022 (Source: ONS).....	7
Figure 3: House Movers by Origin in 2020/21 (Source: UK Census of Migration 2021)	8
Figure 4: Population and Households Growth by Settlement 2022-2039 for Zero Migration Model (Source: ORS Housing Model)	10
Figure 5: Population and Households Growth by Settlement 2022-2039 for Net Zero Migration Model (Source: ORS Housing Model)	11
Figure 6: Population and Households Growth by Settlement 2022-2039 for 10-year Migration Model (Source: ORS Housing Model)	12