



Population Yield from New Housing Development

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Developing New Population Yield Assumptions

- GLA Intelligence & the Census Information Scheme
- Current population yield modelling
- Proposed new approach
- Work so far
- Future work

Project Goal

- To create improved assumptions of population yield from new development

Applications of Yield Assumptions

- Local authority planners use to estimate infrastructure requirements of new development
 - School place planning
 - Local population modelling
- Section 106/CIL negotiations
- Used in the London Plan – the city's spatial development strategy

Existing Assumptions?

- Current assumptions largely based on either 2001 Census data or new housing surveys
- Neither adequate

Existing Census Approach

- 2001 Census commissioned tables
 - C0549 – provides housing characteristics of all existing households
 - C0511 – provides characteristics of households that had a different address than they did one year earlier
- Positive:
 - Consistent data available for all local authorities
- Negatives:
 - Neither identifies movers into new dwellings
 - Together give very limited sense of how households mature over time

New Housing Surveys

- Negatives:
 - Not many available - expensive
 - Even fewer have been analysed to produce yield assumptions
 - Sample sizes often small
 - Geographically specific – validity of transplanting results often questionable
- Positives:
 - Specific to new development

New Housing Surveys

- LB Wandsworth produced a yield calculator from their 2005 survey and 2007 resurvey
- Widely used across London
 - E.g. in GLA Supplementary Planning Guidance on children's play space

Proposed Approach

- Identify new housing developments using LDD data
- Identify new 2011 output areas that consist wholly or primarily of new development
- Use Census data for output areas to identify housing characteristics and population yield
- Build a searchable matrix for predicting yield from future developments

Project timeline

- Necessary census inputs will form part of the Local Characteristics census outputs
- Originally scheduled for March-June 2013
- Now scheduled for release 4.4 in December
- Depending on content of standard tables, may need to commission further data

The London Development Database

- Pan-London Housing Development Database
- 33 London borough submit monthly statistics on residential development
- Includes
 - permission date
 - commencement date
 - completion date
 - number of units
 - eastings & northings
 - area polygons

The London Development Database

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LONDON DEVELOPMENT DATABASE

To find planning permissions ...

Introduction Map View Text View Legend Further Information Borough Links

Please zoom in or use the search options on the left to view planning application on the map

1) select permissions by status:

- Not Started
- Started
- Completed

2) select a search radius:

- 100m
- 250m
- 500m
- 1000m

3) search postcode or locality:

OR: GO

Select a map location

Basemap Airphoto

Zoom to a Borough

Permission details

Reference: 08/90213/REMODA
Borough: Newham
Name/No.: Zone 5, Plot N08, West Of
Street: North Avenue
Postcode: E15
Status: Not Started
Use classes: Major Residential, D2 Leisure, A1 Retail
Permission date: 09-DEC-08 (expires 13-NOV-12)
Permission type: Details/Reserve Matters
Description: Reserve matters for 07/90023/VARODA for 412 residential units, 1437m² retail (A1-A5) and 1748m² of leisure

Hackney Marsh
LEYTON
Hackney
Stratford
Stratford New Town
Stratford

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New Output Areas

- Output areas are based on population thresholds (100-625)
- Where intercensal population increased beyond the maximum, OAs were split
- London's population increased by 1 million between 2001 & 2011 census estimates
- 549 OAs were split into 1,552 new OAs

Process

Identify new development sites



Filter to:

- Sites completed 2002-2011
- Sites with >50 units

Suitable Sites



Identify which sites are
in new Output Areas

Suitable Output Areas



Suitable Output Areas



Match to
Census data



**Housing
characteristics**

**Population
characteristics**



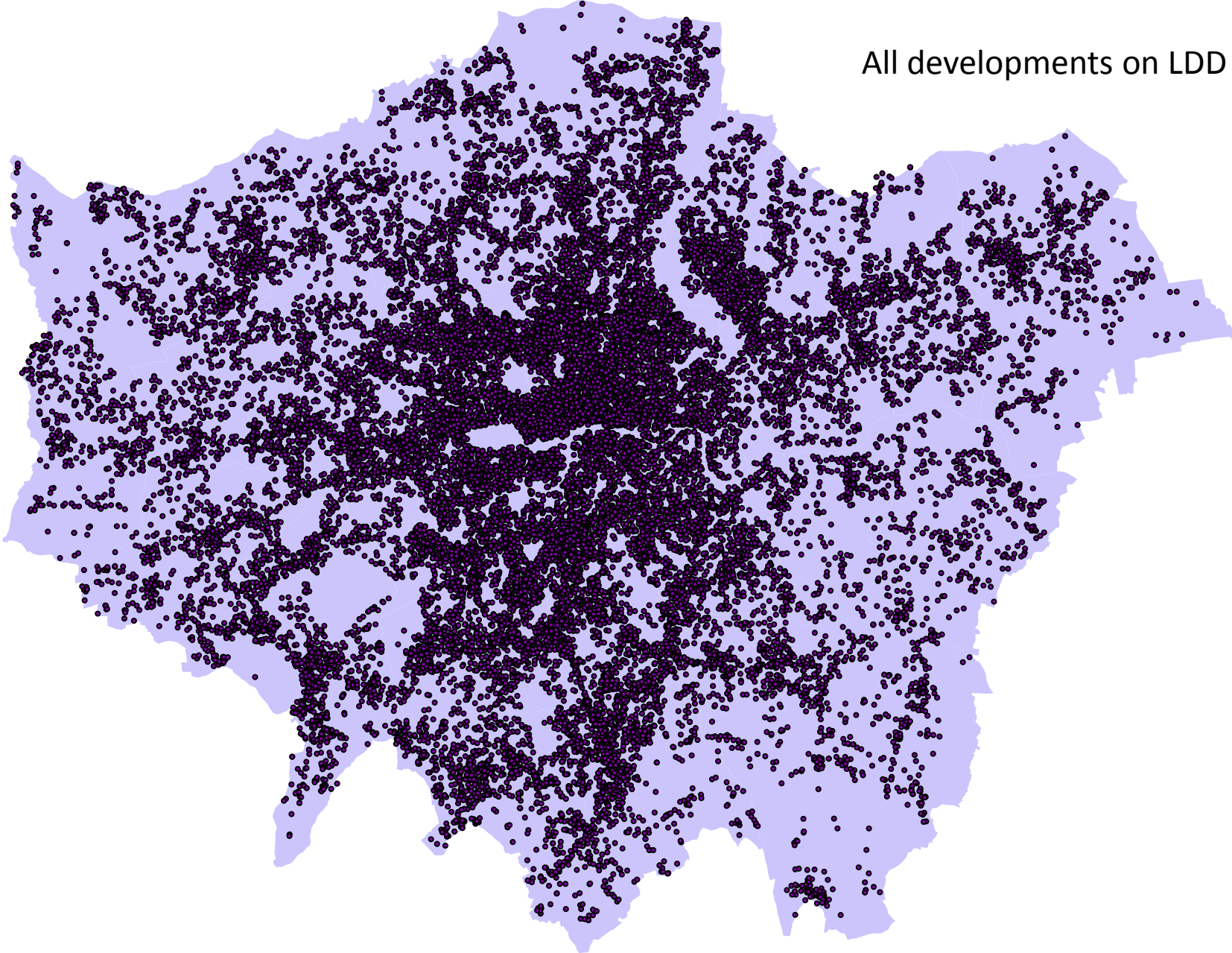
**Matrix of population characteristics by
accommodation type, location, and
completion date**

Filtering the LDD

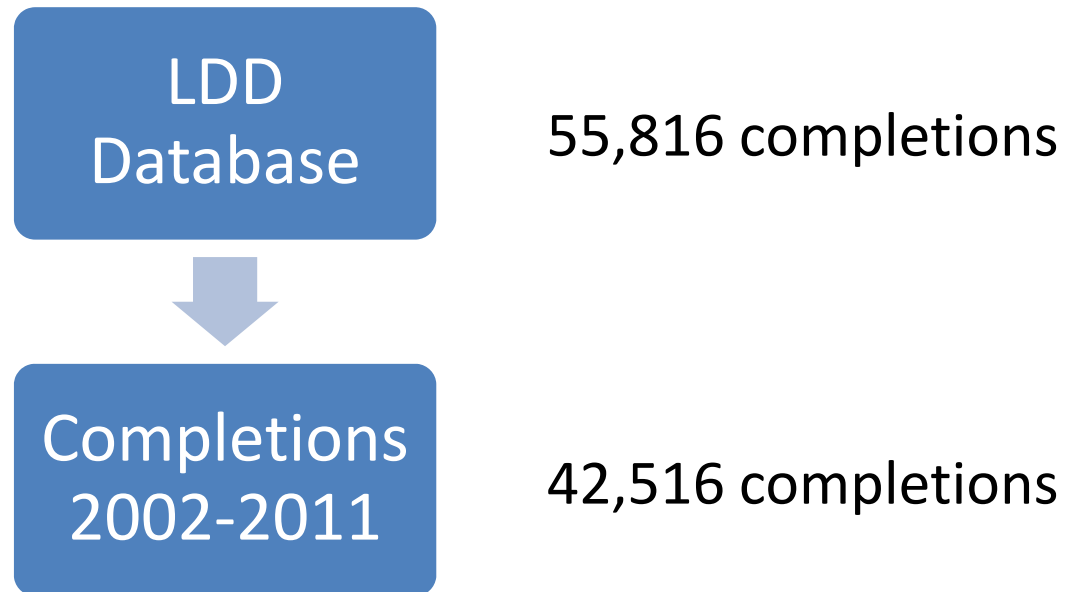
LDD
Database

55,816 completions

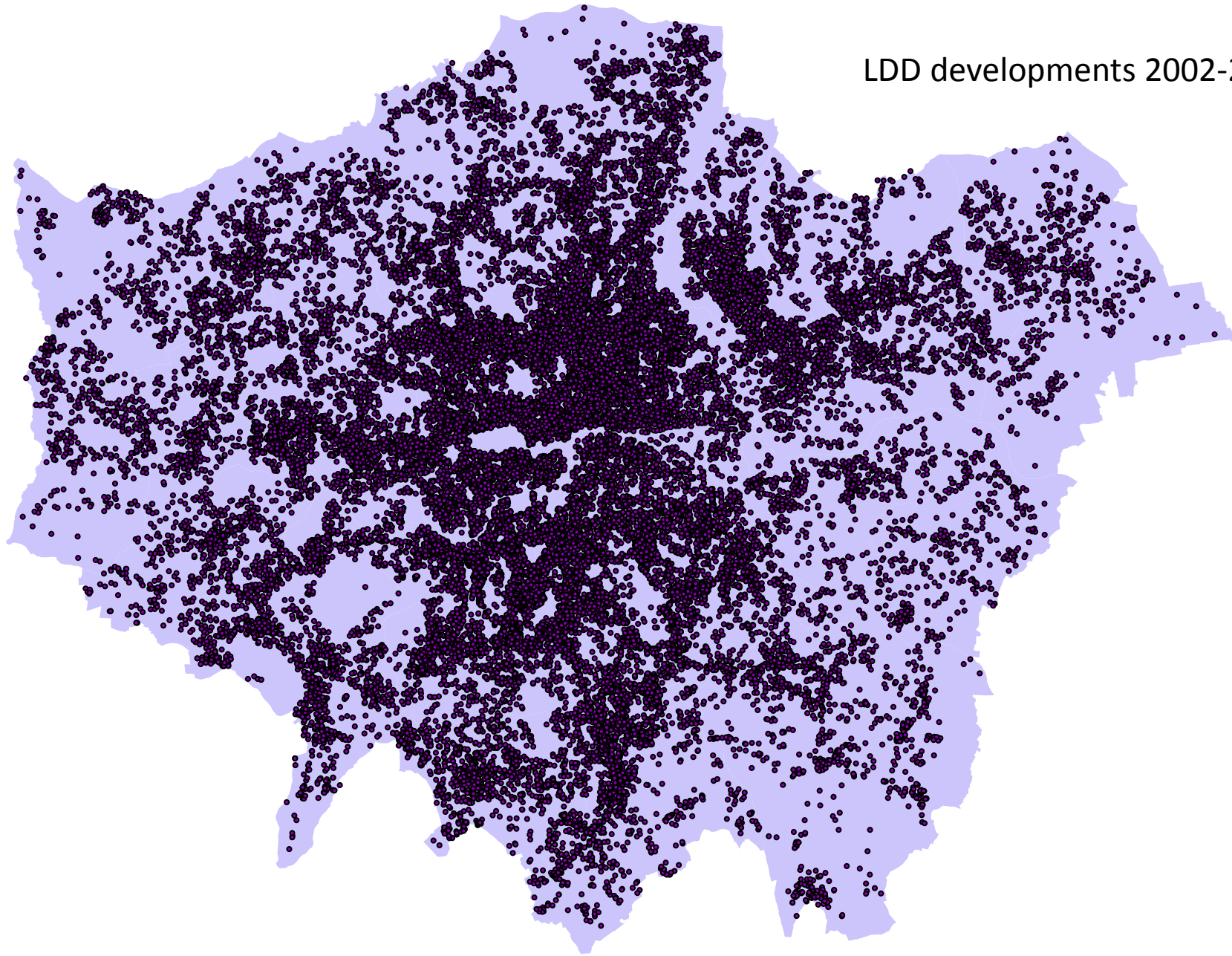
All developments on LDD



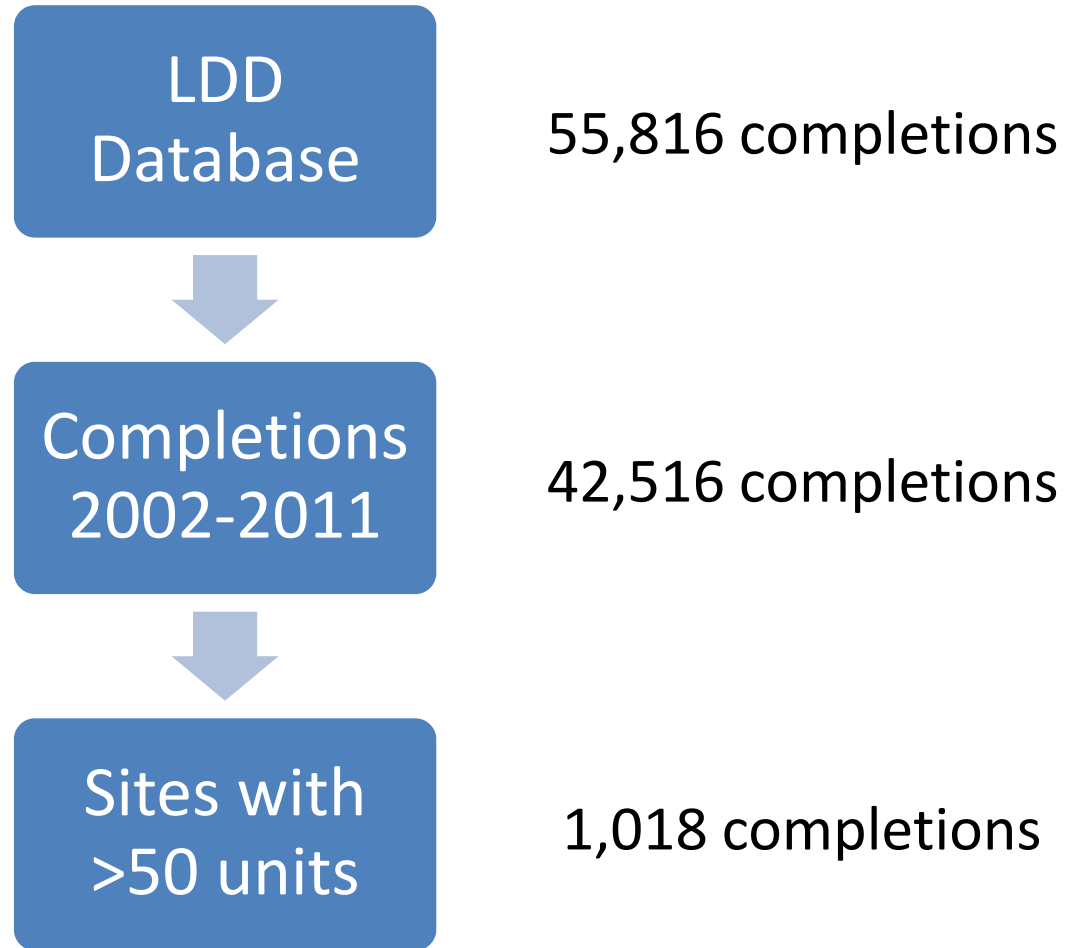
Filtering the LDD



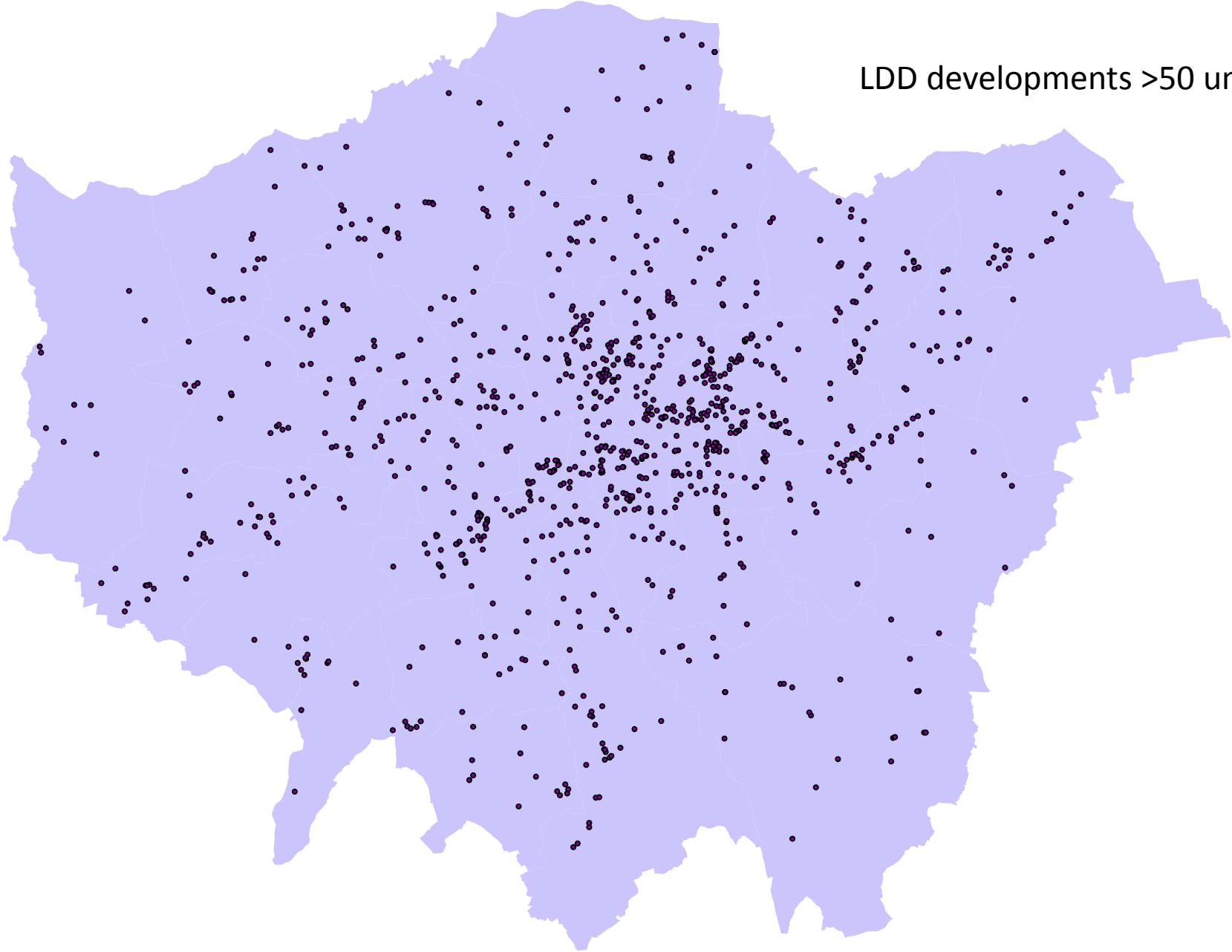
LDD developments 2002-2011



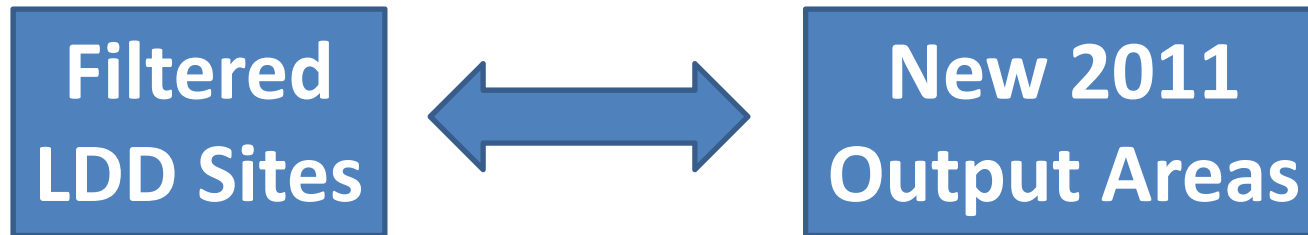
Filtering the LDD



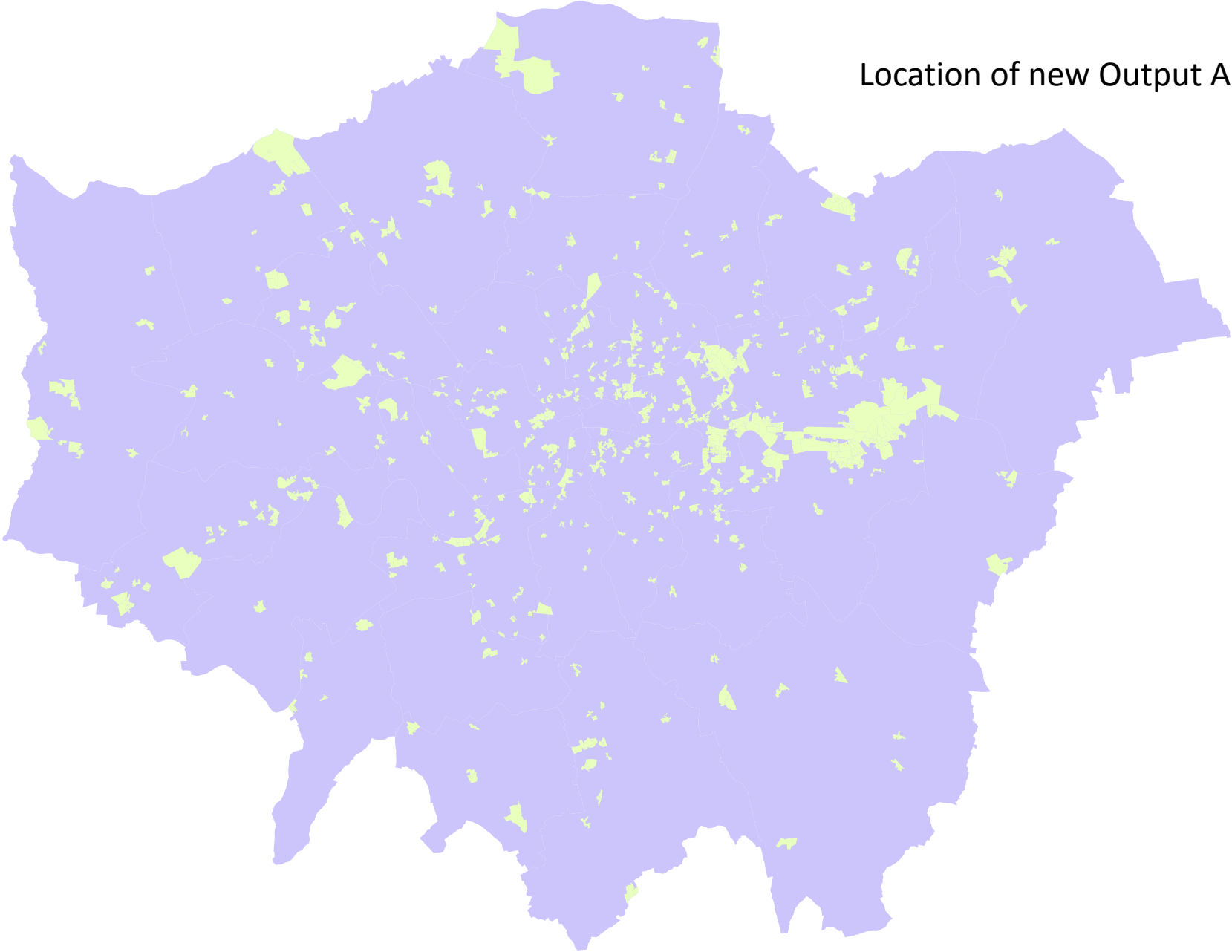
LDD developments >50 units



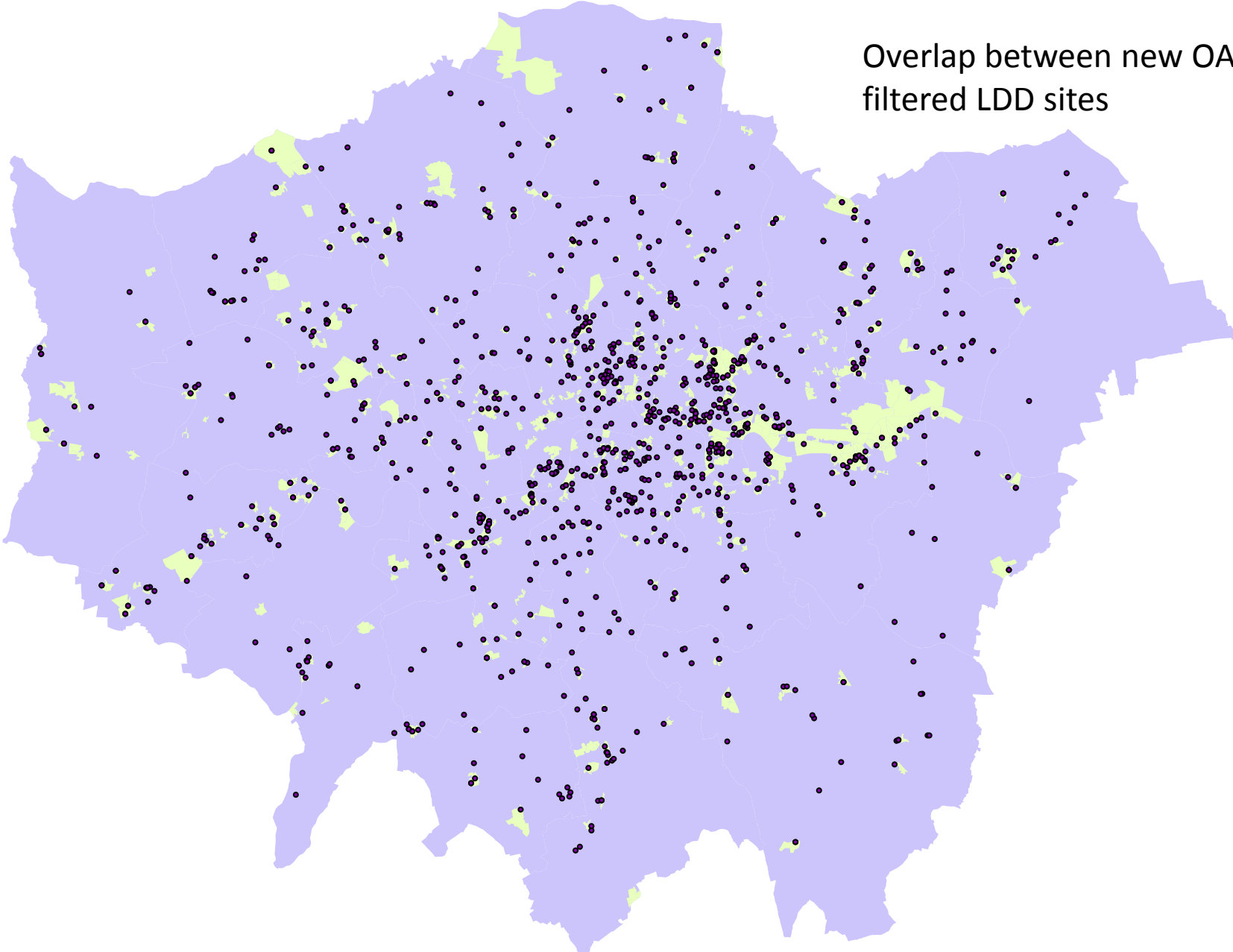
Matching Filtered Sites to New Output Areas



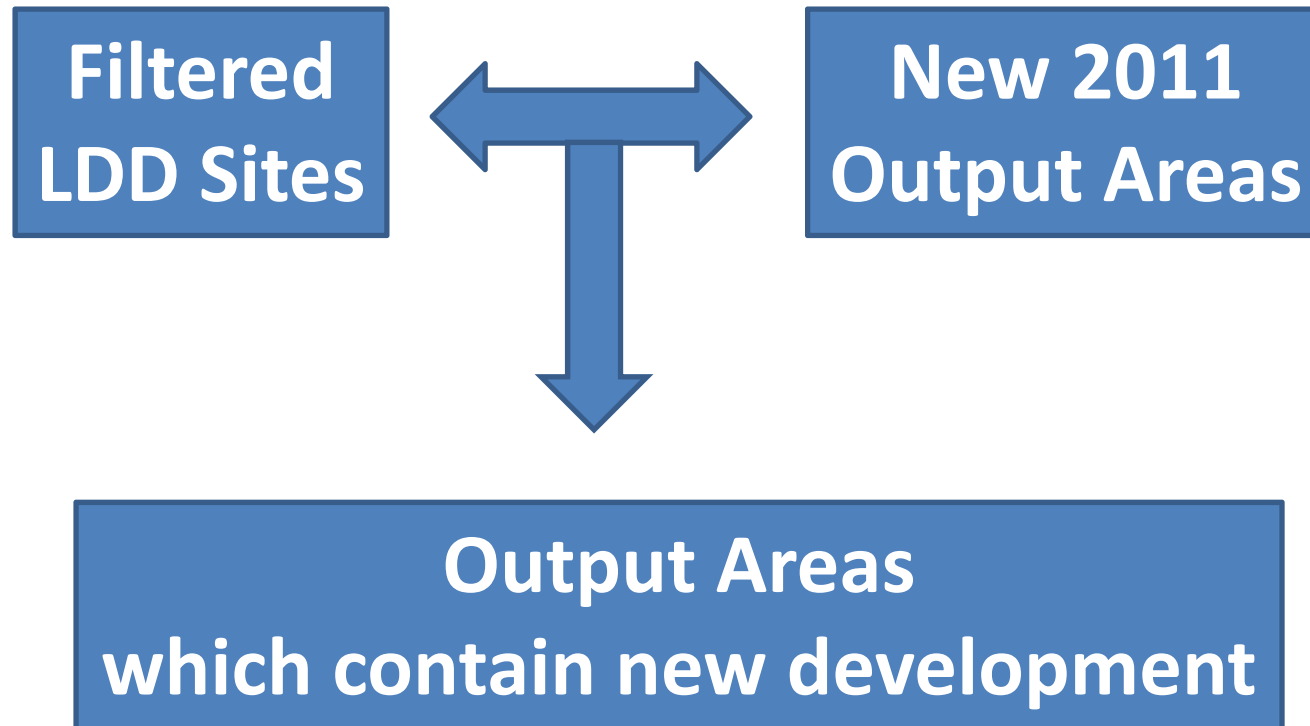
Location of new Output Areas



Overlap between new OAs & filtered LDD sites

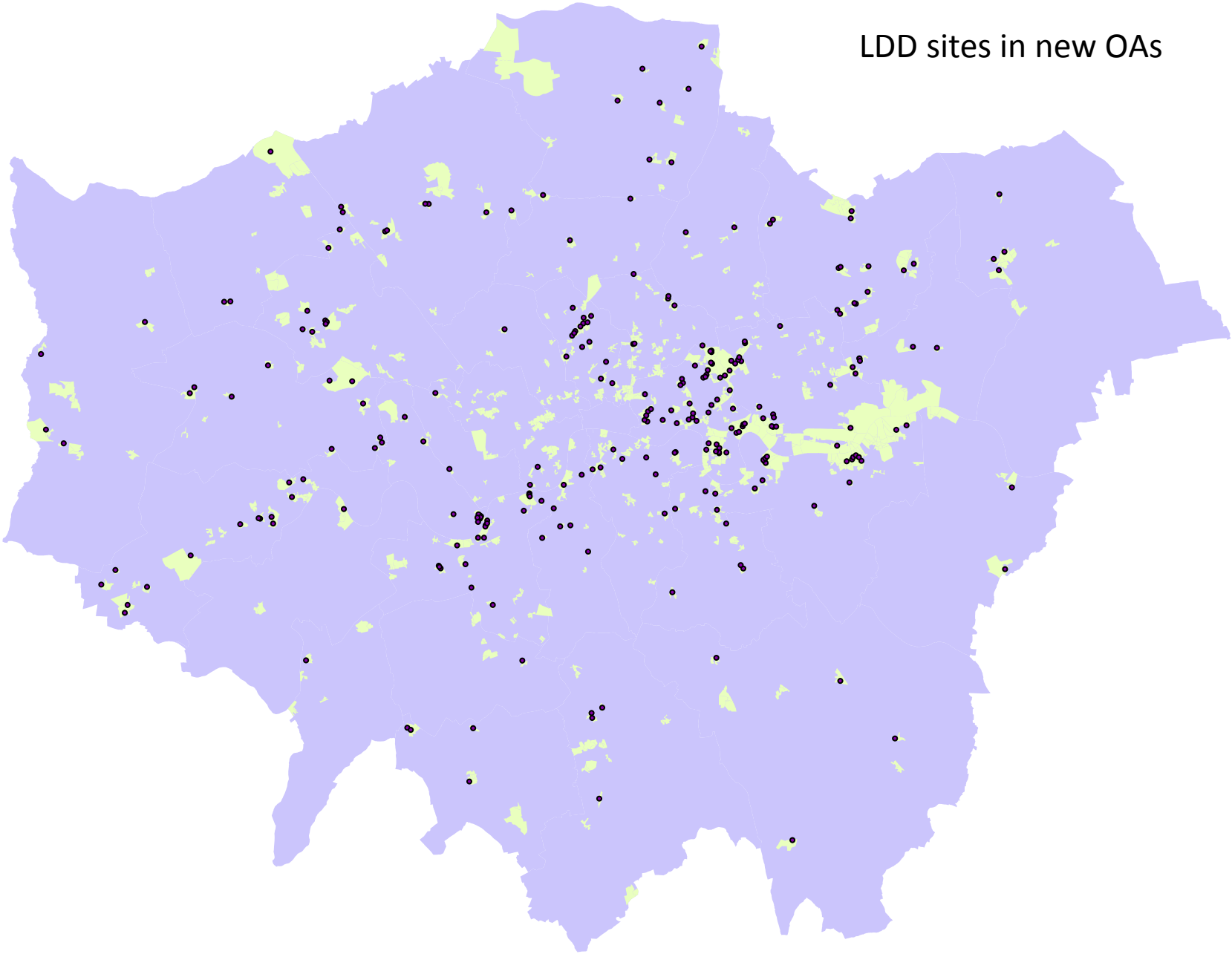


Matching Filtered Sites to New Output Areas

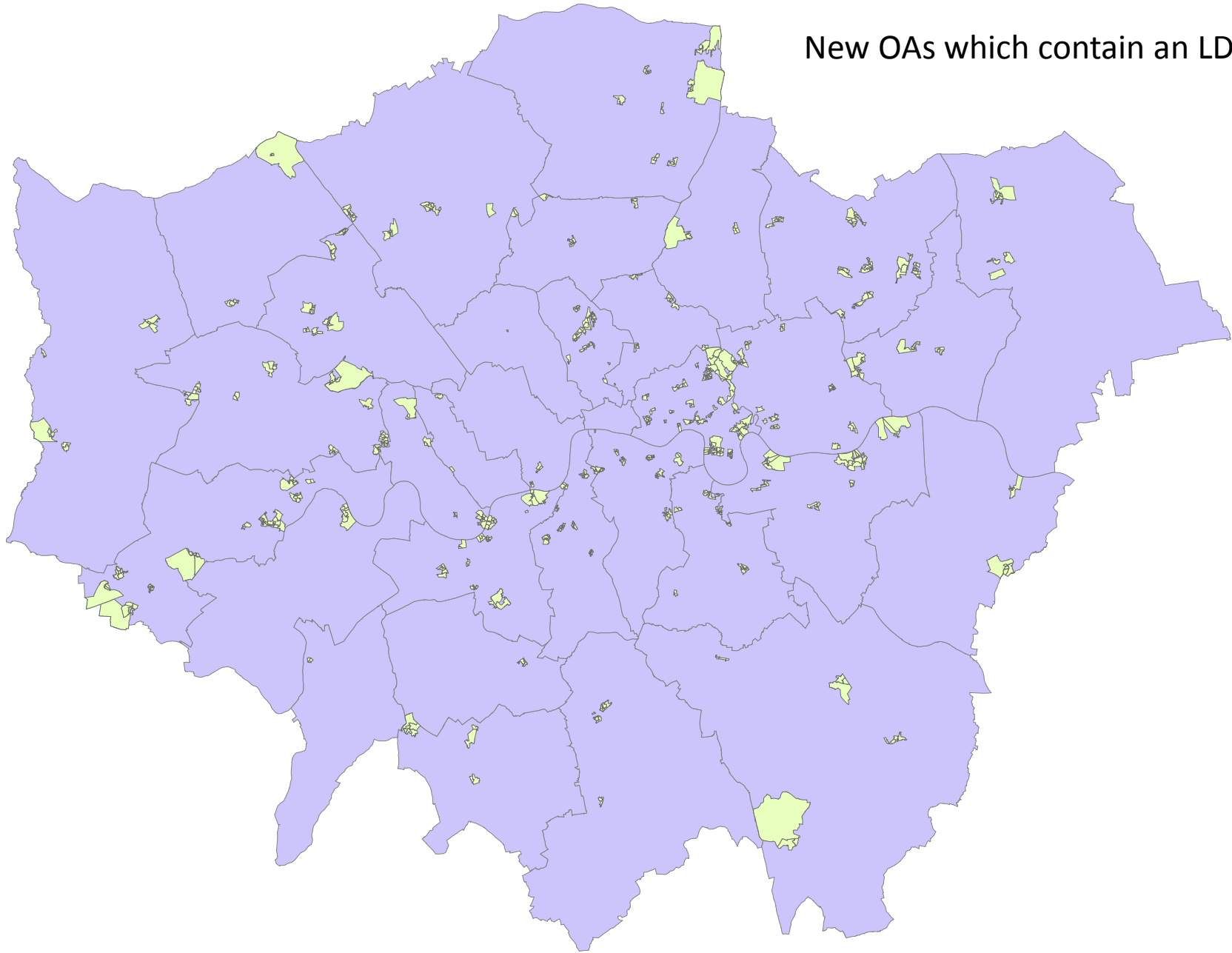


267 sites across 664 OAs

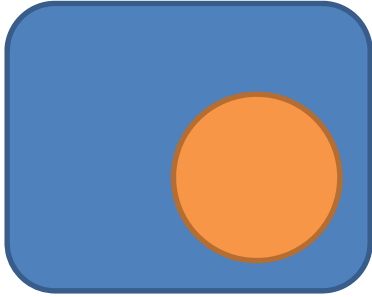
LDD sites in new OAs



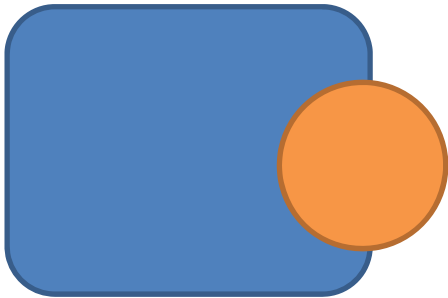
New OAs which contain an LDD site



Development/OA overlap

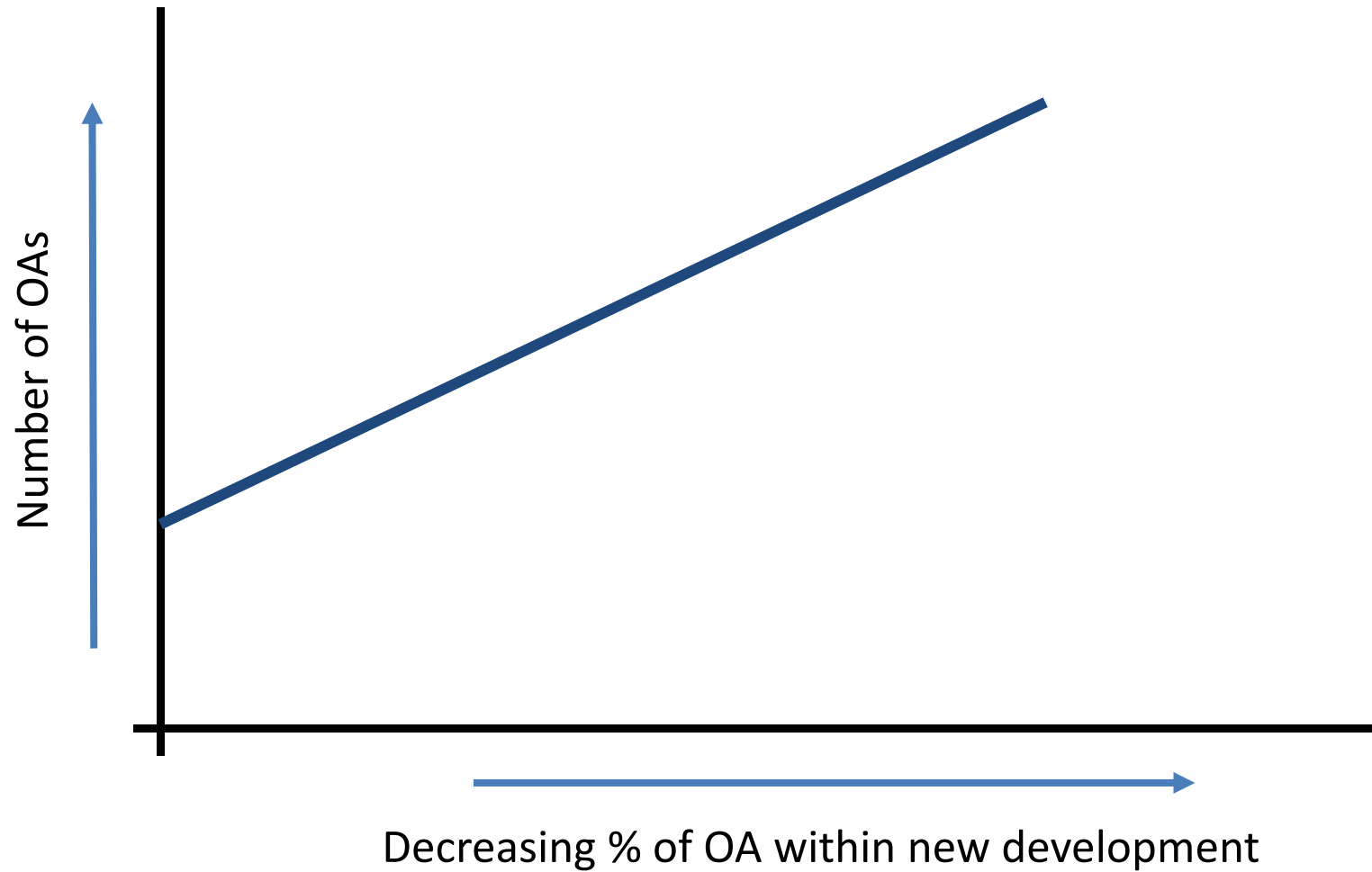


OA sits entirely within development



OA sits partially within development

% of OA that is new development



Sample Size

- Sample sizes will dictate the way the data can be grouped
- Large sample sizes will mean more geographically specific outputs are possible
- Smaller sample sizes would necessitate larger (sub-regional) groupings

Next steps

Identify household characteristics of each development



Categorise sites by location, tenure, bedrooms



Create a searchable matrix

Using Local Characteristics data on household characteristics (December)

Future work

- Supplement this dataset with postcode level data on child yield
- Provide London local authorities with lists of new postcodes
- Ask them to return the numbers of children by age in the school census for each postcode
- Create set of yields specifically for children attending state-funded schools

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