

Greater Essex

Demographic Forecasts

Phase 2: Scenario development

incorporating

Phase 1: Model development

March 2012

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Foreword

The planning system is changing. The era of regional planning, through Regional Spatial Strategies, is being replaced by a more local approach to decision making regarding local growth and future development. This change is placing new and challenging responsibilities on local planning authorities to consider future growth levels for their own areas.

Local planning authorities will retain responsibility for establishing spatial planning strategies for their area through preparation of Local Development Frameworks or Local Plans. This responsibility will now be discharged in the absence of any prescriptive guidance from a regional tier of government on matters such as policy directions and specific quantitative targets, for example concerning future housing provision. Responsibility for establishing the level of future housing provision in their area will in future rest solely with the individual local planning authorities. A key part of estimating this future provision will be an assessment of the likely future population of each authority's area and the implications for provision of housing, jobs, infrastructure, services and facilities.

Against this background of change the Essex Planning Officers Association (EPOA) has identified the need for early collaboration between authorities on the preparation and use of demographic information. EPOA views the availability of robust and consistent demographic information and forecasts across a wide area as a vital component in any local planning authority evidence base; this then facilitates more informed discussion regarding future development with local communities, neighbouring authorities, infrastructure and service providers, developers and others. In particular, demographic data will be a key component to inform and mobilise the 'duty to cooperate' which the Localism Act places on authorities, their neighbours and other organisations when engaged in policy development and Local Plan preparation.

Over recent years authorities have generally made use of demographic forecasts commissioned by the former East of England Regional Assembly (EERA) for preparing and monitoring the Regional Spatial Strategy. In the absence of EERA, EPOA considers that it is important for authorities to gain the best possible understanding of trends in population and household growth for the period 2011 to 2031. A key issue for consideration will be the effect that current and successive rounds of ONS/CLG population and household projections and other trends may have on current spatial planning policies, particularly those concerning the scale and distribution of future housing provision.

The project, as commissioned by EPOA, envisages an agreed programme of work to be conducted in four phases over a fixed term to Summer 2012. A range of demographic forecasts representing a variety of scenarios is to be produced, together with other relevant demographic material. The scenarios will be defined by different parameters, to include migration-led, dwelling-led and economic-led approaches to demographic forecasts.

It is not the intention of this project to produce a recommended or preferred demographic forecast for any area. Rather, the approach is to encourage examination of the demography of each area from different perspectives. Hopefully this will allow appreciation of how the demography of an authority may be influenced by local circumstances and local policy choices. It will be for each local planning authority to determine its use of the forecasts and other outputs from this project to inform its future spatial policy development.

EPOA represents the twelve Local Planning Authorities in Essex, as well as the two unitary authorities of Southend-on-Sea and Thurrock and the County Council of Essex. The Association has also extended a welcome to East Hertfordshire District Council and Welwyn-Hatfield Borough Council as full contributing members of the project. The project also includes preparation of demographic forecast scenarios for additional local planning authorities which are not contributing to the project. This broader approach has been taken in order to provide EPOA members with equivalent demographic data for all their neighbouring authorities or sub-regional partners. This feature of the project is intended to facilitate the 'duty to cooperate' for all EPOA member authorities.

I trust that you find this initiative by the Association to be informative and of assistance at this time of change and uncertainty.

Steve Rogers

Chairman, Essex Planning Officers Association

1. Introduction

1.1.Context

Local authorities in Essex and adjoining areas have historically made use of demographic forecasts commissioned by the former East of England Regional Assembly (EERA). These forecasts informed the preparation and monitoring of the Regional Spatial Strategy (RSS). With the revocation of the RSS and the abolition of the planning functions of the East of England Local Government Association (the successor body to EERA), demographic forecasts and analysis will no longer be available from this source. Local authorities are now charged with the production of a new evidence base to support the preparation of Local Plans and to contribute to other planning activities within the Greater Essex area.

The Essex Planning Officers Association (EPOA) represents the 12 Local Planning Authorities in Essex, as well as the two unitary authorities of Southend-on-Sea and Thurrock and the County Council of Essex. Heads of planning departments from the authorities meet several times a year to discuss planning issues affecting the whole of Essex and to produce planning guidance documents to support local developments. To replace the demographic services provided by the former EERA, the EPOA has commissioned Edge Analytics to prepare a range of population, household and labour force forecasts to ensure consistency and robustness of evidence across the range of technical studies to be undertaken by EPOA and its member authorities.

In addition, the two authorities of East Hertfordshire DC and Welwyn-Hatfield BC are contributing to, and participating in, the project on an equal basis to the EPOA member authorities. The inclusion of forecasts for other, non-contributing authorities is for the purpose of enabling the contributing authorities to have an appreciation of neighbouring authorities for the purposes of facilitating the 'duty to cooperate' as now included in the Localism Act 2011.

Edge Analytics will deliver the required analysis using the POPGROUP suite of demographic forecasting models. These models are used extensively by local authorities across the UK, providing a desktop utility for the evaluation of alternative growth scenarios to support local planning. Under licence to the Local Government Association (LGA), Edge Analytics provides product development and technical support to the product suite and its user base.

1.2. EPOA requirements

EPOA's demographic requirements are to be delivered through an agreed programme of work over a fixed term to summer 2012. EPOA has specified its geographical area of interest, which encompasses a total of 24 local authority districts and unitary authorities plus a number of 'macro' areas, created as aggregates of these. Analysis, forecasting and reporting is to be undertaken for each of these defined geographical areas.

| Districts & Unitary Authorities | | | | |
|--|--------------------|---------------------------|----------------------|-------------|
| ID | ONS old Area Code | ONS new Area Code | Area | Short label |
| 1 | 22UB | E07000066 | Basildon | BAS |
| 2 | 22UC | E07000067 | Braintree | BTE |
| 3 | 22UD | E07000068 | Brentwood | BRW |
| 4 | 22UE | E07000069 | Castle Point | CPT |
| 5 | 22UF | E07000070 | Chelmsford | CHL |
| 6 | 22UG | E07000071 | Colchester | COL |
| 7 | 22UH | E07000072 | Epping Forest | EPF |
| 8 | 22UJ | E07000073 | Harlow | HLW |
| 9 | 22UK | E07000074 | Maldon | MAL |
| 10 | 22UL | E07000075 | Rochford | ROC |
| 11 | 22UN | E07000076 | Tendring | TEN |
| 12 | 22UQ | E07000077 | Uttlesford | UTT |
| 13 | 00KF | E06000033 | Southend-on-Sea | SOS |
| 14 | 00KG | E06000034 | Thurrock | THU |
| 15 | 12UB | E07000008 | Cambridge | CamCity |
| 16 | 12UG | E07000012 | South Cambridgeshire | SCambs |
| 17 | 26UB | E07000095 | Broxbourne | Brox |
| 18 | 26UD | E07000097 | East Hertfordshire | EHerts |
| 19 | 26UL | E07000104 | Welwyn Hatfield | WelHat |
| 20 | 42UB | E07000200 | Babergh | Babergh |
| 21 | 42UD | E07000202 | Ipswich | Ipswich |
| 22 | 42UE | E07000203 | Mid Suffolk | MidSuff |
| 23 | 42UG | E07000205 | Suffolk Coastal | SufCoast |
| 24 | 42UF | E07000204 | St. Edmundsbury | StEdmun |
| Macro Areas | | | | |
| ID | Definition | Area | Short label | |
| 25 | 1-12 | Essex CC | EssexCC | |
| 26 | 1-14 | Greater Essex | GtrEssex | |
| 27 | 1, 4, 10, 13, 14 | Essex Thames Gateway | EsxTham | |
| 28 | 3, 5, 9 | Heart of Essex | HrtEssex | |
| 29 | 2, 6, 9, 11 | Essex Haven Gateway | EssexHG | |
| 30 | 20-23 | Suffolk Haven Gateway | SufflkHG | |
| 31 | 2, 6, 9, 11, 20-23 | Haven Gateway | HG | |
| 32 | 7, 8, 12 | West Essex | Wessex | |
| 33 | 17, 18 | Hertfordshire (East) | EastHert | |
| 34 | 7, 8, 12, 17, 18 | Stansted/M11 Corridor | StansM11 | |
| 35 | 7, 8, 18 | Harlow Joint Working Area | Harlow | |

Figure 1: EPOA study area definition

The project is to be delivered to a series of specific milestones as follows:

(1) Demographic model configuration & validation (September/October 2011)

The first phase of work used POPGROUP technology to replicate the 2008-based sub-national population projections (SNPP) from the Office for National Statistics (ONS) plus the accompanying household projections from Communities and Local Government (CLG). This initial validation of the POPGROUP technology demonstrated consistency and equivalence of output to the SNPP and to ONS mid-year estimates and Council Tax data on dwelling stock change since 2001 (see Appendix 4). This phase was a key aspect of the project, providing the EPOA authorities with confidence that public discussion of the forecast scenarios can focus on the policy implications of the scenarios rather than technical demographic issues.

(2) Scenario analysis & report (October 2011)

Following the configuration and validation work in phase 1, a suite of scenarios is to be produced to enable an evaluation of alternative growth trajectories. These scenarios include the following:

1. SNPP 2008-base (benchmark)
2. A migration-led scenario (using historical data for 2006-2010)
3. Zero-net migration
4. Dwelling-led – from Annual Monitoring Reports
5. Dwelling-led – draft review RSS
6. Dwelling-led – approved RSS
7. Jobs-led – using output from the Autumn 2010 baseline forecast of the East of England Forecasting Model

Scenarios will be developed for each of the 24 local authority areas, using a 2033 horizon for each forecast. Results for individual areas will be aggregated to produce output for the 11 macro areas. These scenarios will provide the new evidence base to both support the preparation of Local Plans and to contribute to other planning activities within each local area.

(3) Demographic model update, scenario analysis & report (January/February 2012)

This phase will deliver an updated set of forecast scenarios following review of relevant demographic issues that have resulted from the material presented in previous phases. It incorporates any new releases of additional demographic intelligence from ONS. The scenarios can be expected to include updated/revised specifications of migration-led, dwelling-led and jobs-led versions detailed in Phase 2.

(4) Demographic model update, scenario analysis & report (June 2012)

A final phase to the project will deliver a report that reviews the 2011 mid year estimates, availability of 2011 Census data and any other relevant demographic evidence and evaluates the likely impact upon forecasts produced in previous phases. Further scenario forecasts will also be produced.

1.3. Structure of this report

This report constitutes a summary of Phase 1 – ‘Model Development’ and Phase 2 - ‘Scenario Development’. Section 2 details the composition of the seven scenarios that are to be tested. Section 3 provides summary output for each of the scenarios, for the 24 districts and the macro areas. The Appendices provide additional information on methodology, data and assumptions used in the modelling process, including details of the approach taken in Phase 1 to model calibration and validation.

1.4. Study progress and programme

COMPLETED

Phase 1 – Model Development

See Appendices to this Report

COMPLETED

Phase 2 – Scenario Development

See Sections 2 and 3 of this Report

SPRING 2012

Phase 3 – Update and Review of Scenarios

- Review implications for Scenarios of publication of,
 - ONS indicative mid-year population estimates 2006-2010
 - ONS 2010-based national population projection
- Produce further scenarios including updates to AMR dwelling trajectory scenario and economic scenario

SUMMER 2012

Phase 4 – Further Update and Review of Scenarios

- Review implications for Scenarios of publication of,
 - ONS 2011 mid-year population estimates
 - ONS 2010-based sub-national population projection
 - 2011 Census initial results and output tables
- Produce further scenarios.

2. Scenario Development

2.1. Summary

A total of seven scenarios have been tested on each of the 24 local authority districts within the EPOA study area. These scenarios are as follows:

| Scenario Name | Description |
|-----------------------------|--|
| SNPP | A 'trend' scenario which reproduces the 2008-based sub-national population projections (SNPP) from ONS |
| Migration-led - R | An alternative 'trend' scenario which uses additional evidence from 2009-2010 to update the trend forecast |
| Net-nil Migration - R | A 'trend' scenario which maintains in-migration and out-migration to each district but sets the overall net balance to be zero |
| Approved RSS – R | A 'dwelling-constrained' scenario that is controlled by the annual rate of dwelling provision set out in Policy H1 of the Approved RSS |
| Draft Review RSS - R | A 'dwelling-constrained' scenario that is controlled by the annual rate of dwelling provision set out in Policy H1 of the Draft Review RSS |
| AMR Dwelling Trajectory – R | A 'dwelling-constrained' scenario that is controlled by a new housing development trajectory provided by each district |
| Economic - R | A 'labour-force constrained' scenario that is controlled by an employment growth trajectory derived from the regional economic forecasting model |

Note: The 'R' suffix on scenarios indicates that they have used headship rates that have been scaled to ensure consistency with Council Tax property statistics provided for each district.

In addition, four scenarios have been run to take account of alternative housing development trajectories for areas of Epping Forest, Harlow and East Hertfordshire. The scenarios are as follows:

| Scenario Name | Description |
|----------------------------|--|
| Approved RSS Pure – R | A 'dwelling-constrained' scenario that is controlled by the annual rate of dwelling provision set out in Policy H1 of the Approved RSS with a redistribution from Harlow to Epping Forest and East Hertfordshire |
| Approved RSS Realistic – R | A 'dwelling-constrained' scenario that is controlled by a housing development trajectory based on the Approved RSS housing provision that the districts felt appropriate for the purposes of modelling in this study |
| Draft Review RSS Pure - R | A 'dwelling-constrained' scenario that is controlled by the annual rate of dwelling provision set out in Policy H1 of the Draft |

| | |
|--------------------------------|--|
| | Review RSS with a redistribution from Harlow to Epping Forest and East Hertfordshire |
| Draft Review RSS Realistic - R | A 'dwelling-constrained' scenario that is controlled by a housing development trajectory based on the Draft Review RSS housing provision that the districts felt appropriate for the purposes of modelling in this study |

2.2. Scenario detail

A note on household scenarios

For all scenarios EXCEPT the SNPP scenario, household forecasts have been derived using a set of household headship rates that have been calibrated to be consistent with Council Tax statistics (see Appendix 2). The household forecast for the SNPP scenario is consistent with that published by CLG in its 2008-based round of household projections; it is the only household forecast that is run with the CLG's headship rates unchanged.

In each scenario, a Household-Dwelling conversion factor has been derived from the 2001 Census. This converts the household forecast to a dwelling equivalent and vice versa. The Household-Dwelling factor remains constant throughout the projection period (see Appendix 2).

All scenarios, apart from SNPP (see below), have been run with a 2010 base year and a 2033 horizon. At the base year the population is the ONS mid year estimate for 2010 (published June 2011) and the dwellings are taken from Council Tax statistics (see Figure 14 in Appendix 2). Household totals at 2010 are adjusted to fit that population/dwelling relationship (see Appendix 2). From 2010 onwards all scenarios maintain fertility, mortality and headship rate trajectories as contained in the ONS/CLG 2008-based round of population and household projections. The age/sex structure of migrants is maintained constant across all scenarios, although the underlying premise of each scenario causes variation in the number of future migrants and population change. The seven scenarios may be grouped into 3 types,

- Migration-led – assumptions on the future scale of migration are input to the model. The scenario forecast shows the future population, households, dwellings and labour force that would result from that level of migration. There are three scenarios of this type – SNPP; migration-led; and nil net migration.
- Dwelling-led – assumptions on the future scale of dwellings are input to the model. The scenario forecast shows the future migration, population, households and labour force that would result from that level of dwelling provision. There are three scenarios of this type – Approved RSS dwellings; Draft Review RSS dwellings; and AMR dwelling trajectory (plus four

additional scenarios for the three districts of Epping Forest, Harlow and East Hertfordshire - Approved RSS Pure, Approved RSS Realistic, Draft Review RSS Pure and Draft Review RSS Realistic).

- Economic-led – assumptions on the future scale of the labour force are input to the model. The scenario forecast shows the future migration, population, households and dwellings that would result from that level of labour force. There is one scenario of this type – Economic-led.

SNPP

The SNPP scenario is the benchmark against which all other scenarios are compared. This is the scenario which was used to calibrate and validate the model in Phase 1 of the Project. The scenario replicates the 2008-based sub-national projection from ONS; the latest set of ‘official’ projections for local authority districts in England. This ‘trend’ scenario is based on historical evidence from 2004-2008 and does not take account of any later information from the 2009 and 2010 mid-year estimates. In comparison to the other 6 scenarios the SNPP uses the projected populations for 2009 and 2010, rather than the mid year estimates. This means that there is some variation in the 2010 population between the SNPP scenario and the remaining scenarios.

Migration-led – R

To take account of more recent evidence from the 2009 and 2010 mid-year estimates, an alternative, ‘Migration-led, ‘trend’ scenario has been run. This uses the later 2006-2010 period as the basis for the derivation of its migration assumptions from the components-of-change evident in the mid-year estimates. The scenario assumes that long-term variations in mortality and fertility are consistent with those evident in the latest (2008-based) national assumptions.

Net-nil Migration – R

An additional ‘trend’ scenario has been run, assuming that the ‘net’ impact of migration is zero throughout the projection period. This does not mean zero migration. The scenario assumes that in and out-migration continue (for both internal and international flows) but the overall balance between the two is zero. Fertility and migration assumptions remain consistent with the Migration-led scenario.

Approved RSS – R

The first of the dwelling-led scenarios (Figure 2) is based on the dwelling provisions set out in Policy H1 of the Approved Regional Spatial Strategy (May 2008). For each district, dwelling growth acts as

a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

Draft review RSS – R

The second of the dwelling-led scenarios (Figure 3) is based on the dwelling provisions set out in Policy H1 of the Draft Review Regional Spatial Strategy (March 2010). For each district, dwelling growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

AMR Dwelling Trajectory – R

The final dwelling-led scenario (Figure 4) is based on the dwelling trajectory published in each authority's 2010 Annual Monitoring Report (AMR) or an updated dwelling trajectory that has been published and used for local planning policy purposes during 2011. For each district, dwelling growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

Economic - R

The final scenario is one which **constrains** future population and household growth to the economic baseline forecast of Autumn 2010 produced by the East of England Forecasting Model (EEFM) (see Appendix 3). Output from the EEFM includes a projected growth trajectory for the size of the labour force in each district. The annual growth associated with this trajectory is illustrated in Figure 5. For each district, the annual labour force growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the labour force target.

The relationship between population, the labour force and the number of jobs in a district is controlled by three parameters: economic activity rates, unemployment rates and a commuting ratio. Economic Activity rates by age and sex have been derived from analysis by EERA which informed previous forecasts undertaken during RSS preparation and take account of changing labour force participation expected in the older age-groups as a result of proposed increases in the pension age (Figure 6). For each district, the unemployment rate and the commuting ratio have been derived from the 2001 Census and remain constant throughout the projection period (Figure 7).

Additional scenarios:

For the three Districts of Harlow, Epping Forest and East Hertfordshire four additional scenarios were prepared – two based on the dwelling provisions of the Approved RSS and two based on the dwelling provisions of the Draft Review RSS. This approach was taken in recognition of the fact that Policy H1 of both RSS documents identified a dwelling provision that was accounted against Harlow District, part of which was to be accommodated in Epping Forest and East Hertfordshire Districts.

In this report these four scenarios are presented both for the three Districts and for any Macro Area that includes at least one of them.

Approved RSS Pure – R

First of the two alternative 'Approved RSS' dwelling-led scenarios (Figure 8) is based on the dwelling provisions set out in Policy H1 of the Approved Regional Spatial Strategy (May 2008) but with dwellings redistributed from Harlow to Epping Forest and East Hertfordshire (dwelling provisions for all other districts remain the same as in the 'Approved RSS – R' scenario). For each district, dwelling growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

Approved RSS Realistic – R

Second of the two alternative 'Approved RSS' dwelling-led scenarios (Figure 9) is based on the dwelling provisions set out in Policy H1 of the Approved Regional Spatial Strategy (May 2008) but with dwellings redistributed from Harlow to Epping Forest and East Hertfordshire (dwelling provisions for all other districts remain the same as in the 'Approved RSS – R' scenario). This scenario accommodates the same total dwelling provision as the 'Approved RSS Pure – R' scenario but with annual provision rates varied to those that each of the three districts felt appropriate to their area for the purposes of the modelling exercise as a component of the study. For each district, dwelling growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

Draft review RSS Pure– R

First of the two alternative 'Draft review RSS' dwelling-led scenarios (Figure 10) is based on the dwelling provisions set out in Policy H1 of the Draft Review Regional Spatial Strategy (March 2010) but with dwellings redistributed from Harlow to Epping Forest and East Hertfordshire (dwelling provisions for all other districts remain the same as in the 'Draft review RSS – R' scenario). For each

district, dwelling growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

Draft review RSS Realistic – R

Second of the two alternative 'Draft review RSS' dwelling-led scenarios (Figure 11) is based on the dwelling provisions set out in Policy H1 of the Draft Review Regional Spatial Strategy (March 2010) but with dwellings redistributed from Harlow to Epping Forest and East Hertfordshire (dwelling provisions for all other districts remain the same as in the 'Draft review RSS – R' scenario). This scenario accommodates the same total dwelling provision as the 'Draft review RSS Pure – R' scenario but with annual provision rates varied to those that each of the three districts felt appropriate to their area for the purposes of the modelling exercise as a component of the study. For each district, dwelling growth acts as a '**constraint**' on population and household growth, with 'migration' used to balance the population and households required to achieve the dwelling target.

Scenario: Approved RSS – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | | | | Total |
|----------------------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | |
| Basildon | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 630 | 14,490 |
| Braintree | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 385 | 7,810 |
| Brentwood | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 3,970 |
| Castle Point | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 4,600 |
| Chelmsford | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 19,090 |
| Colchester | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 855 | 855 | 855 | 855 | 855 | 855 | 855 | 855 | 855 | 855 | 855 | 855 | 19,390 |
| Epping Forest | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 3,750 |
| Harlow | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 1,010 | 23,230 |
| Maldon | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 110 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 2,650 |
| Rochford | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 5,750 |
| Tendring | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 9,890 |
| Uttlesford | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 9,890 |
| Southend | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 325 | 7,090 |
| Thurrock | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 950 | 21,850 |
| Cambridge City | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 25,530 |
| South Cambridgeshire | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 30,590 |
| Broxbourne | 240 | 240 | 240 | 240 | 240 | 240 | 240 | 240 | 240 | 240 | 240 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 280 | 6,000 |
| East Hertfordshire | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 660 | 15,180 |
| Welwyn-Hatfield | 480 | 480 | 480 | 480 | 480 | 480 | 480 | 480 | 480 | 480 | 480 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 11,280 |
| Babergh | 245 | 245 | 245 | 245 | 245 | 245 | 245 | 245 | 245 | 245 | 245 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 5,695 |
| Ipswich | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 1,140 | 26,220 |
| Mid Suffolk | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 8,625 |
| Suffolk Coastal | 295 | 295 | 295 | 295 | 295 | 295 | 295 | 295 | 295 | 295 | 295 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 7,445 |
| St Edmundsbury | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 12,420 |
| Essex CC | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,330 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 5,490 | 124,510 |
| Greater Essex | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,570 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 6,765 | 153,450 |
| Essex Thames Gateway | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,320 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 2,355 | 53,780 |
| Heart of Essex | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,110 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 1,125 | 25,710 |
| Essex Haven Gateway | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,660 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 1,790 | 39,740 |
| Suffolk Haven Gateway | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 2,115 | 47,985 |
| Haven Gateway | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,715 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 3,905 | 87,725 |
| West Essex | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,590 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 1,615 | 36,870 |
| Hertfordshire (East) | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 900 | 940 | 940 | 940 | 940 | 940 | 940 | 940 | 940 | 940 | 940 | 940 | 940 | 21,180 |
| Stansted/M11 Corridor | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,490 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 2,555 | 58,050 |
| Harlow Joint Working Area | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 1,845 | 42,160 |
| ALL AREAS | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 12,985 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 13,300 | 302,435 |

Figure 2: Dwelling Growth Trajectory – Approved RSS (Source: RSS, EPOA)

Scenario: Draft Review RSS – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | | | Total | |
|----------------------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|---------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | | 2032-33 |
| Basildon | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 12,420 |
| Braintree | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 330 | 7,590 |
| Brentwood | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 3,910 |
| Castle Point | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 4,600 |
| Chelmsford | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 830 | 19,090 |
| Colchester | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 19,320 |
| Epping Forest | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 3,680 |
| Harlow | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 18,400 |
| Maldon | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 2,760 |
| Rochford | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 190 | 4,370 |
| Tendring | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 9,890 |
| Uttlesford | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 9,200 |
| Southend | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 6,900 |
| Thurrock | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 930 | 21,390 |
| Cambridge City | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 16,100 |
| South Cambridgeshire | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 24,150 |
| Broxbourne | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 5,980 |
| East Hertfordshire | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 12,650 |
| Welwyn-Hatfield | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 290 | 6,670 |
| Babergh | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 340 | 7,820 |
| Ipswich | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 850 | 19,550 |
| Mid Suffolk | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 430 | 9,890 |
| Suffolk Coastal | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 440 | 10,120 |
| St Edmundsbury | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 540 | 12,420 |
| Essex CC | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 5,010 | 115,230 |
| Greater Essex | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 6,240 | 143,520 |
| Essex Thames Gateway | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 2,160 | 49,680 |
| Heart of Essex | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 1,120 | 25,760 |
| Essex Haven Gateway | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 39,560 |
| Suffolk Haven Gateway | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 2,060 | 47,380 |
| Haven Gateway | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 3,780 | 86,940 |
| West Essex | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 1,360 | 31,280 |
| Hertfordshire (East) | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 18,630 |
| Stansted/M11 Corridor | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 49,910 |
| Harlow Joint Working Area | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 1,510 | 34,730 |
| ALL AREAS | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 11,690 | 268,870 |

Figure 3: Dwelling Growth Trajectory – Draft Review RSS (Source: RSS, EPOA)

Scenario: AMR Dwelling Trajectory – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | Total | | | |
|----------------------------------|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|---------|---------|---------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | | 2030-31 | 2031-32 | 2032-33 |
| Basildon | 292 | 542 | 603 | 275 | 255 | 397 | 484 | 297 | 278 | 278 | 180 | 37 | 37 | 37 | 37 | 37 | - | - | - | - | - | - | - | 4,066 |
| Braintree | 368 | 236 | 220 | 321 | 292 | 317 | 318 | 379 | 327 | 240 | 218 | 258 | 268 | 248 | 186 | 185 | - | - | - | - | - | - | - | 4,381 |
| Brentwood | 257 | 251 | 230 | 150 | 77 | 136 | 118 | 102 | 101 | 101 | 101 | 101 | 101 | 101 | - | - | - | - | - | - | - | - | - | 2,028 |
| Castle Point | 110 | 113 | 113 | 113 | 113 | 113 | 234 | 234 | 234 | 234 | 234 | 153 | 153 | 153 | 153 | 153 | - | - | - | - | - | - | - | 2,610 |
| Chelmsford | 239 | 628 | 887 | 1,140 | 1,456 | 1,683 | 1,218 | 1,046 | 882 | 605 | 491 | - | - | - | - | - | - | - | - | - | - | - | - | 10,275 |
| Colchester | 633 | 819 | 786 | 925 | 793 | 801 | 1,058 | 987 | 909 | 1,015 | 954 | 784 | 735 | 714 | 522 | - | - | - | - | - | - | - | - | 12,435 |
| Epping Forest | 69 | 316 | 364 | 170 | 113 | 44 | 175 | 175 | 175 | 175 | 175 | - | - | - | - | - | - | - | - | - | - | - | - | 1,951 |
| Harlow | 116 | 282 | 287 | 190 | 253 | 480 | 515 | 459 | 442 | 333 | 500 | 500 | 300 | 300 | 300 | 300 | - | - | - | - | - | - | - | 5,557 |
| Maldon | 36 | 84 | 65 | 54 | 88 | 23 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 350 |
| Rochford | 57 | 186 | 382 | 456 | 325 | 213 | 210 | 361 | 255 | 265 | 225 | 230 | 230 | 230 | 230 | 230 | - | - | - | - | - | - | - | 4,085 |
| Tendring | 227 | 246 | 345 | 673 | 628 | 562 | 656 | 629 | 599 | 497 | 319 | 243 | 253 | 228 | 215 | 216 | 200 | 150 | 150 | 150 | 150 | - | - | 7,336 |
| Uttlesford | 298 | 298 | 453 | 360 | 375 | 272 | 287 | 79 | 65 | 56 | 57 | 57 | 62 | 106 | 100 | 99 | 40 | - | - | - | - | - | - | 3,064 |
| Southend | 183 | 219 | 317 | 430 | 498 | 423 | 343 | 378 | 377 | 552 | 484 | 322 | 294 | 114 | 64 | 64 | - | - | - | - | - | - | - | 5,062 |
| Thurrock | 292 | 513 | 780 | 949 | 1,151 | 1,219 | 1,720 | 1,720 | 1,720 | 1,720 | 1,720 | 950 | 950 | 950 | 950 | 950 | - | - | - | - | - | - | - | 18,254 |
| Cambridge City | 447 | 728 | 1,694 | 1,577 | 1,425 | 1,271 | 1,281 | 1,089 | 832 | 425 | 60 | - | - | - | - | - | - | - | - | - | - | - | - | 10,829 |
| South Cambridgeshire | 759 | 1,052 | 874 | 861 | 1,150 | 1,218 | 1,007 | 600 | 1,005 | 1,280 | 1,355 | 1,440 | 1,000 | 1,000 | 1,000 | - | - | - | - | - | - | - | - | 15,601 |
| Broxbourne | 152 | 278 | 282 | 281 | 338 | 282 | 153 | 133 | 133 | 133 | 133 | 104 | 104 | 104 | 104 | 104 | - | - | - | - | - | - | - | 2,818 |
| East Hertfordshire | 200 | 378 | 404 | 505 | 642 | 655 | 647 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | - | - | - | - | - | - | - | - | - | 5,531 |
| Welwyn-Hatfield | 205 | 246 | 254 | 392 | 434 | 343 | 251 | 174 | 148 | 199 | 91 | 28 | 64 | 40 | 11 | 11 | 23 | 23 | - | - | - | - | - | 2,937 |
| Babergh | 210 | 280 | 457 | 400 | 387 | 312 | 170 | 160 | 120 | 120 | 95 | 70 | 70 | - | - | - | - | - | - | - | - | - | - | 2,851 |
| Ipswich | 336 | 426 | 649 | 708 | 886 | 928 | 860 | 821 | 786 | 758 | 710 | 773 | 690 | 690 | 690 | 690 | - | - | - | - | - | - | - | 11,401 |
| Mid Suffolk | 542 | 762 | 596 | 596 | 432 | 545 | 545 | 213 | 213 | 163 | 163 | 163 | 163 | 163 | - | - | - | - | - | - | - | - | - | 5,259 |
| Suffolk Coastal | 246 | 678 | 406 | 320 | 212 | 83 | 39 | 42 | 21 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2,047 |
| St Edmundsbury | Data not available at this time - no dwelling scenario forecast to be produced for EPOA project | | | | | | | | | | | | | | | | | | | | | | | |
| Essex CC | 2,702 | 4,001 | 4,735 | 4,827 | 4,768 | 5,041 | 5,273 | 4,748 | 4,267 | 3,799 | 3,454 | 2,363 | 2,139 | 2,117 | 1,844 | 1,220 | 240 | 150 | 150 | 150 | 150 | - | - | 58,138 |
| Greater Essex | 3,177 | 4,733 | 5,832 | 6,206 | 6,417 | 6,683 | 7,336 | 6,846 | 6,364 | 6,071 | 5,658 | 3,635 | 3,383 | 3,181 | 2,858 | 2,234 | 240 | 150 | 150 | 150 | 150 | - | - | 81,454 |
| Essex Thames Gateway | 934 | 1,573 | 2,195 | 2,223 | 2,342 | 2,365 | 2,991 | 2,990 | 2,864 | 3,049 | 2,843 | 1,692 | 1,664 | 1,484 | 1,434 | 1,434 | - | - | - | - | - | - | - | 34,077 |
| Heart of Essex | 532 | 963 | 1,182 | 1,344 | 1,621 | 1,842 | 1,336 | 1,148 | 983 | 706 | 592 | 101 | 101 | 101 | 101 | - | - | - | - | - | - | - | - | 12,653 |
| Essex Haven Gateway | 1,264 | 1,385 | 1,416 | 1,973 | 1,801 | 1,703 | 2,032 | 1,995 | 1,835 | 1,752 | 1,491 | 1,285 | 1,256 | 1,190 | 923 | 401 | 200 | 150 | 150 | 150 | 150 | - | - | 24,502 |
| Suffolk Haven Gateway | 1,334 | 2,146 | 2,108 | 2,024 | 1,917 | 1,868 | 1,614 | 1,236 | 1,140 | 1,041 | 968 | 1,006 | 923 | 853 | 690 | 690 | - | - | - | - | - | - | - | 21,558 |
| Haven Gateway | 2,598 | 3,531 | 3,524 | 3,997 | 3,718 | 3,571 | 3,646 | 3,231 | 2,975 | 2,793 | 2,459 | 2,291 | 2,179 | 2,043 | 1,613 | 1,091 | 200 | 150 | 150 | 150 | 150 | - | - | 46,060 |
| West Essex | 483 | 896 | 1,104 | 720 | 741 | 796 | 977 | 713 | 682 | 564 | 732 | 557 | 362 | 406 | 400 | 399 | 40 | - | - | - | - | - | - | 10,572 |
| Hertfordshire (East) | 352 | 656 | 686 | 786 | 980 | 937 | 800 | 433 | 433 | 433 | 404 | 404 | 404 | 404 | 104 | 104 | - | - | - | - | - | - | - | 8,349 |
| Stansted/M11 Corridor | 835 | 1,552 | 1,790 | 1,506 | 1,721 | 1,733 | 1,777 | 1,146 | 1,115 | 997 | 1,165 | 961 | 766 | 810 | 504 | 503 | 40 | - | - | - | - | - | - | 18,921 |
| Harlow Joint Working Area | 385 | 976 | 1,055 | 865 | 1,008 | 1,179 | 1,337 | 934 | 917 | 808 | 975 | 800 | 600 | 600 | 300 | 300 | - | - | - | - | - | - | - | 13,039 |
| ALL AREAS | 6,274 | 9,561 | 11,448 | 11,846 | 12,323 | 12,320 | 12,289 | 10,378 | 9,922 | 9,449 | 8,565 | 6,513 | 5,774 | 5,478 | 4,663 | 3,039 | 263 | 173 | 150 | 150 | 150 | - | - | 140,728 |

Figure 4: Dwelling Growth Trajectory – 2011 Revised (Source: EPOA)

Scenario: Economic – R

| | Labour Force - Change | | | | | | | | | | | | | | | | | | | | Total Change | | | |
|----------------------------------|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------------|---------|---------|---------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | |
| Basildon | - 459 | 318 | 1,011 | 1,339 | 1,296 | 1,041 | 771 | 406 | 210 | 197 | 165 | 129 | 124 | 113 | 105 | 97 | 90 | 105 | 105 | 138 | 155 | 155 | 155 | 7,765 |
| Braintree | - 341 | 312 | 946 | 1,095 | 1,029 | 805 | 606 | 313 | 178 | 176 | 105 | 53 | 43 | 36 | 32 | 29 | 24 | 44 | 57 | 78 | 89 | 89 | 89 | 5,887 |
| Brentwood | - 37 | 230 | 511 | 713 | 715 | 599 | 463 | 265 | 130 | 95 | 80 | 68 | 67 | 63 | 60 | 57 | 55 | 62 | 62 | 85 | 99 | 99 | 99 | 4,642 |
| Castle Point | - 296 | 91 | 465 | 619 | 597 | 468 | 346 | 167 | 85 | 87 | 60 | 39 | 35 | 29 | 25 | 20 | 15 | 21 | 21 | 34 | 40 | 40 | 40 | 3,048 |
| Chelmsford | - 23 | 662 | 1,359 | 1,623 | 1,581 | 1,318 | 1,045 | 661 | 446 | 420 | 348 | 289 | 279 | 270 | 264 | 259 | 252 | 274 | 284 | 319 | 337 | 337 | 337 | 12,986 |
| Colchester | - 14 | 490 | 1,146 | 1,297 | 1,243 | 994 | 749 | 428 | 280 | 284 | 210 | 147 | 133 | 123 | 114 | 107 | 98 | 116 | 125 | 141 | 144 | 144 | 144 | 8,643 |
| Epping Forest | - 142 | 435 | 933 | 1,345 | 1,319 | 1,096 | 841 | 466 | 233 | 179 | 155 | 137 | 132 | 119 | 113 | 103 | 98 | 107 | 100 | 143 | 166 | 166 | 166 | 8,409 |
| Harlow | - 408 | - 9 | 343 | 481 | 473 | 356 | 230 | 72 | - 15 | - 17 | - 62 | - 84 | - 90 | - 98 | - 104 | - 110 | - 115 | - 109 | - 108 | - 98 | - 95 | - 95 | - 95 | 244 |
| Maldon | - 35 | 245 | 518 | 571 | 527 | 410 | 312 | 167 | 101 | 96 | 66 | 44 | 39 | 36 | 33 | 31 | 28 | 35 | 38 | 48 | 52 | 52 | 52 | 3,467 |
| Rochford | - 214 | 119 | 441 | 567 | 542 | 423 | 307 | 148 | 78 | 81 | 56 | 37 | 33 | 28 | 24 | 20 | 16 | 23 | 24 | 36 | 41 | 41 | 41 | 2,911 |
| Tendring | - 298 | 43 | 524 | 626 | 595 | 442 | 305 | 111 | 76 | 112 | 66 | 21 | 11 | 4 | - 2 | - 6 | - 11 | 5 | 15 | 20 | 19 | 19 | 19 | 2,718 |
| Uttlesford | - 147 | 240 | 585 | 698 | 677 | 557 | 444 | 272 | 168 | 145 | 97 | 61 | 54 | 51 | 50 | 51 | 50 | 68 | 84 | 103 | 114 | 114 | 114 | 4,652 |
| Southend | - 508 | 32 | 731 | 1,020 | 1,002 | 770 | 534 | 251 | 143 | 170 | 135 | 95 | 82 | 66 | 52 | 40 | 29 | 36 | 31 | 46 | 49 | 49 | 49 | 4,902 |
| Thurrock | - 422 | 380 | 1,012 | 1,394 | 1,390 | 1,146 | 872 | 511 | 313 | 290 | 245 | 210 | 202 | 189 | 180 | 170 | 163 | 179 | 182 | 211 | 222 | 222 | 222 | 9,481 |
| Cambridge City | 551 | 909 | 1,408 | 1,550 | 1,558 | 1,370 | 1,173 | 924 | 740 | 721 | 683 | 647 | 647 | 649 | 651 | 656 | 657 | 678 | 696 | 727 | 753 | 753 | 753 | 19,852 |
| South Cambridgeshire | 535 | 1,202 | 1,961 | 2,153 | 2,146 | 1,887 | 1,628 | 1,261 | 993 | 948 | 883 | 823 | 820 | 822 | 825 | 831 | 832 | 861 | 885 | 931 | 970 | 970 | 970 | 26,139 |
| Broxbourne | - 215 | 285 | 712 | 986 | 978 | 809 | 620 | 353 | 176 | 130 | 101 | 80 | 75 | 67 | 62 | 57 | 53 | 61 | 60 | 88 | 103 | 103 | 103 | 5,846 |
| East Hertfordshire | - 184 | 437 | 1,080 | 1,347 | 1,332 | 1,108 | 870 | 525 | 291 | 230 | 147 | 93 | 81 | 73 | 69 | 66 | 62 | 82 | 93 | 128 | 149 | 149 | 149 | 8,379 |
| Welwyn-Hatfield | - 24 | 390 | 822 | 1,041 | 1,059 | 914 | 749 | 523 | 366 | 342 | 310 | 281 | 281 | 279 | 280 | 280 | 279 | 295 | 307 | 334 | 352 | 352 | 352 | 10,212 |
| Babergh | - 22 | 344 | 737 | 809 | 783 | 659 | 557 | 396 | 324 | 334 | 282 | 256 | 255 | 256 | 258 | 260 | 260 | 276 | 289 | 307 | 320 | 320 | 320 | 8,580 |
| Ipswich | - 206 | 83 | 618 | 753 | 729 | 567 | 406 | 229 | 169 | 208 | 176 | 136 | 126 | 118 | 110 | 105 | 98 | 112 | 120 | 128 | 129 | 129 | 129 | 5,176 |
| Mid Suffolk | 204 | 427 | 762 | 781 | 718 | 595 | 501 | 356 | 296 | 307 | 274 | 246 | 246 | 250 | 253 | 257 | 258 | 275 | 290 | 306 | 319 | 319 | 319 | 8,561 |
| Suffolk Coastal | - 38 | 324 | 767 | 865 | 848 | 699 | 563 | 365 | 273 | 276 | 226 | 181 | 177 | 176 | 176 | 178 | 175 | 198 | 219 | 236 | 246 | 246 | 246 | 7,699 |
| St Edmundsbury | 116 | 429 | 807 | 832 | 786 | 653 | 527 | 353 | 274 | 279 | 229 | 187 | 182 | 181 | 181 | 182 | 180 | 198 | 212 | 226 | 235 | 235 | 235 | 7,721 |
| Essex CC | - 2,370 | 3,177 | 8,782 | 10,975 | 10,595 | 8,509 | 6,416 | 3,477 | 1,971 | 1,855 | 1,344 | 943 | 859 | 774 | 715 | 658 | 602 | 752 | 807 | 1,047 | 1,161 | 1,161 | 1,161 | 65,371 |
| Greater Essex | - 3,300 | 3,590 | 10,525 | 13,389 | 12,987 | 10,426 | 7,823 | 4,239 | 2,428 | 2,315 | 1,724 | 1,248 | 1,143 | 1,028 | 946 | 868 | 793 | 966 | 1,020 | 1,304 | 1,431 | 1,431 | 1,431 | 79,755 |
| Essex Thames Gateway | - 1,899 | 941 | 3,659 | 4,939 | 4,828 | 3,848 | 2,830 | 1,483 | 829 | 826 | 660 | 511 | 475 | 425 | 385 | 346 | 313 | 364 | 362 | 466 | 506 | 506 | 506 | 28,108 |
| Heart of Essex | - 50 | 1,138 | 2,389 | 2,907 | 2,823 | 2,328 | 1,819 | 1,094 | 677 | 611 | 493 | 402 | 385 | 368 | 358 | 347 | 335 | 371 | 384 | 451 | 488 | 488 | 488 | 21,094 |
| Essex Haven Gateway | - 689 | 1,091 | 3,134 | 3,589 | 3,394 | 2,651 | 1,971 | 1,020 | 635 | 668 | 447 | 266 | 226 | 200 | 178 | 162 | 140 | 200 | 235 | 287 | 304 | 304 | 304 | 20,715 |
| Suffolk Haven Gateway | 14 | 1,179 | 2,884 | 3,209 | 3,077 | 2,521 | 2,026 | 1,346 | 1,063 | 1,125 | 958 | 819 | 804 | 800 | 797 | 800 | 792 | 862 | 918 | 977 | 1,015 | 1,015 | 1,015 | 30,015 |
| Haven Gateway | - 675 | 2,269 | 6,018 | 6,798 | 6,471 | 5,172 | 3,997 | 2,366 | 1,698 | 1,793 | 1,405 | 1,085 | 1,030 | 999 | 974 | 962 | 932 | 1,062 | 1,154 | 1,264 | 1,319 | 1,319 | 1,319 | 50,730 |
| West Essex | - 697 | 666 | 1,861 | 2,524 | 2,469 | 2,009 | 1,514 | 810 | 387 | 307 | 189 | 114 | 96 | 72 | 59 | 44 | 33 | 66 | 77 | 148 | 186 | 186 | 186 | 13,305 |
| Hertfordshire (East) | - 400 | 722 | 1,791 | 2,333 | 2,310 | 1,917 | 1,490 | 877 | 466 | 360 | 247 | 173 | 157 | 140 | 132 | 123 | 115 | 143 | 154 | 215 | 253 | 253 | 253 | 14,224 |
| Stansted/M11 Corridor | - 1,097 | 1,388 | 3,652 | 4,857 | 4,779 | 3,926 | 3,005 | 1,687 | 853 | 667 | 437 | 287 | 252 | 212 | 191 | 167 | 148 | 209 | 231 | 363 | 438 | 438 | 438 | 27,529 |
| Harlow Joint Working Area | - 734 | 863 | 2,355 | 3,174 | 3,124 | 2,560 | 1,941 | 1,062 | 509 | 392 | 239 | 146 | 123 | 94 | 78 | 60 | 45 | 80 | 86 | 172 | 221 | 221 | 221 | 17,032 |
| ALL AREAS | - 2,460 | 8,421 | 20,198 | 24,507 | 23,923 | 19,688 | 15,416 | 9,523 | 6,328 | 6,091 | 5,034 | 4,178 | 4,034 | 3,899 | 3,812 | 3,739 | 3,648 | 4,004 | 4,192 | 4,715 | 5,009 | 5,009 | 5,009 | 187,918 |

Figure 5: Labour Force Growth Trajectory (Source: EEFM, EPOA)

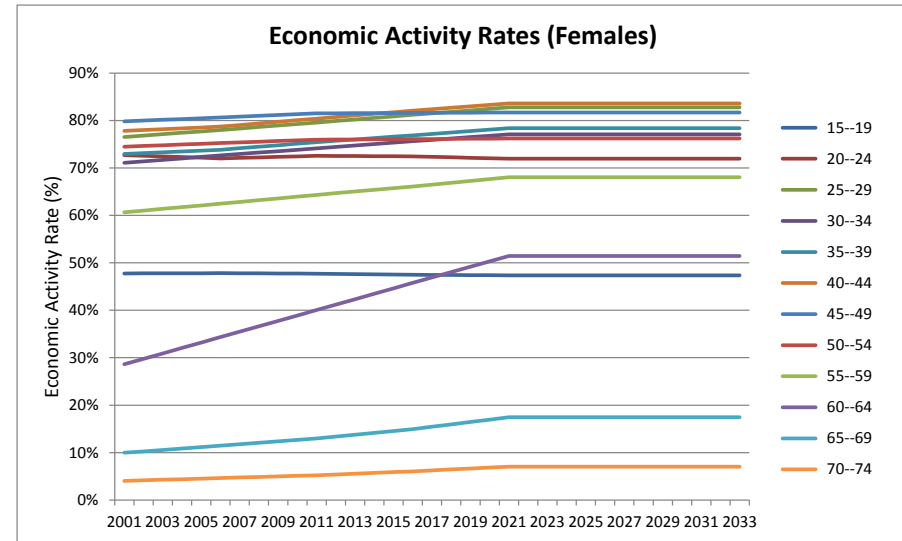
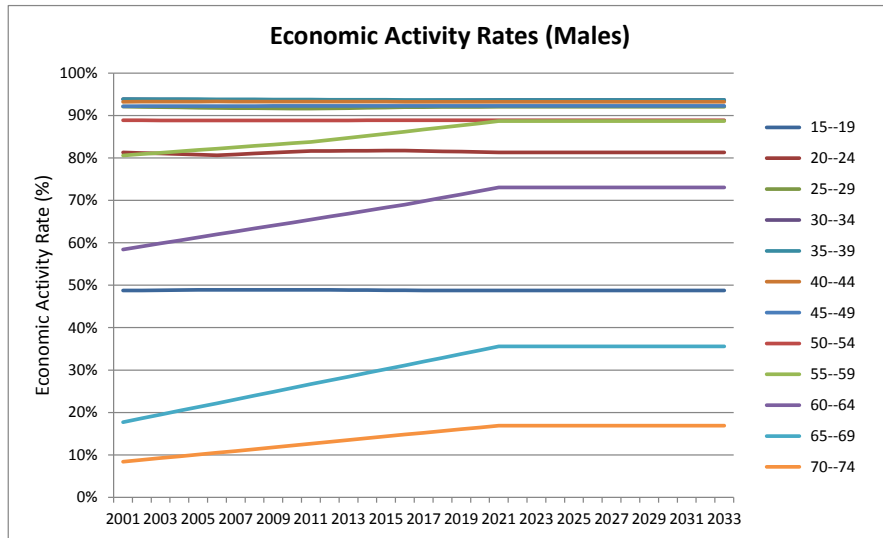


Figure 6: Economic Activity Rate, All Authorities in Project Area, 2001-2033 (Source: EERA, EPOA)

| | Unemployment Rate | | Total Workers | Total Jobs | Commuting Ratio |
|----------------------|-------------------|----------------------|---------------|------------|-----------------|
| | | | a | b | a/b |
| Basildon | 4.5% | Basildon | 78,497 | 77,078 | 1.02 |
| Braintree | 3.2% | Braintree | 68,099 | 52,608 | 1.29 |
| Brentwood | 2.7% | Brentwood | 33,594 | 32,999 | 1.02 |
| Castle Point | 3.6% | Castle Point | 41,784 | 21,498 | 1.94 |
| Chelmsford | 2.9% | Chelmsford | 81,848 | 75,733 | 1.08 |
| Colchester | 3.4% | Colchester | 77,366 | 74,914 | 1.03 |
| Epping Forest | 3.8% | Epping Forest | 60,380 | 40,465 | 1.49 |
| Harlow | 4.7% | Harlow | 39,378 | 40,546 | 0.97 |
| Maldon | 3.1% | Maldon | 29,690 | 20,956 | 1.42 |
| Rochford | 3.0% | Rochford | 38,601 | 23,377 | 1.65 |
| Tendring | 5.0% | Tendring | 55,112 | 42,257 | 1.30 |
| Uttlesford | 2.4% | Uttlesford | 35,746 | 35,693 | 1.00 |
| Southend | 5.5% | Southend | 70,947 | 64,335 | 1.10 |
| Thurrock | 4.8% | Thurrock | 70,596 | 58,369 | 1.21 |
| Cambridge City | 3.8% | Cambridge City | 49,596 | 78,863 | 0.63 |
| South Cambridgeshire | 2.2% | South Cambridgeshire | 70,800 | 65,862 | 1.07 |
| Broxbourne | 3.3% | Broxbourne | 44,556 | 33,151 | 1.34 |
| East Hertfordshire | 2.2% | East Hertfordshire | 69,133 | 59,422 | 1.16 |
| Welwyn-Hatfield | 3.0% | Welwyn-Hatfield | 47,032 | 56,307 | 0.84 |
| Babergh | 3.2% | Babergh | 41,258 | 32,811 | 1.26 |
| Ipswich | 5.1% | Ipswich | 54,367 | 67,065 | 0.81 |
| Mid Suffolk | 2.9% | Mid Suffolk | 43,902 | 35,518 | 1.24 |
| Suffolk Coastal | 3.2% | Suffolk Coastal | 53,422 | 49,238 | 1.08 |
| St Edmundsbury | 3.0% | St Edmundsbury | 51,319 | 51,007 | 1.01 |

Source: 2001 Census

Source: 2001 Census

Figure 7: Unemployment Rate and Commuting Ratio (Source: 2001 Census)

Scenario: Approved RSS Pure – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | | | | Total | |
|--------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|-------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | | |
| Harlow | 580 | 580 | 580 | 580 | 580 | 580 | 580 | 580 | 580 | 580 | 580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6380 |
| Epping Forest | 150 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 10150 |
| East Hertfordshire | 660 | 1060 | 1060 | 1060 | 1060 | 1060 | 1060 | 1060 | 1060 | 1060 | 1060 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 1260 | 26380 |

Figure 8: Harlow Joint Working Area Dwelling Growth Trajectory – Approved RSS Pure (Source: RSS, EPOA)

Scenario: Approved RSS Realistic – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | | | | Total | |
|--------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|-------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | | |
| Harlow | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 6430 |
| Epping Forest | 150 | 150 | 150 | 150 | 150 | 505 | 505 | 505 | 505 | 505 | 505 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 10140 |
| East Hertfordshire | 660 | 660 | 660 | 660 | 660 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 1285 | 26430 |

Figure 9: Harlow Joint Working Area Dwelling Growth Trajectory – Approved RSS Realistic (Source: RSS, EPOA)

Scenario: Draft Review RSS Pure – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | | | | Total | |
|--------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|-------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | | |
| Harlow | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 305 | 0 | 0 | 6405 |
| Epping Forest | 160 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 360 | 8080 |
| East Hertfordshire | 550 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 840 | 19030 |

Figure 10: Harlow Joint Working Area Dwelling Growth Trajectory – Draft review RSS Pure (Source: RSS, EPOA)

Scenario: Draft Review RSS Realistic – R

| | Net Dwellings | | | | | | | | | | | | | | | | | | | | | | | Total | |
|--------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|-------|
| | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | | |
| Harlow | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 530 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 6430 |
| Epping Forest | 160 | 160 | 160 | 160 | 160 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 8180 |
| East Hertfordshire | 550 | 550 | 550 | 550 | 550 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 915 | 19220 |

Figure 11: Harlow Joint Working Area Dwelling Growth Trajectory – Draft review RSS Realistic (Source: RSS, EPOA)

3. Scenario Forecasts

3.1. Summary of output

In this section a summary of the results of each of the seven scenarios is provided for each local authority area and for each macro area. The summary takes the form of a 'chart' and an accompanying 'table' of statistics.

The 'chart' illustrates the trajectory of population change resulting from each scenario. Scenarios are colour-coded and symbol-coded for ease of interpretation.

The 'table' then summarises the change in population and household numbers 2010-2033 that result from each scenario. The scenarios are 'ranked (high to low) based upon the level of population change 2010-2033 (so scenarios are not tabulated in the same order for each area). Each table also shows the average annual net migration associated with the population change; plus the expected average annual dwelling and jobs growth based on the assumptions used in each scenario.

The "AMR Dwelling Trajectory – R" scenario typically has a dwelling growth trajectory that reverts to zero before the end of the forecast period (the date of which is indicated at the foot of each table). This is because the AMR dwelling trajectories are generally based on the current availability of identified sites for residential development rather than potential housing provision set out in policy documents such as the RSS. This is indicated at the foot of each table. Average annual migration, dwellings and jobs will be influenced by this 'partial' trajectory so any comparison with other scenarios should take due recognition of this fact.

All seven scenarios have been run for all 24 areas, with one exception. No data is currently available for the St Edmundsbury "AMR Dwelling Trajectory – R" scenario, due to the evolution of planning policy in the Borough during 2011. This is noted on the summary page for St Edmundsbury, with the 'AMR Dwelling Trajectory – R' scenario included as a 'zero-dwelling change' scenario from 2010 onwards.

3.2. 'All Areas' scenario summary

A total of 24 local authority areas are included within the EPOA study area. These aggregate to produce the 'All Areas' total within the POPGROUP output. A summary of the output from each of the seven scenarios for the 'All Areas' geography is included below.

The SNPP scenario results in the largest population growth over the forecast period (23.4%). Using more recent evidence for its trend assumptions, the migration-led scenario results in a similar growth trajectory (23.4%). The 'Economic – R' scenario growth reduces further from the 'trend' scenarios, resulting in 18.2% population growth over the 2010-2033 forecast period. The two 'RSS' dwelling-constrained scenarios result in lower growth than either the trend or economic scenarios. The Approved-RSS scenario results in 15.3% population growth, the Draft Review RSS scenario 12.4% growth. Finally, the net-nil migration scenario achieves population growth of 2.2%, due solely to natural change with the net balance of migration set to zero.

Comparison of the "AMR Dwelling Trajectory – R" scenario with the other six scenarios is not possible for 'All Areas' or indeed any of the Macro areas. This is because the 'AMR Dwelling Trajectory – R' scenario reverts to zero dwelling change in individual authorities at different dates.

Household change statistics follow the sequence of population change estimates although the percentage change is higher in each case. This reflects the trend towards increasing rates of household formation and smaller household sizes over the forecast period.

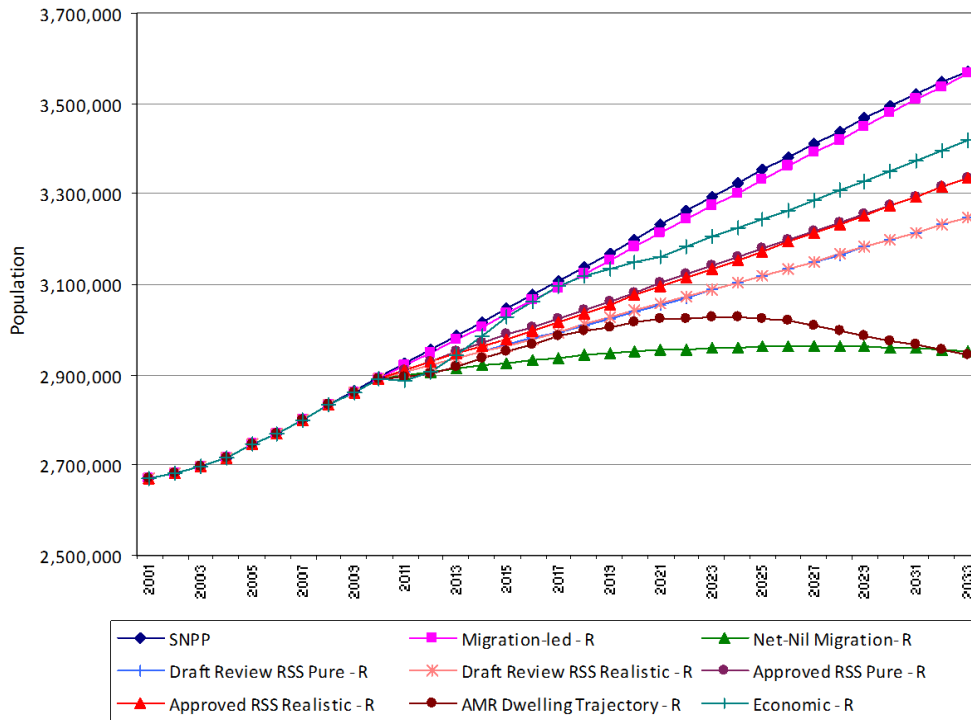
The average annual net migration statistics give an indication of how the 'trend' scenarios compare with the 'constrained' scenarios. For the economic and dwelling scenarios, migration is used to balance the level of population required to meet the labour force or dwelling targets set, year-on-year. In the case of the economic scenario, an average annual net migration of +16k would be required to meet the labour force constraints, a smaller total than the trend scenario would suggest. For the dwelling scenarios the average annual net migration totals reduce further to reflect the lower population required to meet the housing targets set. Net migration in the Net-nil migration scenario is zero in each year of the forecast period.

The average annual dwelling totals reflect the estimated housing requirement resulting from each scenario. In the case of the Approved RSS Pure, Approved RSS Realistic, Draft Review RSS Pure and Draft Review RSS Realistic scenarios, the average annual totals are equivalent to the housing totals provided by each local authority and detailed in Figures 2, and 3, apart from the three Districts of

Harlow, Epping Forest and East Hertfordshire where it is the data presented in Figures 8, 9, 10 & 11. For the AMR Dwelling Trajectory scenario the average annual totals are equivalent to the housing totals provided by each authority and detailed in Figure 4.

The average annual jobs totals provide an estimate of the number of new jobs that would result from each growth scenario, taking into account the population, economic activity rates, unemployment rates and commuting ratios detailed previously (Figure 5, 6 & 7).

All Areas



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|--------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 677,378 | 23.4% | 387,069 | 31.6% | 20,679 | 17,365 | 10,856 |
| Migration-led - R | 675,099 | 23.4% | 388,167 | 32.3% | 21,579 | 17,374 | 12,340 |
| Economic - R | 526,580 | 18.2% | 329,134 | 27.4% | 16,302 | 14,757 | 7,669 |
| Approved RSS Realistic - R | 444,804 | 15.4% | 294,966 | 24.6% | 13,003 | 13,186 | 7,385 |
| Approved RSS Pure - R | 444,641 | 15.4% | 294,878 | 24.6% | 12,959 | 13,182 | 7,379 |
| Draft Review RSS Realistic - R | 357,650 | 12.4% | 260,361 | 21.7% | 9,860 | 11,651 | 4,889 |
| Draft Review RSS Pure - R | 356,971 | 12.3% | 260,053 | 21.7% | 9,853 | 11,637 | 4,879 |
| Net-Nil Migration- R | 62,266 | 2.2% | 94,149 | 7.8% | 0 | 4,191 | -3,960 |
| AMR Dwelling Trajectory - R | 54,770 | 1.9% | 136,992 | 11.4% | -2,218 | 6,119 | -1,976 |

3.3. Local authority scenario summary

Individual local authority scenario summaries are ordered as follows:

Basildon

Braintree

Brentwood

Castle Point

Chelmsford

Colchester

Epping Forest

Harlow

Maldon

Rochford

Tendring

Uttlesford

Southend-on-Sea

Thurrock

Cambridge

South Cambridgeshire

Broxbourne

East Hertfordshire

Welwyn Hatfield

Babergh

Ipswich

Mid Suffolk

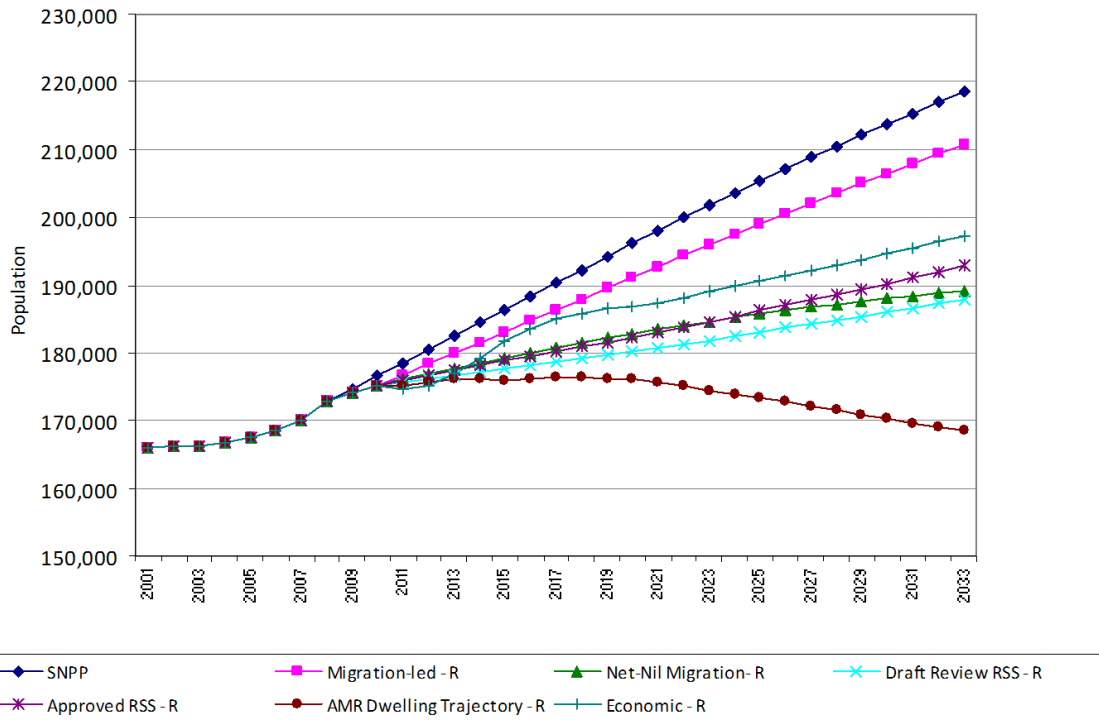
Suffolk Coastal

St. Edmundsbury

Note:

For the three Districts of Harlow, Epping Forest and East Hertfordshire four RSS scenarios are presented - Approved RSS Pure, Approved RSS Realistic, Draft Review RSS Pure and Draft Review RSS Realistic. For all other Districts two RSS scenarios are presented – Approved RSS and Draft Review RSS.

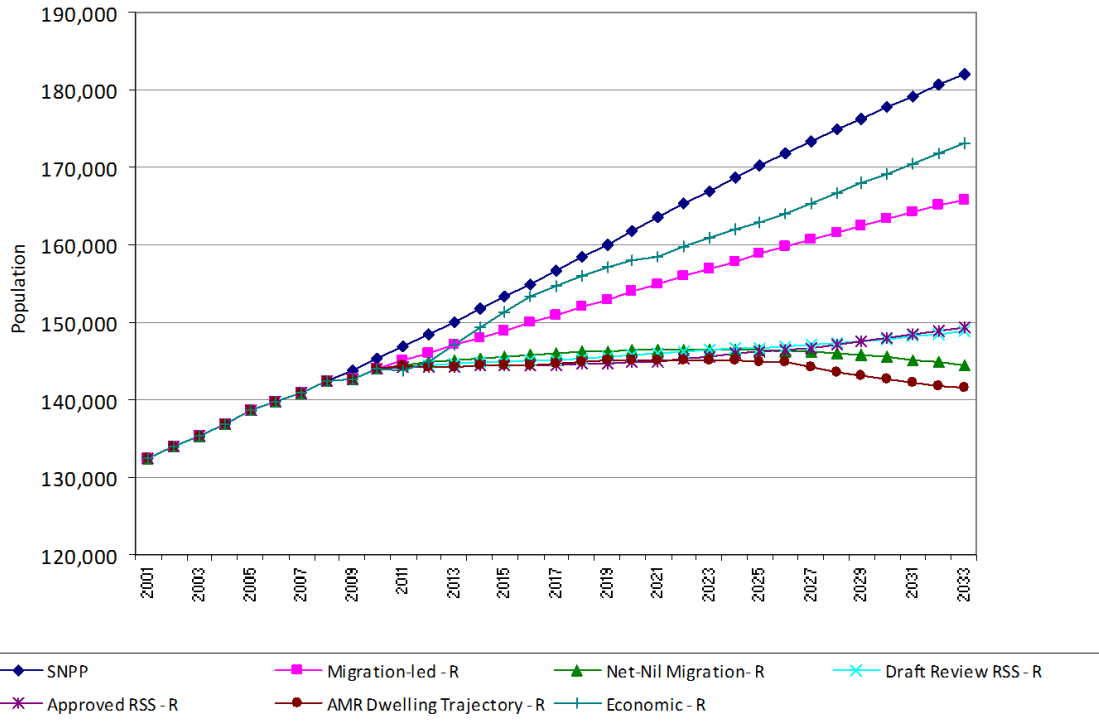
Basildon



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 41,970 | 23.8% | 24,299 | 32.0% | 793 | 1,081 | 766 |
| Migration-led - R | 35,595 | 20.3% | 21,593 | 29.8% | 689 | 961 | 615 |
| Economic - R | 22,077 | 12.6% | 15,978 | 22.1% | 187 | 711 | 316 |
| Approved RSS - R | 17,591 | 10.0% | 14,160 | 19.5% | 35 | 630 | 220 |
| Net-Nil Migration- R | 13,942 | 8.0% | 10,109 | 14.0% | 0 | 450 | -1 |
| Draft Review RSS - R | 12,721 | 7.3% | 12,137 | 16.8% | -144 | 540 | 113 |
| AMR Dwelling Trajectory - R | -6,707 | -3.8% | 3,973 | 5.5% | -890 | 177 | -317 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

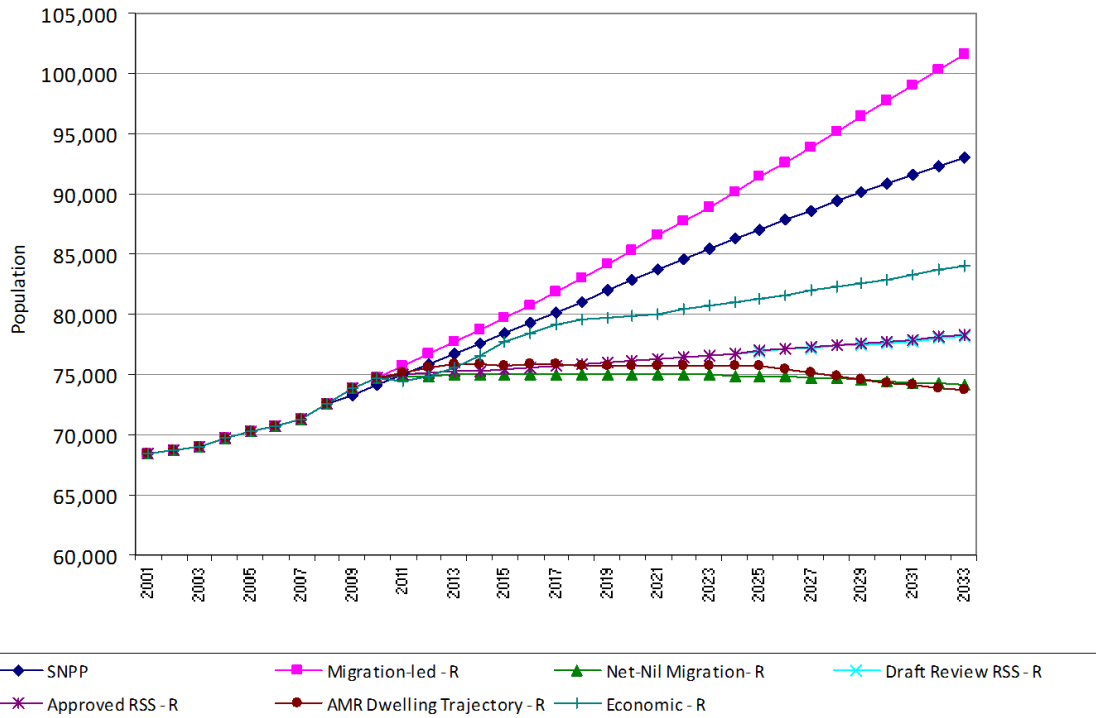
Braintree



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 36,626 | 25.2% | 20,585 | 33.5% | 1,218 | 918 | 417 |
| Economic - R | 29,161 | 20.2% | 17,425 | 29.1% | 1,035 | 777 | 192 |
| Migration-led - R | 21,839 | 15.2% | 14,424 | 24.1% | 757 | 644 | 65 |
| Approved RSS - R | 5,198 | 3.6% | 7,611 | 12.7% | 139 | 340 | -218 |
| Draft Review RSS - R | 4,750 | 3.3% | 7,396 | 12.3% | 116 | 330 | -227 |
| Net-Nil Migration- R | 427 | 0.3% | 3,461 | 5.8% | 0 | 154 | -368 |
| AMR Dwelling Trajectory - R | -2,569 | -1.8% | 4,269 | 7.1% | -180 | 190 | -354 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

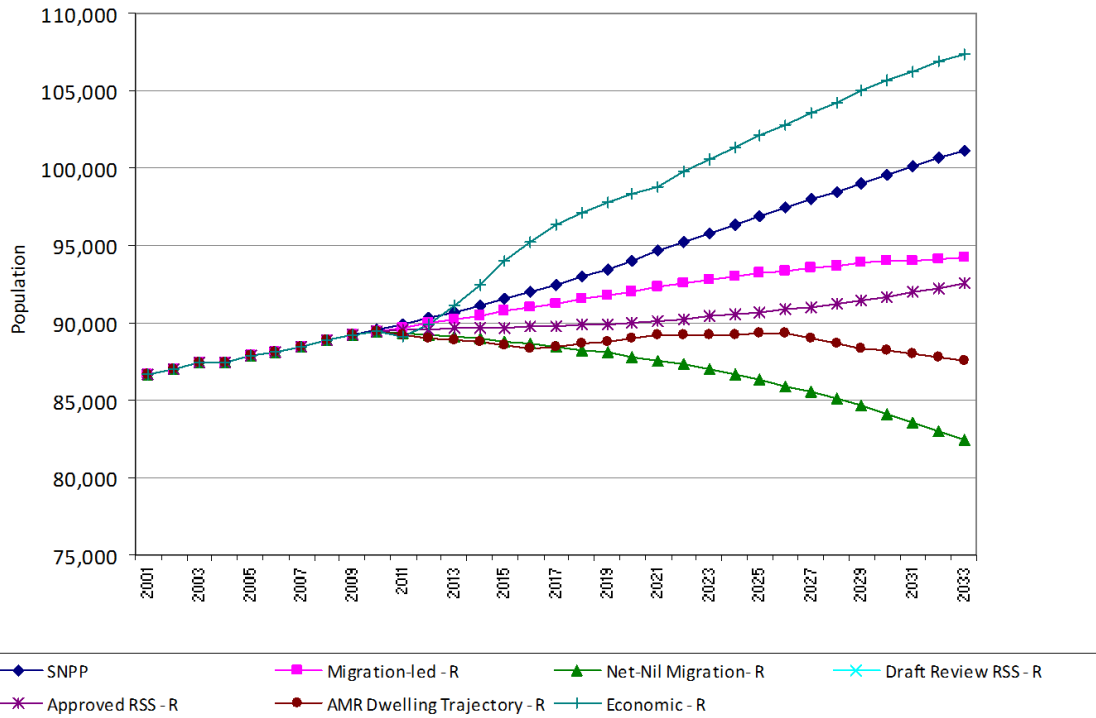
Brentwood



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 26,764 | 35.8% | 13,190 | 42.8% | 1,004 | 593 | 619 |
| SNPP | 18,898 | 25.5% | 9,243 | 29.7% | 659 | 415 | 376 |
| Economic - R | 9,225 | 12.3% | 6,126 | 19.9% | 335 | 275 | 193 |
| Approved RSS - R | 3,518 | 4.7% | 3,842 | 12.5% | 123 | 173 | 57 |
| Draft Review RSS - R | 3,377 | 4.5% | 3,784 | 12.3% | 117 | 170 | 53 |
| Net-Nil Migration - R | -667 | -0.9% | 761 | 2.5% | 0 | 34 | -103 |
| AMR Dwelling Trajectory - R | -1,072 | -1.4% | 1,962 | 6.4% | -62 | 88 | -56 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2025 onwards

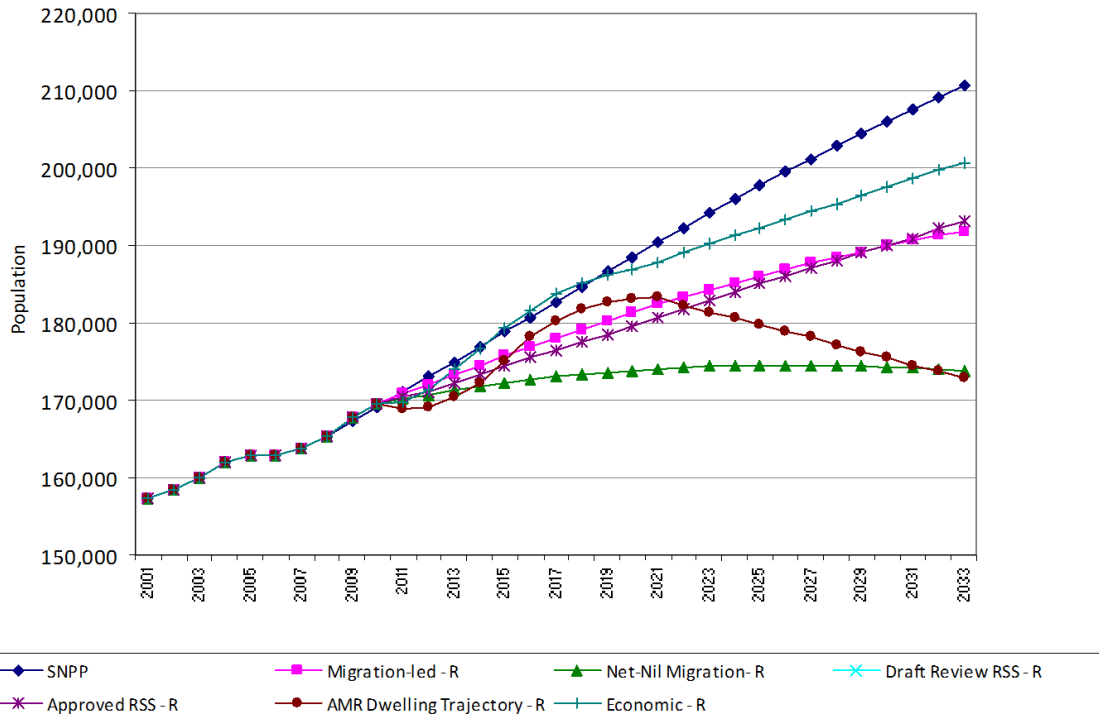
Castle Point



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Economic - R | 17,889 | 20.0% | 10,241 | 28.1% | 943 | 452 | 69 |
| SNPP | 11,561 | 12.9% | 7,844 | 20.8% | 706 | 346 | 25 |
| Migration-led - R | 4,766 | 5.3% | 5,153 | 14.1% | 423 | 227 | -77 |
| Approved RSS - R | 3,171 | 3.5% | 4,537 | 12.4% | 365 | 200 | -95 |
| Draft Review RSS - R | 3,171 | 3.5% | 4,537 | 12.4% | 365 | 200 | -95 |
| AMR Dwelling Trajectory - R | -1,799 | -2.0% | 2,574 | 7.1% | 160 | 113 | -150 |
| Net-Nil Migration - R | -6,921 | -7.7% | -546 | -1.5% | 0 | -24 | -245 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

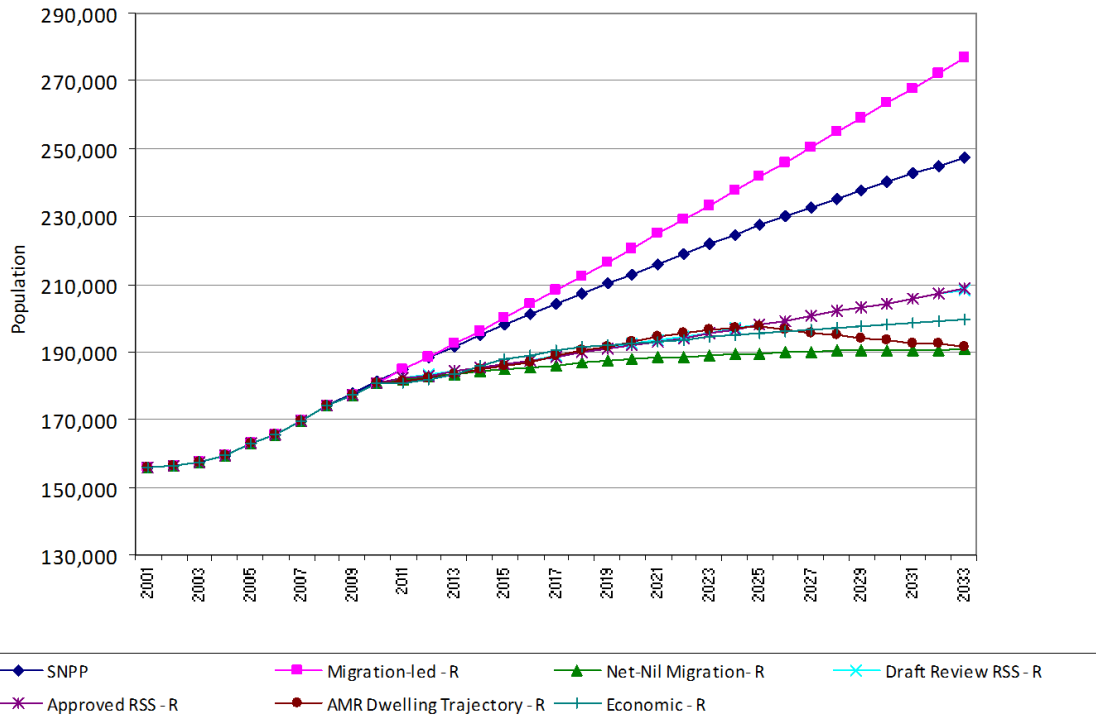
Chelmsford



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 41,421 | 24.5% | 23,520 | 32.9% | 1,060 | 1,044 | 733 |
| Economic - R | 31,223 | 18.4% | 21,823 | 31.3% | 942 | 969 | 508 |
| Approved RSS - R | 23,565 | 13.9% | 18,699 | 26.8% | 674 | 830 | 335 |
| Draft Review RSS - R | 23,565 | 13.9% | 18,699 | 26.8% | 674 | 830 | 335 |
| Migration-led - R | 22,293 | 13.1% | 18,144 | 26.0% | 611 | 805 | 302 |
| Net-Nil Migration - R | 4,346 | 2.6% | 7,805 | 11.2% | 0 | 346 | -235 |
| AMR Dwelling Trajectory - R | 3,287 | 1.9% | 10,064 | 14.4% | -154 | 447 | -147 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2021 onwards

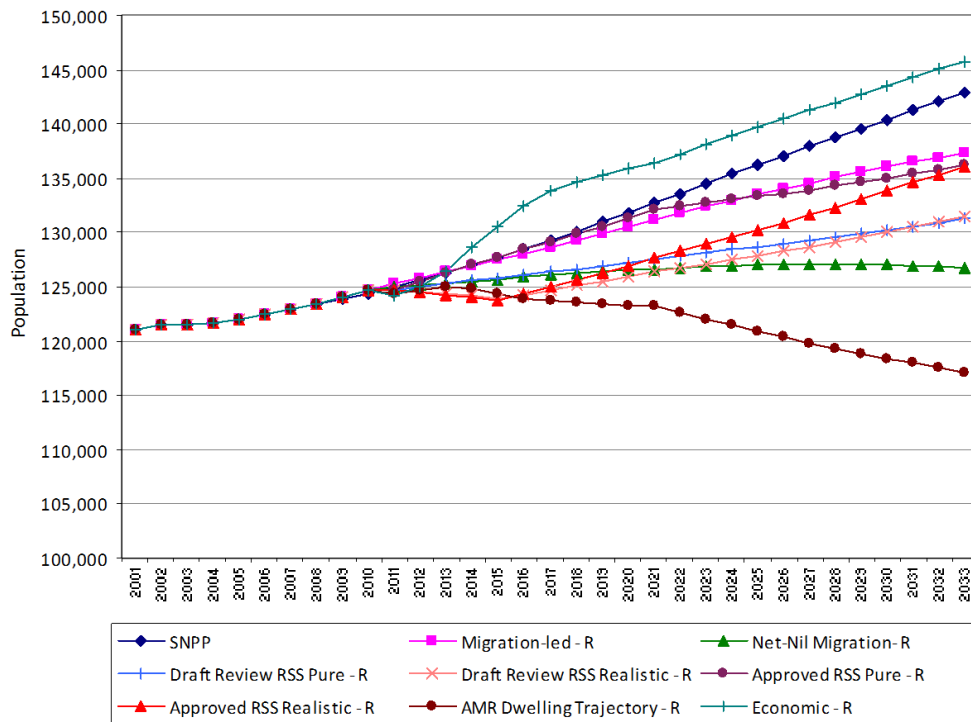
Colchester



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 95,663 | 52.8% | 46,326 | 63.7% | 3,074 | 2,066 | 2,166 |
| SNPP | 65,802 | 36.3% | 33,267 | 44.4% | 1,753 | 1,483 | 1,260 |
| Approved RSS - R | 27,500 | 15.2% | 18,907 | 26.0% | 549 | 843 | 565 |
| Draft Review RSS - R | 27,327 | 15.1% | 18,839 | 25.9% | 541 | 840 | 560 |
| Economic - R | 18,641 | 10.3% | 15,356 | 21.1% | 191 | 685 | 352 |
| AMR Dwelling Trajectory - R | 10,532 | 5.8% | 12,125 | 16.7% | -149 | 541 | 153 |
| Net-Nil Migration- R | 9,729 | 5.4% | 7,018 | 9.7% | 0 | 313 | -116 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2025 onwards

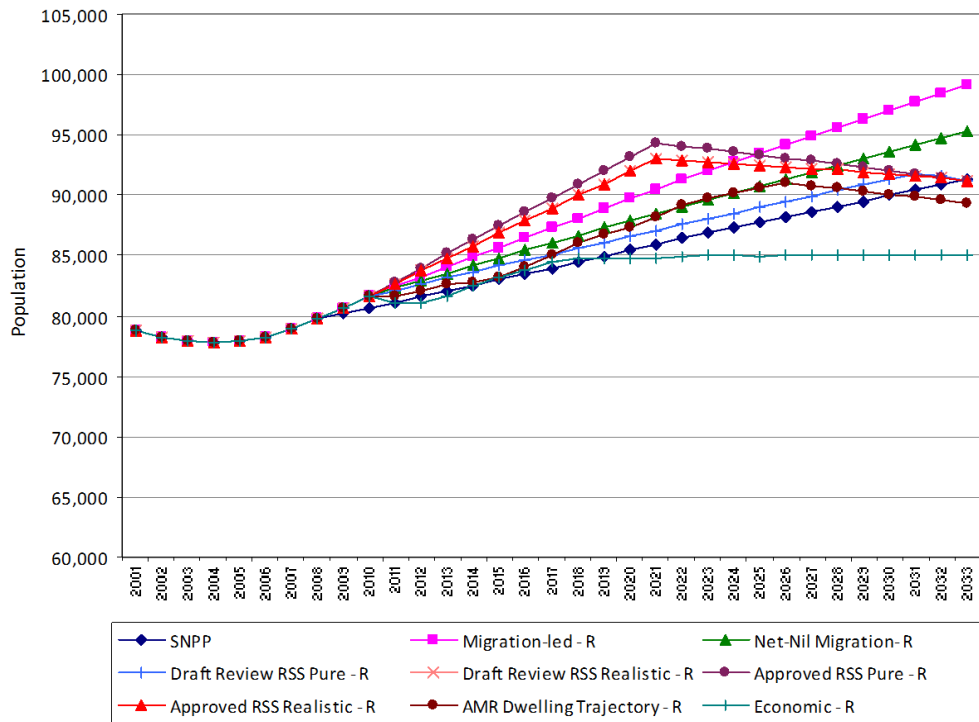
Epping Forest



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Economic - R | 20,998 | 16.8% | 13,894 | 26.4% | 657 | 619 | 236 |
| SNPP | 18,444 | 14.8% | 11,559 | 21.8% | 552 | 515 | 200 |
| Migration-led - R | 12,586 | 10.1% | 10,402 | 19.8% | 354 | 463 | 104 |
| Approved RSS Pure - R | 11,443 | 9.2% | 9,910 | 18.8% | 307 | 441 | 85 |
| Approved RSS Realistic - R | 11,334 | 9.1% | 9,901 | 18.8% | 328 | 441 | 86 |
| Draft Review RSS Realistic - R | 6,777 | 5.4% | 7,987 | 15.2% | 154 | 356 | 14 |
| Draft Review RSS Pure - R | 6,566 | 5.3% | 7,889 | 15.0% | 139 | 351 | 10 |
| Net-Nil Migration- R | 2,037 | 1.6% | 4,046 | 7.7% | 0 | 180 | -106 |
| AMR Dwelling Trajectory - R | -7,648 | -6.1% | 1,905 | 3.6% | -402 | 85 | -215 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2021 onwards

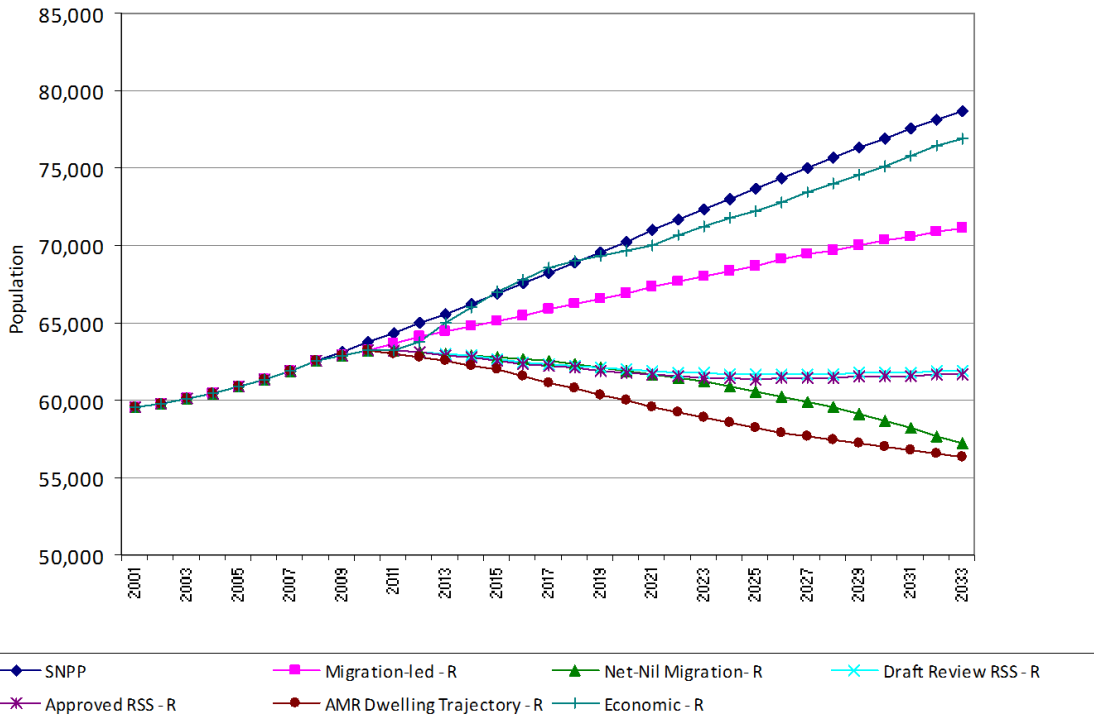
Harlow



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 17,559 | 21.5% | 9,641 | 27.6% | 98 | 427 | 361 |
| Net-Nil Migration- R | 13,656 | 16.7% | 6,196 | 17.8% | 0 | 274 | 187 |
| SNPP | 10,701 | 13.3% | 6,348 | 18.1% | -223 | 281 | 194 |
| Draft Review RSS Realistic - R | 9,600 | 11.8% | 6,317 | 18.1% | -226 | 280 | 157 |
| Approved RSS Realistic - R | 9,600 | 11.8% | 6,317 | 18.1% | -226 | 280 | 157 |
| Draft Review RSS Pure - R | 9,578 | 11.7% | 6,293 | 18.0% | -190 | 278 | 161 |
| Approved RSS Pure - R | 9,471 | 11.6% | 6,268 | 18.0% | -241 | 277 | 152 |
| AMR Dwelling Trajectory - R | 7,641 | 9.4% | 5,460 | 15.6% | -276 | 242 | 106 |
| Economic - R | 3,362 | 4.1% | 3,658 | 10.5% | -407 | 162 | 10 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

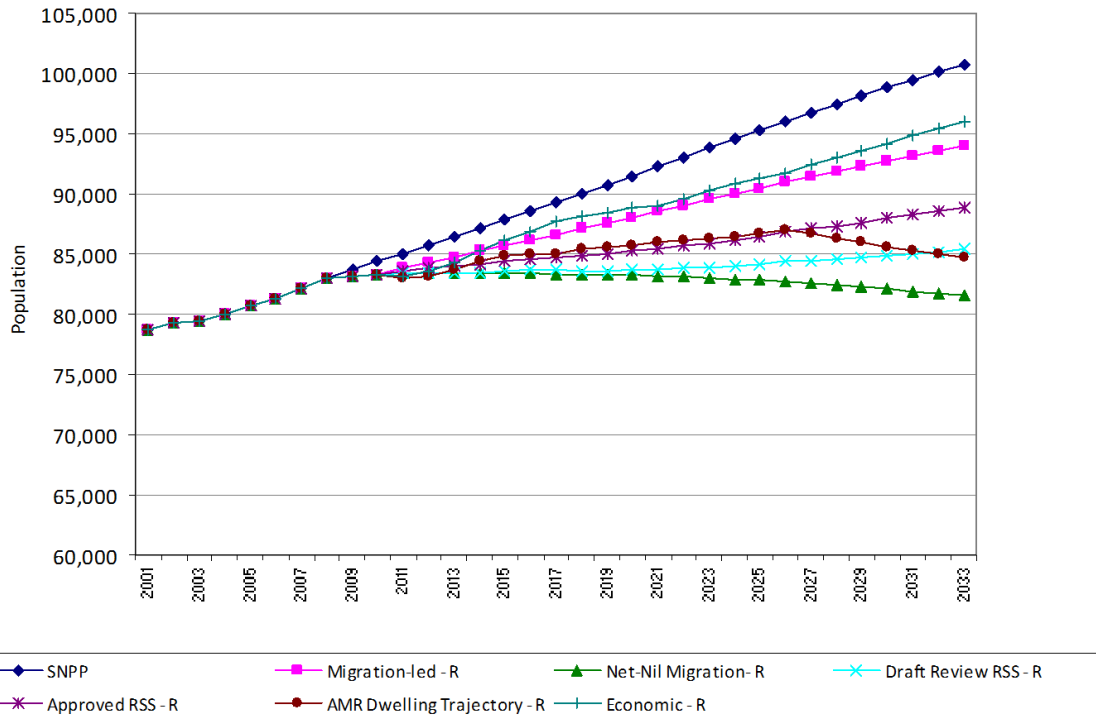
Maldon



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 14,996 | 23.5% | 8,739 | 32.4% | 780 | 396 | 142 |
| Economic - R | 13,701 | 21.7% | 8,787 | 34.2% | 758 | 398 | 103 |
| Migration-led - R | 7,828 | 12.4% | 6,396 | 24.9% | 519 | 289 | 12 |
| Draft Review RSS - R | -1,312 | -2.1% | 2,651 | 10.3% | 147 | 120 | -126 |
| Approved RSS - R | -1,568 | -2.5% | 2,546 | 9.9% | 136 | 115 | -130 |
| Net-Nil Migration - R | -6,064 | -9.6% | 410 | 1.6% | 0 | 19 | -243 |
| AMR Dwelling Trajectory - R | -6,887 | -10.9% | 336 | 1.3% | -85 | 15 | -210 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2016 onwards

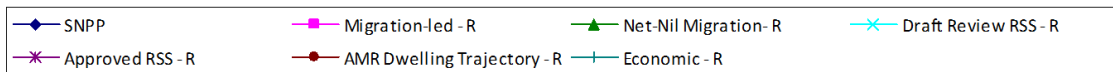
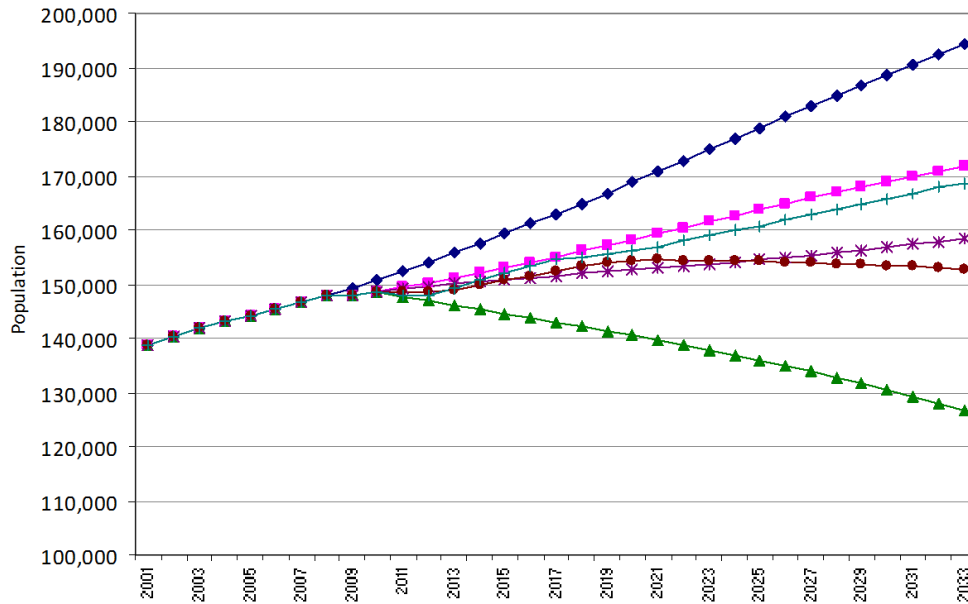
Rochford



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 16,406 | 19.4% | 9,875 | 28.1% | 694 | 439 | 143 |
| Economic - R | 12,600 | 15.1% | 8,362 | 24.8% | 528 | 372 | 74 |
| Migration-led - R | 10,647 | 12.8% | 7,612 | 22.6% | 451 | 339 | 47 |
| Approved RSS - R | 5,485 | 6.6% | 5,618 | 16.7% | 257 | 250 | -24 |
| Draft Review RSS - R | 2,008 | 2.4% | 4,270 | 12.7% | 124 | 190 | -71 |
| AMR Dwelling Trajectory - R | 1,314 | 1.6% | 3,991 | 11.8% | 81 | 178 | -84 |
| Net-Nil Migration - R | -1,837 | -2.2% | 1,529 | 4.5% | 0 | 68 | -153 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

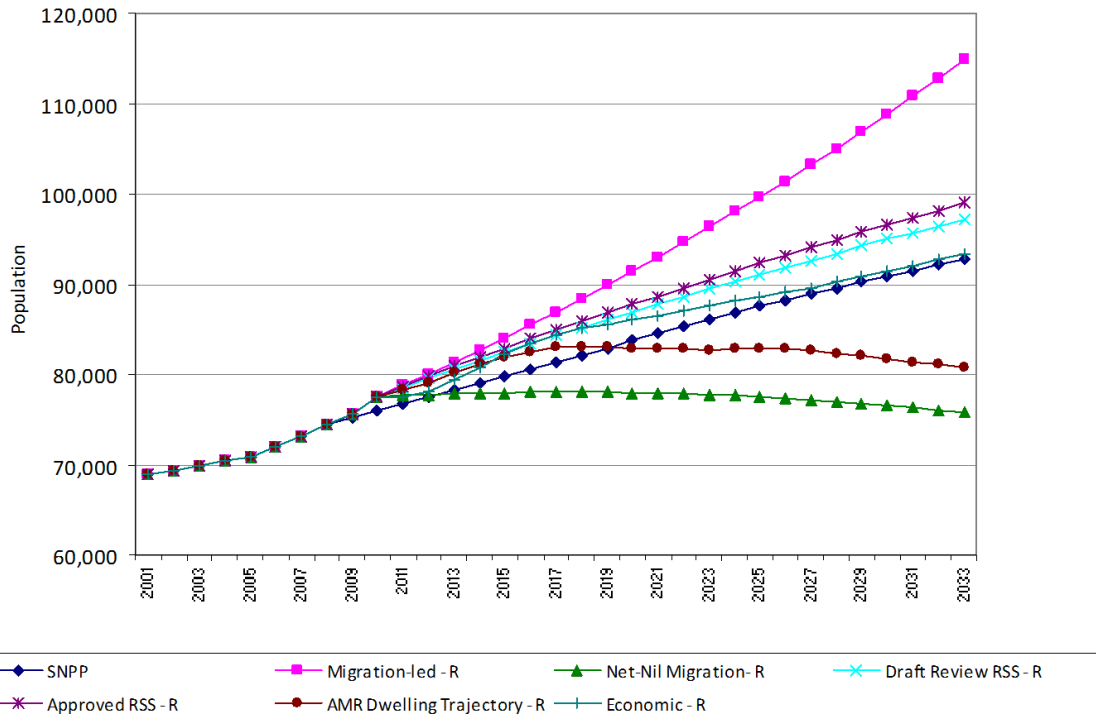
Trending



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 43,385 | 28.8% | 25,660 | 37.8% | 2,563 | 1,176 | 407 |
| Migration-led - R | 23,055 | 15.5% | 14,887 | 23.3% | 1,723 | 682 | 128 |
| Economic - R | 20,022 | 13.5% | 13,602 | 21.3% | 1,600 | 623 | 86 |
| Approved RSS - R | 9,953 | 6.7% | 9,385 | 14.7% | 1,187 | 430 | -54 |
| Draft Review RSS - R | 9,953 | 6.7% | 9,385 | 14.7% | 1,187 | 430 | -54 |
| AMR Dwelling Trajectory - R | 4,135 | 2.8% | 6,961 | 10.9% | 937 | 319 | -140 |
| Net-Nil Migration - R | -21,828 | -14.7% | -3,702 | -5.8% | 0 | -170 | -628 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2031 onwards

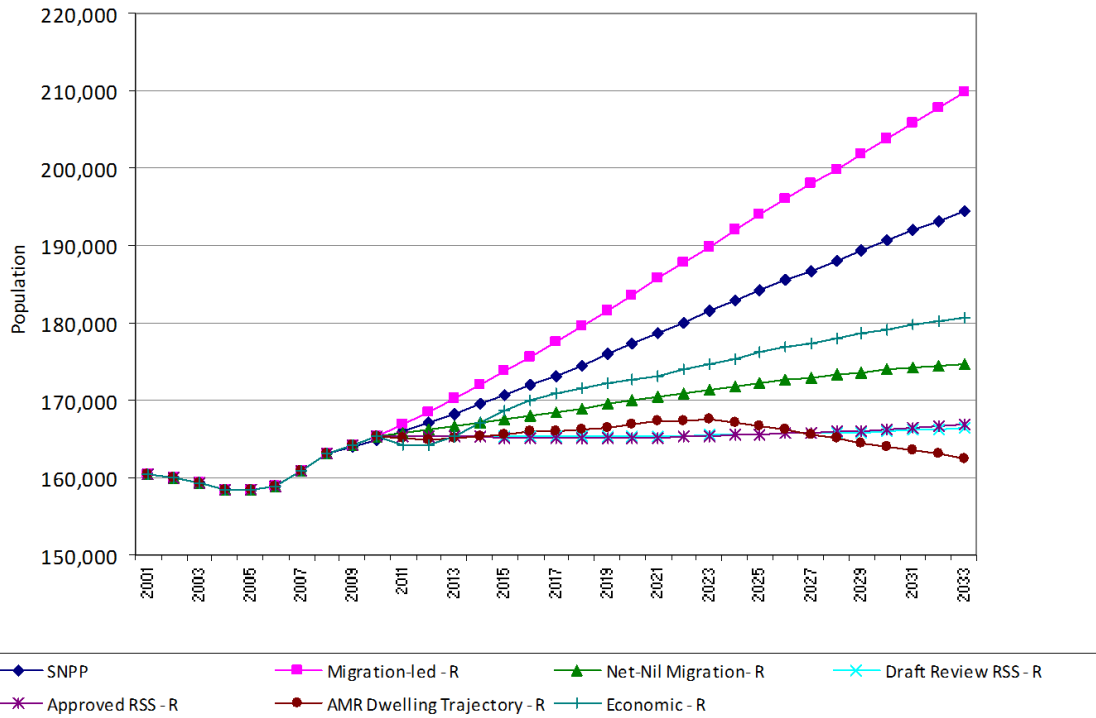
Uttlesford



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 37,394 | 48.2% | 15,210 | 49.1% | 1,393 | 686 | 685 |
| Approved RSS - R | 21,533 | 27.8% | 9,539 | 30.8% | 787 | 430 | 324 |
| Draft Review RSS - R | 19,680 | 25.4% | 8,873 | 28.6% | 718 | 400 | 282 |
| SNPP | 16,667 | 21.9% | 9,087 | 29.6% | 661 | 410 | 249 |
| Economic - R | 15,891 | 20.5% | 7,500 | 24.2% | 578 | 338 | 197 |
| AMR Dwelling Trajectory - R | 3,339 | 4.3% | 2,955 | 9.5% | 92 | 133 | -87 |
| Net-Nil Migration - R | -1,724 | -2.2% | -572 | -1.8% | 0 | -26 | -330 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2027 onwards

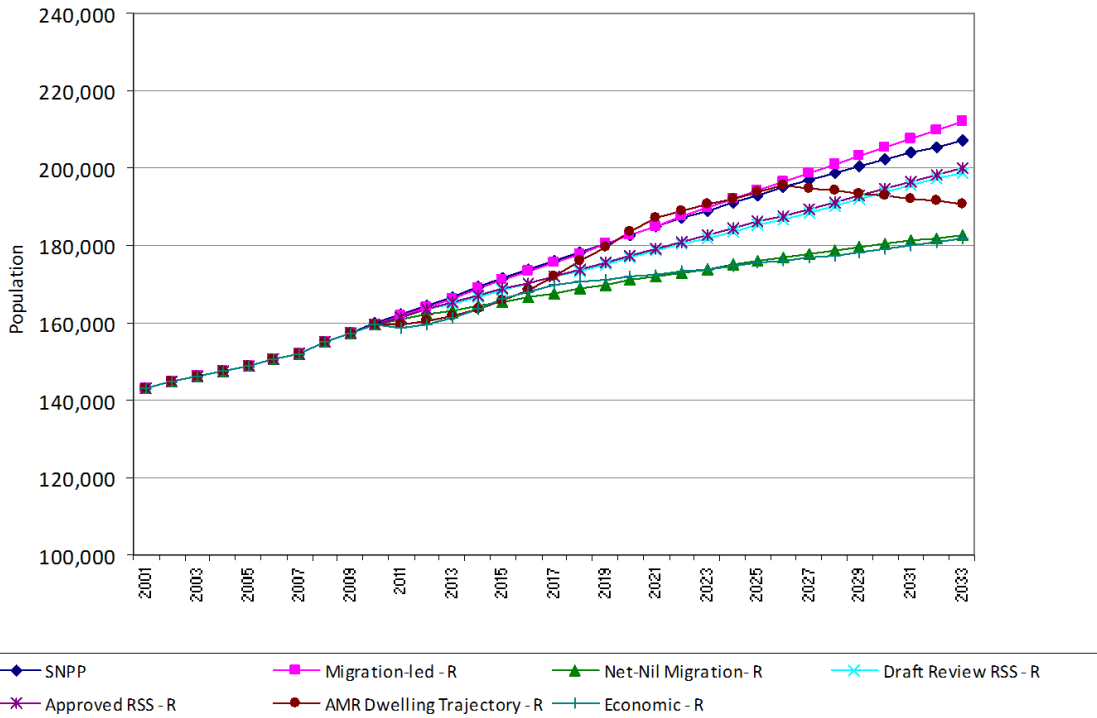
Southend-on-Sea



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 44,373 | 26.8% | 26,092 | 34.7% | 1,222 | 1,181 | 768 |
| SNPP | 29,486 | 17.9% | 19,574 | 26.1% | 749 | 886 | 425 |
| Economic - R | 15,457 | 9.4% | 13,101 | 17.4% | 173 | 593 | 183 |
| Net-Nil Migration - R | 9,310 | 5.6% | 7,348 | 9.8% | 0 | 332 | -63 |
| Approved RSS - R | 1,489 | 0.9% | 6,812 | 9.1% | -322 | 308 | -90 |
| Draft Review RSS - R | 1,087 | 0.7% | 6,630 | 8.8% | -339 | 300 | -99 |
| AMR Dwelling Trajectory - R | -2,772 | -1.7% | 4,864 | 6.5% | -506 | 220 | -186 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

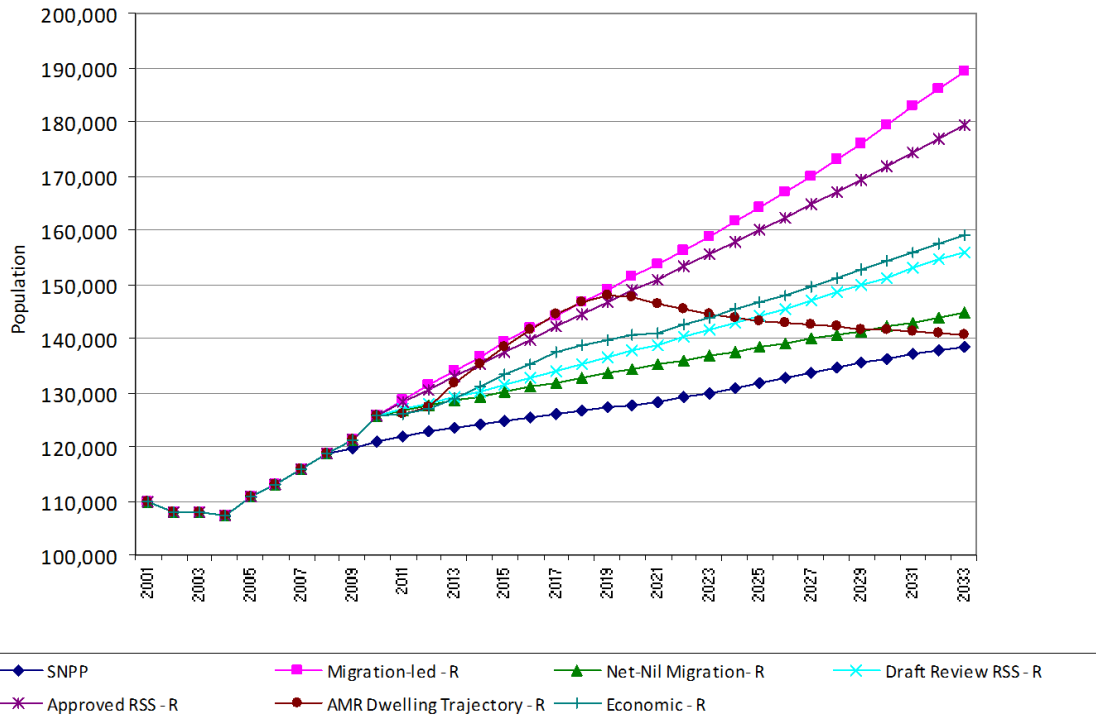
Thurrock



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 52,533 | 32.9% | 26,296 | 41.8% | 981 | 1,161 | 915 |
| SNPP | 47,435 | 29.7% | 24,370 | 36.6% | 665 | 1,076 | 785 |
| Approved RSS - R | 40,243 | 25.2% | 21,511 | 34.2% | 549 | 950 | 677 |
| Draft Review RSS - R | 39,081 | 24.5% | 21,058 | 33.5% | 508 | 930 | 654 |
| AMR Dwelling Trajectory - R | 31,033 | 19.4% | 17,971 | 28.6% | 117 | 794 | 467 |
| Net-Nil Migration - R | 23,120 | 14.5% | 11,849 | 18.9% | 0 | 523 | 227 |
| Economic - R | 22,232 | 13.9% | 14,482 | 23.0% | -98 | 640 | 324 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

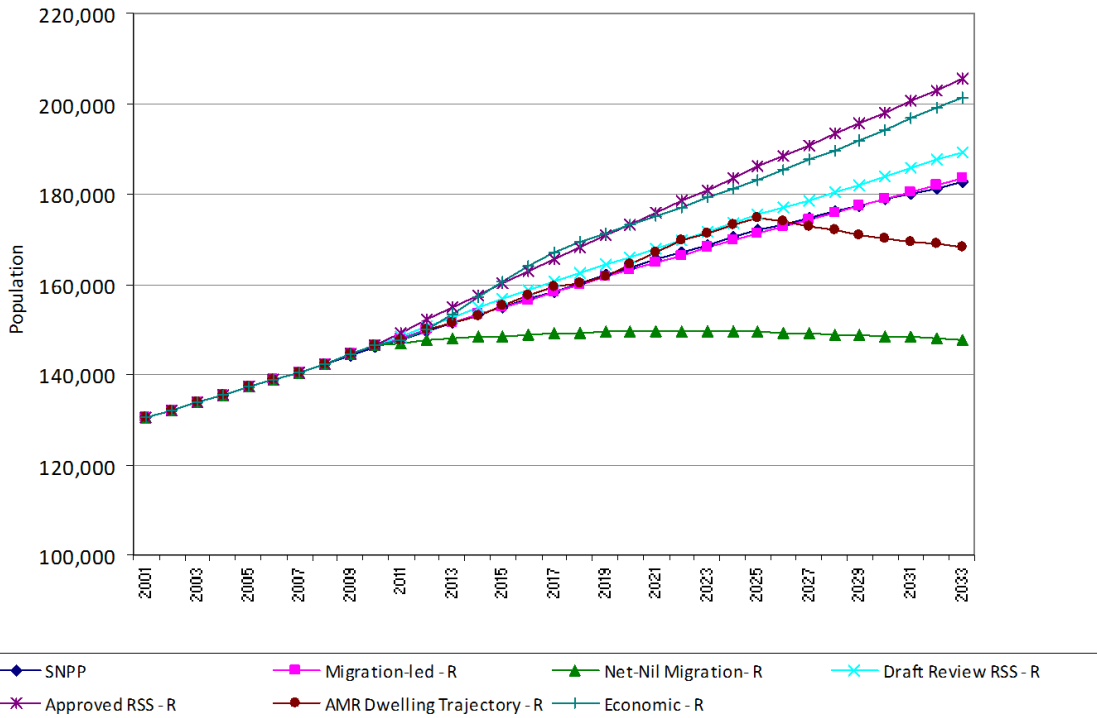
Cambridge



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 63,430 | 50.5% | 28,747 | 59.9% | 1,592 | 1,273 | 2,425 |
| Approved RSS - R | 53,670 | 42.7% | 25,068 | 52.2% | 1,225 | 1,110 | 2,067 |
| Economic - R | 33,399 | 26.6% | 17,141 | 35.7% | 492 | 759 | 1,318 |
| Draft Review RSS - R | 30,219 | 24.0% | 15,809 | 32.9% | 382 | 700 | 1,201 |
| Net-Nil Migration - R | 18,982 | 15.1% | 6,070 | 12.6% | 0 | 269 | 319 |
| SNPP | 17,649 | 14.6% | 10,844 | 23.8% | 175 | 480 | 623 |
| AMR Dwelling Trajectory - R | 14,937 | 11.9% | 10,633 | 22.2% | -276 | 471 | 644 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2021 onwards

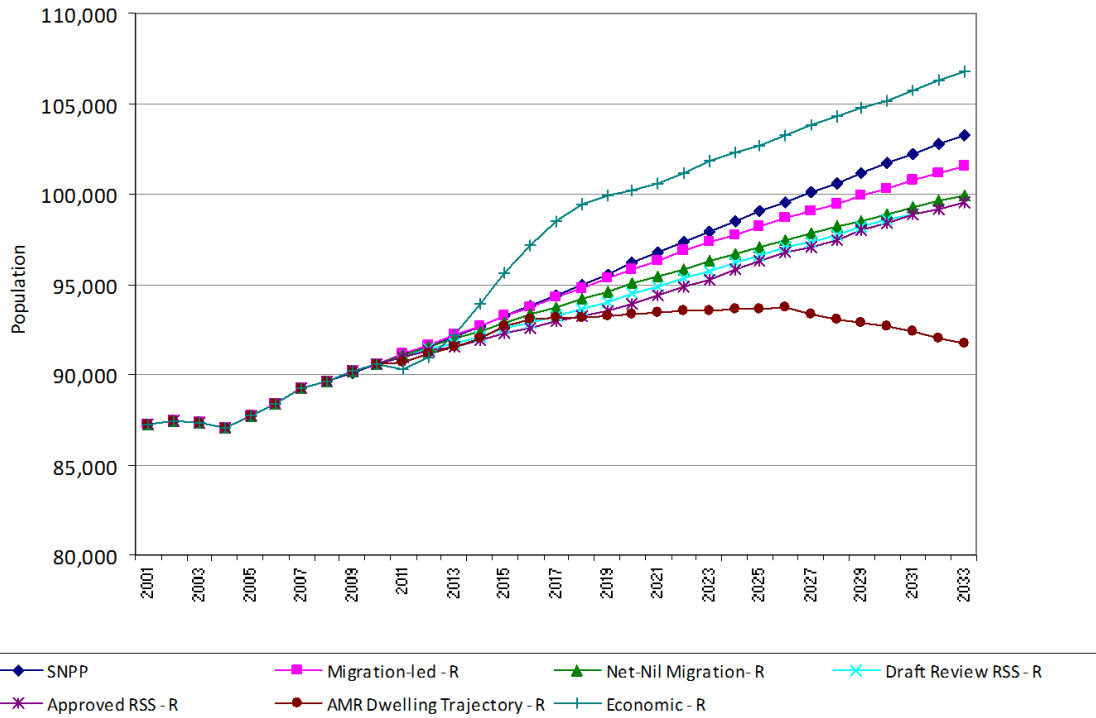
South Cambridgeshire



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Approved RSS - R | 59,006 | 40.3% | 29,801 | 50.2% | 2,017 | 1,330 | 1,133 |
| Economic - R | 55,012 | 37.6% | 28,233 | 47.5% | 1,870 | 1,260 | 1,039 |
| Draft Review RSS - R | 42,789 | 29.2% | 23,527 | 39.6% | 1,429 | 1,050 | 750 |
| Migration-led - R | 37,163 | 25.4% | 21,343 | 35.9% | 1,227 | 953 | 616 |
| SNPP | 36,532 | 25.0% | 20,640 | 34.5% | 1,079 | 921 | 600 |
| AMR Dwelling Trajectory - R | 21,634 | 14.8% | 15,198 | 25.6% | 577 | 678 | 229 |
| Net-Nil Migration - R | 1,343 | 0.9% | 5,103 | 8.6% | 0 | 228 | -351 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2025 onwards

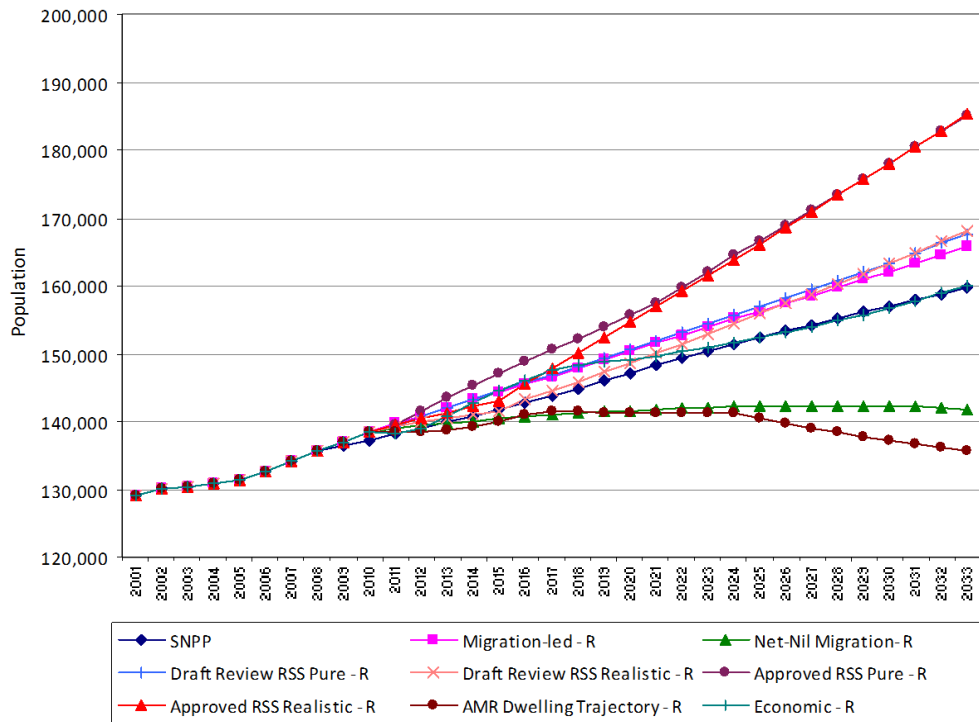
Broxbourne



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Economic - R | 16,138 | 17.8% | 8,666 | 22.9% | 220 | 387 | 183 |
| SNPP | 12,665 | 14.0% | 6,976 | 18.9% | 82 | 312 | 143 |
| Migration-led - R | 10,960 | 12.1% | 6,633 | 17.5% | 46 | 296 | 95 |
| Net-Nil Migration - R | 9,320 | 10.3% | 4,020 | 10.6% | 0 | 180 | 25 |
| Approved RSS - R | 8,937 | 9.9% | 5,837 | 15.4% | -22 | 261 | 60 |
| Draft Review RSS - R | 8,890 | 9.8% | 5,818 | 15.4% | -27 | 260 | 59 |
| AMR Dwelling Trajectory - R | 1,126 | 1.2% | 2,742 | 7.2% | -326 | 123 | -78 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

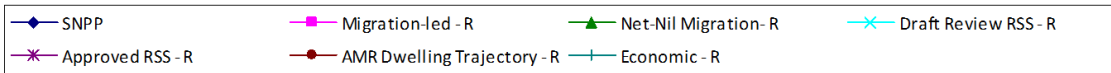
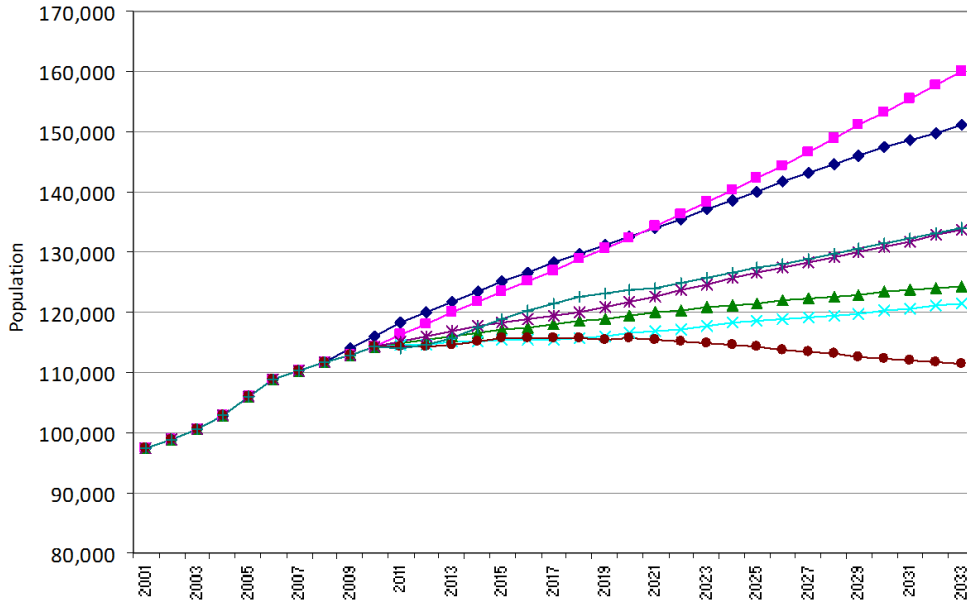
East Hertfordshire



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Approved RSS Realistic - R | 46,773 | 33.8% | 25,819 | 45.6% | 1,559 | 1,149 | 865 |
| Approved RSS Pure - R | 46,630 | 33.7% | 25,771 | 45.5% | 1,550 | 1,147 | 865 |
| Draft Review RSS Realistic - R | 29,553 | 21.3% | 18,776 | 33.2% | 920 | 836 | 486 |
| Draft Review RSS Pure - R | 29,106 | 21.0% | 18,590 | 32.8% | 893 | 827 | 475 |
| Migration-led - R | 27,296 | 19.7% | 17,850 | 31.5% | 823 | 794 | 434 |
| SNPP | 22,480 | 16.4% | 14,848 | 25.9% | 525 | 661 | 318 |
| Economic - R | 21,504 | 15.5% | 15,458 | 27.3% | 608 | 688 | 307 |
| Net-Nil Migration - R | 3,415 | 2.5% | 6,554 | 11.6% | 0 | 292 | -184 |
| AMR Dwelling Trajectory - R | -2,875 | -2.1% | 5,403 | 9.5% | -322 | 240 | -234 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2024 onwards

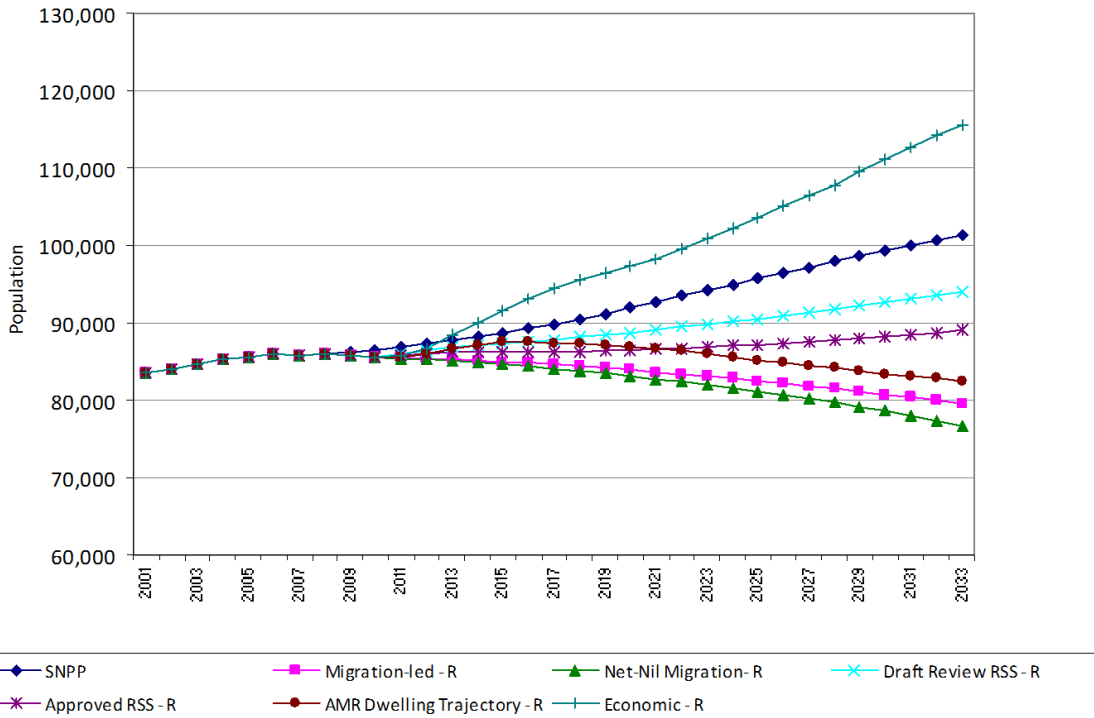
Welwyn Hatfield



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 45,626 | 39.9% | 20,733 | 46.6% | 1,242 | 920 | 1,287 |
| SNPP | 34,889 | 30.0% | 16,697 | 36.2% | 787 | 741 | 917 |
| Economic - R | 19,642 | 17.2% | 11,219 | 25.2% | 300 | 498 | 513 |
| Approved RSS - R | 19,327 | 16.9% | 11,049 | 24.8% | 297 | 490 | 507 |
| Net-Nil Migration - R | 10,005 | 8.7% | 4,416 | 9.9% | 0 | 196 | 73 |
| Draft Review RSS - R | 7,174 | 6.3% | 6,533 | 14.7% | -137 | 290 | 149 |
| AMR Dwelling Trajectory - R | -3,049 | -2.7% | 2,877 | 6.5% | -531 | 128 | -156 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2028 onwards

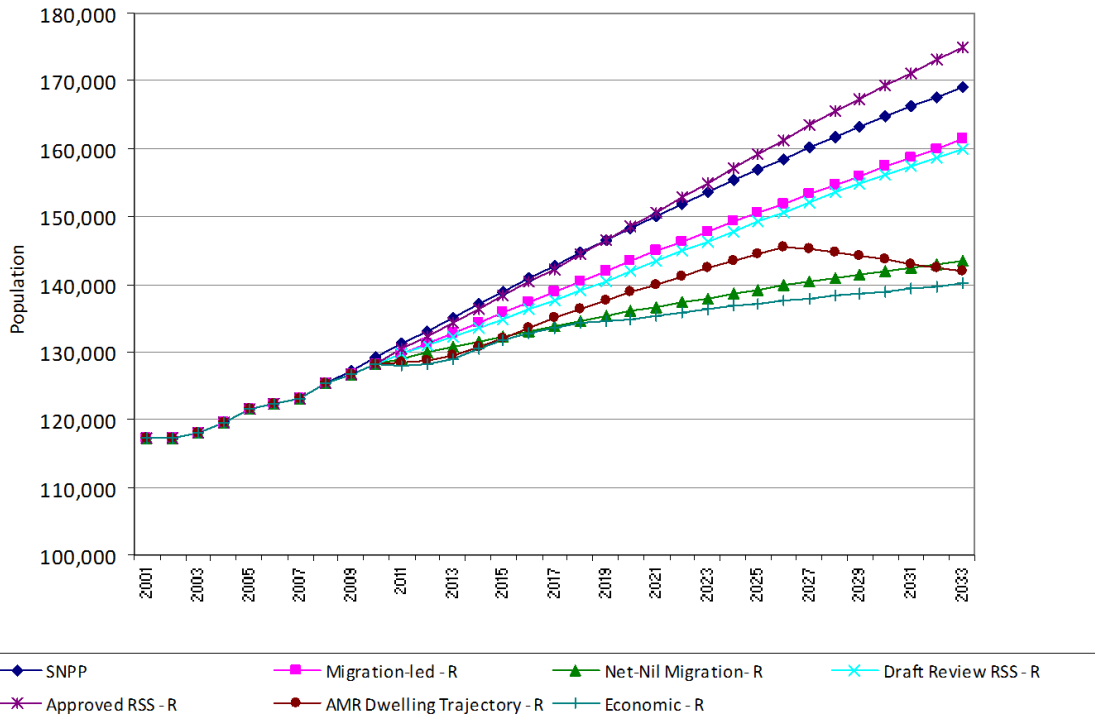
Babergh



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Economic - R | 30,028 | 35.1% | 16,425 | 44.1% | 1,492 | 739 | 287 |
| SNPP | 14,926 | 17.3% | 9,609 | 25.8% | 805 | 432 | 114 |
| Draft Review RSS - R | 8,416 | 9.8% | 7,561 | 20.3% | 656 | 340 | -82 |
| Approved RSS - R | 3,474 | 4.1% | 5,506 | 14.8% | 463 | 248 | -165 |
| AMR Dwelling Trajectory - R | -3,037 | -3.5% | 2,757 | 7.4% | 195 | 124 | -275 |
| Migration-led - R | -6,046 | -7.1% | 1,495 | 4.0% | 81 | 67 | -326 |
| Net-Nil Migration - R | -8,885 | -10.4% | -859 | -2.3% | 0 | -39 | -405 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2023 onwards

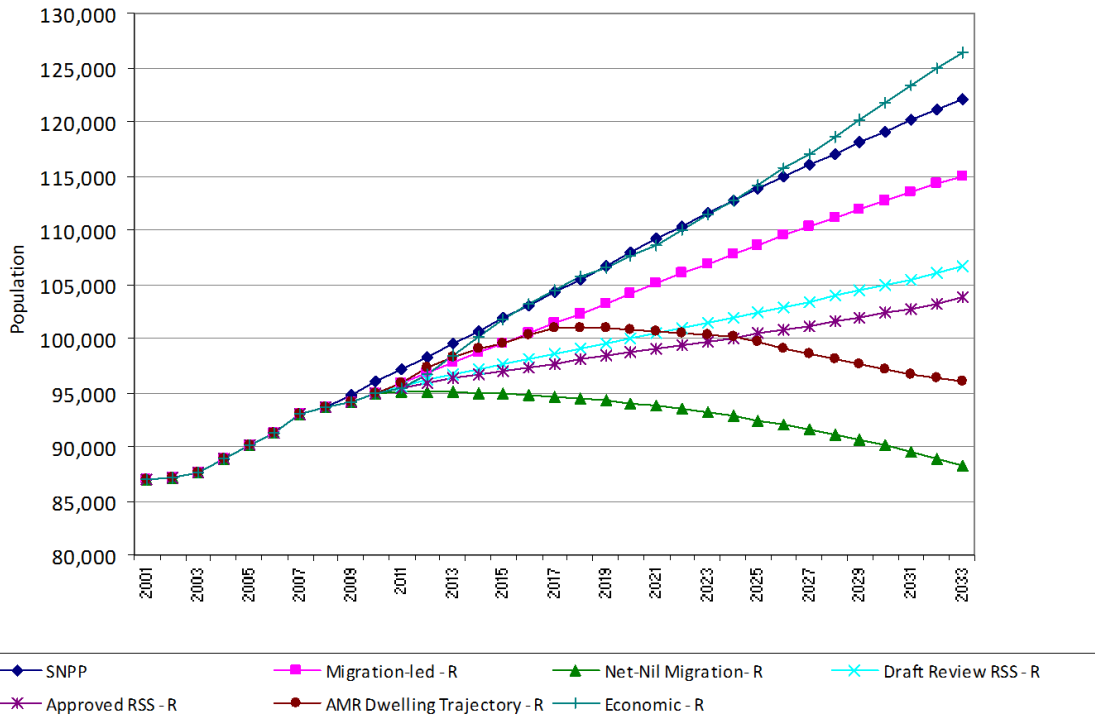
Ipswich



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Approved RSS - R | 46,603 | 36.3% | 25,300 | 44.8% | 1,050 | 1,140 | 1,295 |
| SNPP | 39,959 | 30.9% | 22,969 | 40.1% | 681 | 1,035 | 1,041 |
| Migration-led - R | 33,166 | 25.9% | 19,525 | 34.6% | 566 | 880 | 898 |
| Draft Review RSS - R | 31,606 | 24.6% | 18,864 | 33.4% | 514 | 850 | 852 |
| Net-Nil Migration - R | 15,167 | 11.8% | 9,541 | 16.9% | 0 | 430 | 211 |
| AMR Dwelling Trajectory - R | 13,696 | 10.7% | 11,001 | 19.5% | -181 | 496 | 301 |
| Economic - R | 11,784 | 9.2% | 10,270 | 18.2% | -208 | 463 | 264 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2026 onwards

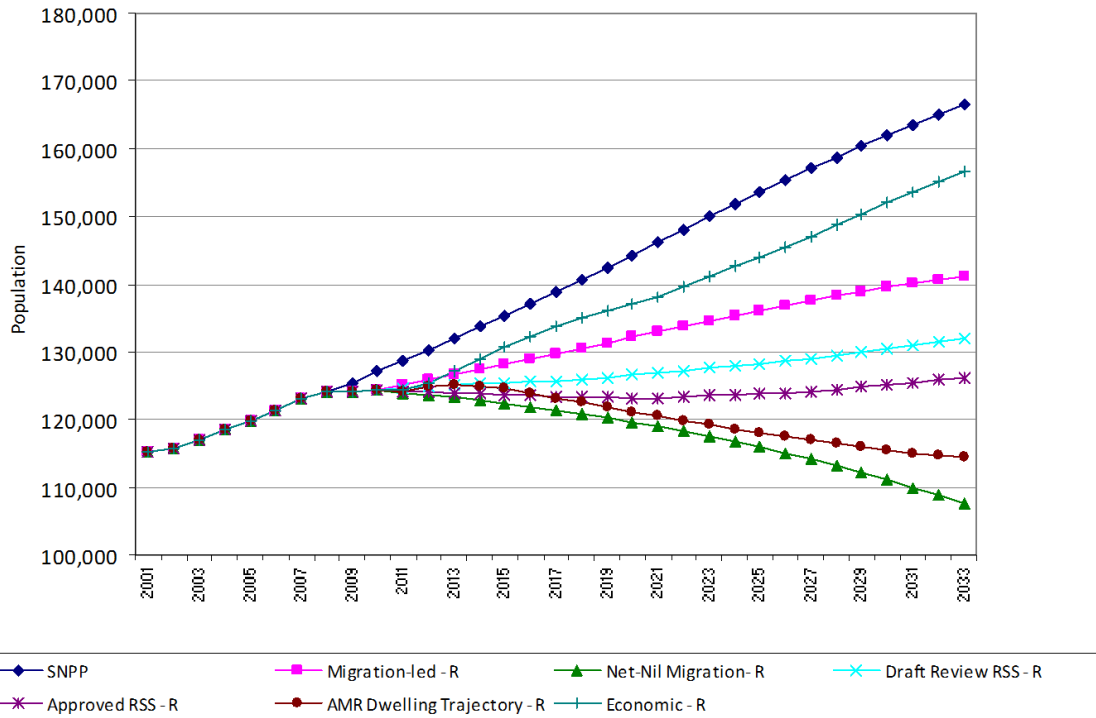
Mid Suffolk



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Economic - R | 31,296 | 32.9% | 17,554 | 44.1% | 1,434 | 793 | 291 |
| SNPP | 26,031 | 27.1% | 14,668 | 36.3% | 1,166 | 662 | 263 |
| Migration-led - R | 19,984 | 21.0% | 12,917 | 32.5% | 986 | 583 | 94 |
| Draft Review RSS - R | 11,732 | 12.4% | 9,523 | 23.9% | 668 | 430 | -46 |
| Approved RSS - R | 8,791 | 9.3% | 8,305 | 20.9% | 553 | 375 | -96 |
| AMR Dwelling Trajectory - R | 1,055 | 1.1% | 5,064 | 12.7% | 225 | 229 | -231 |
| Net-Nil Migration- R | -6,689 | -7.0% | 1,419 | 3.6% | 0 | 64 | -414 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2024 onwards

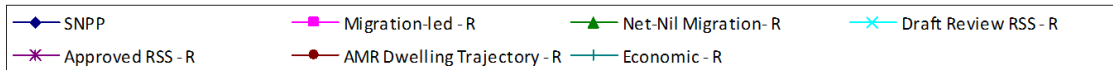
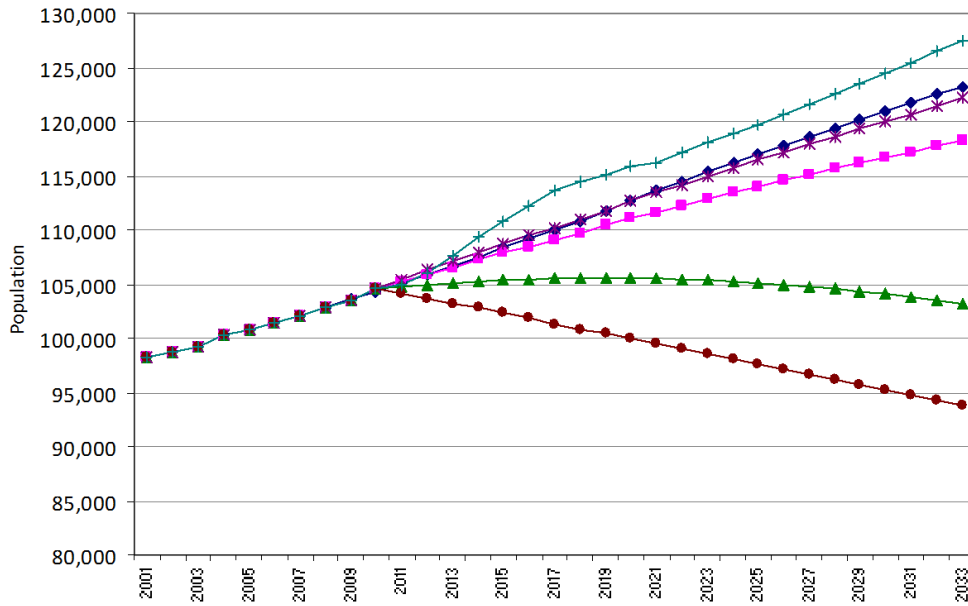
Suffolk Coastal



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 39,581 | 31.2% | 23,355 | 41.7% | 2,054 | 1,091 | 499 |
| Economic - R | 32,412 | 26.1% | 19,689 | 36.5% | 1,815 | 920 | 300 |
| Migration-led - R | 16,965 | 13.7% | 13,260 | 24.6% | 1,198 | 619 | -5 |
| Draft Review RSS - R | 7,841 | 6.3% | 9,422 | 17.5% | 845 | 440 | -179 |
| Approved RSS - R | 1,964 | 1.6% | 6,931 | 12.9% | 613 | 324 | -293 |
| AMR Dwelling Trajectory - R | -9,880 | -7.9% | 1,906 | 3.5% | 130 | 89 | -521 |
| Net-Nil Migration - R | -16,545 | -13.3% | -678 | -1.3% | 0 | -32 | -770 |

Note: 'AMR Dwelling Trajectory - R' scenario reverts to zero dwelling growth from 2019 onwards

St Edmundsbury



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Economic - R | 22,885 | 21.9% | 14,144 | 31.6% | 859 | 638 | 322 |
| SNPP | 18,868 | 18.1% | 12,493 | 28.0% | 699 | 564 | 217 |
| Approved RSS - R | 17,645 | 16.9% | 11,965 | 26.7% | 666 | 540 | 203 |
| Draft Review RSS - R | 17,645 | 16.9% | 11,965 | 26.7% | 666 | 540 | 203 |
| Migration-led - R | 13,660 | 13.1% | 10,296 | 23.0% | 517 | 465 | 113 |
| Net-Nil Migration - R | -1,376 | -1.3% | 2,853 | 6.4% | 0 | 129 | -287 |
| AMR Dwelling Trajectory - R | -10,666 | -10.2% | 0 | 0.0% | -394 | 0 | -435 |

Note: No data for 'AMR Dwelling Trajectory - R' scenario; included here as a 'zero-dwelling' trajectory

3.4. Macro area scenario summary

Individual macro-area scenario summaries are ordered as follows:

Essex CC

Greater Essex

Essex Thames Gateway

Heart of Essex

Essex Haven Gateway

Suffolk Haven Gateway

Haven Gateway

West Essex

Hertfordshire (East)

Stansted/M11 Corridor

Harlow Joint Working Area

Note:

For the three Districts of Harlow, Epping Forest and East Hertfordshire four additional scenarios were prepared – two based on the dwelling provisions of the Approved RSS and two based on the dwelling provisions of the Draft Review RSS. This approach was taken in recognition of the fact that Policy H1 of both RSS documents identified a dwelling provision that was accounted against Harlow District, with part to be accommodated in Epping Forest and East Hertfordshire Districts.

For Macro Areas including at least one of the three Districts of Harlow, Epping Forest and East Hertfordshire four RSS scenarios are presented - Approved RSS Pure, Approved RSS Realistic, Draft Review RSS Pure and Draft Review RSS Realistic. The relevant Macro Areas are:

Essex CC

Greater Essex

West Essex

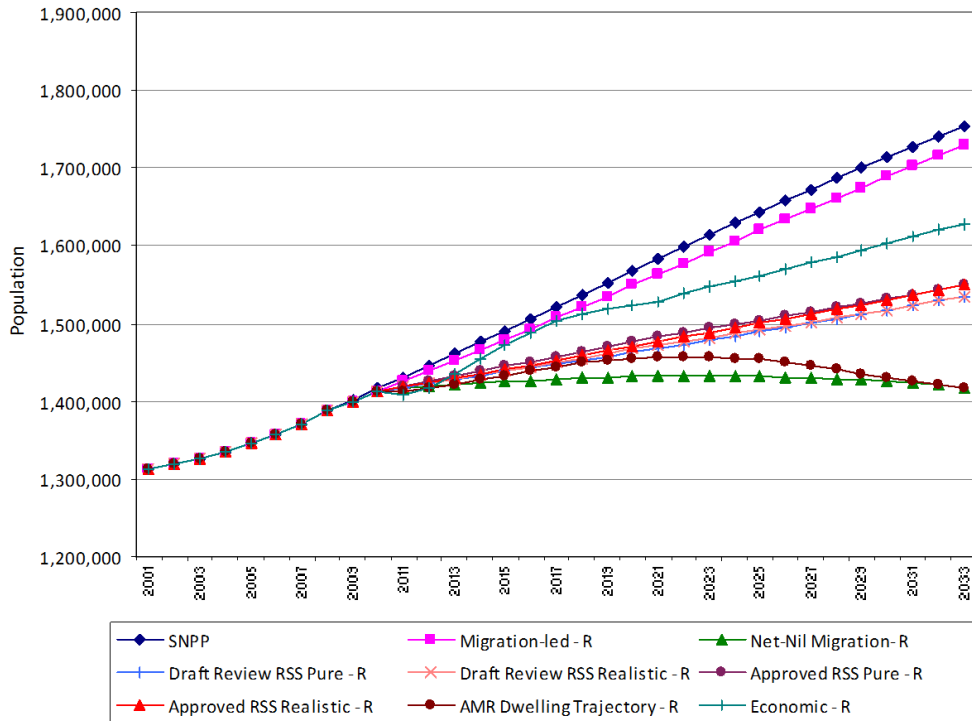
Hertfordshire (East)

Stansted/M11 Corridor

Harlow Joint Working Area

For all other Macro Areas two RSS scenarios are presented – Approved RSS and Draft Review RSS.

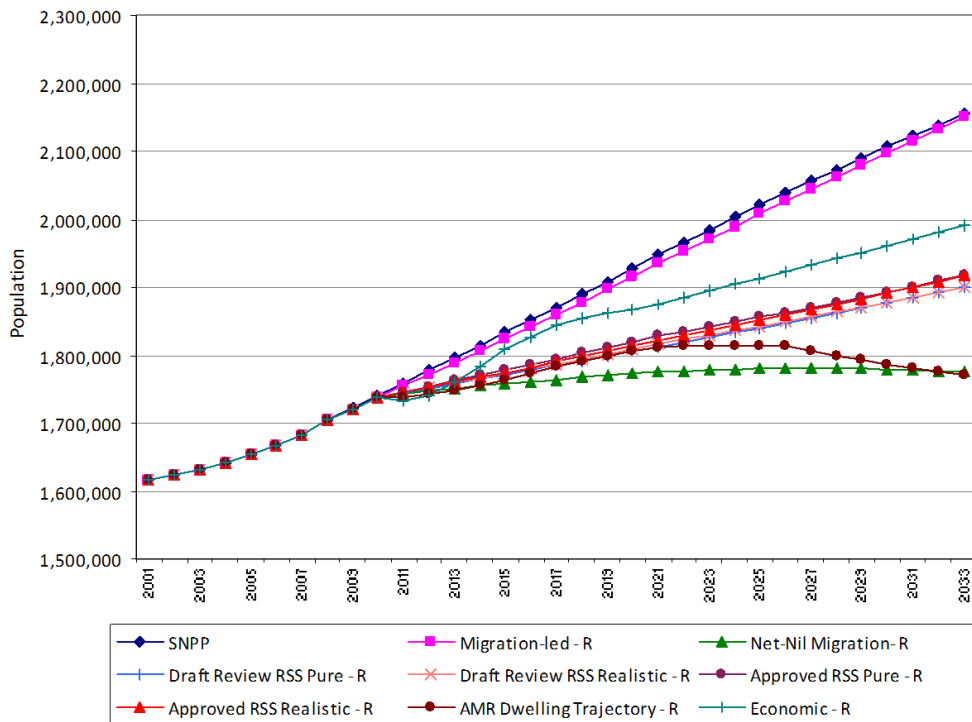
Essex County Council



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|--------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 336,877 | 23.8% | 190,025 | 31.6% | 11,214 | 8,504 | 4,912 |
| Migration-led - R | 315,989 | 22.4% | 182,979 | 31.3% | 11,097 | 8,181 | 5,027 |
| Economic - R | 214,791 | 15.2% | 142,751 | 24.4% | 7,346 | 6,380 | 2,337 |
| Approved RSS Realistic - R | 136,881 | 9.7% | 111,060 | 19.0% | 4,354 | 4,961 | 1,223 |
| Approved RSS Pure - R | 136,861 | 9.7% | 111,021 | 19.0% | 4,319 | 4,959 | 1,217 |
| Draft Review RSS Realistic - R | 121,618 | 8.6% | 104,875 | 18.0% | 3,773 | 4,685 | 942 |
| Draft Review RSS Pure - R | 121,385 | 8.6% | 104,753 | 17.9% | 3,793 | 4,680 | 943 |
| Net-Nil Migration - R | 5,098 | 0.4% | 36,515 | 6.3% | 0 | 1,619 | -2,341 |
| AMR Dwelling Trajectory - R | 3,567 | 0.3% | 56,578 | 9.7% | -928 | 2,528 | -1,501 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

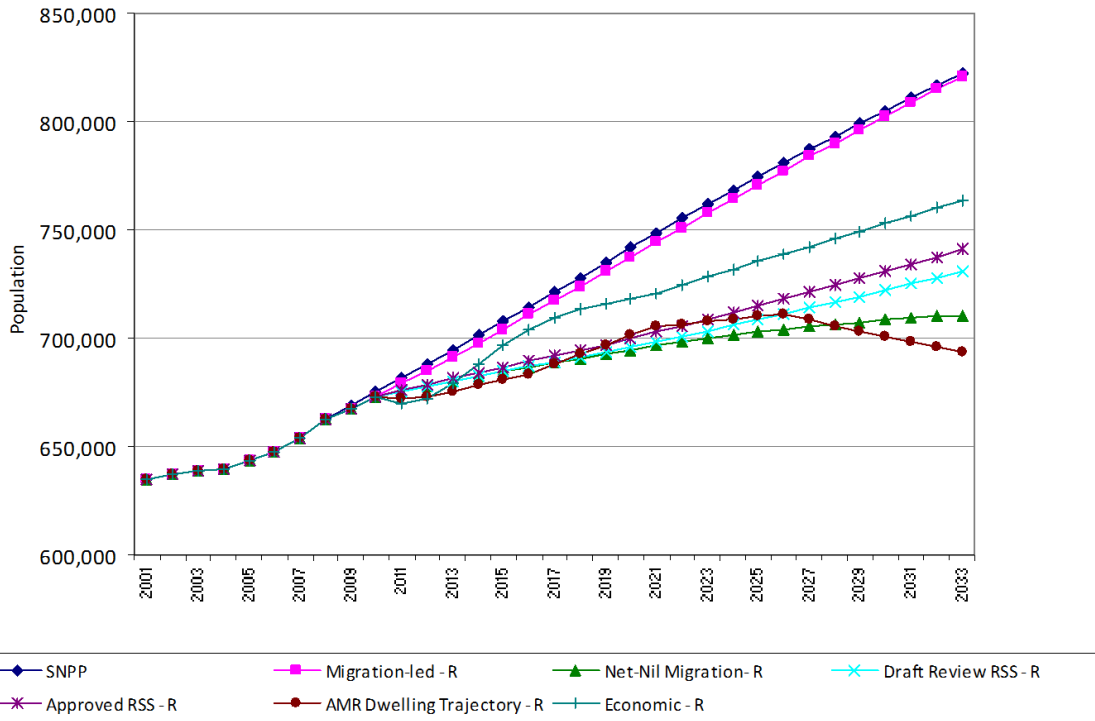
Greater Essex



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|--------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 413,798 | 23.8% | 233,969 | 31.5% | 12,628 | 10,466 | 6,122 |
| Migration-led - R | 412,895 | 23.8% | 235,367 | 32.6% | 13,300 | 10,523 | 6,710 |
| Economic - R | 252,480 | 14.5% | 170,334 | 23.6% | 7,421 | 7,613 | 2,845 |
| Approved RSS Realistic - R | 178,613 | 10.3% | 139,384 | 19.3% | 4,582 | 6,219 | 1,809 |
| Approved RSS Pure - R | 178,593 | 10.3% | 139,344 | 19.3% | 4,546 | 6,217 | 1,803 |
| Draft Review RSS Realistic - R | 161,786 | 9.3% | 132,563 | 18.4% | 3,943 | 5,915 | 1,497 |
| Draft Review RSS Pure - R | 161,553 | 9.3% | 132,441 | 18.3% | 3,963 | 5,910 | 1,498 |
| Net-Nil Migration- R | 37,528 | 2.2% | 55,711 | 7.7% | 0 | 2,475 | -2,177 |
| AMR Dwelling Trajectory - R | 31,829 | 1.8% | 79,412 | 11.0% | -1,316 | 3,541 | -1,221 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

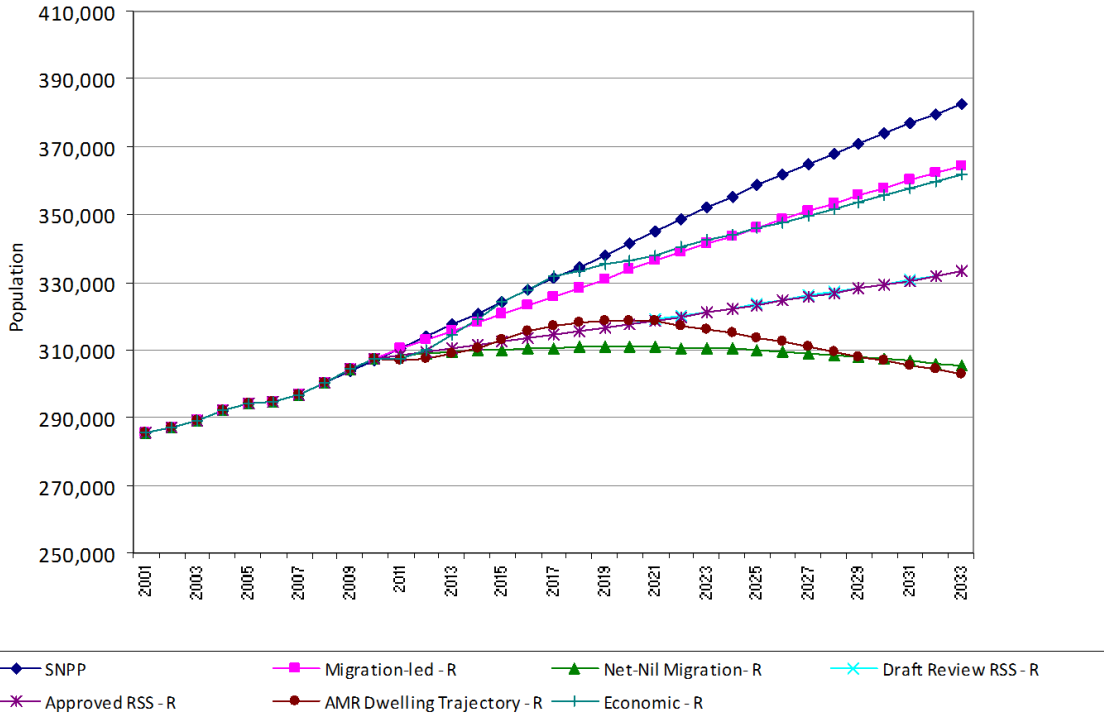
Essex Thames Gateway



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 147,914 | 22.0% | 86,746 | 30.9% | 3,766 | 3,869 | 2,267 |
| SNPP | 146,858 | 21.7% | 85,961 | 29.6% | 3,606 | 3,828 | 2,145 |
| Economic - R | 90,254 | 13.4% | 62,164 | 22.1% | 1,732 | 2,767 | 967 |
| Approved RSS - R | 67,979 | 10.1% | 52,638 | 18.8% | 885 | 2,338 | 688 |
| Draft Review RSS - R | 58,069 | 8.6% | 48,631 | 17.3% | 515 | 2,160 | 502 |
| Net-Nil Migration - R | 37,614 | 5.6% | 30,288 | 10.8% | 0 | 1,350 | -235 |
| AMR Dwelling Trajectory - R | 21,070 | 3.1% | 33,373 | 11.9% | -1,037 | 1,482 | -271 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

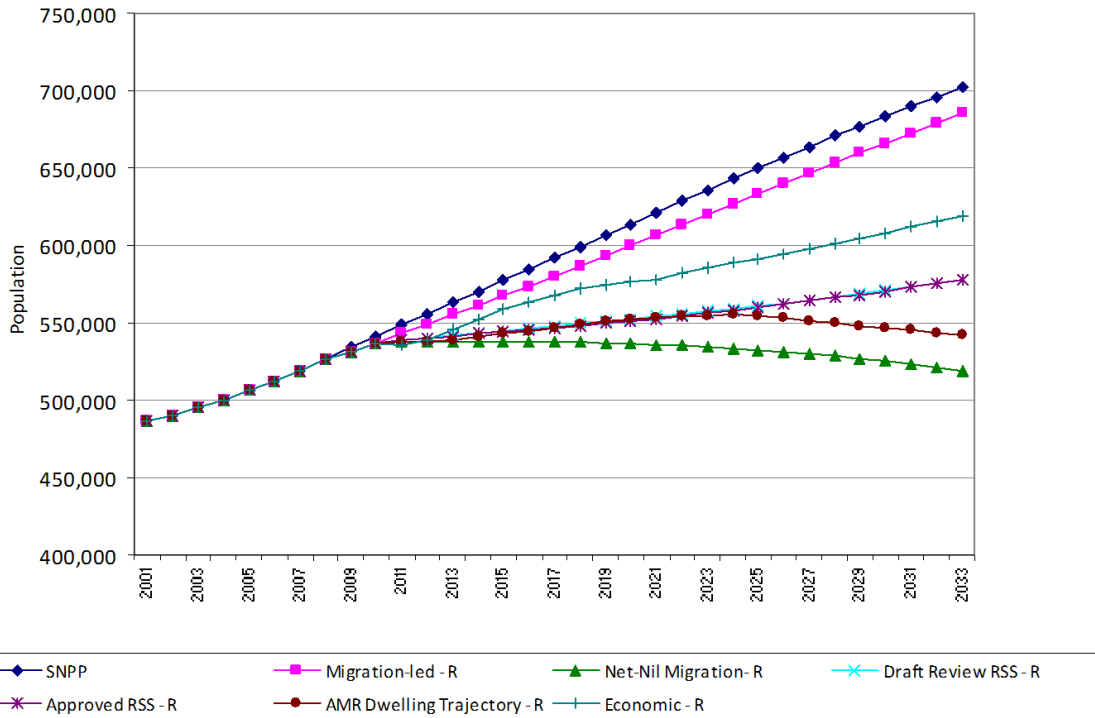
Heart of Essex



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 75,315 | 24.5% | 41,502 | 32.0% | 2,499 | 1,855 | 1,250 |
| Migration-led - R | 56,885 | 18.5% | 37,730 | 29.9% | 2,135 | 1,688 | 934 |
| Economic - R | 54,150 | 17.6% | 36,735 | 29.1% | 2,035 | 1,642 | 803 |
| Draft Review RSS - R | 25,630 | 8.3% | 25,134 | 19.9% | 937 | 1,120 | 262 |
| Approved RSS - R | 25,515 | 8.3% | 25,086 | 19.9% | 933 | 1,118 | 261 |
| Net-Nil Migration - R | -2,384 | -0.8% | 8,976 | 7.1% | 0 | 399 | -581 |
| AMR Dwelling Trajectory - R | -4,672 | -1.5% | 12,363 | 9.8% | -301 | 550 | -413 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

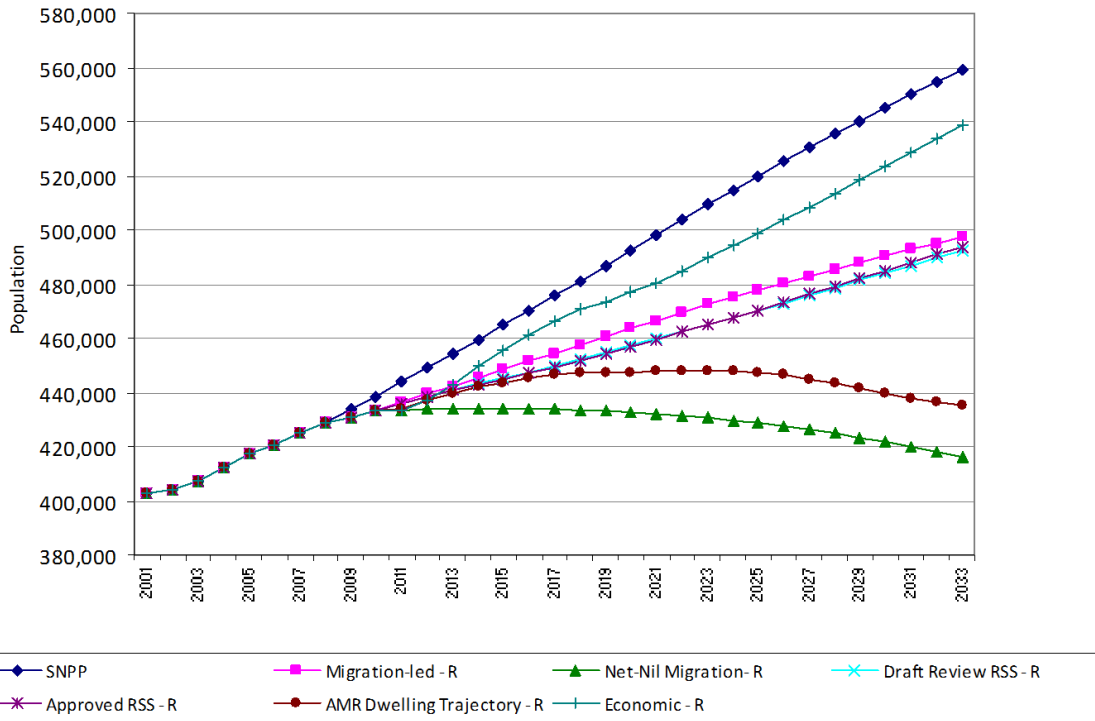
Essex Haven Gateway



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|--------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 160,809 | 29.7% | 88,250 | 38.2% | 6,314 | 3,973 | 2,226 |
| Migration-led - R | 148,385 | 27.6% | 82,033 | 36.9% | 6,073 | 3,681 | 2,371 |
| Economic - R | 81,526 | 15.2% | 55,170 | 24.8% | 3,585 | 2,483 | 734 |
| Approved RSS - R | 41,083 | 7.7% | 38,448 | 17.3% | 2,011 | 1,728 | 163 |
| Draft Review RSS - R | 40,719 | 7.6% | 38,271 | 17.2% | 1,990 | 1,720 | 154 |
| AMR Dwelling Trajectory - R | 5,212 | 1.0% | 23,692 | 10.7% | 523 | 1,065 | -551 |
| Net-Nil Migration - R | -17,734 | -3.3% | 7,187 | 3.2% | 0 | 316 | -1,355 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

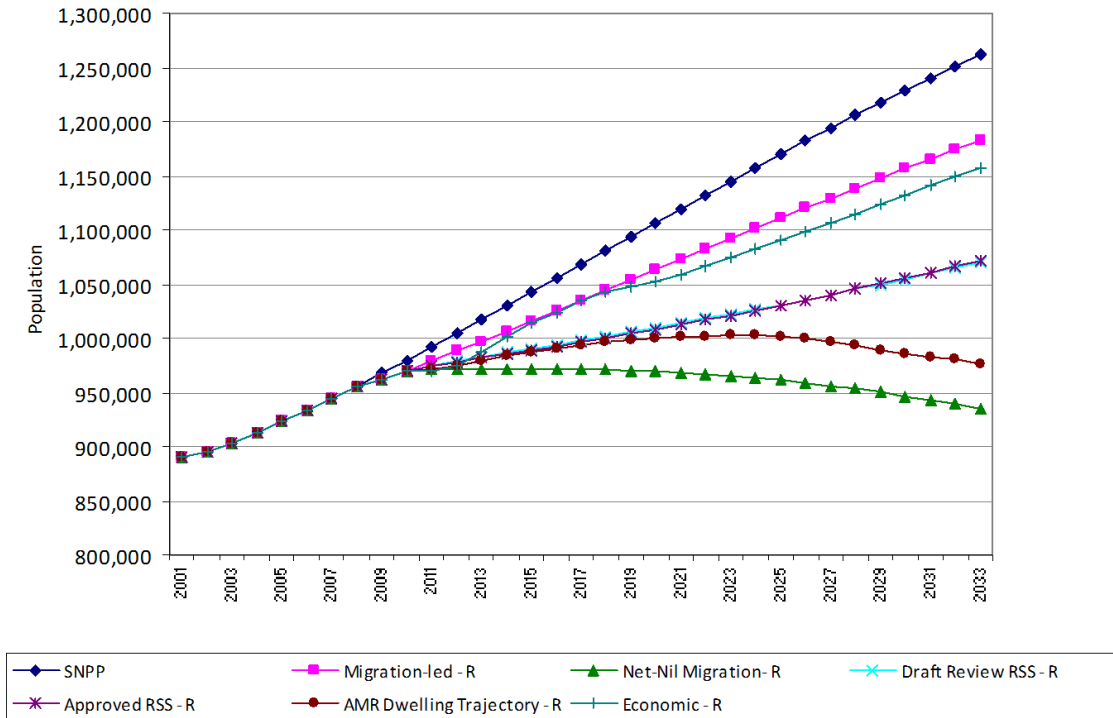
Suffolk Haven Gateway



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|--------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 120,497 | 27.5% | 70,601 | 37.0% | 4,706 | 3,220 | 1,917 |
| Economic - R | 105,520 | 24.4% | 63,939 | 34.1% | 4,534 | 2,913 | 1,142 |
| Migration-led - R | 64,068 | 14.8% | 47,198 | 25.2% | 2,832 | 2,150 | 661 |
| Approved RSS - R | 60,833 | 14.0% | 46,042 | 24.6% | 2,679 | 2,086 | 741 |
| Draft Review RSS - R | 59,594 | 13.8% | 45,370 | 24.2% | 2,683 | 2,060 | 544 |
| AMR Dwelling Trajectory - R | 1,835 | 0.4% | 20,727 | 11.1% | 369 | 937 | -726 |
| Net-Nil Migration - R | -16,951 | -3.9% | 9,423 | 5.0% | 0 | 424 | -1,378 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

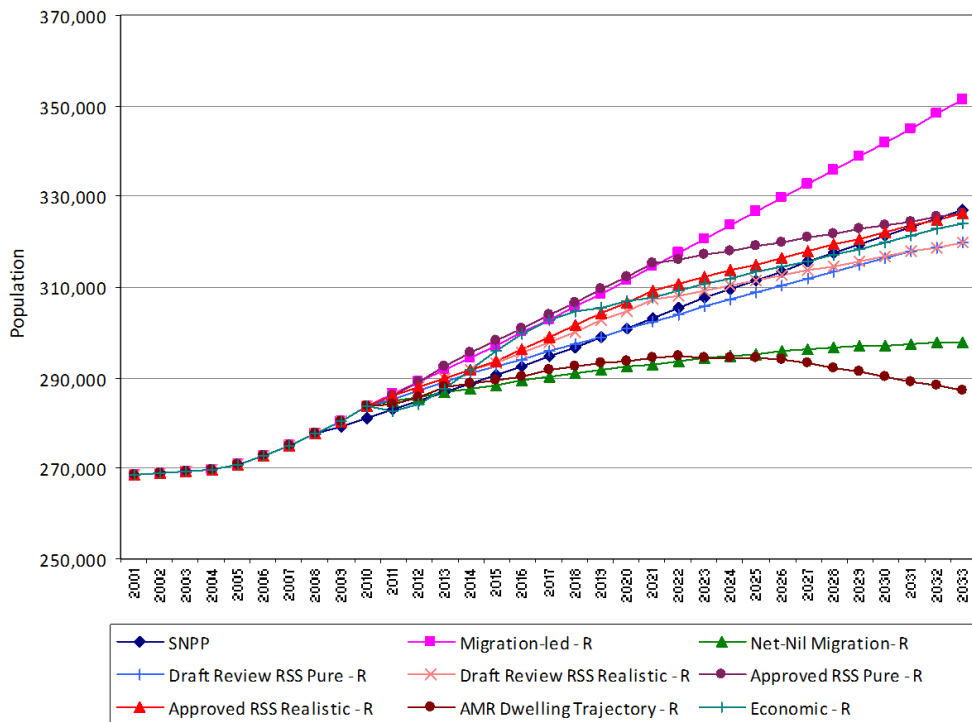
Haven Gateway



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|-----------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|--------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| SNPP | 281,306 | 28.7% | 158,852 | 37.6% | 11,020 | 7,193 | 4,143 |
| Migration-led - R | 212,454 | 21.9% | 129,231 | 31.6% | 8,905 | 5,830 | 3,032 |
| Economic - R | 187,046 | 19.3% | 119,108 | 29.1% | 8,118 | 5,397 | 1,875 |
| Approved RSS - R | 101,916 | 10.5% | 84,491 | 20.6% | 4,691 | 3,814 | 904 |
| Draft Review RSS - R | 100,313 | 10.3% | 83,641 | 20.4% | 4,673 | 3,780 | 699 |
| AMR Dwelling Trajectory - R | 7,046 | 0.7% | 44,419 | 10.8% | 892 | 2,003 | -1,276 |
| Net-Nil Migration - R | -34,685 | -3.6% | 16,609 | 4.1% | 0 | 740 | -2,733 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

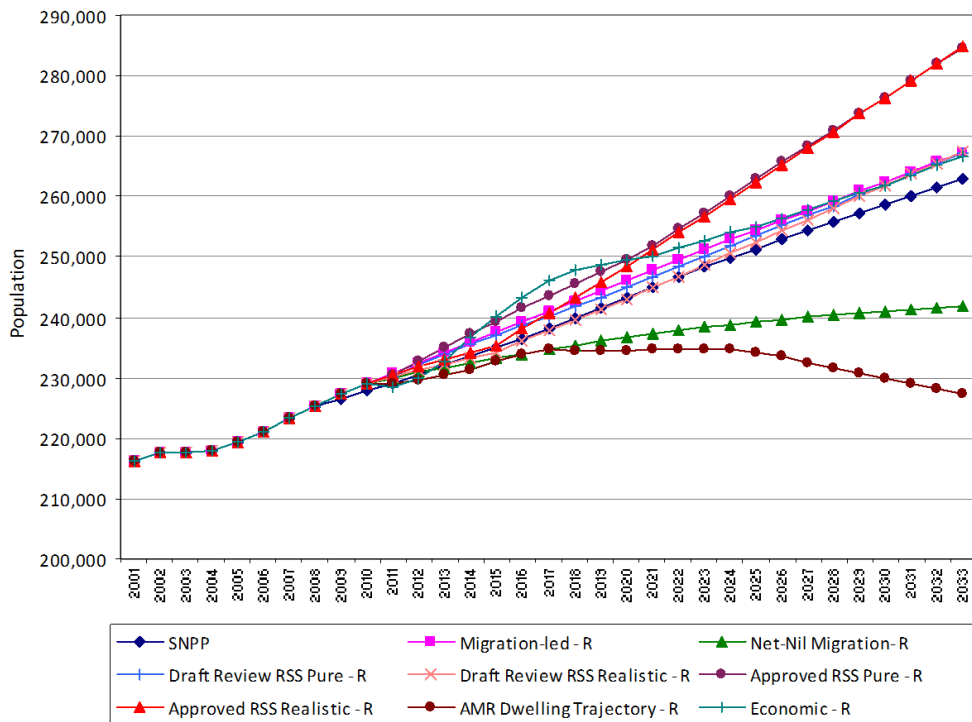
West Essex



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 67,539 | 23.8% | 35,253 | 29.7% | 1,845 | 1,575 | 1,150 |
| SNPP | 45,812 | 16.3% | 26,994 | 22.8% | 989 | 1,205 | 642 |
| Approved RSS Realistic - R | 42,467 | 15.0% | 25,757 | 21.7% | 889 | 1,150 | 567 |
| Approved RSS Pure - R | 42,447 | 15.0% | 25,718 | 21.7% | 853 | 1,149 | 561 |
| Economic - R | 40,252 | 14.2% | 25,051 | 21.1% | 828 | 1,119 | 444 |
| Draft Review RSS Realistic - R | 36,057 | 12.7% | 23,178 | 19.6% | 647 | 1,035 | 453 |
| Draft Review RSS Pure - R | 35,824 | 12.6% | 23,056 | 19.5% | 667 | 1,030 | 454 |
| Net-Nil Migration- R | 13,969 | 4.9% | 9,670 | 8.2% | 0 | 429 | -250 |
| AMR Dwelling Trajectory - R | 3,332 | 1.2% | 10,320 | 8.7% | -586 | 460 | -195 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

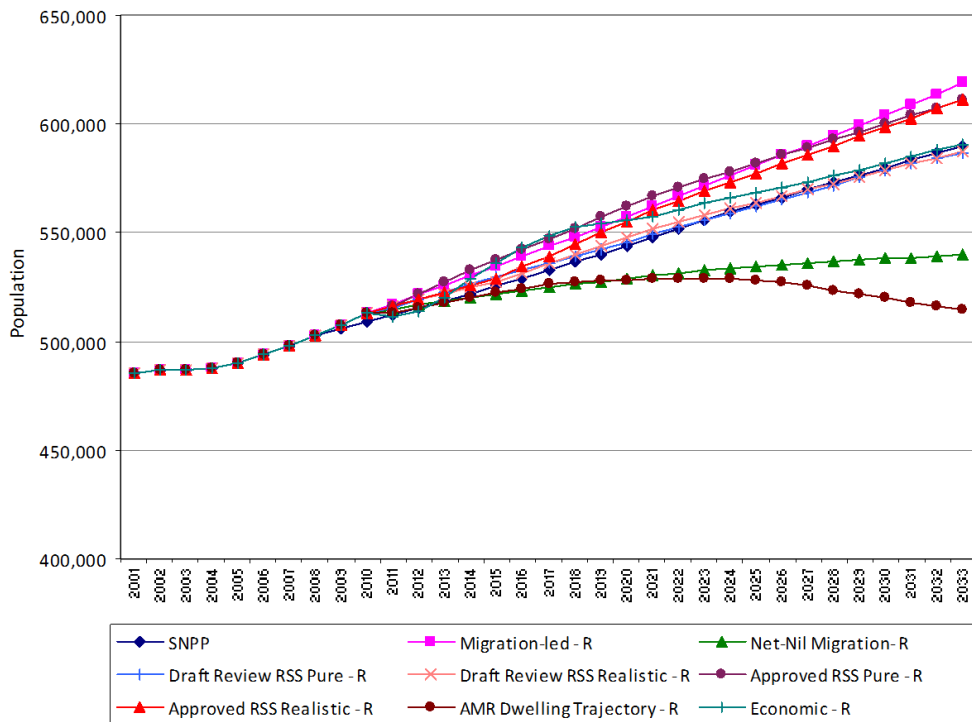
Hertfordshire (East)



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Approved RSS Realistic - R | 55,711 | 24.3% | 31,657 | 33.5% | 1,537 | 1,410 | 925 |
| Approved RSS Pure - R | 55,568 | 24.3% | 31,608 | 33.5% | 1,528 | 1,408 | 925 |
| Draft Review RSS Realistic - R | 38,444 | 16.8% | 24,594 | 26.0% | 893 | 1,096 | 545 |
| Migration-led - R | 38,256 | 16.7% | 24,483 | 25.9% | 868 | 1,091 | 529 |
| Draft Review RSS Pure - R | 37,996 | 16.6% | 24,408 | 25.8% | 866 | 1,087 | 534 |
| Economic - R | 37,642 | 16.4% | 24,125 | 25.5% | 828 | 1,075 | 491 |
| SNPP | 35,145 | 15.4% | 21,824 | 23.2% | 607 | 973 | 461 |
| Net-Nil Migration- R | 12,735 | 5.6% | 10,573 | 11.2% | 0 | 471 | -160 |
| AMR Dwelling Trajectory - R | -1,750 | -0.8% | 8,145 | 8.6% | -648 | 363 | -312 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

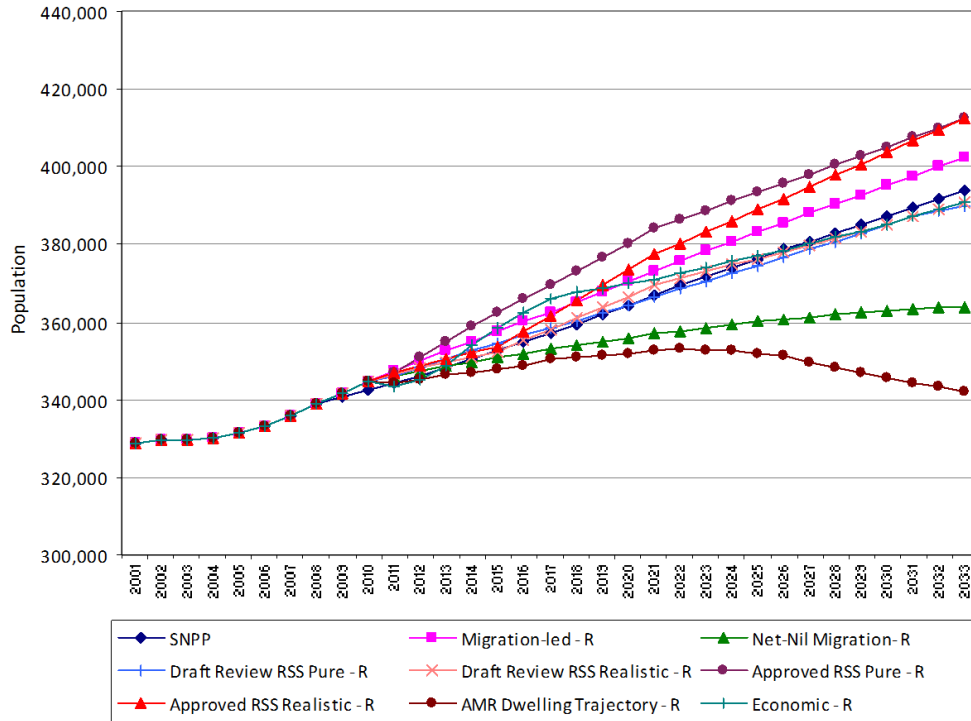
Stansted/M11 Corridor



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Migration-led - R | 105,795 | 20.6% | 59,736 | 28.0% | 2,714 | 2,666 | 1,679 |
| Approved RSS Realistic - R | 98,178 | 19.1% | 57,414 | 27.0% | 2,426 | 2,560 | 1,492 |
| Approved RSS Pure - R | 98,015 | 19.1% | 57,326 | 26.9% | 2,382 | 2,557 | 1,486 |
| SNPP | 80,957 | 15.9% | 48,818 | 22.9% | 1,595 | 2,178 | 1,103 |
| Economic - R | 77,894 | 15.2% | 49,176 | 23.1% | 1,655 | 2,194 | 934 |
| Draft Review RSS Realistic - R | 74,500 | 14.5% | 47,772 | 22.4% | 1,540 | 2,131 | 998 |
| Draft Review RSS Pure - R | 73,820 | 14.4% | 47,464 | 22.3% | 1,533 | 2,117 | 988 |
| Net-Nil Migration- R | 26,704 | 5.2% | 20,243 | 9.5% | 0 | 900 | -409 |
| AMR Dwelling Trajectory - R | 1,583 | 0.3% | 18,465 | 8.7% | -1,234 | 823 | -507 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

Harlow Joint Working Area



| Scenario | Change 2010 - 2033 | | | | Average per year | | |
|--------------------------------|--------------------|---------------------|-------------------|---------------------|------------------|-----------|-------|
| | Population Change | Population Change % | Households Change | Households Change % | Net Migration | Dwellings | Jobs |
| Approved RSS Realistic - R | 67,707 | 19.6% | 42,038 | 29.2% | 1,661 | 1,870 | 1,108 |
| Approved RSS Pure - R | 67,544 | 19.6% | 41,949 | 29.1% | 1,616 | 1,866 | 1,102 |
| Migration-led - R | 57,441 | 16.7% | 37,893 | 26.3% | 1,276 | 1,684 | 900 |
| SNPP | 51,625 | 15.1% | 32,756 | 22.6% | 853 | 1,456 | 711 |
| Draft Review RSS Realistic - R | 45,930 | 13.3% | 33,080 | 22.9% | 848 | 1,471 | 657 |
| Economic - R | 45,864 | 13.3% | 33,010 | 22.9% | 858 | 1,469 | 554 |
| Draft Review RSS Pure - R | 45,250 | 13.1% | 32,773 | 22.7% | 842 | 1,457 | 647 |
| Net-Nil Migration- R | 19,108 | 5.5% | 16,796 | 11.6% | 0 | 746 | -104 |
| AMR Dwelling Trajectory - R | -2,882 | -0.8% | 12,768 | 8.9% | -999 | 567 | -343 |

Note: "AMR Dwelling Trajectory - R" scenario combines districts for which dwelling growth reverts to zero at different points in time.

Appendix 1: Projection Methodology

POPGROUP suite

The forecasting requirements of this project have been delivered using POPGROUP. POPGROUP is a family of demographic models developed to forecast population, households and the labour force for areas and social groups. It uses MS Excel technology to enable direct integration of inputs and outputs with a user's desktop environment. POPGROUP has over 100 users which include academic and public service staff in housing, planning, policy, research, economic development, and social services. On behalf of the Local Government Association, Edge Analytics is responsible for the development and support of the POPGROUP software.

Population, household & labour force forecasting

Population projections delivered using POPGROUP use a standard **cohort component** methodology (the methodology used by the UK statistical agencies). The household projections use a standard **household headship rate** as employed Communities and Local Government (CLG) for its household projection statistics. Labour force projections use a standard **economic activity rate** methodology. Household and labour force projections are developed using the Derived Forecast model.

A more detailed description of the population and household projection methodologies is available from the User Guide and Reference Manual on the POPGROUP website www.ccsr.ac.uk/popgroup/about/manuals.html.

The following illustrations provide a summary of the POPGROUP and Derived Forecast methodologies.

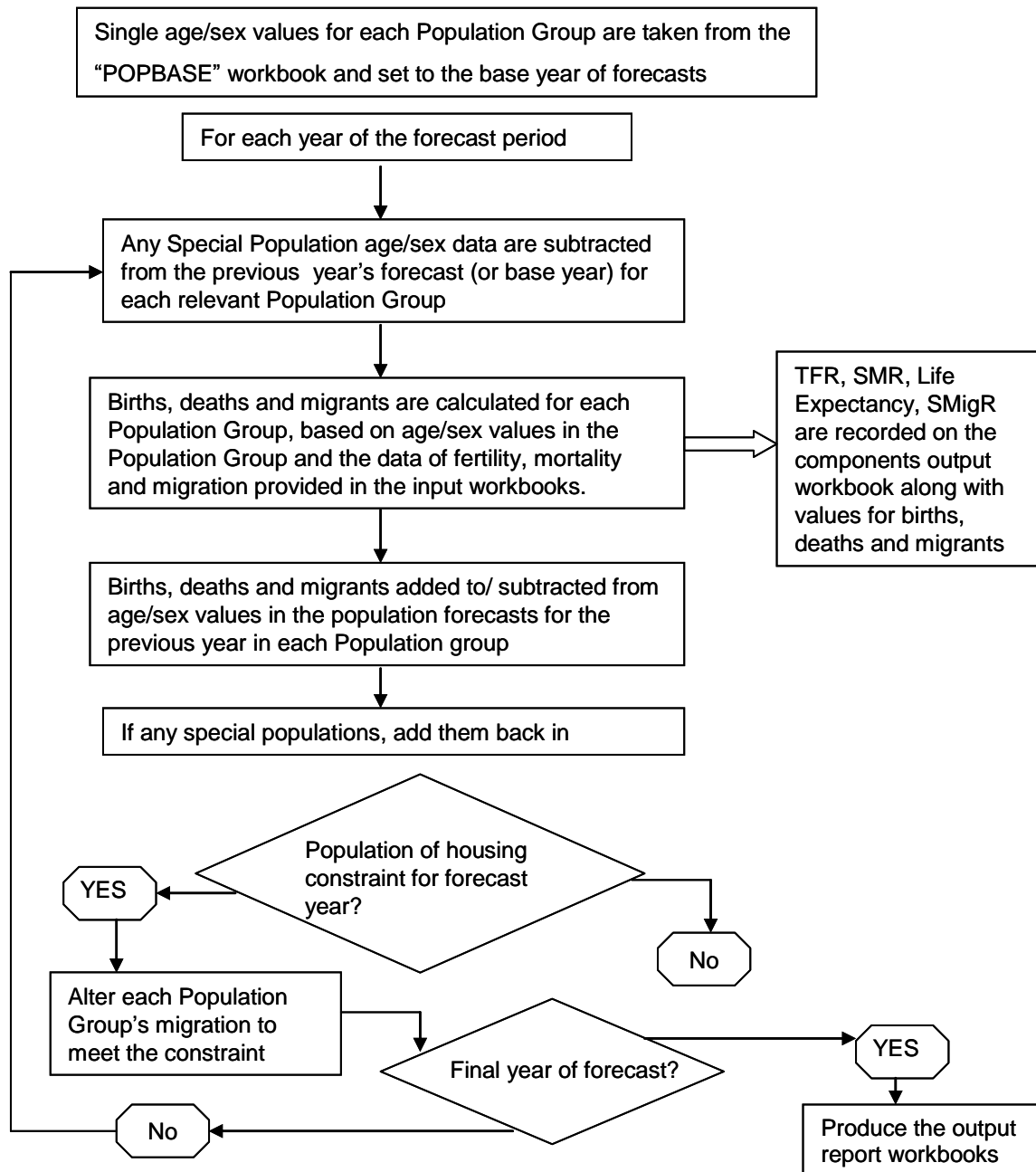
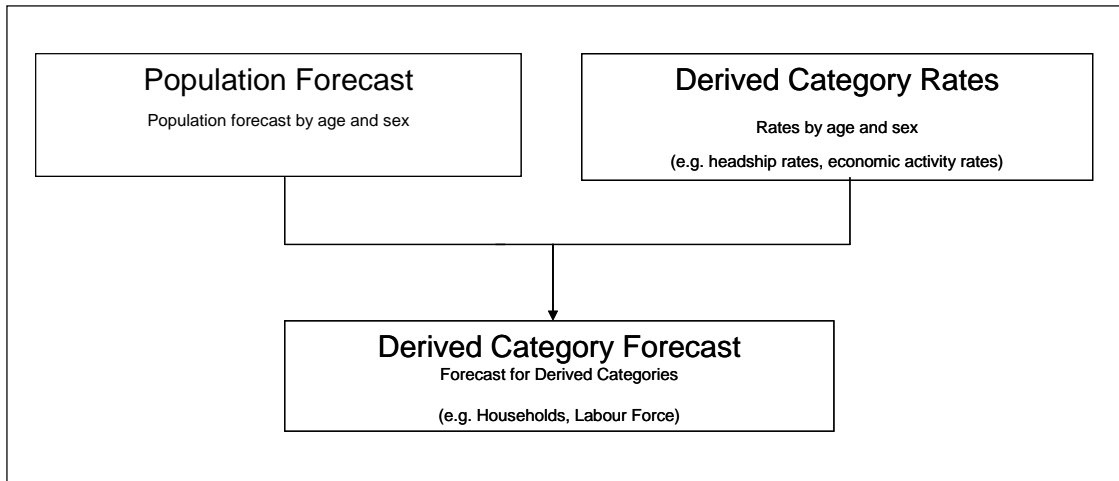


Figure 12: POPGROUP population projection methodology



Algebraically the model is defined as follows:

$$D_{a,s,u,y,d,g} = P_{a,s,u,y,g} * R_{a,s,u,y,d,g} / 100$$

Where:

- D = Derived Category Forecast
- P = Population 'at risk' Forecast
- R = Derived Category Rates

and

- a = age-group
- s = sex
- u = Sub-population
- y = year
- d = derived category
- g = group (usually an area, but can be an ethnic group or social group)

Figure 13: Derived Forecast Model: household & labour force projection methodology

Appendix 2: Data & Assumptions

Phase 1 of this project involved the development and configuration of a complete population, household and labour force forecasting capability for the EPOA study area using POPGROUP and Derived Forecast model technology. This will be managed and maintained by Edge Analytics as the project progresses and provides the basis for all subsequent analysis, scenario forecasting and report development.

The POPGROUP suite of models draw data from a number of sources, building a historical picture of population, households, fertility, mortality and migration on which to base its scenario forecasts. The use of data from 2001 is important; for presentation, for interpretation, and for considering options for assumptions about future trends. A summary of the data being used is as follows:

Population

- Mid 2001 to mid 2010 population by single year of age and sex

Births and fertility

- Mid-year counts of births by sex, 2001-2010
- Standard age-specific fertility schedule from national projections and local authority fertility differentials, used to set the age-pattern of rates for each area
- Long-term assumptions on fertility change from national projections (2008-based)

Deaths and mortality

- Mid-year counts of deaths 2001 – 2010 by age and sex from 2001
- Standard age-specific mortality schedule from national projections and local authority mortality differentials, used to set the age-pattern of rates for each small area
- Long-term assumptions on mortality change from national projections (2008-based)

Migration

- Patient registration statistics for internal migration by five-year age-group and sex, 2001-2010
- Mid-year population estimate assumptions for international migration, 2001-2010

Households

The CLG household model (2008-base) provides all the necessary data inputs on:

- Population not in households
- Headship rates by household type, age and sex (2001-2033)

Using a time-series of Council Tax statistics for each local authority district, in combination with household-dwelling conversion rates from the 2001 Census (Figures 14 & 15), household estimates derived from the CLG model have been rescaled to local data. A set of 'rescaled' headship rates are calibrated to ensure that all household scenarios begin with a 2010/11 total that is consistent with Council Tax numbers. Headship rates follow the CLG trajectory of change thereafter.

| Council Tax Data | | | | | | | | | | |
|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Area Name | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| Basildon | 69,743 | 70,144 | 70,287 | 70,729 | 70,833 | 71,180 | 71,458 | 71,633 | 72,169 | 72,456 |
| Braintree | 54,420 | 55,146 | 55,890 | 56,546 | 57,190 | 57,944 | 58,665 | 59,152 | 59,540 | 59,969 |
| Brentwood | 29,088 | 29,201 | 29,442 | 29,681 | 29,710 | 29,902 | 29,996 | 30,332 | 30,669 | 30,826 |
| Castle Point | 35,222 | 35,311 | 35,280 | 35,497 | 35,620 | 35,893 | 36,070 | 36,198 | 36,389 | 36,489 |
| Chelmsford | 63,913 | 64,492 | 65,273 | 66,089 | 66,660 | 67,291 | 67,720 | 68,502 | 69,260 | 69,713 |
| Colchester | 63,770 | 64,341 | 65,238 | 66,326 | 67,222 | 68,019 | 69,317 | 70,733 | 71,869 | 72,705 |
| Epping Forest | 50,310 | 50,618 | 50,813 | 50,988 | 51,278 | 51,636 | 51,845 | 51,895 | 52,181 | 52,664 |
| Harlow | 33,305 | 33,583 | 33,730 | 33,827 | 33,951 | 34,187 | 34,351 | 34,466 | 34,676 | 34,891 |
| Maldon | 24,409 | 24,565 | 24,643 | 24,772 | 24,860 | 25,086 | 25,261 | 25,410 | 25,590 | 25,728 |
| Rochford | 32,249 | 32,422 | 32,562 | 32,722 | 32,752 | 32,909 | 33,277 | 33,461 | 33,644 | 33,701 |
| Tendring | 60,556 | 60,986 | 61,432 | 61,767 | 61,788 | 62,339 | 62,837 | 62,843 | 63,536 | 63,793 |
| Uttlesford | 27,696 | 27,930 | 28,131 | 28,472 | 28,674 | 29,209 | 29,568 | 29,984 | 30,478 | 30,980 |
| Southend-on-Sea | 72,318 | 72,498 | 72,736 | 72,935 | 73,261 | 73,881 | 74,110 | 74,496 | 74,842 | 75,217 |
| Thurrock | 57,742 | 58,507 | 59,340 | 60,066 | 60,565 | 61,635 | 62,278 | 62,257 | 62,748 | 62,845 |
| Cambridge | 43,405 | 43,582 | 43,857 | 44,343 | 44,879 | 45,337 | 46,147 | 46,652 | 47,473 | 48,000 |
| South Cambridgeshire | 52,327 | 53,159 | 53,870 | 54,461 | 55,201 | 56,059 | 56,971 | 57,875 | 58,587 | 59,382 |
| Broxbourne | 34,816 | 35,060 | 35,199 | 35,376 | 35,879 | 36,712 | 36,976 | 37,287 | 37,499 | 37,824 |
| East Hertfordshire | 52,158 | 52,673 | 53,075 | 53,414 | 53,698 | 54,204 | 54,959 | 55,715 | 56,210 | 56,621 |
| Welwyn Hatfield | 40,048 | 40,113 | 40,478 | 41,318 | 41,857 | 42,650 | 43,331 | 44,086 | 44,411 | 44,488 |
| Babergh | 34,759 | 34,990 | 35,468 | 35,678 | 35,791 | 36,057 | 36,399 | 36,727 | 37,061 | 37,276 |
| Ipswich | 49,993 | 50,374 | 50,778 | 51,294 | 51,919 | 52,642 | 53,558 | 54,776 | 55,787 | 56,416 |
| Mid Suffolk | 35,533 | 35,877 | 36,164 | 36,546 | 36,871 | 37,420 | 38,203 | 38,803 | 39,310 | 39,771 |
| Suffolk Coastal | 49,111 | 49,543 | 50,117 | 50,554 | 51,000 | 51,864 | 52,650 | 53,131 | 53,584 | 53,923 |
| St. Edmundsbury | 40,915 | 41,393 | 41,757 | 42,174 | 42,398 | 42,887 | 43,396 | 43,905 | 44,475 | 44,797 |

Figure 14: Council Tax statistics by area (Source: District Councils)

| | Household-Dwelling Conversion Factor |
|----------------------|---|
| Basildon | 97.7% |
| Braintree | 97.5% |
| Brentwood | 96.8% |
| Castle Point | 98.6% |
| Chelmsford | 98.0% |
| Colchester | 97.5% |
| Epping Forest | 97.6% |
| Harlow | 98.3% |
| Maldon | 96.1% |
| Rochford | 97.7% |
| Tendring | 94.9% |
| Uttlesford | 96.5% |
| Southend | 96.1% |
| Thurrock | 98.5% |
| Cambridge City | 98.2% |
| South Cambridgeshire | 97.4% |
| Broxbourne | 97.3% |
| East Hertfordshire | 97.7% |
| Welwyn-Hatfield | 98.0% |
| Babergh | 96.7% |
| Ipswich | 96.5% |
| Mid Suffolk | 96.3% |
| Suffolk Coastal | 93.1% |
| St Edmundsbury | 96.3% |

Source: 2001 Census

Figure 15: Household-Dwelling Conversion Factors (Source: 2001 Census)

The CLG household types used by POPGROUP in its projections are as follows:

1. One person households: Male
2. One person households: Female
3. One family and no others: Couple: No dependent children
4. One family and no others: Couple: 1 dependent child
5. One family and no others: Couple: 2 dependent children
6. One family and no others: Couple: 3+ dependent children
7. One family and no others: Lone parent: 1 dependent child
8. One family and no others: Lone parent: 2 dependent children
9. One family and no others: Lone parent: 3+ dependent children
10. A couple and one or more other adults: No dependent children
11. A couple and one or more other adults: 1 dependent child
12. A couple and one or more other adults: 2 dependent children
13. A couple and one or more other adults: 3+ dependent children
14. A lone parent and one or more other adults: 1 dependent child
15. A lone parent and one or more other adults: 2 dependent children
16. A lone parent and one or more other adults: 3+ dependent children
17. Other households

Note:

A couple with no other adults: a household which contains one family and no others, comprising of a married or cohabiting couple, with or without dependent children.

A couple with other adults: a household which contains one or more married or cohabiting couple families with one or more other adults present, with or without dependent children.

Lone parent household: a household which contains one or more lone parent families, but no married couple or cohabiting couple families.

One person household: a person living alone who shares neither housekeeping nor a living room with anyone else.

Other household: a multi person household that is neither a couple household nor a lone parent household. Examples include, lone parents with only non-dependent children, brothers and sisters and unrelated (and non-cohabiting) adults sharing a house or flat. This category does not include households with dependent children.

A dependent child: a person in a household aged 0 to 15 (whether or not in a family) or a person aged 16 to 18 who is a full time student in a family with parents.

(Source: CLG)

Labour Force

The Derived Forecast model uses the following data items in its labour force projections:

- Economic activity rates by age and sex derived from EERA (Figure 6).
- Unemployment rate from the 2001 Census (Figure 7).
- Commuting Ratio, which measures the relationship between the number of 'employed residents' in a district relative to the total number of jobs, from the 2001 Census (Figure 7)

Dwelling and Economic growth trajectories

To enable dwelling-led scenarios to be run for districts, EPOA members have provided data relating to three future housing growth trajectories (Figures 2-4 and 8-11). To enable the economic scenario to be run for districts, EPOA members have provided labour force and employment forecasts from the EEFM for each year of the projection period (Figure 5). In each case the data provided have been used as 'constraints' on future population and household growth, using migration to balance against the designated target (dwellings, jobs or labour force).

Communal establishments and special populations

The configuration of the POPGROUP models has included a count of the population living in 'communal establishments' originally taken from the 2001 Census and consistent with that used by CLG in its household projections. In Colchester and Uttlesford, POPGROUP has also explicitly identified Armed Forces personnel as a 'special population'.

Appendix 3: East of England Forecasting Model

The East of England Forecasting Model (EEFM) was originally developed for the East of England Development Agency (EEDA) and regional partners by Oxford Economics. Its purpose was to project economic, demographic and housing trends in a consistent fashion and in a way that would help in the development of both the Regional Economic Strategy (RES) and the Regional Spatial Strategy (RSS) for the East of England. The outputs released are available on the Insight East website <http://www.insighteast.org.uk/viewArticle.aspx?id=17083>. A number of other related resources can also be accessed on the site also.

The abolition of EEDA has resulted in ownership of the EEFM being transferred to the East of England Local Government Association (EELGA). Cambridgeshire County Council is to manage the Model on behalf of the Association and Oxford Economics has been re-appointed to maintain and operate it for a further 2 years. The currently available forecasts were produced in Autumn 2010 and consist of a Baseline forecast (see below) and three scenario forecasts. The next set of forecasts are due to be published in Spring 2012, following updating to the new 2007SIC sectors and geographic expansion to include all local authorities within those Local Enterprise Partnerships now with a role in the East of England region.

The EEFM is primarily designed to produce economic forecasts for local authority areas. However, it also includes some demographic information and also includes a facility for forecasting carbon emissions. It is a spreadsheet-based model (EXCEL) which covers a wide range of variables, and is designed to be flexible so that alternative scenarios can be run and the impacts of different assumptions can be measured. For instance, the Model can show the impact on the local economy of different overall economic growth rates or of accelerated growth or decline in particular sectors and the consequence for future dwelling requirements. Similarly, the Model can show the impact that different scale and distribution of dwelling change between authorities may have on the local economy in terms of job growth, commuting and unemployment.

The EEFM comprises a full database including 147 separate variables for each of the East of England's 48 pre-April 2009 local authorities, as well as for historic counties, strategic authorities, selected other local authority groupings, the East of England as a whole, and the UK. This is supported by a comprehensive set of tables, charts and 'Powerpoint' slides allowing users to select and assemble data on the variables, localities, scenarios and results they want. Key outputs of the Model are:

- Information at local authority level for individual years to 2031;
- Forecasts of employment and Gross Value Added (GVA) by 29 sectors;
- Numbers of employed people by workplace and residence with net commuting;
- Unemployment;
- Total population, households and dwellings
- Carbon emissions by 4 groups

An important feature of the EEFM is its links to other Oxford Economics forecasting models, ensuring that all EEFM forecasts are consistent with Oxford Economics’ world, UK national and UK regional forecasts. The links may be summarised as,

The Oxford Economics suite of forecasting models

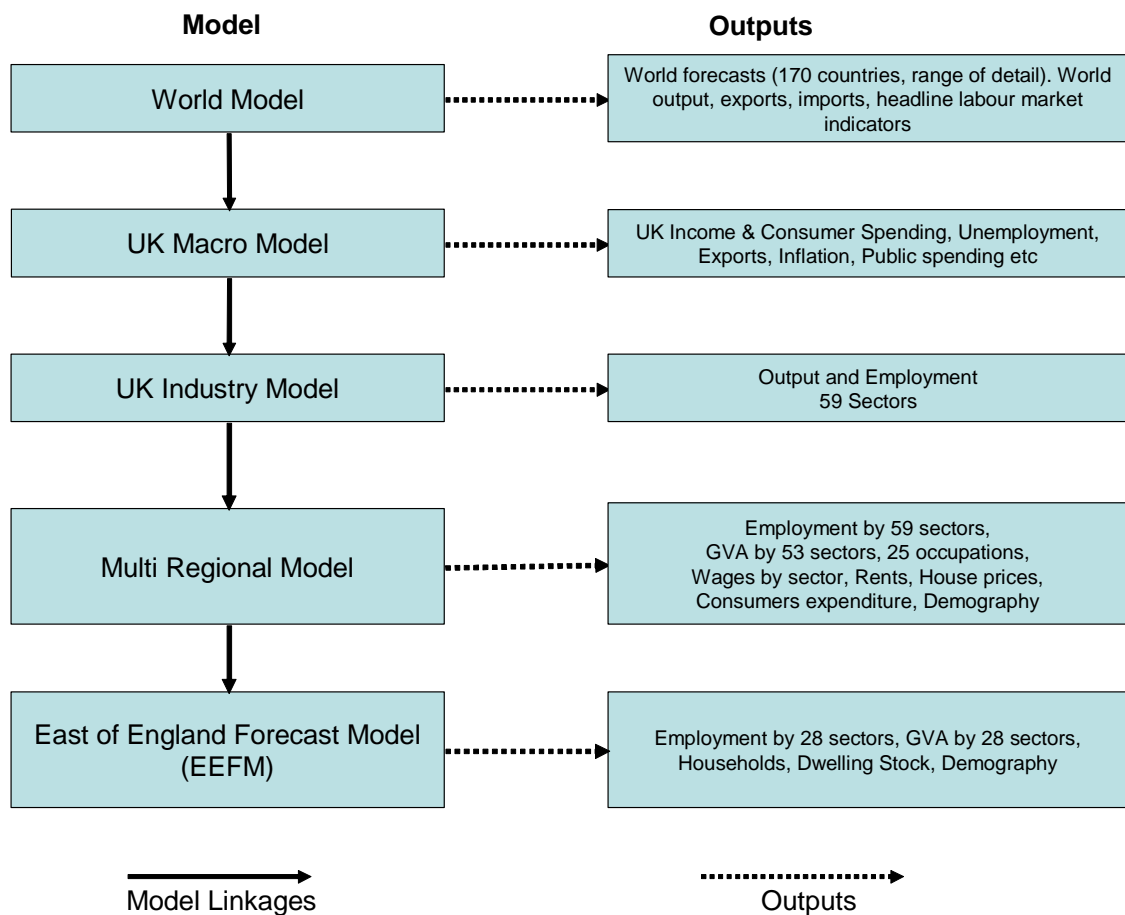


Figure 16: The Oxford Economics suite of forecasting models

The overall Model structure of the EEFM captures the interdependence of the economy, demographic change and housing at a local level, as well as reflecting the impact of broader economic trends on the East of England. The employment forecasts take account of the supply and

demand for labour, the demographic forecasts reflect labour market trends as they are reflected in migration (and natural change indirectly), and the housing forecasts take account of both economic and demographic factors. This structure allows scenarios to be designed which test the impact of variables upon each other – for example, the impact of housing supply on economic variables as well as vice versa.

The EEFM is constructed on an annual basis. Historic data for most variables has been collected over 20 years to provide a basis for estimating the relationships between variables and for forecasting future trends. Forecasts are currently made up to 2031, reflecting the end dates of the available global, national and regional forecasts. But, the longer-term forecasts should be treated with caution, as unforeseen - but inevitable - future change in key causal factors will affect forecast accuracy. Medium-term forecasts are more likely to be better approximations than shorter-term ones, as there can usually be more confidence about medium-term trends than about short-term random fluctuations around the trend.

The EEFM is very large, with over 7,000 economic, demographic and housing indicators. Each of these variables is linked to others within the Model, and many key variables are also linked to others in the wider Oxford Economics suite of models. The main internal relationships between variables are encapsulated below,

Main relationships between variables in the EEFM Model

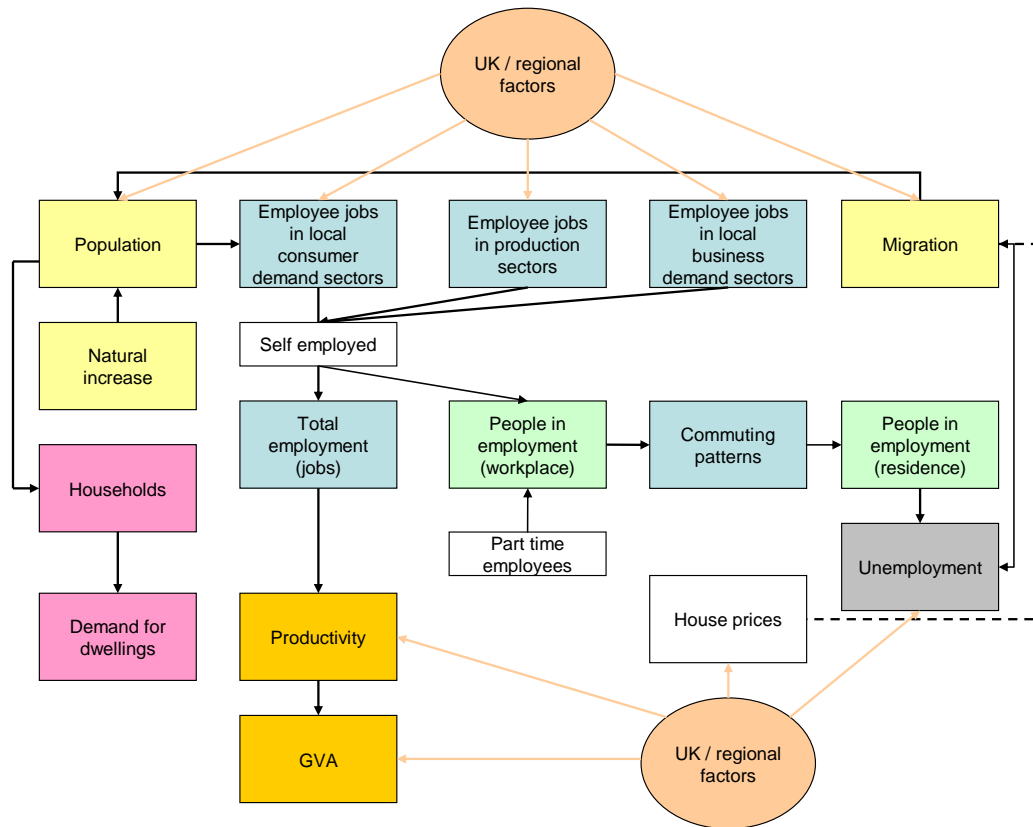


Figure 17: Relationships between variables in the EEFM Model

Appendix 4: Phase 1 Summary

Phase 1 of the Greater Essex Demographic Forecasts project involved the use of POPGROUP technology to replicate the 2008-based SNPP from ONS plus the accompanying household projections from CLG. This initial validation of the POPGROUP technology demonstrated consistency and equivalence of forecast model output to the SNPP and to ONS mid-year estimates.

In addition, Phase 1 also examined the relationship between CLG estimates of household numbers with local data on dwelling stock change since 2001 (taken from Council tax registers). This was an important validation exercise to establish how the CLG's 'household headship rates', in combination with ONS population estimates, have modelled household growth since 2001. For each local authority, a 'vacancy rate' has been assumed to convert CLG households to dwellings; this has allowed direct comparison with the Council Tax totals (Figure 18).

The deviations between the datasets has provided the basis for a 'recalibration' of headship rates to ensure that the historical estimates of household totals are consistent with actual evidence from the Council tax statistics.

| | <i>Hhld Model Properties vs Council Tax¹</i> | | | | | | | | | | |
|----------------------|---|------|------|------|------|------|------|------|------|------|------|
| | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
| Basildon | 99 | 100 | 100 | 100 | 100 | 101 | 102 | 103 | 104 | 105 | 106 |
| Braintree | 100 | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 102 | 103 | 103 |
| Brentwood | 99 | 99 | 99 | 99 | 99 | 99 | 99 | 100 | 100 | 101 | 101 |
| Castle Point | 100 | 101 | 102 | 101 | 102 | 102 | 102 | 102 | 103 | 103 | 103 |
| Chelmsford | 101 | 101 | 101 | 101 | 101 | 101 | 101 | 102 | 102 | 103 | 104 |
| Colchester | 100 | 100 | 99 | 98 | 99 | 100 | 100 | 101 | 102 | 103 | 104 |
| Epping Forest | 101 | 101 | 101 | 101 | 100 | 100 | 100 | 101 | 101 | 101 | 101 |
| Harlow | 100 | 99 | 99 | 98 | 99 | 99 | 99 | 100 | 100 | 100 | 100 |
| Maldon | 100 | 100 | 101 | 102 | 102 | 102 | 103 | 103 | 104 | 105 | 106 |
| Rochford | 99 | 100 | 100 | 100 | 101 | 102 | 102 | 103 | 103 | 104 | 105 |
| Tendring | 102 | 102 | 103 | 103 | 104 | 104 | 104 | 105 | 105 | 106 | 107 |
| Uttlesford | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 99 | 99 | 99 |
| Southend | 98 | 98 | 98 | 97 | 97 | 97 | 98 | 99 | 99 | 100 | 101 |
| Thurrock | 101 | 102 | 102 | 101 | 102 | 101 | 101 | 104 | 104 | 106 | 107 |
| Cambridge City | 98 | 95 | 94 | 92 | 94 | 94 | 94 | 96 | 94 | 95 | 95 |
| South Cambridgeshire | 100 | 100 | 100 | 100 | 101 | 101 | 100 | 100 | 101 | 101 | 101 |
| Broxbourne | 100 | 101 | 100 | 100 | 99 | 98 | 98 | 98 | 98 | 98 | 98 |
| East Hertfordshire | 100 | 100 | 100 | 100 | 100 | 101 | 100 | 101 | 101 | 101 | 101 |
| Welwyn-Hatfield | 100 | 100 | 100 | 100 | 101 | 101 | 101 | 101 | 102 | 104 | 105 |
| Babergh | 101 | 101 | 100 | 100 | 101 | 101 | 100 | 100 | 99 | 100 | 100 |
| Ipswich | 100 | 100 | 100 | 100 | 102 | 101 | 101 | 101 | 101 | 102 | 103 |
| Mid Suffolk | 100 | 100 | 100 | 101 | 101 | 101 | 101 | 101 | 101 | 102 | 103 |
| Suffolk Coastal | 100 | 100 | 101 | 101 | 102 | 101 | 102 | 102 | 103 | 104 | 105 |
| St Edmundsbury | 99 | 99 | 99 | 99 | 100 | 100 | 99 | 99 | 99 | 100 | 100 |

¹ Index (if greater than 100 then Household model property estimates are higher than Council Tax statistics)

Figure 18: Household Model Properties vs. Council Tax