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Planning. Design. Economics.



Letchworth Garden City
Heritage Foundation

Economic Assessment of Growth Options

Final Report

November 2013



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**Economic Assessment of Growth
Options**

Letchworth Garden City Heritage
Foundation

6 November 2013

13615/MS/CGJ

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Executive Summary

Nathaniel Lichfield & Partners (NLP) was appointed by the Letchworth Garden City Heritage Foundation to undertake an assessment of the present socio-economic position of Letchworth Garden City and to assess the impact of a limited expansion in terms of meeting long term needs and the sustainability objectives of the town. This was undertaken in the context of the work currently being undertaken by North Hertfordshire District Council (the Local Planning Authority) in preparing its new statutory development plan.

Letchworth Garden City is a settlement of special significance rooted in the Garden City movement of Ebenezer Howard, and this has shaped its character and structure. However, it is also a living settlement and is subject to the same drivers of change in demographic, economic and social terms as many other UK towns. In this regard, the analysis in this study has identified the following pressures:

Demographics: the population of Letchworth Garden City has been stagnant since the 1970s, sitting at the level that was considered to be close to the 'model population' when conceived over a hundred years ago. Obviously, wider circumstances have changed since that period, and the current composition of the population diverges slightly from national trends in critical age groups and is ageing which can have consequences for infrastructure and social services requirements and delivery.

Housing: there are two key challenges associated with housing in Letchworth Garden City; the contribution that the town can make toward North Hertfordshire's emerging housing target of 535 houses per annum (or alternative level of growth that may be identified to meet objectively assessed need) and meeting needs for all types of housing including affordable housing.

Employment: due to an ageing profile and lower skills base of the resident population, there may be a decline in the labour force in the medium term, causing difficulty in maintaining current job numbers within the town.

Town centre/retail: there is a recognised need for regeneration of the town centre in order to reduce high retail vacancy rates and to attract multiples retailers to locate in Letchworth Garden City.

Community infrastructure: latest data suggests primary schools are operating close to capacity and therefore there may be a need for additional provision to meet local needs if higher levels of housing growth are planned for.

The study considered four scenarios with different levels of housing growth within the town ranging from zero growth up to 1,500 dwellings, and assessed the demographic, economic and social infrastructure outcomes associated with each. It should be noted that these scenarios are being considered purely for testing purposes at this stage, and further decision making as to whether any

of these options are progressed will be undertaken by the Heritage Foundation's Board of Management in due course.

The outcomes of the testing of the scenarios are summarised in Table ES1 below:

Table ES1 Summary of Scenario Outcomes to 2031

Scenario:	Scenario A.	Scenario B.	Scenario C.	Scenario D.
Receptor:	Zero Growth	+500 dwellings	+628 dwellings	+1,500 dwellings
Demographic Outcomes				
Population Change	-1,617	-303	0	+2,336
of which Natural Change	+489	+711	+675	+1,168
of which Net Migration	-2,106	-1,014	-675	+1,168
Household Change	-1	+490	+616	+1,470
Labour Force	-1,689	-972	-784	+468
Jobs, Spending and Economic Outcomes				
Jobs	-1,392	-722	-547	+623
Jobs per annum	-70	-36	-27	+31
Total GVA (p.a.)	-	+£18.4m	+£27.7m	+£64.3
Direct Construction Jobs (FTE)	-	+113	+171	+408
Indirect Construction Jobs (FTE)	-	+171	+258	+617
Additional Resident Expenditure		£10m	£12m	£28m
Public Finances				
Council Tax Base (p.a.)	-	£743,000	£933,000	£2.2m
New Homes Bonus	-	£807,000	£1m	£2.4m
Community & Environment				
GPs (patient capacity)	-	+366	+1,566	+2,858
Primary School (pupil space)	-	+0	+0	+43
Secondary School (pupil space)	-	+0	+0	+0
Allotments (ha)	+11.6 ha	+22.1 ha	+27.7 ha	+44.2 ha
Amenity Green Space (ha)	-11.0	-13.9	-14.6	-19.8
Community Centre (sqm)	+392	+260	+230	-4
Equipped Play Areas (ha)	+0.1	-0.1	-0.2	-0.7
Outdoor Sports Space (ha)	+3.2	+1.3	+0.9	-2.4

Source: NLP analysis

Drawing on these outcomes, it is clear that at the highest level of growth (Scenario D, 1,500 additional dwellings), greater socio-economic benefits can accumulate, helping to deliver key policy and corporate objectives. This scenario will deliver better outcomes for public finances through factors such as New Homes Bonus, Community Infrastructure Levy, Council Tax receipts and business rates. In turn these, combined with greater population, can be utilised as the basis for unlocking additional infrastructure. Higher levels of growth will also help create the conditions in which the town's economic potential, and strategy ambitions, can be more effectively realised.

Without diminishing the challenges that flow from considering new housing development, it is clear from the high level analysis contained in this study that, at higher levels of growth, greater benefits can accumulate helping to better deliver against the Heritage Foundation's objectives.

A key consideration in Letchworth will also relate to the spatial distribution of any new development. There are advantages associated with both dispersed infill development and the development of a small urban extension. It has also been identified that the distribution of infrastructure and services in Letchworth are to some degree imbalanced being predominantly located within and to the south of the town centre. On this basis, focusing additional development to the north of the town could help redress this imbalance by providing sufficient critical mass to support the provision of infrastructure and services.

Notwithstanding these conclusions, the most appropriate spatial strategy will be one that responds best to the priorities that are set out through plans and strategies relating to Letchworth, and provides the most appropriate strategy when considered against wider sustainability and environmental considerations. This study is just one input to help inform this process

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1.0

Introduction

1.1

Nathaniel Lichfield & Partners (NLP) was appointed by the Letchworth Garden City Heritage Foundation to undertake an assessment of the present socio-economic position of Letchworth Garden City and assess the impact of a limited expansion in terms of long-term needs and the sustainability objectives of the town.

Background

1.2

Letchworth Garden City Heritage Foundation is a self-funded charity working for the benefit of the local communities of Letchworth Garden City. It is the successor to First Garden City Limited, which developed the world's first Garden City at Letchworth. The principles of the Heritage Foundation reflect those advocated by Ebenezer Howard and the Garden Cities Association, including the reinvestment of value from the Letchworth Garden City Estate and its long term stewardship for the benefit of the Letchworth Garden City community.

1.3

In early 2013, North Hertfordshire District Council (NHDC) published draft housing numbers for consultation as part of its emerging Local Plan, suggesting a District wide housing requirement of 10,700 for the period up to 2031. Central Government requires Local Planning Authorities to undertake assessments of the social, economic and environmental conditions of their administrative areas in order to inform the preparation of their Local Plans which set out the future planning strategy for an area. In particular, the National Planning Policy Framework (NPPF) requires that plans should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The NPPF also requires that Local Planning Authorities set out a positive vision for the future of their areas.

1.4

It became evident that the identified housing requirement could not be accommodated without incursion into the Green Belt and countryside. At this time, NHDC approached Letchworth Garden City Heritage Foundation to investigate potential release some land on the edge of Letchworth Garden City to assist in meeting the District's overall housing requirements.

1.5

Following a report to the Heritage Foundation's Board of Management, it was agreed that the Heritage Foundation would support development on a number of smaller sites within the town (delivering approximately 500 dwellings), and allow consideration of a second option including these smaller sites and potential expansion to the north of the town (delivering approximately 1,500 dwellings in total). The Heritage Foundation also requested consideration of a third option to maintain the current Garden City Model population. It should be noted that these options are being considered purely for testing purposes at this stage, and further decision making as to whether any of these options are progressed will be undertaken by the Board of Management in due course.

Report Structure

- 1.6 The analysis and evidence within this report is structured as follows:
- **Section 2.0** outlines the approach and methodology to considering and assessing the implications of different Growth Scenarios for the future evolution of Letchworth Garden City.
 - **Section 3.0** reviews the origins and evolution of Letchworth Garden City as a planned settlement and sets out Heritage Foundation's strategic vision for the future of the town.
 - **Section 4.0** provides a review of the socio-economic position of Letchworth and identifies the capacity of existing infrastructure and services.
 - **Section 5.0** focuses on establishing and testing the consequences of a range of different growth scenarios on the demographics of Letchworth Garden City.
 - **Section 6.0** considers the implications of these different growth scenarios on the socio-economic position of the town and how growth may contribute to meeting the Heritage Foundation's objectives.
 - **Section 7.0** presents the main findings and conclusions.
- 1.7 Supporting information and data is set out in the appendices.

2.0

Approach and Methodology

2.1

This section outlines the approach to considering and assessing the implications of four future Growth Scenarios for Letchworth Garden City. Broadly the approach has been split into three key stages;

- 1 **Preparing a socio-economic position statement:** a desk based review of demographic trends in Letchworth Garden City and the establishment of a baseline position of housing, employment, town centre and retail and social and community infrastructure in the town.
- 2 **Scenario testing of different growth levels:** establishing and testing the consequences of a range of different growth scenarios to identify the outcomes for a range of themes including the economy and social and demographic outcomes; and
- 3 **Meeting strategic objectives through growth:** testing the outcomes of different levels of growth to consider the future prospects for Letchworth Garden City, and in particular, how these levels of growth can contribute to achieving the Heritage Foundation's strategic objectives.

Methodology

2.2

NLP's methodology centres on testing different scenarios of growth in order to identify the benefits which could be accrued under each. First, each scenario is tested in terms of its population outcomes, to identify how many households and people will be resident in Letchworth Garden City under different growth levels and furthermore, how many of those people will be economically active and able to support job creation in the area. Second, a range of metrics are applied to the population in order to understand the impact upon infrastructure and services.

Projecting the Demographic Outcomes

2.3

NLP has used POPGROUP demographic modelling and forecasting tool to model the future trends in demography associated with the different scales of housing growth under each of the scenarios. POPGROUP is an industry standard demographic modelling software package and is used by Government Agencies, County Councils and Local Authorities across the UK. Using POPGROUP, NLP has considered how future changes in the housing stock will impact upon the population of Letchworth Garden City, considering factors such as births, deaths, migration and household formation.

2.4

The demographic modelling seeks to provide an in-depth and robust understanding of what would happen in terms of household, population and labour force change if a given amount of housing development were to be developed in Letchworth in the future. The full approach and range of assumptions are set out within Appendix 1.

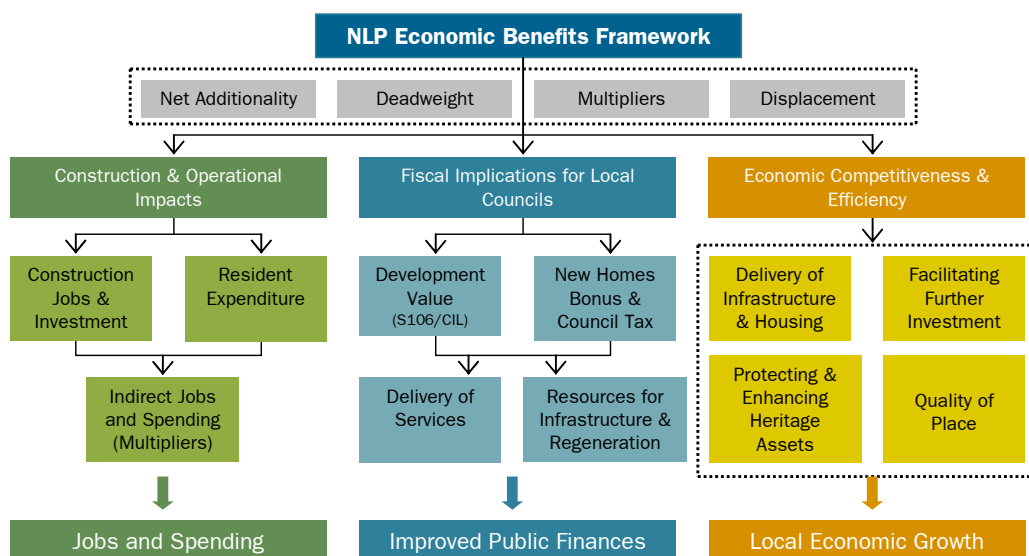
- 2.5 Details of the future scenarios that have been assessed are set out in Section 5.0.

Assessing Economic Outcomes

- 2.6 Figure 2.1 sets out the methodology used for assessing the quantitative economic benefits of development. It focuses on identifying the outcomes for Letchworth Garden City in terms of homes, jobs and the monetary benefits they bring in terms of:

- spending - for example in local shops, services or in supply chains;
- local economic growth - for example in terms of the productivity of Letchworth Garden City, Gross Value Added (GVA), and generating incentivising or facilitating further business investment in the town; and
- improving public finances - for example through generating additional tax receipts, planning gain or central government funding, each of which the Council will be able to reinvest in North Hertfordshire and Letchworth Garden City services and infrastructure in order to help deliver regeneration.

Figure 2.1 eVALUATE Economic Benefits Analytic Framework



Source: NLP

Assessing Community and Infrastructure Outcomes

- 2.7 As well as assessing purely economic outcomes, the methodology also seeks to assess outcomes of additional development for housing, town centre and retail and social and community infrastructure including seeking to identify whether particular levels of growth would generate sufficient critical mass in order to underpin the viability of existing facilities or trigger investment in new ones. To consider these outcomes for different receptors a combination of approaches have been utilised, including considering how the economic benefits could generate knock-on effects.

Study Area

- 2.8 For the purposes of this study, Letchworth is considered to be the extent of the Letchworth Garden City Heritage Foundation's Estate and consists of five wards.

Defining the Future Scenarios for Testing

- 2.9 Each of the scenarios assessed for the benefits that would accrue are predicated on a different level of growth, measured by how many new jobs or homes and community infrastructure each would deliver. The future scenarios to test were agreed between NLP and Letchworth Garden City Heritage Foundation at the outset of the study, and are solely intended to provide a range of different hypothetical options against which to test growth outcomes. The scenarios tested are as follows:
- a Scenario A: a baseline **zero growth** scenario with no additional dwellings delivered in Letchworth Garden City;
 - b Scenario B: the delivery of **500 additional dwellings**, a level of growth approximate to the provisions of the emerging North Hertfordshire Local Plan 2011-2031;
 - c Scenario C: maintain the current **Garden City model population**, identifying the level of housing growth required to maintain the existing population of the town to 2031; and
 - d Scenario D: the delivery of **1,500 additional dwellings**, a level of growth approximate to the provisions of the emerging North Hertfordshire Local Plan and the development of a strategic site to the north of Letchworth Garden City.

3.0 Origins and Evolution

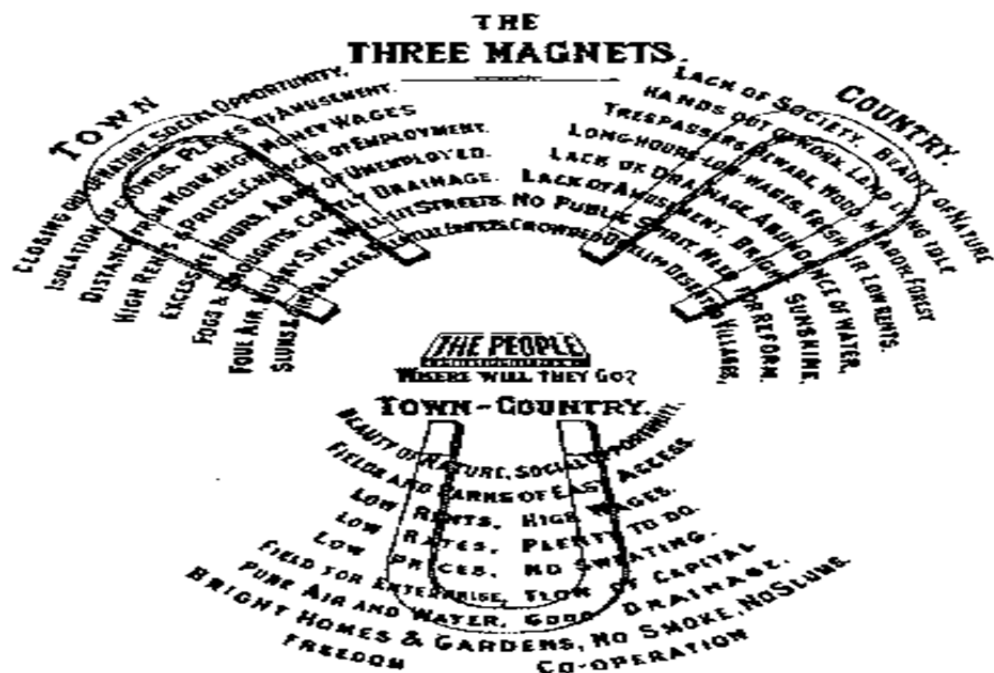
Origins

3.1 Letchworth Garden City was founded in 1903, when the First Garden City Ltd. purchased approximately 4,000 acres of agricultural land for the world's first garden city, comprising of land at Letchworth, Willian and Norton.

3.2 The plan for the new town was based on innovative town planning ideals presented in Ebenezer Howard's 'To-Morrow: A Peaceful Path to Real Reform' 1898. The Garden City vision was developed to combine the best elements of town and country living to create healthy homes for working people in vibrant communities. Howard described this as a 'third alternative', stating:

‘There are in reality not only... two alternatives - town life and country life - but a third alternative, in which all the advantages of the most energetic and active town life, with all the beauty and delight of the country, may be secured in perfect combination. Human society and the beauty of nature are meant to be enjoyed together.’

Figure 3.1 Howard's Ideological Magnets



Source: Howard, 1898, Garden Cities of Tomorrow

3.3 The heart of the garden city principles are holistically planned new settlements, with careful land zoning which enhance the natural environment and providing high quality affordable housing and locally accessible jobs.



Howard's Garden City model proposed a development of 32,000 people and an area of 6,000 acres. The layout was envisaged to take concentric form with radial boulevards and varied architecture and design. The central area was reserved for residential, community and recreational land uses and this was surrounded by extensive greenbelt to be utilised for agricultural purposes.

Figure 3.3 Original plan of Letchworth, 1904



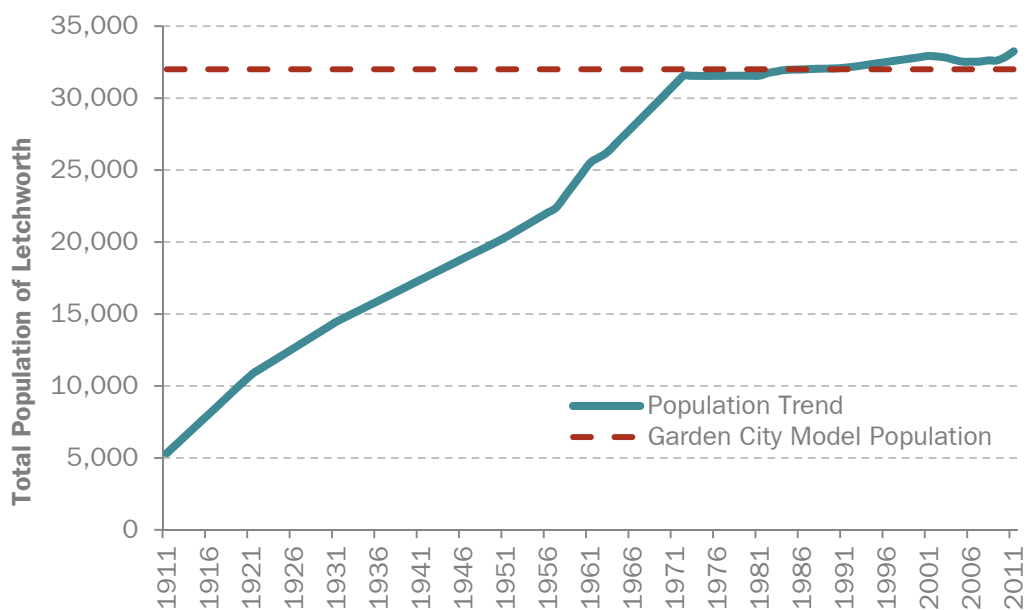
Barry Parker and Raymond Unwin were appointed to design the masterplan for the new community which was adopted in 1904. As shown in Figure 3.3, whilst adhering to many of Howard's principles, Letchworth Garden City's masterplan adopted a more 'organic' form than the symmetrical and regimented concentric layout expressed by Howard, albeit retained the idea of a surrounding greenbelt.

- 3.6 Today, Letchworth Garden City Heritage Foundation endeavours to maintain the founding pioneering principles of the Garden City Movement.
- 3.7 The model advocates unified ownership of land and local participation in decisions about development. Presently, Letchworth Garden City has 30 Governors, the majority of whom have been nominated by local groups or elected by the residents of the local community. Decision making and policy making is the responsibility of the Heritage Foundation Board of Management.
- 3.8 True to its origins, the Heritage Foundation operates a re-investment model; it is a self-funding, charitable organisation that re-invests any revenue generated from commercial operations of the Estate for the long term benefit of communities.

Evolution

- 3.9 Figure 3.4 shows the change in the population since the formation of the Garden City using data from the Census of Population and population data from the Letchworth City Guides, General Registrar's mid- year estimates. This illustrates that the population of Letchworth Garden City increased in line with early development, but did not reach its 'model' population until the early 1970s. The construction of two new housing developments; the Grange Estate and Jackmans Estate in the post-war period led to an increase in the population in the region of 12,000 people. The number of people living in Letchworth Garden City has remained relatively consistent since the 1970s when Lordship and Manor Park were constructed. In the inter-census period 2001-2011, there was minimal population increase of 371 persons, which represents 1.1% of growth.

Figure 3.4 Evolution of the population of Letchworth Garden City, 1911-2011



Source: Census of Population, General Registrars

- 3.10 Figure 3.5 illustrates the spatial growth of Letchworth, showing how a series of post-war urban extensions created new estates and neighbourhoods for the Garden City. The Grange Estate delivered circa 2,000 new homes in the late 1940s, whilst Jackmans delivered c.2,100 new homes in the early 1960s. The last major expansion of Letchworth came in the early 1970s when the Lordship and Manor Park areas of the town were built. Since the 1990s a number of small in-fill developments, each of c.100 homes, have been built as sites have become available. These have included schemes on the former Willian Secondary School site and the former Creamery site, both adjacent to the Jackmans estate.
- 3.11 Alongside these new estates of the post-war era, new community infrastructure was delivered, providing many of the shops and services that exist to serve Letchworth's communities today. The Grange estate delivered a new neighbourhood centre (with shops, a Public House and a community centre), 3 primary schools (Grange, Stonehill and Northfields) as well as open space at the Grange recreation ground. The development of the Lordship Estate was accompanied by a new primary school and open space at the ICL sports field (now Letchworth Corner Sports Club).
- 3.12 Similarly, Jackmans estate, delivered a wide range of new facilities to serve the estate and the town. The district centre housed shops, a community centre, a public house and a library. Open space and allotments were integrated into the estate, whilst there were two new primary schools and one new secondary school developed. Despite the wealth of community facilities provided, the Jackmans estate proved unable to sustain them, and of those key community facilities initially provided, the library, the public house, Lannock Primary School and Willian Secondary School have all closed over the last two decades.
- 3.13 More recent in-fill developments have not provided new facilities integrated into their development, however, have contributed to improvements across the town. What is clear from the past is that housing growth, and the population change and community services that go alongside it, has shaped the evolution of Letchworth and contributed to the place that it is today.

The Heritage Foundation

- 3.14 As well as a physical evolution, the management of Letchworth Garden City has also evolved since its establishment. In 1962, an Act of Parliament transferred the assets, role and responsibilities of First Garden City Ltd. to a public sector organisation - Letchworth Garden City Corporation. 33 years later, in 1995, a further Act of Parliament wound up the Corporation passing the £56 million Estate to Letchworth Garden City Heritage Foundation; who presently hold the freehold for the Estate and are responsible for its management. The Estate's portfolio has a current capital value in the region of £107 million which includes the commercial, residential and agricultural elements¹.

¹ Letchworth Garden City Heritage Foundation, Five Year Commercial Property Strategy, 2012

The Heritage Foundation's Vision

- 3.15 Letchworth Garden City Heritage Foundation's ambition for Letchworth as set out in the Strategic Plan 2011-2016:

'is to maintain the Garden City principles in a way that is relevant to the 21st century and develop Letchworth as a unique and special town for ALL who live, work and play here now, and in the future.

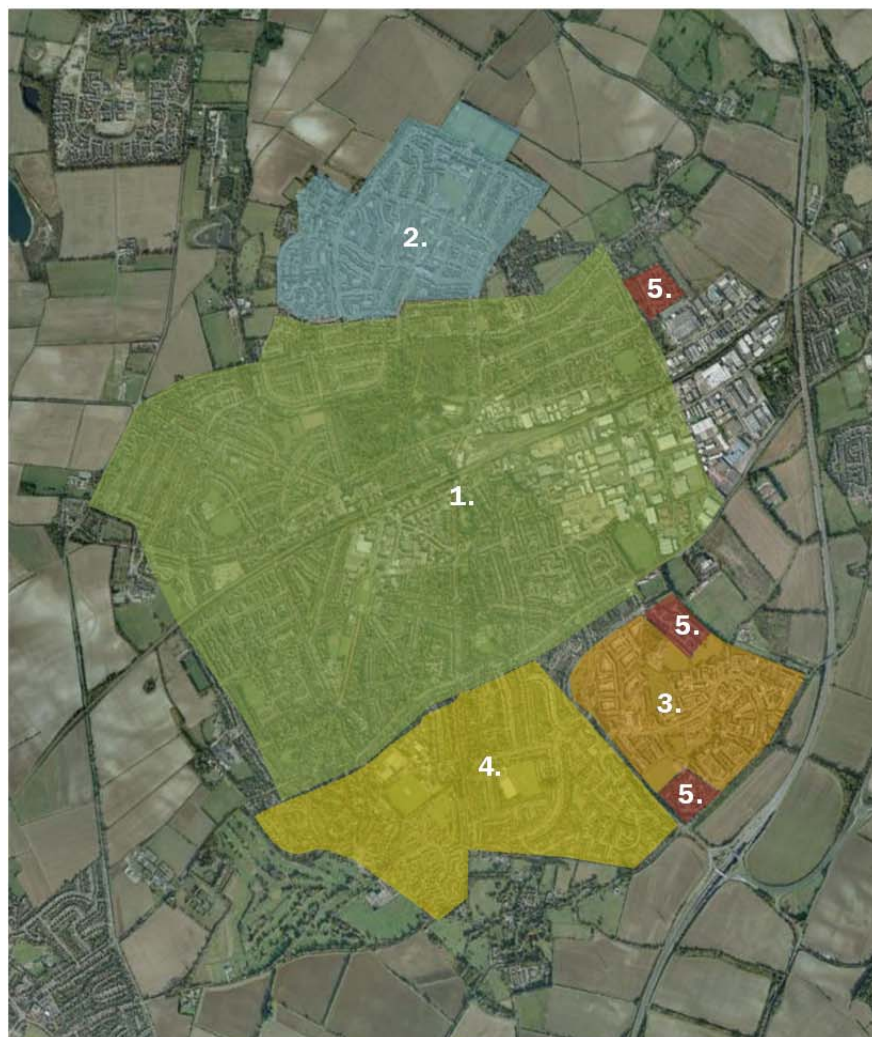
- 3.16 The Letchworth Garden City Estate consists of 5,500 acres. The 2011 Census accounted for a population of 33,249 people living in 13,990 households. The rural estate comprises of 3,000 acres.

The Heritage Foundation's Objectives

- 3.17 The Letchworth Garden City Heritage Foundation has a number of key objectives which underpin their activities and set the context for the future development of the town. The objectives include:

- 1 Proactively managing assets and income;
- 2 Building positive relationships with communities;
- 3 Contributing to the maintenance and enhancement of the physical, economic and social environment of Letchworth Garden City; and
- 4 Commitment to sustainability.

Figure 3.5 Spatial Evolution of Letchworth



1. Original masterplan area (1904 - 1939) ■
2. Grange Estate (1948) ■
3. Jackmans Estate (1961) ■
4. Lordship & Manor Park (1971) ■
5. In-fill developments (1990's onwards) ■

Source: NLP analysis

4.0

Letchworth Today

4.1

This section of the report establishes the socio-economic baseline position of Letchworth in order to facilitate analysis as to the potential implications of the different growth scenarios under consideration. The capacity of infrastructure and services in Letchworth is also identified, with some associated maps and figures referenced in the text contained at the end of this chapter.

Population and Economy

Demographic Profile

4.1

According to 2011 Census of population, the resident population of Letchworth is 33,249. Table 4.14.1 outlines that over one fifth of the population are children, one third of the population are younger working age adults, one quarter of the population is in the older working age category and almost one fifth of the population is aged 65 or over.

Table 4.1 Demographic Profile of Letchworth Garden City, 2011

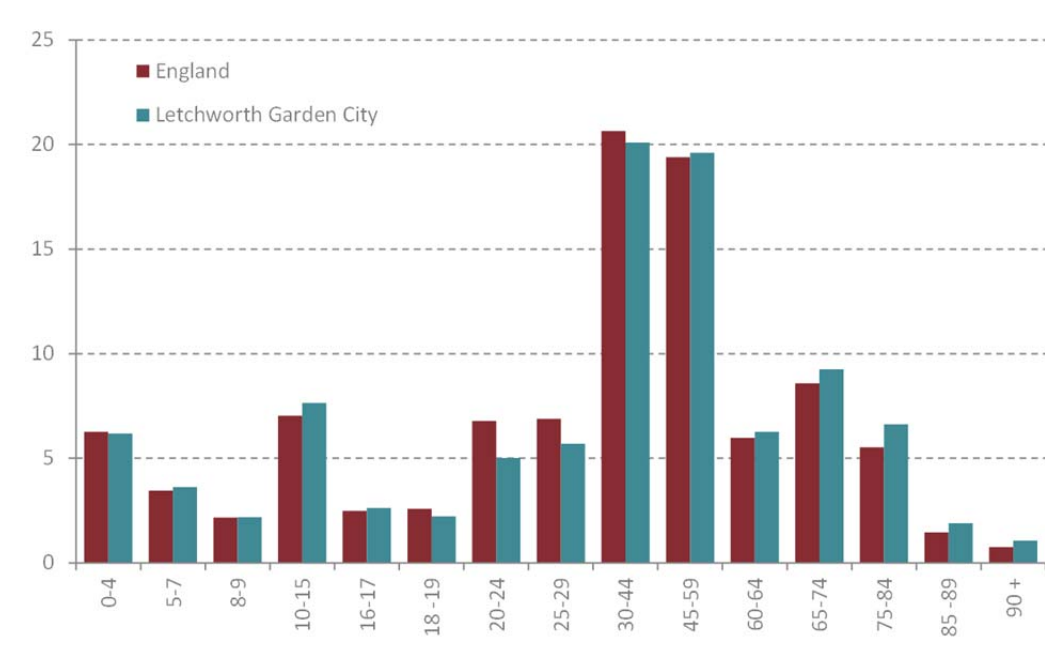
Letchworth Garden City	Population	Percentage of total population
0-17	7,405	22.3%
18-44	10,982	33%
45-64	8,599	25.9%
65+	6,263	18.8%
	33,249	100%

Source: NLP Analysis of ONS, Census 2011 data

4.2

Figure 4.1 illustrates that the demographic structure of Letchworth varies slightly from national trends in a number of critical age groups, particularly the younger working population aged 18-44 years and the elderly 64+ years. This could have ramifications for the local economy and infrastructure provision in the medium to long term as there is a reduction in the working age population that comprise the labour market and spend money in the local economy; and an increase in the proportion of elderly people who have specific infrastructure requirements.

Figure 4.1 Comparative Demographic Profile of Letchworth and England, 2011



Source: ONS, 2011

4.3 The population is broadly evenly distributed across each of the five wards that make up Letchworth Garden City; Letchworth East (17.5%), Letchworth Grange (21.4%), Letchworth South East (22.8%), Letchworth South West (22.6%) and Letchworth Wilbury (15.7%). The Letchworth South East ward is the largest while Letchworth Wilbury has the smallest resident population.

4.4 Mosaic UK classifies all consumers in the United Kingdom by allocating them to one of 67 Types and 15 Groups². The top three groups that residents of Letchworth Garden City fall into are Ex-Council Community (22.3%), Professional Awards (14%) and Industrial Heritage (9.5%)³. Nationally, Ex-Council Community constitutes 8.7% of the population, Professional Awards constitutes 8.2% and Industrial Heritage accounts for 7.4%. As such, the proportion of the population occupying each of these groups is above the national average, particularly Ex-Council Community.

Deprivation

4.5 As a district North Hertfordshire ranks 222nd out of 365⁴ local authorities in England in the index of deprivation, where 1 is the most deprived and 356 is the least deprived. As illustrated in Figure 4.2 (contained at the end of this section)Figure 4.2, despite this overall favourable ranking, certain areas of Letchworth Garden City fall within the top 30% most deprived areas of England including parts of the Grange and Wilbury Estates.

² Detailed explanations of the characteristics of each group & type are available from www.experian.co.uk

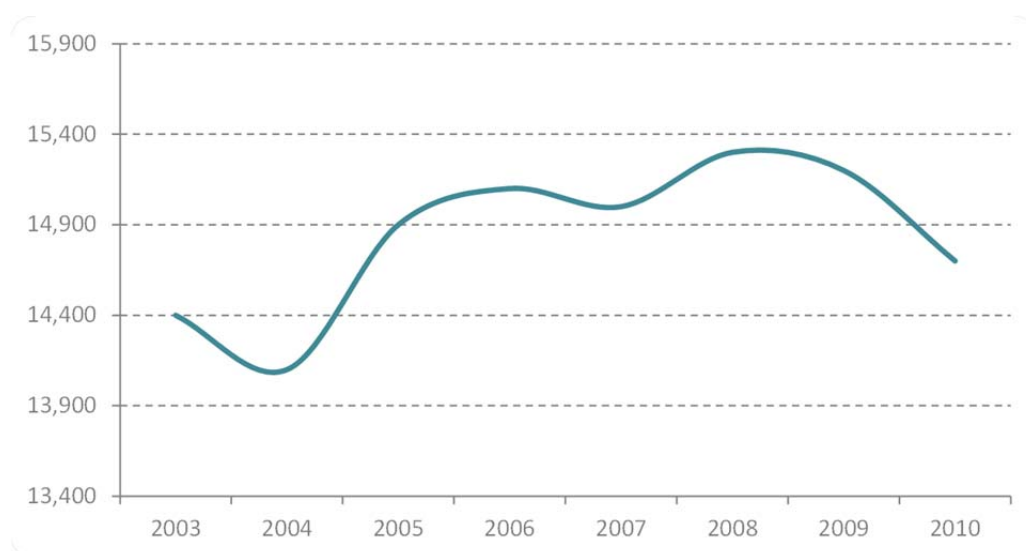
³ Experian (2012) DOL SG6 Mosaic Area Report

⁴ CLG (2010) Indices of Multiple Deprivation

Employment and Labour Market

- 4.6 The key economic characteristics and trends in the local economy have been established to provide the context against which any economic impacts of the expansion of Letchworth Garden City can be assessed.
- 4.7 According to 2011 Census of population, almost 16,750 residents or 71% of the 16-74 year old age cohort are economically active. Approximately 6,800 residents (29%) are economically inactive; people in this category include those who are looking after the home, family, sick or disabled, the retired and students. Approximately 1,000 residents, or 4% of the working age population were unemployed in 2011. This is below the national unemployment rate that is 7.7%⁵ as at September 2013.
- 4.8 Notably, a high proportion of the resident population, aged 16 or over of Letchworth Garden City have a low level of educational qualifications. Although the number of residents with no qualifications has fallen by approximately 6% in the inter-census period 2001-2011, 21.4% have no formal qualifications. A further 30% of the cohort's highest level of qualification is level 1 and level 2 qualifications. 3.7% of the population have an apprenticeship qualification. At the other end of the spectrum, 29% of the resident population have a level 4 qualification or higher⁶.
- 4.9 Letchworth Garden City was estimated to contain 14,700 jobs in 2010 as shown in Figure 4.3. The number of jobs in Letchworth was increasing prior to the onset of the recession in 2008. The majority of jobs are in manufacturing, industrial and retail, this broadly correlates to the resident skills base in the town.

Figure 4.3 Number of Workplace Jobs in Letchworth 2003-2010



Source: ONS, various years

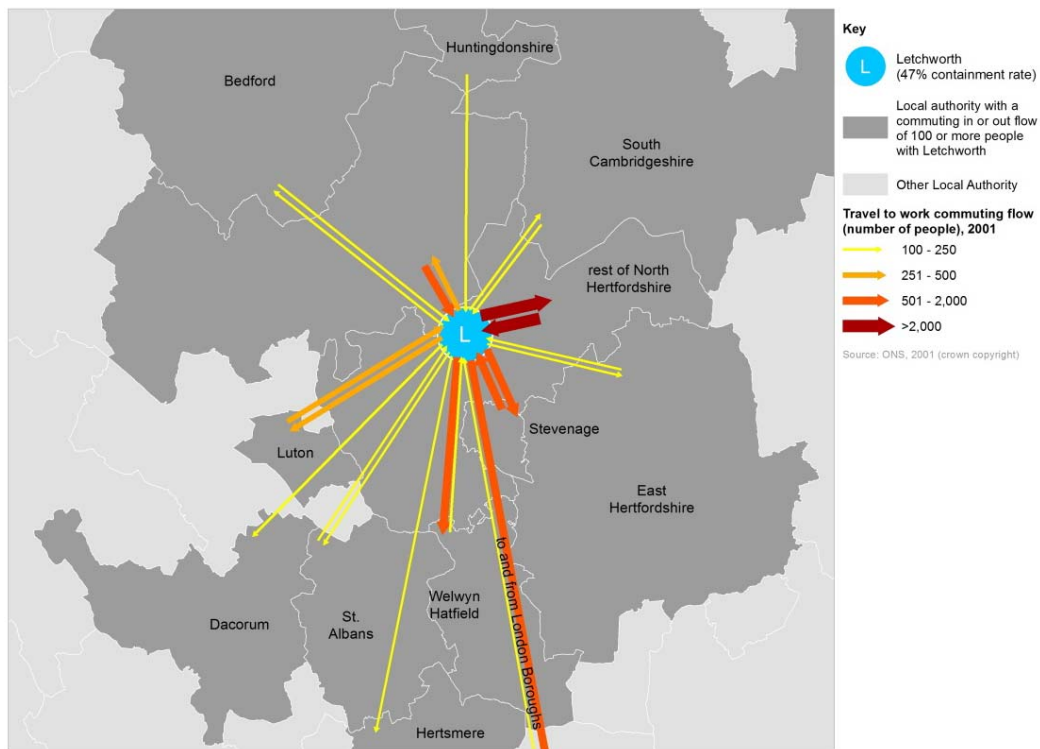
⁵ ONS (September 2013) Labour Market Statistics

⁶ NLP analysis of Census of Population 2011 data

4.10

The most up to date commuting patterns⁸ for Letchworth Garden City are displayed in Figure 4.4. The town has a self-containment rate of 47%, meaning that 47% of those that work in the town also live there. The majority of those commuting into the town come from locations elsewhere in North Hertfordshire (18%) or adjoining districts suggesting relatively shorter journeys and thus relatively more sustainable commuting patterns.

Figure 4.4 Letchworth Garden City Commuting Patterns



Source: ONS, 2001

4.11

Out commuting from Letchworth Garden City is also particularly strong to elsewhere in North Hertfordshire and Stevenage, which suggests those people that reside in Letchworth Garden City work in other locations relatively nearby. Despite good rail connections to London, fewer than 1,200 people commute to the London Boroughs on a daily basis.

Comparative Analysis of Employment Levels in Letchworth

4.12

In order to provide a context as to how Letchworth Garden City is placed in terms of employment provision in relation to other towns with similar credentials, an assessment of the performance of the town against comparator towns has been carried out. Table 4.2 compares population and job numbers of Letchworth Garden City with towns of an equivalent scale within a similar commuting time from London.

⁸ Commuting analysis based on ward level 2001 Census data as 2011 Census data has not yet been released.

Table 4.2 Comparative Analysis of Letchworth Garden City

Town	Population (2011)	Distance from LDN	Commuting time to LDN	Jobs Numbers	Population: Jobs Ratio
Hertford	33,236	24 miles	42 mins	19,000	1:1.7
Hitchin	25,112	31 miles	31 mins	12,700	1:2
Aldershot	34,336	37 miles	47 mins	16,100	1:2.1
Letchworth	33,249	34 miles	33 mins	14,700	1:2.3
Billericay	23,741	24 miles	31 mins	9,300	1:2.6
Bishop's Stortford	37,294	27 miles	38 mins	13,600	1:2.7
Dunstable	45,670	30 miles	36 mins	14,100	1:3.2
Wickford	30,261	30 miles	37 mins	7,800	1:3.9

Source: NLP Analysis, ONS

- 4.13 Currently in Letchworth there is one job per 2.3 head of population. This ratio is broadly in line with the other towns considered. Letchworth performs particularly well in relation to Wickford and Dunstable. Despite Dunstable having a significantly larger population and being situated a similar distance from London, it has less jobs than Letchworth in real terms. Wickford's population is more closely aligned with Letchworth yet the town has almost half the number of jobs. Notably, taking the economically active portion of the population (16,750 residents) only into account, Letchworth has a population to jobs ratio of 1:1.06.

Land Use Structure and Capacity of the Town

Housing Provision

- 4.14 This section of the report considers existing housing provision in Letchworth Garden City, outlines the level of identified future need and provides a useful context for the consideration of future housing development. Data has been collated from the ONS, NHDC and various other sources.

Existing Housing Provision

- 4.15 As recorded by the 2011 Census, there are a total of 14,213 dwellings in Letchworth Garden City. Table 4.3 shows the breakdown of dwelling types, indicating that the majority of the housing stock is made up of terraced dwellings.

Table 4.3 Breakdown of Dwelling Type in Letchworth

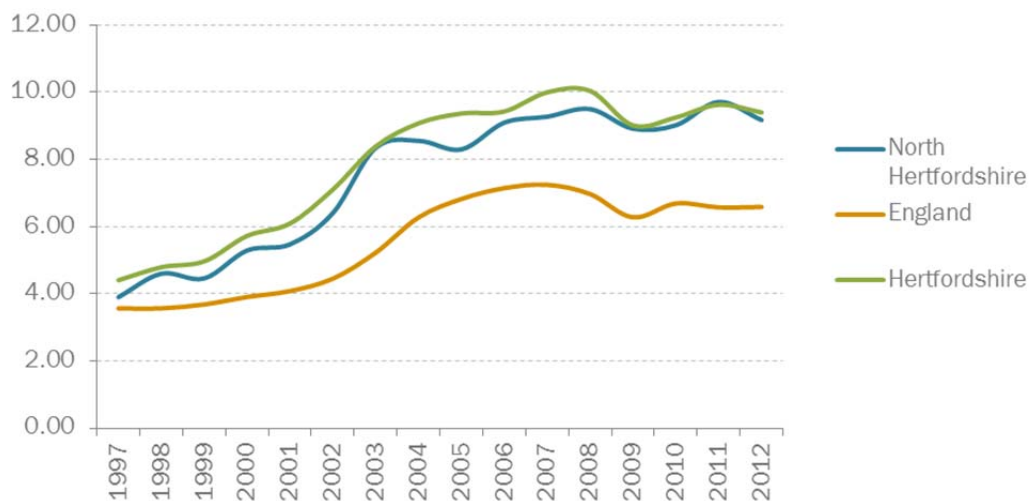
Dwelling Type	Detached House	Semi-detached	Terrace	Flat	Other
Number	2,852	3,443	5,006	592	58

Source: NLP Analysis of ONS 2011 data

4.16 In terms of tenure, the 2011 Census indicates that the dominant form of housing tenure is owner occupation, 28% of the population owned their property outright while 30% owned their property with a mortgage. This aligns with national trends. Of note, a high proportion of the population live in social rented accommodation at 32%. Nationally, 18.5% of the population occupy this sector of the housing market, the figure for North Hertfordshire as a whole is 23%. The majority is non-local authority social rented accommodation (21.5%). In context, nationally, 8.3% of accommodation is non-local authority social rented.

4.17 While housing affordability pressures are a common feature of housing markets across the South East of England, the ratio of median house price to median earnings within North Hertfordshire District was 8.66 in 2012, compared with only 3.94 in 1997, this demonstrates that housing affordability is worsening. The scale of the affordability problem in North Hertfordshire is slightly below the County average, Hertfordshire has an affordability ratio of 9.40. The affordability ratio of North Hertfordshire is significantly higher than the national average of 6.59.

Figure 4.5 Housing Affordability, Ratio of Median House Prices to Median Income, North Hertfordshire, 1997-2012



Source: CLG Live Table 577

4.18 The North Hertfordshire 2010 SHMA Update ascertains that entry sales levels in Letchworth were £95,000 for a one bedroom flat, rising to £124,995 for a two bedroom flat and £159,950 for two and three bedroom terraced houses. These prices are relatively lower than the entry sales prices in Royston, Baldock and Hitchin and the North Hertfordshire district average. The average house price in Letchworth Garden City between January and August 2013 was below the North Hertfordshire District average of £261,400⁹ at £239,900. This information indicates that affordability and house prices are less of an obstacle to entry to the housing market in Letchworth than elsewhere in North Hertfordshire.

⁹ Land Registry, Price Paid Data 2013 available online from: <http://www.landregistry.gov.uk/public/information/public-data/price-paid-data>

- 4.19 Currently there are 2,984¹⁰ people on waiting list for housing in North Hertfordshire. There are two main housing associations that assist in providing accommodation for those in need in Letchworth Garden City; Howard Cottage Housing Association and North Hertfordshire Homes. Howard Cottage has 1,145 properties¹¹ in Letchworth. There are also a number of smaller providers, with housing stock to meet a range of needs.¹²
- 4.20 In April 2013, a new 'bedroom' or 'under occupancy' tax was introduced whereby housing benefit towards rent payments is reduced if there is a vacant bedroom in the property. This tax affects council and housing association tenants of working age who claim housing benefit to pay some or all of their rent. Due to the high proportion of social rented tenures in Letchworth, providers have recognised an emerging demand for two bedroom dwellings since the introduction of the tax.

Future Housing Provision

- 4.21 In accordance with the National Planning Policy Framework (NPPF), local planning authorities must identify their objectively assessed housing need and then seek to meet it. NHDC is currently in the process of preparing a new Local Plan which will set out a 20 year development framework for the District, including provision for new housing. The overall delivery target for the District has yet to be determined but in February 2013 the Council indicated that they considered 10,700 dwellings¹³ (535 dwellings per annum) could be an appropriate level of growth for the period 2011-2031. This target is significantly lower than the previous target for North Hertfordshire of 15,800 (590 dwellings per annum) as set out in the East of England Plan.
- 4.22 Figure 4.6 illustrates the number of housing completions in North Hertfordshire between 2002 and 2012 and the proposed housing target for the District going forward¹⁴. This allows a comparison of past housing supply in relation to future housing targets. It is apparent that past trends, particularly since 2009 have been well below the target level. As a result the Council will need to consider sites that are suitable, available, deliverable and viable across the District for new housing development. NHDC is considering the capacity of Letchworth Garden City to contribute to accommodating future housing in the town and more widely across the District.

¹⁰ CLG Waiting List data (Live Table 600)

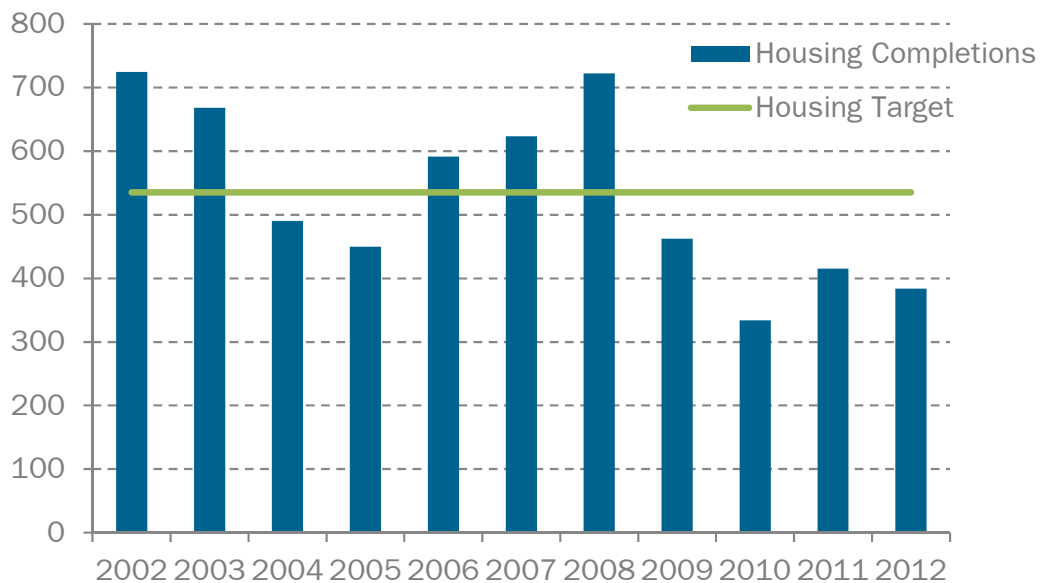
¹¹ Howard Cottage (2013)

¹² See North Hertfordshire District Council, A guide to housing associations in North Hertfordshire 2008

¹³ NHDC (Feb 2013) Local Plan 2011-2031 Housing Options Growth Levels and Locations 2011-2031, Consultation Paper

¹⁴ As set out in the NHDC (Feb 2013) Local Plan 2011-2031 Housing Options Growth Levels and Locations 2011-2031, Consultation Paper

Figure 4.6 Housing Completions, North Hertfordshire 2002-2012



Source: North Hertfordshire District Council, AMR 2011-2012

Employment Land Provision

Baseline Review of Employment Land Provision

- 4.23 NHDC published its Employment Land Review (ELR) 2013-2031 in March 2013 which reviews existing employment land supply and potential allocations across the District including Letchworth Garden City.
- 4.24 Existing employment land in Letchworth Garden City totals 100.5 hectares¹⁵. It can be divided into three broad locations; Works Road, Icknield Way and Blackhorse Road employment areas. The 'Works Road' employment site is the town's primary employment site comprising of approximately 70 hectares. It is an established and successful employment area which provides a mix of B1, B2 and B8 floorspace together with some retail and sui generis uses. The stock of premises varies in age and quality. There are some larger and high-tech occupiers on this site. Notably, there are a number of vacant plots and units with potential for redevelopment.
- 4.25 Icknield Way employment area is 13.8 hectares in total. It includes the Orbital Centre, the Ascot Industrial Centre and Shaftesbury Industrial Estate and includes employment and sui generis uses. The quality and age of the employment premises at this site are varied. Vacancy levels are above average and are particularly high at Ascot Industrial Estate.
- 4.26 Blackhorse Road employment area covers 15.85 hectares and comprises of mostly B class uses. Much of the employment space on this site is dated and vacancy levels are above average.

¹⁵ North Hertfordshire District Council Employment Land Review 2013

- 4.27 The Spirella Building, located to the north of the town centre is a significant, good quality employment site in Letchworth Garden City. It is occupied by multiple tenants, predominantly SMEs and comprises office space, conference facilities and meeting rooms. High quality employment is also provided at the Nexus Building on Broadway Gardens and the recently converted former Town Hall, the administrative centre for North Herts College.
- 4.28 The office market in Letchworth Garden City is focused around local SME occupiers and the Council and Heritage Foundation.
- 4.29 Letchworth Garden City Heritage Foundation has an extensive commercial property portfolio comprising of 71,560 sq.m of floorspace that includes offices (23%), industrial units (61%) and retail units (16%). There is 13,660 sq.m¹⁶ vacant accommodation currently available across the portfolio, the majority of which is industrial units. While the Foundation is currently implementing an Estate's Strategy that aims to rationalise and enhance its portfolio, they are prepared to meet market demand should it arise.

Future Capacity of Employment Land

- 4.30 In summary, the ELR recommends the potential rationalisation of employment land in Letchworth Garden City due to the significant volume of employment land and evidence of over provision. Blackhorse Road and Icknield Way are identified as being the most suitable sites to release employment land.
- 4.31 Two potential allocation sites were also assessed including land east of Blackhorse Road and land north of Hitchin Road. The Blackhorse Road site is approximately 4.0 hectares in size and was deemed to be a suitable opportunity for future employment development, subject to market demand.
- 4.32 From this analysis, it is apparent that there is some limited spare employment land capacity in Letchworth Garden City. New development may support existing employment facilities and reduce the need for rationalisation of employment land and stimulate further expansion or upgrading of employment provision.

Town Centres and Retail

- 4.33 The provision of an adequate retail offering is essential to maintaining the vitality and viability of town centres and meeting the needs of residents that consequently impacts on their quality of life. This section of the report provides a summary of town centre and retail provision in Letchworth Garden City.

Baseline Review of Town Centre/Retail

- 4.34 Out of a total of the 6,720 centres ranked in the Management Horizons UK Shopping Index 2008, Letchworth Garden City was ranked 468th¹⁷. Comparatively, this is below nearby Hitchin which was ranked 300th and above Baldock ranked 1,420th.

¹⁶ Rapleys, Heritage Foundation, Letchworth Garden City, 5 Year Commercial Strategy Review 2012

¹⁷ North Hertfordshire District Council, Retail Report 2012

- 4.35 Garden Square Shopping Centre is the primary retail destination in Letchworth Garden City, supported by Eastcheap and Leys Avenue. In 2011/2012, there were 281 retail units in the town accommodating mostly A and B class uses. Notably, vacancy rates in the town are high; in 2012 there were 42 vacant units¹⁸ (15% vacancy), although much of this unoccupied stock can be accounted for by units that were vacated for the redevelopment of Wynd. This development, which has planning permission, is unlikely to proceed in current circumstances due to economic viability pressures¹⁹.
- 4.36 This level of vacancy is high when compared with competitor towns in North Hertfordshire and the national context, in 2011/2012 vacancy rates in Baldock, Hitchin and Royston were 7.4%, 8.9% and 9% respectively. Nationally, the retail vacancy rate is 12.7%²⁰.
- 4.37 The existing retail provision comprises a mix of multiple and independent retailers, occupying 88 units and 193 units respectively. Morrisons acts as the primary anchor store in the town centre. Other multiples include Argos, Boots, New Look, Peacocks, Wilkinson, Poundland and Home Bargain. The majority of multiples are located in Commerce Way, Central Approach, East Cheap and Leys Avenue. More independent shops are located on Station Road, Arena Parade the Arcade and the Wynd.
- 4.38 The restaurant/leisure offer is limited, comprising national operators such as Costa and Wetherspoons and a number of local café and restaurant operations. A Prezzo restaurant is opening in 2014. However, this profile is not untypical of similarly ranked towns.

Convenience Shopping

- 4.39 In 2009, there was 8,722 sq.m of convenience floorspace in Letchworth Garden City. ²¹ Based on 2009 prices, annual convenience shopping expenditure equates to £1,731 per capita²².
- 4.40 National and multi-national retailers have a presence in Letchworth. There is a 2,500sqm Morrison's and a 3,100sqm Sainsbury's located within the town centre and a smaller Iceland and Lidl also providing convenience shopping options. This range of choice has resulted in the majority of the population staying in Letchworth to do their shopping and people from elsewhere also travel in to Letchworth do their shopping.
- 4.41 Planning permission has been granted for additional 1,970sqm convenience shopping floorspace in Letchworth Garden City. The NHDC Retail Needs Assessment Update 2011 concluded that this should be sufficient capacity to cater for the towns convenience retail needs to 2031.

¹⁸ North Hertfordshire District Council, Retail Report 2012

¹⁹ Rapleys, Heritage Foundation, Letchworth Garden City 5 Year Commercial Strategy Review 2012

²⁰ North Hertfordshire District Council, Retail Report 2012, Page 49

²¹ North Hertfordshire District Council, Retail Needs Assessment Update 2011

²² North Hertfordshire District Council, Retail Needs Assessment Update 2011

Comparison Shopping

- 4.42 In 2009, there was 22,780sqm of comparison floorspace in Letchworth Garden City²³. Over 50% of this floorspace is located in shops in the town centre. There are a number of comparison goods units located in the retail warehousing developments at Cotton Brown Park/Third Avenue. The main comparison retailers include Carpetright, Topps Tiles, Pets at Home, Dreams, Halfords and Wickes DIY. There are minimal amounts of comparison floorspace in the Letchworth local centres.
- 4.43 The NHDC Retail Needs Assessment Update 2011 recommended that future comparison shopping development in the District should be concentrated within Letchworth Garden City (and Hitchin) and that in the short term the implementation of the Wynd redevelopment and reoccupation of vacant floorspace in Letchworth Garden City town centre should be the priority. Comparison goods retail floorspace need for 2009-2031 is identified to be 13,000sqm. This figure is in addition to existing commitments, which in 2011 were 3,040sqm²⁴.
- 4.44 Based on 2009 prices, expenditure on comparison goods by Letchworth residents equates to £2,621 per annum. Due to the limited comparison goods retail offer not all of the retail expenditure on comparison good is retained in Letchworth.

Neighbourhood Centres

- 4.45 Neighbourhood centres provide key services to communities and ideally should be located within walking distance of the communities whom they serve. There are two neighbourhood centres in Letchworth Garden City; Ivel Court on the Jackmans estate and Southfields on the Grange estate which comprise of 20 units in total²⁵. All units are fully occupied, 14 of them accommodate retail units of which 7 are convenience uses, 3 are comparison uses and 3 are service uses. The remaining 6 units are occupied by betting shops and takeaways.
- 4.46 Figure 4.7 (contained at the end of this section) maps the primary employment and retail areas in Letchworth Garden City. This clearly demonstrates the central location of the main town centre and employment areas, and locations of the two main neighbourhood centres.
- 4.47 In summary, there is sufficient retail capacity to accommodate an expansion in population in Letchworth Garden City. Potential new residential development could be very beneficial for supporting the retail offer in town by providing the critical mass required to attract new retailers, especially multiples, reduce the high vacancy rates, support the viability of the redevelopment of the Wynd and reduce leakage of retail expenditure. Due to the centralised nature of town

²³ North Hertfordshire District Council, Retail Needs Assessment Update 2011

²⁴ North Hertfordshire District Council, Retail Needs Assessment Update 2011

²⁵ North Hertfordshire District Council, Retail Report 2012

centre and the lack of capacity in the existing provision there may be a need to support the role of neighbourhood centres in Letchworth.

Overview of Land Uses

- 4.48 Table 4.4 provides an overview of the existing capacity of housing, employment land and retail in Letchworth Garden City, which gives a useful insight into the ability of the town to facilitate new development.

Table 4.4 Letchworth Garden City Land Use Capacity

Letchworth Garden City	Capacity
Housing	At Capacity
Employment Land: Office Space	Surplus
Employment Land: Industrial	Surplus
Retail: Comparison	Surplus
Retail: Convenience	Surplus
Retail: Neighbourhood Centres	At Capacity

Source: NLP Analysis

Community Infrastructure

- 4.49 This section of the report assesses current provision of community infrastructure facilities and services in Letchworth Garden City by undertaking an audit to establish what services currently serve the town and their degree of capacity. This is to ascertain whether the services and community facilities identified have surplus capacity which could accommodate an increasing population or are already at or reaching capacity.

Baseline Review of Existing Community and Social Infrastructure

- 4.50 Letchworth Garden City is well served by existing community facilities, with a good provision of key local services and facilities covering a range of functions including education, health, community space, sport and recreation.
- 4.51 An audit of existing services in the town has been drawn from a range of sources including NHDC and the Letchworth Garden City Heritage Foundation publications. These sources are complemented by published information from service providers. The current provision of community facilities are outlined below.

Education and Libraries

- 4.52 There is a wide ranging educational offering in Letchworth Garden City at both primary and secondary level. The majority of the education institutions are operated by Hertfordshire County Council and are state funded. However, there are also a number of privately run institutions which are privately funded.

- 4.53 Within the Garden City boundary, there are eleven primary schools and three secondary schools. Complementing this are two independent schools (St Christopher School and St Francis College), as well as a Pupil Referral Unit and the Woolgrove Special Needs Academy. In September 2013, the Da Vinci Studio School of Creative Enterprise began accepting students; this 14-19 state school model is for people of all abilities that are suited to a more hands on approach to learning.
- 4.54 Figure 4.8 (contained at the end of this section) maps the primary and secondary schools in Letchworth. The catchment area of the educational facilities is not confined to the Letchworth Garden City boundary, there is some inward and outward movement of pupils.
- 4.55 There is a library centrally located in the town at Broadway, adjacent to the cinema, church and town hall. A range of services are offered at the facility including book lending, computer facilities, internet, photocopying, printing study space and lecture hall. The library also provides a home library service. In addition, a mobile library service operates in the town every three weeks at three stops; Robert Saunders Court, Edwin Nott House & Robert Humbert House.

Health

- 4.56 There are four GP surgeries in Letchworth Garden City; Garden City Surgery, Birchwood Surgery, The Nevells Road Surgery and Sollersholt Surgery with a total of 35,158²⁶ registered patients. All of the surgeries are currently accepting new patients. In total, there are 21 GPs practicing across the four surgeries. Each of the surgeries offers their services from Monday to Friday but are closed over the weekend.
- 4.57 The Ernest Gardiner Treatment Centre also provides health care to the residents of Letchworth Garden City. The facility is owned and managed by the Letchworth Garden City Heritage Foundation and is not NHS funded, however, it does cater for NHS patients. The running costs are met by the Foundation as part of its 'relief of poverty and sickness' commitment. Health care is provided by nurses, physiotherapists and occupational therapists, the main focus is rehabilitation treatment. Treatment at the Centre is free to those who live in the Garden City. The facility operates Monday to Friday.
- 4.58 The nearest NHS hospital offering a wide range of acute health care services including regional specialities and Accident and Emergency Department is Lister Hospital which is located less than 4 miles away in Stevenage.
- 4.59 There are three dental practices located within the settlement; Park View Dental Care, Dowdeswell & Associates and Purleys Dental Care²⁷. Purleys Dental care caters for private clients while the other two surgeries provide for private and NHS patients. Both have capacity and are accepting new patients.

²⁶ www.nhs.uk accessed September 2013

²⁷ www.NHS.uk/service-search accessed September 2013

- 4.60 The residents of Letchworth Garden City have good health profile. According to 2011 Census data, over 80% of people experience good or very good health.

Community Facilities

- 4.61 There are a number of public halls in Letchworth Garden City. Brotherhood Urban Hall, Jackmans Community Centre, The Grange Community Centre and the Mrs Howard Memorial Hall are all operated by NHDC and are available for private hire as well as being used by local groups and clubs. Letchworth Arts Centre is a multi-functional community facility located in the heart of the town. Its facilities include a café, galleries, performance spaces and rooms for hire. The facility runs exhibitions, events and a range of arts courses for both adults and children. There are also a number of smaller community facilities available for private hire and that are used as a base for community groups and societies.
- 4.62 Broadway Cinema is an independent, four screen cinema, located at Eastcheap in the centre of Letchworth Garden City. Owned by the Heritage Foundation, it is an important social infrastructure resource for the residents of Letchworth. Between October 2011 and July 2012 attendance amounted to almost 110,000 generating revenue of £542,900.
- 4.63 Figure 4.9 (contained at the end of this section) shows the location of the key health and community facilities in Letchworth. It is apparent from the map that the majority of facilities are clustered and centrally located. The shaded area represents 800 metre/10 minute walking distances from each of the services, this highlights that accessibility to these key services is limited from certain parts of the town, particularly to the north and south east. Public transport provision to the north of the town is also more limited in terms of coverage, which given the ageing population may lead to risks of social isolation over time.

Sports and Recreational Facilities

- 4.64 The Letchworth Garden City Heritage Foundation commenced the first stage of the preparation of a Leisure Strategy for Letchworth Garden City. The associated report undertakes a review of existing provision and emerging need.
- 4.65 The sports, leisure and recreation facilities in Letchworth Garden City are extensive. The main facility is the North Hertfordshire Leisure Centre which is located on Baldock Road and is operated by Stevenage Leisure Ltd. The Leisure Centre has a conventional facility mix including a leisure pool, sports hall, gym, studios and four squash courts and is used by a number of local clubs and the local community. Despite refurbishment in 2006, the Leisure Centre will need to be replaced in the medium term²⁸. The land surrounding the Leisure Centre consists of a range of playing pitches including Baldock Road Recreation Ground, Pixmore Playing fields (Letchworth Eagles FC) and Letchworth Garden City RUFC.

²⁸ LGCHF Draft Leisure Strategy (2013)

- 4.66 Other sports and leisure facilities include:
- a Letchworth Outdoor pool, located in Norton Common which comprises of a 50m, eight lane pool and a smaller pool. It is open during the late spring and summer months;
 - b Fearnhill Sports Centre, located on Icknield Way, which is a dual use facility that accommodates a variety of sports and activities during week day evenings and weekends;
 - c Knights Templar Sports Centre which is also a dual use facility which includes a gym, sports hall, synthetic turf pitch and three grass pitches;
 - d Letchworth Corner Sports Club which is a private club and consists of a cricket pitch, artificial turf pitch a Bowling Green and pavilion. The facility hosts a multitude of local clubs;
 - e The Herts Football Association County Ground on Baldock Road;
 - f Letchworth Golf Club which has an 18-hole golf course and a 9 hole par 3 course, available for public use. There is an additional par 3 course at the Letchworth Par 3 Family Golf Centre;
 - g Letchworth Sports and Tennis Club, which is a private members club, but public access is permitted to a limited range of the facilities which include a number of indoor and outdoor tennis courts, squash courts and badminton courts.
- 4.67 There are also a number of publically accessible playing pitches throughout the area, often as part of a recreation ground with other facilities. Further, a number of schools in Letchworth Garden City and the surrounding area have dedicated sports facilities, some of which are available for limited public, sport club or community association use.
- 4.68 In keeping with the Garden City model, there is significant provision of open space and informal recreation space in Letchworth including Norton Common and the Garden City Greenway. Norton Common offers 63 acres of grass and woodland while the Greenway is a 13.6 mile recreational country trail that surrounds the Garden City. It is owned and managed by the Heritage Foundation. Standalone Farm is a 125 acre show working farm with a picnic area, play areas and a café.
- 4.69 There are six North Hertfordshire District Council run allotments in Letchworth Garden City; these are located at Pryor Way, Wilbury, Radburn Way Norton, Runnalow, Hillbrow and Woolgrove. At present there is availability at the recently re-opened Hillbrow and Woolgrove allotments. Letchworth Garden City Heritage Foundation also run allotment sites which can be found in Lytton Avenue, South View, Saffron Hill, Bedford Road, Common View and a number of smaller sites. Figure 4.10 (contained at the end of this section) shows the distribution of recreational space in Letchworth including the Greenway, Norton Common, allotments and recreational grounds.

Public Transport

- 4.70 Letchworth Garden City Railway Station is located centrally within the town and is on the London to Cambridge line. It has twice hourly services in both directions, with fast services to London King's Cross taking 33 minutes and fast services to Cambridge taking 28 minutes.
- 4.71 Letchworth is also served by a number of bus services, with Routes 53 (twice hourly) and 55 (three buses hourly) serving the various neighbourhoods of Letchworth Garden City. Route 53 is a circular route connecting the Lordship Estate to the town centre, whilst route 55 links the Grange Estate and Jackmans Estate with both Letchworth and Stevenage town centres. The current routes serve the town relatively well, albeit there are isolated areas in the north, at the fringes of the Grange Estate, and the south, around Letchworth Lane, that experience poorer coverage. Figure 4.11 illustrates the bus service coverage of Letchworth Garden City.

Figure 4.11 Bus Route Map for Letchworth Garden City



Source: Hertfordshire County Council

Current Capacity of Social and Community Infrastructure

- 4.72 The implication of additional development in Letchworth Garden City upon services and community facilities within the settlement could be wide ranging. Whilst additional population associated with the development would place pressure on existing key services, it could also contribute towards improved choice and quality across a wider spectrum of community facilities by providing the critical mass required to support services.

- 4.73 In this section, the capacity of social and community infrastructure services are assessed to ascertain whether they have surplus capacity or have exceeded their theoretical capacity against the existing demand from population. This will provide a baseline against which to consider how existing services could accommodate growth in the population as a result of development and if additional services resulting from this population growth would be required.
- 4.74 Table 4.5 indicates the standards of provision used to ascertain the capacity of a number of different services found in Letchworth Garden City using both national and locally set standards. Each service is considered against the standards of provision below in the context of the size of the population of the settlement to determine its capacity. No consultation with LPA officers has taken place to verify the assessment. However, the standards applied are based upon known local standards or, where these do not exist, upon standards regularly adopted by NLP.

Table 4.5 Community Infrastructure Standards

Type of Community Infrastructure	Standard of Provision	Source
GP Surgery	1 GP per 1,800 patients	Department of Health
Schools	As per school capacity	www.edubase.gov.uk
Community Centres	0.10m ² halls space per person	North Hertfordshire District Council Community Halls Strategy (2011)
Sport and Recreation		
Outdoor Sports	1.42 hectares per 1,000 population	North Hertfordshire Green Space Standards (2009)
Recreation & Amenity Green Space	0.77 hectares per 1,000 population	North Hertfordshire Green Space Standards (2009)
Children and Young Peoples Equipped Play Space	0.2 hectares per 1,000 population	North Hertfordshire Green Space Standards (2009)
Allotments	0.23 hectares per 1,000 population	North Hertfordshire Green Space Standards (2009)

Source: NLP Analysis

Education

- 4.75 The impact of any new development in Letchworth Garden City on education provision would depend upon the number of additional people of school going age generated by development and background changes in the demographic structure of the population.
- 4.76 Within the state funded primary schools in Letchworth Garden City there is limited capacity for new pupils. Hertfordshire County Council data for the 2012/13 school year indicated that three of the eleven primary schools had more students enrolled than capacity available with a further three with very few spare spaces. Grange Junior School (57 pupil places), Wilbury Junior School (77 pupil places), Icknield Infant and Nursery School (35 pupil places), Garden City Academy (32 pupil places) each registered surplus capacity.

- 4.77 Combined, the 11 primary schools have pupil capacity for 2,625 children, with a total of 2,427 pupils enrolled in the 2012/13 school year. Therefore, there is a current surplus capacity of 198 pupil places equating to a surplus of c.7%. The Audit Commission recommends for school place planning purposes that schools maintain a 7% vacancy rate to allow for choice and annual fluctuations in intakes, suggesting that the current provision is broadly at its appropriate benchmark capacity. Figure 4.12 (contained at the end of this section) plots the distribution of primary schools in Letchworth and illustrates the scale of their capacity, based upon the data supplied by Hertfordshire County Council.
- 4.78 This current position, however, must be placed in the context of recent shortfalls in primary school pupil places, with Department for Education data from the January 2012 School Census (2011/12 school year) indicated that there have been historical shortages in pupil places.³⁰ This has been further indicated in recent analysis from Hertfordshire County Council (HCC).³¹ HCC's school place planning forecasts look at pupil demand for Reception places in primary schools (i.e. pupils entering the educational system). These indicate that in Letchworth there have been forecast shortages in Reception places for both 2012/13 (11 places short) and 2013/14 (38 places short) school years, as well as going forward in the long term. Short term actions have been put in place, including temporary expansion at Hartsfield School in Baldock for the 2012/13 entry, and expansion on Icknield Infant School and Wilbury Junior School for the 2013/14 entry utilising temporary mobile classes in the short term. Lordship Farm School is also identified for expansion. As such the current surplus in primary school capacity is reflective of these recent actions. Notwithstanding, HCC are still projecting forward unsatisfied demand within reception years in Letchworth each year from 2013/14 to 2019/20.
- 4.79 This degree of primary school capacity in Letchworth Garden City suggests that there is a potential need for additional primary school capacity, particularly if growth is to be supported. This will ensure the educational needs of the population of Letchworth Garden City is met at a local level over the longer term. Whilst capacity may exist beyond the boundaries of the Garden City (e.g. in Hitchin or Baldock) which may help alleviate any capacity issues, it is desirable to ensure Letchworth itself has sufficient capacity in the future.
- 4.80 In terms of secondary schools, Department of Education data from the School Census³² 2013 (2012/13 school year) shows the Highfield Community School had a surplus capacity of 67 places or 6% and Fearnhill Community School had 305 surplus places or 29%. Even applying a 7% buffer, Fearnhill Community School has capacity for c.250 additional pupils. There is also additional

³⁰ It should be noted that this DfE data purports to represent the same data as HCC capacity information, but is significantly different. Notwithstanding, consultation throughout this study has raised concerns among stakeholders at the Garden City Trust on primary school capacity and has indicated there has been historic shortages.

³¹ Herts County Council, 'Meeting the Rising Demand for School Places: September 2012 update' and 'Primary Forecast from 2013/14' <http://www.hertsdirect.org/services/edlearn/aboutstatesch/planning/>

³² Data from edubase <http://www.edubase.gov.uk/edubase/home.xhtml> - school capacity is defined by the Department of Education as being "the number of pupils for which the school is organised to make provision" and therefore is not necessarily a 'physical capacity' but a theoretical capacity based on appropriate provision of education (e.g. taking account of class sizes, school premises size, facilities etc.)

capacity at the Da Vinci Studio School (a state funded open entry secondary school) which opened in September 2013; the facility is set to have a capacity for 400 pupils in total, with only circa 80 enrolled for the first year. In terms of secondary school provision, the School Census indicates there is capacity for 2,562 pupils and only 1,870 pupils enrolled. This surplus capacity of 692 pupil places equates to a 27.0% surplus.

- 4.81 Hertfordshire County Council's school place planning forecasts have forecasted supply and demand for Year 7 pupil places for The Highfield Community School and Fearnhill Community School for the period 2013/14 to 2026/27. According to HCC's figures, there is capacity for 360 Year 7 places per annum across the two schools, with a surplus of 97 places on the 2013/14 intake, and a surplus of between 12 and 83 Year 7 pupils each year to 2026. Even then, this analysis excludes the additional capacity arising from the Da Vinci Studio School, which will increase capacity even further.
- 4.82 From this analysis it is apparent that depending on the scale of development there is potential to accommodate additional secondary school age pupils that may be generated from new development across Letchworth Garden City.

Health

- 4.83 Analysis of NHS data³³ suggests that 21 doctors practice full time from the 4 surgeries located within Letchworth Garden City. At a typical provision rate of 1,800 patients per GP, the number of patients which could be accommodated is 37,800. The total number of patients currently registered at these practices is 35,158, which suggests the surgeries currently have spare capacity and could accommodate an additional 2,642 patients.

Community Facilities

- 4.84 The NHDC Community Halls Strategy (2011) provides a quantitative provision standard for community halls in North Hertfordshire of 0.10sq. m halls space per person. An audit of community facilities that was conducted to inform the Council's Strategy determined that existing managed floorspace including an uplift to account for other facilities in Letchworth Garden City is 3,555sq.m. With a resident population of 33,249 residents, hall space need in Letchworth Garden City is 3,325sq. m. This indicates that there is 230sq. m surplus community hall floorspace provision and there is scope for the population to increase by 2,300 people before additional community hall floorspace is required. Having said this, the Strategy also points out that Brotherhood Hall is ageing and in need of considerable refurbishment, it received a 38% rating in a building condition quality assessment in 2010³⁴. No capital funding has been allocated for upgrading works, therefore the quality of community facilities may need to be taken into consideration in the near future to ensure the residents' needs are being met.

³³ www.nhs.uk accessed September 2013

³⁴ North Hertfordshire District Council Community Halls Strategy 2011

Sports and Recreation - Green Space

- 4.85 Green space is divided into a number of typologies in the North Hertfordshire Green Space Standards (2009), these typologies are used to inform this audit. As Letchworth Garden City is classified as a town, the standard provision for recreation and amenity green space is 0.77ha per 1,000 head of population. The total area of town parks and gardens, recreation grounds and amenity green space in Letchworth Garden City equates to 25.34ha³⁵. The minimum requirement for the town is identified to be 25.6ha. As this level Letchworth Garden City is almost meeting its requirement for recreation and amenity green space.
- 4.86 Natural and semi-natural green space standards are quantified as 1.47ha per 1,000 head of population. According to an audit of space conducted in 2009, there was 34.55ha³⁶ of natural and semi-natural green space in Letchworth Garden City. Based on 2011 population figures, the requirement for this type of green space to meet the North Hertfordshire District Council standard is 48.9ha. As such, despite high quality green spaces including Norton Common and the Greenway, Letchworth Garden City does not meet its quantitative requirements for natural and semi-natural green space.
- 4.87 Letchworth Garden City has 11 allotment sites; as well as having six Council operated sites, the Heritage Foundation operates an additional five sites. Allotment standards are set at 0.23ha per 1,000 head of population, therefore current need equates to 7.65ha. In 2009, there were 9.08ha of allotments in the town. Since then two additional allotments opened/re-opened (Woolgrove 0.61 & Hillbrow 0.90ha) meaning a total provision of 10.59ha. Therefore, there is sufficient allotment capacity to cater for an increase in the population and maintain standard requirements.
- 4.88 The NHDC Green Space Standards (2009) provides a District wide quantitative standard for equipped play of 0.2ha per 1,000 head of population. This typology includes facilities such as; equipped play areas, skate parks, BMX tracks and informal kick about areas. The 2009 audit identified 6.44ha of equipped play space in Letchworth Garden City. Based on current population, to meet minimum requirements there is a need for 6.65ha of equipped play space. On that basis, at present there is a deficit of 0.21ha. Any new development would increase this requirement for equipped play space.
- 4.89 Letchworth Garden City has a range of public and private outdoor sports spaces including school and institutional sports facilities, sports pitches, tennis courts and bowling greens. Golf courses have not been included in this typology. The standard requirement for outdoor sport facilities is set at 1.42ha per 1,000 head of population³⁷, this equates to a requirement of 47.22ha in Letchworth Garden City. At present, outdoor sports facilities consist of 48.11ha, hence, the minimum standard has been surpassed and there is capacity for additional development before additional outdoor sports space is required.

³⁵ North Hertfordshire District Council Open Space Standards 2009

³⁶ North Hertfordshire District Council Open Space Standards 2009

³⁷ North Hertfordshire District Council Open Space Standards 2009

Overview

- 4.90 The table below provides a summary of the current capacity of the community infrastructure of Letchworth Garden City in relation to its current population.

Table 4.6 Capacity of Community Infrastructure Facilities, 2013

Letchworth Garden City	Extent of Surplus/Deficit	Capacity (against standard of provision)
GPs (patient capacity)	2,642 (6.9%)	Surplus
Primary School (pupil capacity)	198 (7.5%)	At Capacity*
Secondary School (pupil capacity)	692 (27.0%)	Surplus
Allotments (hectares)	2.95 (27.8%)	Surplus
Amenity Green Space (hectares) ³⁸	-14.35 (-24.4%)	Surpassed
Community Centre (sq. m)	230 (6.5%)	Surplus
Equipped Play Areas (hectares)	0.2 (-3.3%)	Surpassed
Outdoor Sports Space (hectares)	0.9 (1.9%)	Surplus

Source: NLP Analysis *is subject to temporary capacity increases for current school intake & assuming 7% surplus is necessary.

- 4.91 Table 4.6 identifies surplus capacity in Letchworth Garden City GP facilities, secondary schools, allotments, community centres and outdoor sports space. However, the capacity for primary school places, amenity green space and equipped play areas has been surpassed by existing residents.

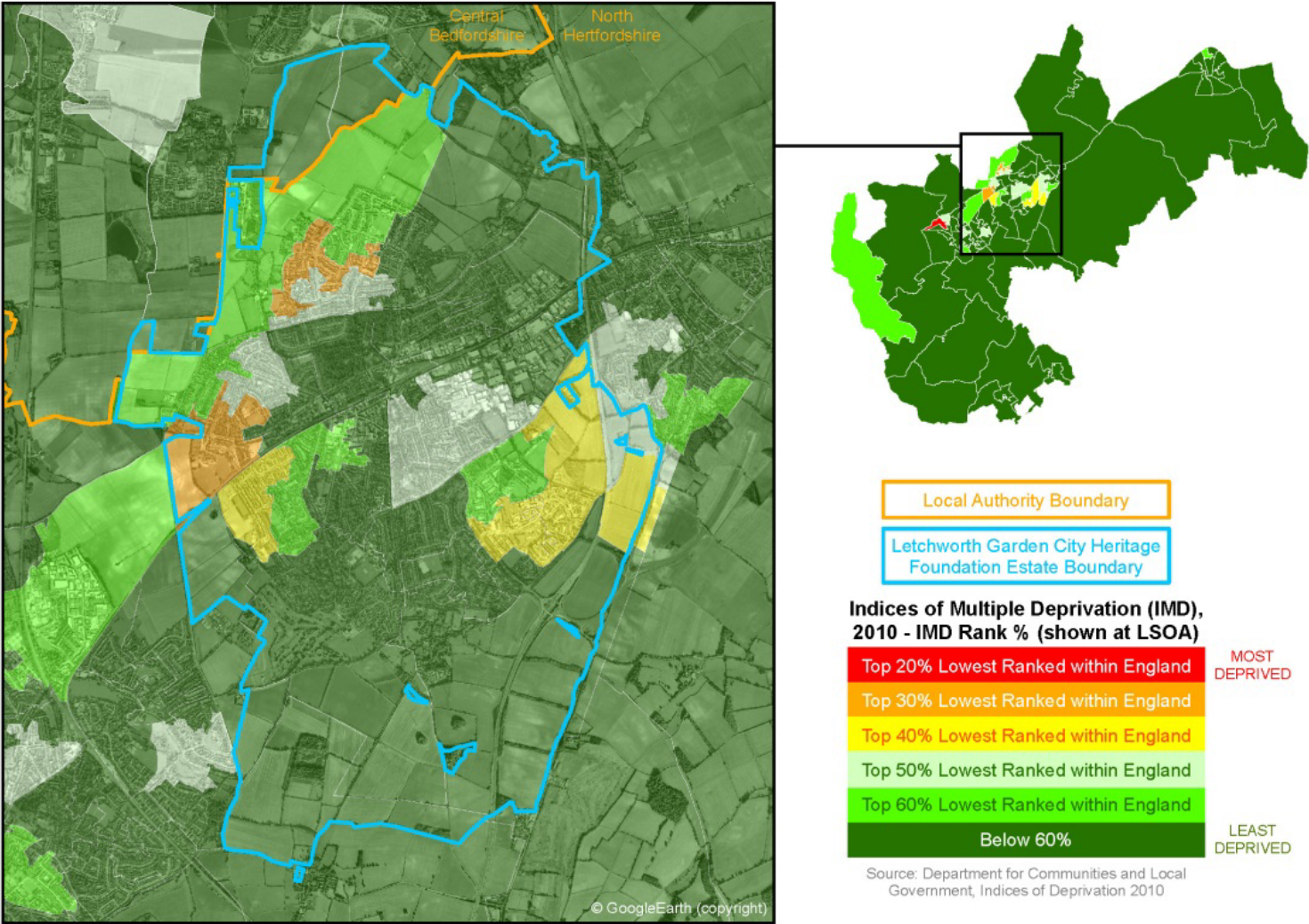
Key Challenges

- 4.92 This review of the current socio-economic position of Letchworth Garden City provides a comprehensive baseline to consider the characteristics of the town and what its current position is. Flowing from this the key challenges for the town, going forward under each of the categories, can be summarised as follows:
- 1 Demographics:** the population of Letchworth Garden City has been stagnant since the 1970s. The current composition of the population diverges slightly from national trends in critical age groups and is ageing which can have unique consequences for infrastructure and social service requirements and delivery.
 - 2 Housing:** there are two key challenges associated with housing in Letchworth Garden City; the contribution that can be made towards North Hertfordshire objectively assessed housing need of 535 houses per annum and meeting needs for all types of housing including affordable housing.
 - 3 Employment:** due to the ageing profile and low skills base of the resident population, there may be a decline in the labour force in the medium term, resulting in difficulty in maintaining the current jobs numbers.

³⁸ Combined figure for recreation & amenity and natural & semi-natural green space

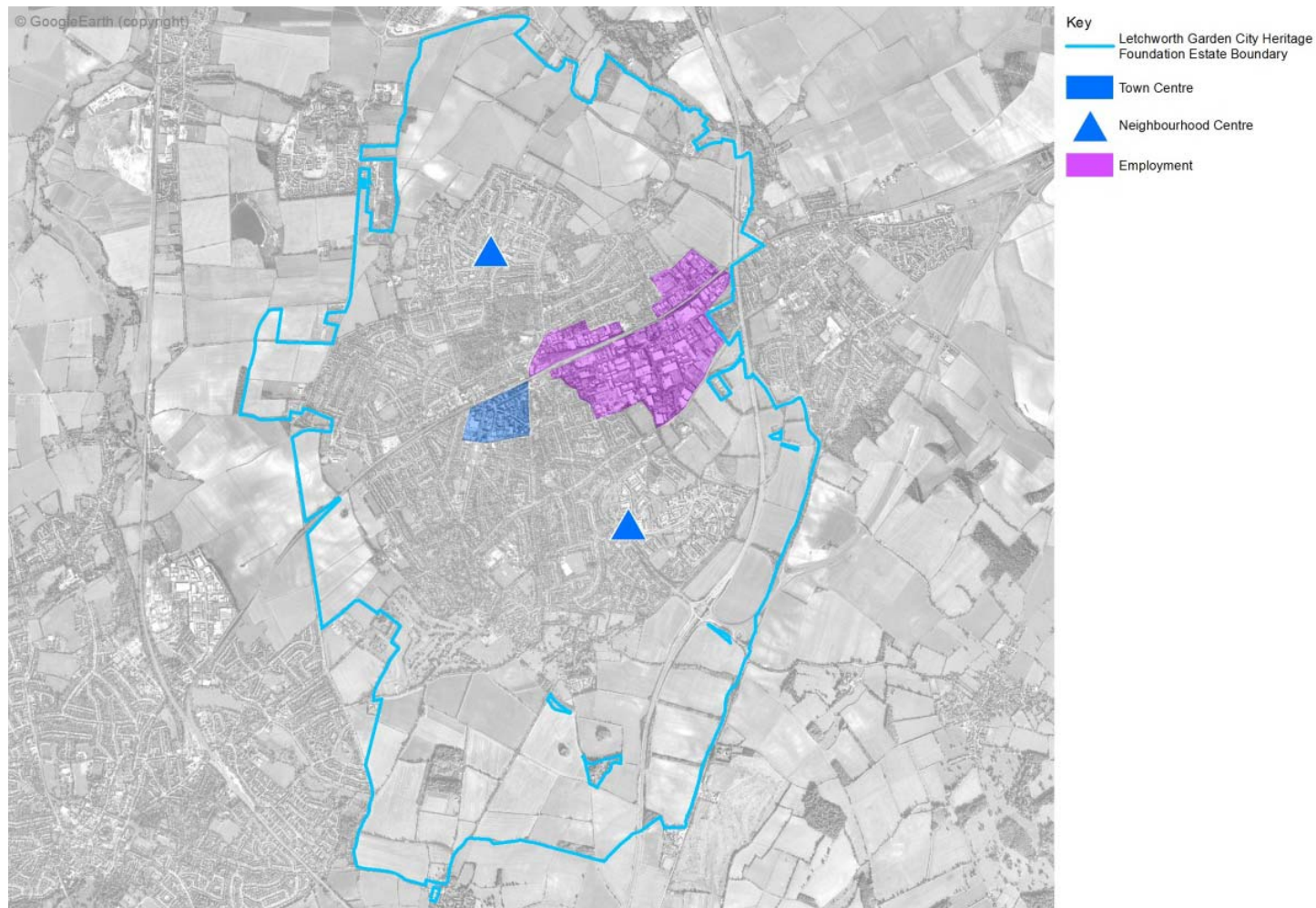
- 4 **Town Centre/Retail:** there is a recognised need for regeneration of the town centre in order to reduce high retail vacancy rates and to attract multiples to locate in Letchworth Garden City.
- 5 **Community Infrastructure:** addressing the shortage of primary school capacity in appropriate locations to meet local needs.

Figure 4.2 Map of Deprivation of Letchworth Garden City



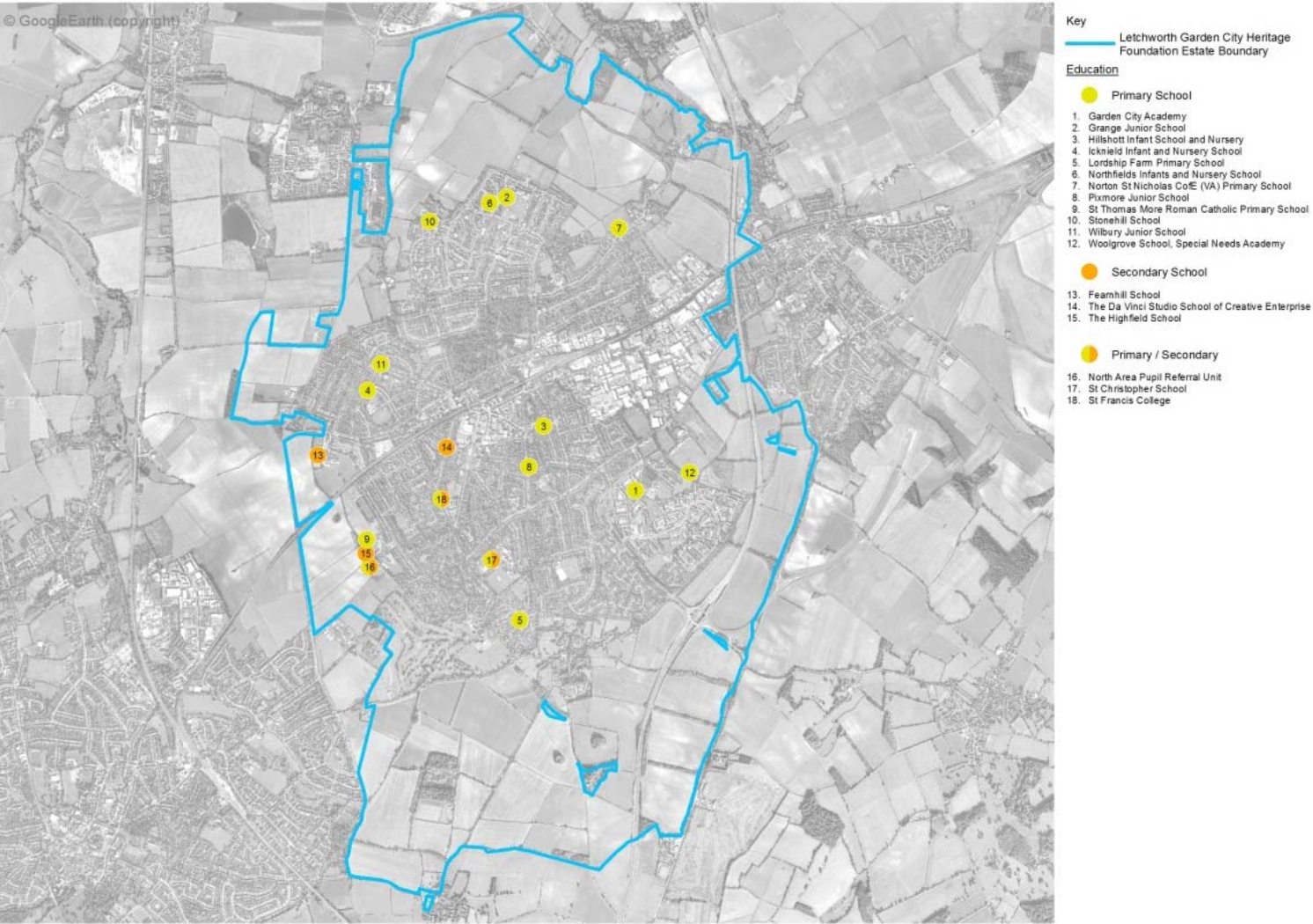
Source: CLG, Indices of Multiple Deprivation 2010

Figure 4.7 Primary Employment and Retail Areas



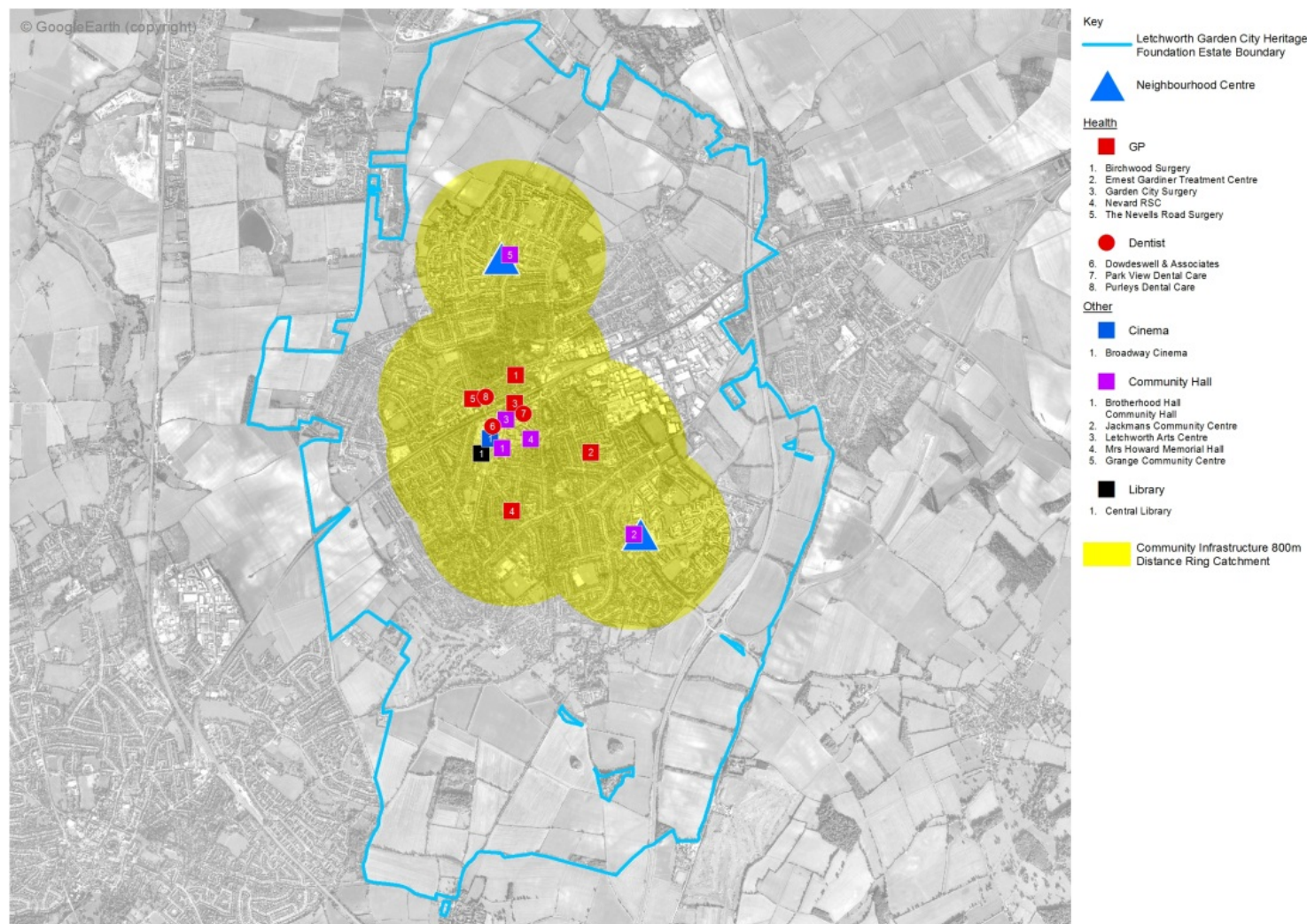
Source: NLP analysis

Figure 4.8 Schools in Letchworth Garden City



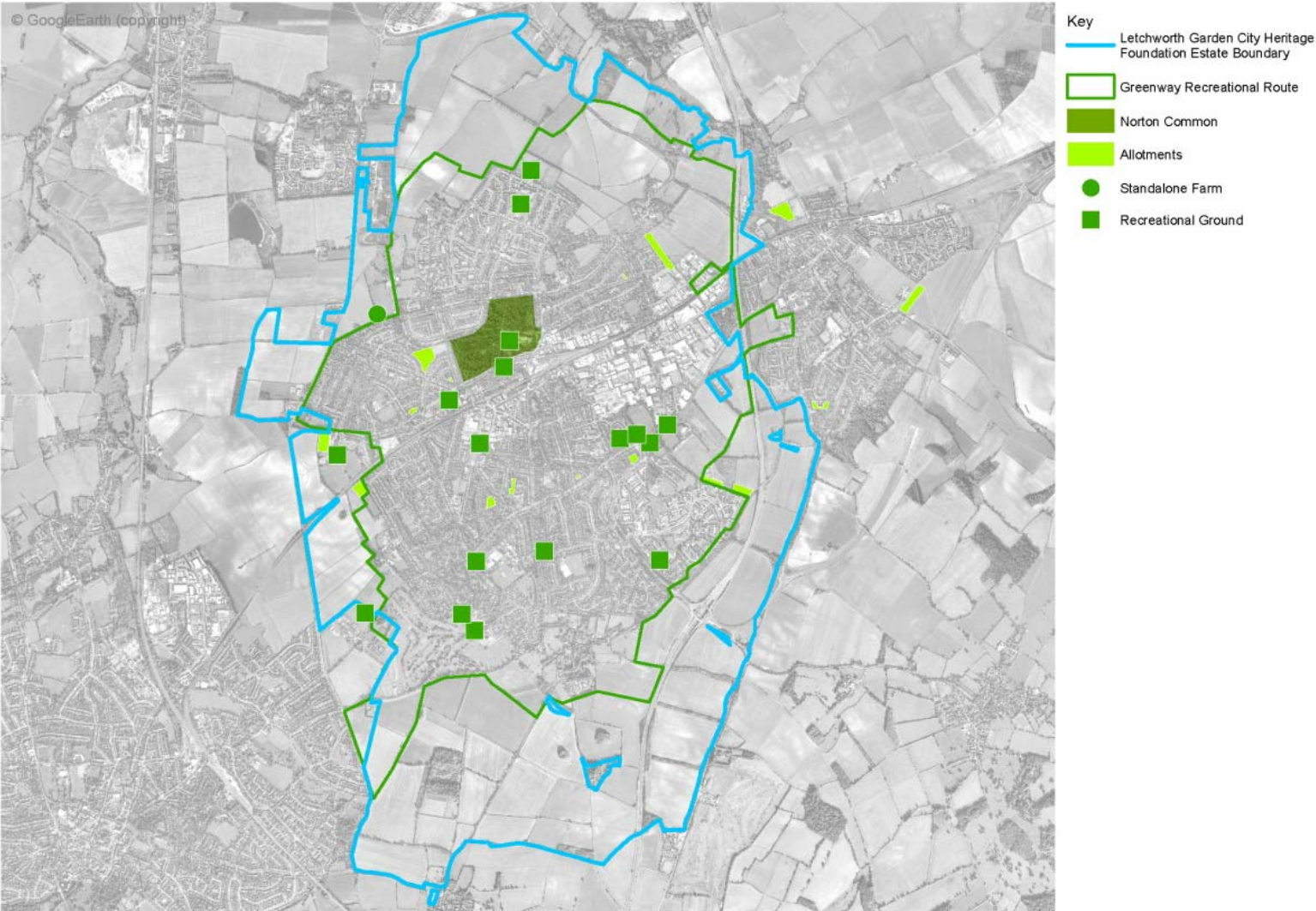
Source: Edubase/Herts CC Data

Figure 4.9 Key Community Infrastructure and 800m Walking Distances



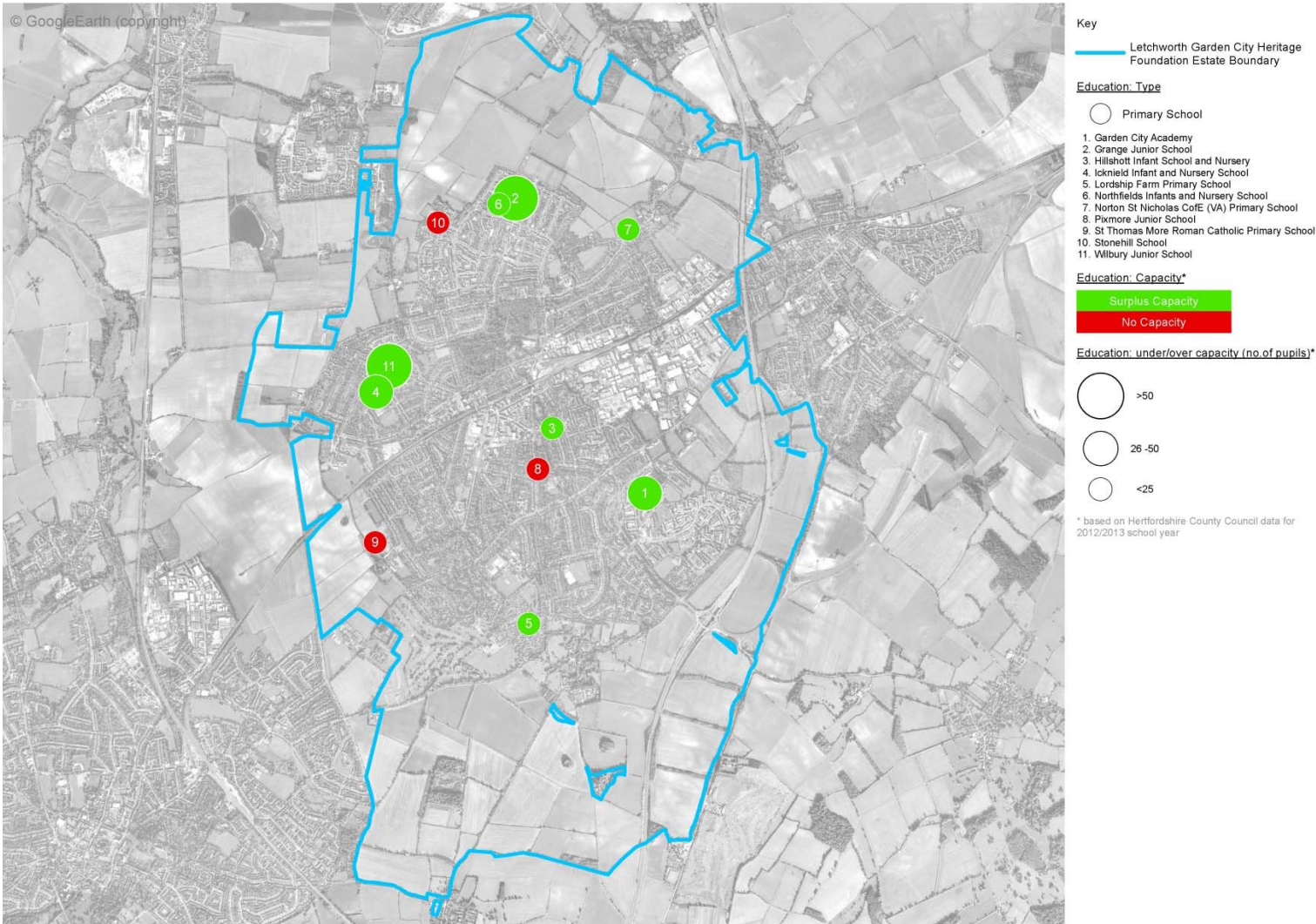
Source: NLP analysis

Figure 4.10 Recreational Space in Letchworth Garden City



Source: NLP analysis

Figure 4.11 Primary School Capacity Map



Source: Herts CC Capacity and Pupil Roll Data (2012/13 school year)

5.0

Future Development Scenarios

5.1

The following section outlines proposed options for the expansion of Letchworth Garden City as set out in the emerging North Hertfordshire Local Plan 2011-2031. It provides a context for the consideration of various growth options for the town and analyses the potential outcomes based upon demographic modelling of each.

North Hertfordshire Local Plan 2011-2013

5.2

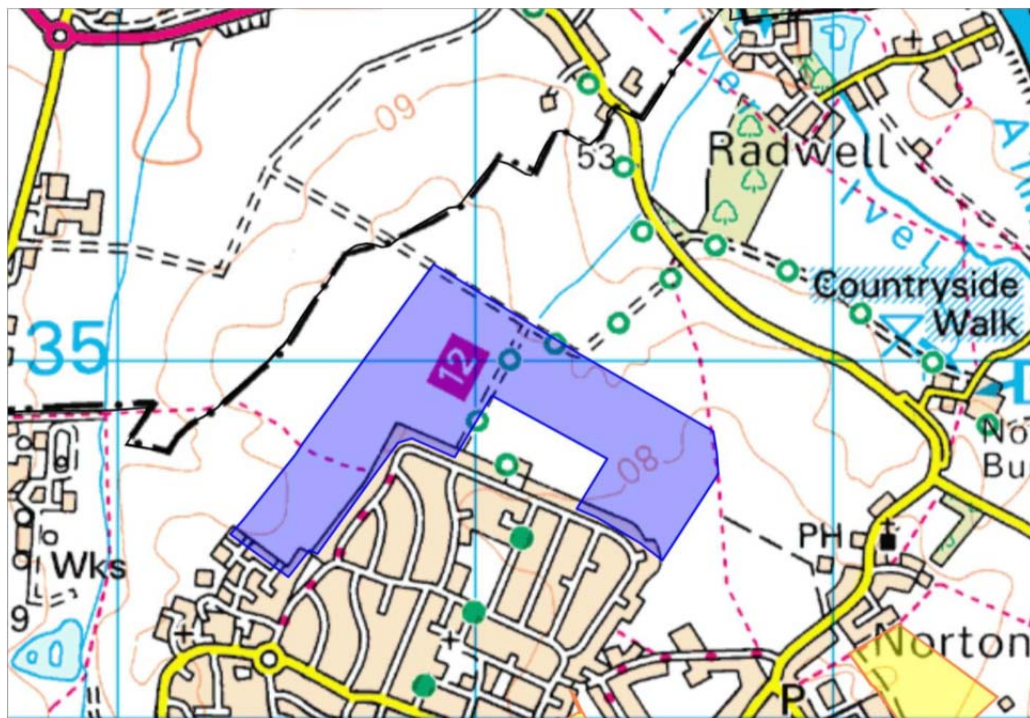
North Hertfordshire District Council is currently in the process of preparing a new Local Plan. As part of this, they have compiled a range of options for delivering housing in the future. In February-March 2013, the public were consulted on these options. In terms of Letchworth Garden City, two potential proposals were included;

- North of Letchworth; and
- Letchworth In-fill Sites

5.3

The proposal for North of Letchworth is an urban extension of 1,000 homes located to the north of Letchworth Garden City including a new school, potentially a new neighbourhood centre and a new public open space. The site covers 45 hectares of land to the north of the Grange Estate. The Greenway footpath runs through the proposed site.

Figure 5.1 North of Letchworth Proposed Strategic Site



Source: North Hertfordshire Local Plan 2011-2031, Housing Options (Feb 2013)

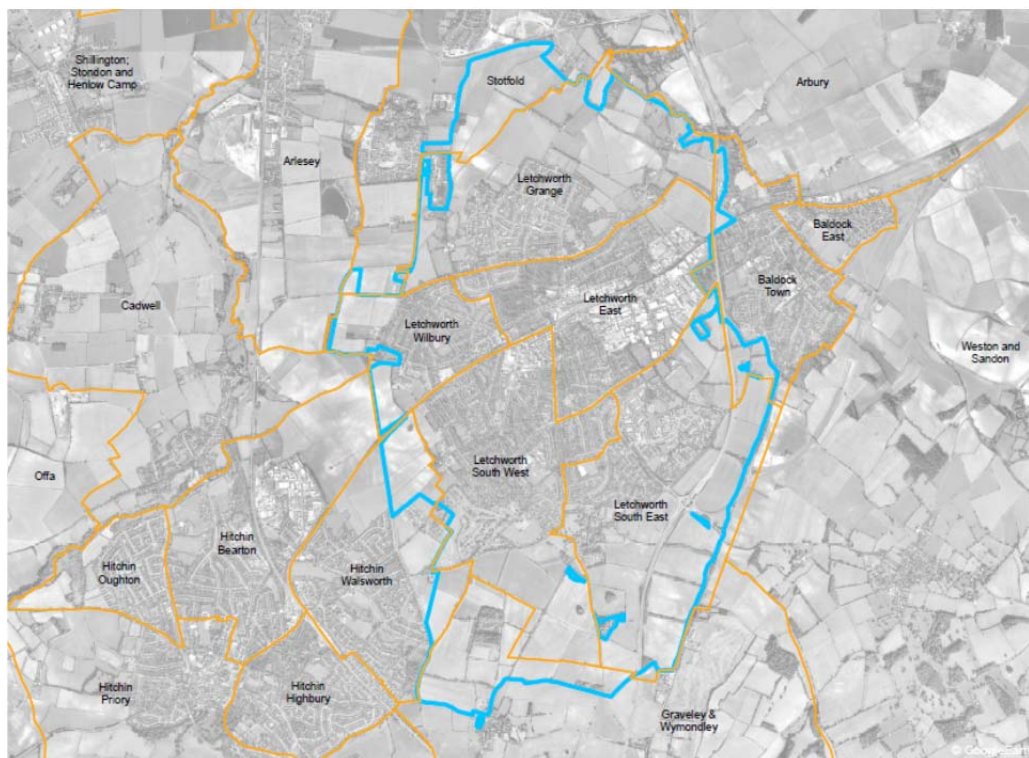
- b Scenario C: maintain the current Garden City model population; and
- c Scenario D: the delivery of 1,500 dwellings.

5.7 The potential demographic and economic outcomes of this level of housing delivery in Letchworth Garden City will help in understanding the potential benefits for Letchworth Garden City. The outcomes of the scenarios are expressed for the period 2011 to 2031; the base date of 2011 reflects the most recent comprehensive set of base data that is currently available. The detailed approach and outputs for the modelling are included in Appendix 1 and Appendix 2.

Letchworth Garden City Study Area

5.8 In order to undertake the demographic modelling, it is necessary to define the area that is being statistically modelled and collate the relevant data at appropriate geographies to best match that area. Letchworth Garden City (as a settlement and Parish) comprises five Wards, Letchworth Grange, Letchworth East, Letchworth Wilbury, Letchworth South West and Letchworth South East as shown in Figure 5.3. It also covers five Middle Super Output Areas; North Hertfordshire 003 MSOA, 006 MSOA, 007 MSOA, 008 MSOA and 009 MSOA. The boundaries of the wards and MSOAs cover the same area exactly, as such these five statistical geographic units are considered the most appropriate study area for considering future demographic change for Letchworth Garden City. A comprehensive list of all the assumptions used in the demographic modelling is included in Appendix 1.

Figure 5.3 Letchworth Garden City Wards



Source: NLP Analysis

Demographic Outcomes

- 5.9 The purpose of each scenario is explained below alongside a review of the headline outputs for demographic change, employment and household growth.

Scenario A: Zero Growth

- 5.10 This scenario is based on the assumption that no dwellings will be built in Letchworth over the period 2011 to 2031. The purpose of this scenario is to establish the demographic and economic outcomes of doing nothing more in terms of development in Letchworth.

Figure 5.4 Demographic Outcomes Summary for Scenario A



Source: NLP Analysis Using POPGROUP

- 5.11 As shown in Figure 5.4 the delivery of no new dwellings to 2031 would lead to a projected population loss of circa 1,600 people reducing the population to 31,632 people by 2031. The shift in population structure would see the ageing of the existing population leading to an increase of more than a third of the existing 65+ aged population at 33.5%. Conversely the number of children and young people (0-17 years), the number of younger working age people (18-44 years) and the number of older working age people (45-64 years) would all decrease by -16.8%, -15.8% and -8.5% respectively.
- 5.12 Under this scenario it is projected that younger adults and families could face the prospect of moving out of Letchworth Garden City due to constrained housing supply and increasing affordability pressures. The decline in the working age population will also lead to a 10% contraction in the number of economically active people (i.e. workers) living within Letchworth Garden City, which may lead to problems for local businesses in recruiting.

Scenario B: Delivering 500 Dwellings

- 5.13 This scenario looks at demographic and economic implications of delivering 500 dwellings in Letchworth over the 20 year period to 2031. This is approximately the amount of new housing for just the potential Local Plan sites, without any major expansion of the town. This amounts to ‘pepper potting’ smaller development throughout the town.

Figure 5.5 Demographic Outcomes Summary for Scenario B



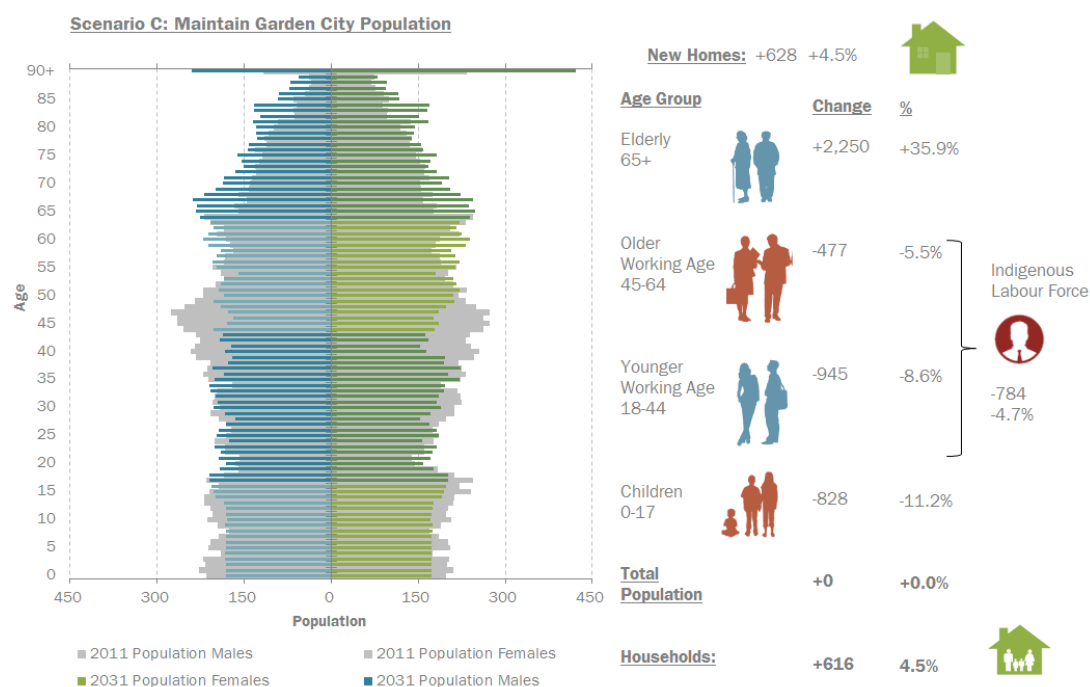
Source: NLP Analysis Using POPGROUP

- 5.14 As shown in Figure 5.5 the delivery of these 25 homes per annum would still lead to a population loss for Letchworth of circa 300 people. The losses in the population come from children and young people (0-17 years), younger working age people (18-44 years) and older working age people (45-64 years) which decline by -11.9%, -10.5% and -5.7% respectively. The only increase is in the 65+ age group which sees growth of 35.4% by 2031. The increase in the 65+ population is greater still than the zero growth scenario which indicates that it is not just the existing population ageing creating such increases, but over 65's moving to Letchworth as well.
- 5.15 Again, under this scenario it is projected that younger adults and families could face the prospect of moving out of Letchworth due to constrained housing supply and increasing affordability pressures. The decline in the working age population will also lead to a 5.8% contraction in the number of economically active people in Letchworth, just under 1,000 people.

Scenario C: Maintain Current Garden City Model Population

- 5.16 This scenario is based on maintaining the current population of Letchworth Garden City, which is currently at a level just above the model population set out by Howard in his Garden City vision. This is not the same a no growth scenario, as changing household structures and changes to the population profile will still lead to increases in households from within the current population.

Figure 5.6 Demographic Outcomes for Scenario C



Source: NLP Analysis Using POPGROUP

- 5.17 Although the total population of Letchworth is constrained to remain static in this scenario, the profile of the population would change. This scenario would still see losses to certain groups of the population including children and young people (0-17 years), younger working age people (18-44) and older working age people (45-64 years), at -11.2%, -8.6% and -5.5% respectively. The only population group showing growth under this scenario is the 65+ age group which would increase substantially by 35.9%. Firstly, this indicates that just creating homes to support the existing population, there is a requirement for 628 homes between 2011 and 2031. Secondly, this shows that just creating homes to support the current population would force out large sections of the younger population currently residing in Letchworth City who will be unable to stay in Letchworth in the future.
- 5.18 The associated impact on the indigenous labour force would lead to the loss of 784 workers in Letchworth, a decrease of 4.7% compared with the 2011 figure. This again indicates that just maintaining the current population of Letchworth would lead to decreases in the economically active population as the existing population ages and the younger age cohorts are forced out of Letchworth.

Scenario D: Delivering 1,500 Dwellings

- 5.19 This scenario is based upon delivering growth in Letchworth of a scale equivalent to creating a Garden Suburb extension to the north of the settlement of 1,000 dwellings in addition to the Local Plan in-fill sites.

Figure 5.7 Demographic Outcomes Summary for Scenario D



Source: NLP Analysis Using POPGROUP

- 5.20 This is the only scenario to show population increasing in Letchworth Garden City with 2,339 additional people and 1,470 households by 2031. This scenario would still see decline in certain age groups of the population including children and young people (0-17 years) and older working age people (45-64 years), although only marginally at -1.7% and -0.3% respectively. The population of younger working age people (18-44 years) will increase marginally by 0.4% but the 65+ age group would increase substantially by 43.8%.
- 5.21 The associated increase in the indigenous labour force would lead to 468 more workers in Letchworth, an increase of 2.8% compared with the 2011 figure. The potential jobs growth supported by this expanded workforce could be upwards of 620 jobs over the twenty year period.

Summary of Scenarios

- 5.22 The scenarios outlined present a range of demographic and economic outcomes based on varying levels of housing delivery. These are summarised in Table 5.1 below.

Table 5.1 Summary of the Scenarios Demographic Outcomes (2011 to 2031)

Scenario:	Scenario A: Zero Dwellings to 2031	Scenario B: 500 Dwellings to 2031	Scenario C: Maintain Garden City Model Population to 2031	Scenario D: 1,500 Dwellings to 2031
Population Change	-1,617	-303	0	+2,336
of which Natural Change	+489	+711	+675	+1,168
of which Net Migration	-2,106	-1,014	-675	+1,168
Household Change	-1	+490	+616	+1,470
Dwelling Change	-1	+500	+628	+1,500
Dwellings p.a.	0	+25	+31	+75
Labour Force	-1,689	-972	-784	+468
Jobs	-1,392	-722	-547	+623
<i>Jobs per annum</i>	-70	-36	-27	+31

Source: NLP analysis using POPGROUP

- 5.23 It is clear that a level of housing delivery commensurate with the zero growth scenario would likely have negative economic implications for the town. The constrained housing supply would force many newly forming households out of Letchworth Garden City and any in-migration would likely be associated with relatively wealthy, equity rich, movers who may further create affordability pressures in the town. In turn, younger economically active people are more likely to move out of Letchworth for employment and housing opportunities, whilst older workers may simply retire as the population ages. This would lead to the labour force decreasing and, at existing relative commuting rates, this could place as many as 70 jobs per annum at risk as businesses contract or seek to move in order to access labour supply and premises.
- 5.24 Under Scenario B (delivery of 500 dwellings) and Scenario C (delivering 628 dwellings to maintain the current Garden City population) Letchworth still shows a sizable decrease in the number of younger people (0-17) and working age people (18-64). This leads to a significant decrease in the labour force to support local businesses and as such, job losses.
- 5.25 At the other end of the scale, Scenario D (1,500 dwellings) could increase the population of Letchworth Garden City by more than 2,300 people. Although this scenario does not see an increase in all age groups and the 65+ age group still dominates the percentage of the population increase, such a scale of growth would have the strongest labour force and job growth outcomes. With the delivery of 1,500 dwellings increasing the indigenous labour force by nearly 470 people with the potential for circa 30 new jobs to be supported per annum.

6.0

Implications of Growth

6.1

This section of the report reviews the community impacts and benefits, the economic impacts and the spatial implications associated with each growth scenario. The contribution each growth scenario can make towards meeting Letchworth Garden City Heritage Foundation's strategic objectives is also considered.

Community Impacts and Benefits

Social and Community Infrastructure

6.2

Housing growth and associated population change brings with it needs and demands for social and community infrastructure. This can either lead to a need for additional provision or improvements to existing infrastructure, or may simply make better use of infrastructure that is already present. Making best use of existing infrastructure is an important issue for communities, as services and facilities that are not well used can often face closure, whether it is a local post office, local public house, or a school. This has been experienced in Letchworth previously, for example, whereby falling school rolls led to the closure of a number of the town's schools in the 1990s and 2000s and the loss of a number of key local services to the Jackmans estate.

6.3

As such there is a key balance to be made between growth which helps existing services remain viable, growth that can support or deliver improvements in services and growth that would merely just increase demand on already stretched community facilities, without providing benefits.

6.4

The baseline position in terms of the provision of different types of community infrastructure has already been established. By considering the scale of population change under each scenario tested, we can consider the impact that each scenario will have upon the different types of community infrastructure. Using the same standards of provision set out in the baseline assessment, Table 6.1 sets out the implications for different infrastructure themes by 2031.

Table 6.1 Impact of Different Scenarios on Community Infrastructure Provision baseline

		Baseline (2011)			Outcome at 2031			
Scenario:		~			Scenario A	Scenario B	Scenario C	Scenario D
New Homes to 2031:		~			+0	+500	+628	+1,500
Total Population:		33,249			31,632	32,946	33,249	35,585
		Provision	Surplus/Shortfall	%	Surplus (+) / Shortfall (-)			
Social Infrastructure	GPs (patient capacity)	37,800	+2,624	6.9%	+4,259	+2,945	+2,642	+306
	Primary School (pupil space)	2,625	+198	7.5%	+567	+425	+402	+132
	Secondary School (pupil space)	2,562	+692	27.0%	+635	+549	+556	+377
	Allotments (ha)	10.59	+2.9	27.8%	+3.3	+3.0	+2.9	+2.4
	Amenity Green Space (ha)	59.89	-14.6	-24.4%	-11.0	-13.9	-14.6	-19.8
	Community Centre (sqm)	3,555	+230	6.5%	+392	+260	+230	-4
	Equipped Play Areas (ha)	6.44	-0.2	-3.3%	+0.1	-0.1	-0.2	-0.7
	Outdoor Sports Space (ha)	48.11	+0.9	1.9%	+3.2	+1.3	+0.9	-2.4

Source: NLP analysis

- 6.5 This analysis demonstrates that the falling population under Scenarios A and B, representing no new homes and 500 new homes respectively, would mean there would not be additional needs for an increase in the provision of community facilities, albeit there may be a case for improving the quality of existing facilities. Notwithstanding, under such scenarios, there may be reduced demand for health, education, shops and community facilities, with this potentially leading to a need to rationalise the provision of such services if they are no longer effective and viable.
- 6.6 Under a scenario commensurate with population growth, as 1,500 new homes would bring, the surplus provision of existing GPs, Secondary Schools, Allotments and Community Centres would largely be sufficient to meet any increase in demand. Whilst the difference between 500 new homes and 1,500 new homes may be negligible in terms of the need for new provision of most facilities, more homes and the population changes they bring, does, however:
- b Provide more income to reinvest in provision of community facilities, for example through upgrades to existing services or as new facilities integrated into new development; and
 - c Provide additional demand to support the growth in shops and services, for example keeping open the local pubs, community centres and schools, which may face closure if population and demand declines.
- 6.7 In addition a 1,500 homes scenario would involve a relative larger amount of development on land owned by the Letchworth Garden City Heritage Foundation,

and would therefore provide income and funding for the Foundation to reinvest in existing and new social and community infrastructure within the Garden City.

- 6.8 Notwithstanding the above, the main infrastructure ‘pinch-point’ within Letchworth which could theoretically prevent growth, remains the provision of pupil capacity within primary schools.

Primary Schools

- 6.9 Based upon most recent published evidence, indications are that there has been a recent deficit in primary school place provision, but that there is broadly a surplus capacity currently. As set out in Section 4.0 in total, primary schools in Letchworth currently have a surplus school capacity of 192 pupil places based upon HCC data, representing a surplus in pupil capacity of 7.5% against a maintained surplus of 7% suggested by the audit commission (in order to maintain a buffer and allow for choice).
- 6.10 Evidence suggests this capacity is set to be eroded in the short to medium term. Hertfordshire County Council’s reception year (i.e. first year of entry) pupil forecasts take into account the likely implications of changing demographics and known planned housing supply within an area. Therefore, they presumably include allowance for some future housing growth, albeit not as much as 1,500. These forecasts indicate that in the short to medium term (up to 2019/20) there will continue to be unsatisfied demand for reception school places, totalling between 9 and 37 pupil places in individual years.³⁹
- 6.11 NLP’s POPGROUP demographic modelling looks at total numbers of primary school age children (i.e. not just those entering reception years). In 2011/12, HCC estimates there were 2,431 pupils enrolled in primary schools in Letchworth, compared with 2,718 primary school aged children living in Letchworth, suggesting not all primary school age children attend a school within Letchworth. Adopting this ratio going forward, the outputs from the demographic modelling under each scenario provides an estimate of the necessary primary school pupil places going forward. This modelling demonstrates that long term, an ageing and potentially declining population will lead to any such shortfall in primary school places being removed in the long term by 2031. However, even then shortfalls may arise in the medium term (5-10 years) similar to the conclusions of HCC’s forecasts.
- 6.12 This short to medium term deficit in primary school places will need to be addressed either through:
- a Ad-hoc upgrades to existing primary schools (as currently identified by Herts CC to meet planned housing developments, such as a 500 dwelling option);⁴⁰
 - b A new primary school (for example as part of a high growth option, or a larger single site which also delivers a new school site).

³⁹ HCC Primary/Secondary Forecasts from 2012/13 - <http://www.hertsdirect.org/services/edlearn/aboutstatesch/planning/>

⁴⁰ HCC, Meeting the Rising Demand for School Places: September 2012 update

- 6.13 Despite lower growth options seeing a fall in pupil numbers, which could alleviate any primary schools capacity problems provided short/medium term measures are put in place, a new primary school option would provide a holistic solution to any medium term shortage and would also provide capacity for any future re-organisation of schools. For example, a new school could provide flexibility if older/failing schools are to close in the future.
- 6.14 Overall, whilst Scenario D may be the only scenario which would see more primary school pupils than currently by 2031, it is also likely to be the only scenario which could support the delivery of a new primary school in order to alleviate both short term capacity problems and meet long term qualitative and quantitative needs. Set against the current provision, any new growth will require new primary school places due to the short to medium term capacity constraints and, therefore, the choices are around how new provision is delivered tied to different levels of growth.
- 6.15 This issue is further highlighted by HCC's response to the 'North Hertfordshire District Council Local Plan, Growth Levels and Directions' consultation (March 2013) which indicated that for delivery of non-strategic housing sites at Letchworth *"Additional school places [are] required. Likely to be provided by expansion of existing schools and/or use of HCC owned reserve school site."* and in respect of a strategic site to the North of Letchworth (i.e. Scenario D) that a *"New primary school"* and *"Nursery provision for 49 to 84 children"* would be required.

Economic Impacts

- 6.16 This section considers the economic impacts that will arise from the construction of the proposed development scenarios of 500, 628 and 1,500 new dwellings, and the additional resident spending and local employment that will be supported once the development is occupied. To maintain consistency, potential development of 500 dwellings will be referred to herein as Scenario B, 628 dwellings will be referred to as Scenario C and 1,500 dwellings will be referred to as Scenario D.
- 6.17 The assumptions in this section are based on industry standards and published data, they should be considered as indicative rather than precise as the inputs are not based on a specific scheme.

Construction Impacts

Direct Employment

- 6.18 Based on standard build costs for a residential development, it has been estimated that the total construction costs will amount to **c.£57m**⁴¹ to build 500 dwellings, **c£86m** for 628 dwellings or **c.£171m** for 1,500 dwellings. This can be used as the basis to estimate the level of construction employment to be generated by the scheme. National data indicates that one FTE construction

⁴¹ 20% has been added to the total construction cost estimate to allow for developer profit

job per year is associated with £50,250 of construction output on new housing developments.⁴²

6.19 Applying this ratio to the estimated construction cost outlined above implies that the development would be expected to create **1,134 person-years of construction employment** over a 3 year build period for 500 dwellings, **1,710 person-years of construction employment** over a 3.6 year for 628 dwellings and **4,084 person-years of construction employment** over an 8.5 year build period for 1,500 dwellings. If 500 dwellings were built out over a period of 3 years, this would support an average of **378 temporary construction jobs per year** during the construction phase. Similarly, if 628 dwellings (Scenario C) were built out over a period of 3.6 years this would support **475 temporary construction jobs per year** of construction. In terms of Scenario D which has a build period of 8.5 years, this would support an average of **480 temporary construction jobs per year** during the construction phase.

6.20 Given that national construction firms sometimes use their own permanent workforce on projects, they also employ contractors, a proportion of construction workers are drawn locally. However, it is difficult to identify the likely source of workers to fill these construction jobs before contracts have been let. Based on experience elsewhere it would be reasonable to expect a proportion of the construction jobs created by the proposed development could be taken up by the local workforce, particularly if measures are in place to encourage local recruitment (for example through apprenticeships) and to raise local skills levels. It is also the case that the construction sector is one where there remains the greatest ‘output’ gap compared with pre-recession levels, suggesting there remains significant latent capacity to meet higher output without creating wage or other inflationary effects.

Indirect & Induced Employment

6.21 Housing construction also involves purchases from a range of suppliers (e.g. bricks, glass, steel) who, in turn, purchase from their own suppliers through the supply-chain. The relationship between the initial direct spending and total economic impacts is known as the “multiplier effect”, and demonstrates that an initial investment can have substantially larger economic benefits as this expenditure is transmitted through the economy. The construction sector is acknowledged to be a part of the UK economy where there is particularly high domestic benefit in the supply chain – for example research⁴³ from 2009 showed the construction sector imported less than 8% of its supply while, for example, in contrast the UK car manufacturing imported nearly 28%.

6.22 It is anticipated that some businesses in the local and regional economy would benefit from trade linkages established during the construction of the proposed development. As a result, further indirect jobs would be supported locally in suppliers of construction materials and equipment.

⁴² Based on CLG research. This is also comparable to previous OffPAT work on construction employment guidance.

⁴³ UK Contractors Group (2009) Construction in the UK Economy: The Benefits of Investment

- 6.23 In addition, businesses would be expected to benefit to some extent from temporary increases in expenditure linked to the direct and indirect employment effects of the construction phase. This might relate to wage spending by workers in local shops, bars and restaurants and other facilities. These are referred to as induced effects.
- 6.24 Recent research on behalf of the National Housing Federation indicates that the construction industry has an indirect and induced employment multiplier of 2.51.⁴⁴ Applying this multiplier to 378 direct construction jobs per year derived above in relation to Scenario B of 500 additional dwellings in Letchworth Garden City, indicates that an **additional 571 indirect jobs** could be supported per year of construction by the proposed development in sectors across the UK economy.
- 6.25 Consequently, applying the multiplier to 475 direct construction jobs associated with Scenario C suggests that a further **717 indirect jobs** could be supported per annum during the construction period in sectors across the UK economy.
- 6.26 When applied to the 480 direct construction jobs generated from Scenario D of 1,500 additional dwellings in Letchworth Garden City, the multiplier indicates that an **additional 725 indirect jobs** could be supported per year of construction in sectors across the UK economy.

Economic Output

- 6.27 The construction phase of the proposed development will also make a significant contribution to local economic output, as measured by Gross Value Added (GVA).
- 6.28 Based on 2013 Experian data, the construction sector generates an average GVA per worker of £67,386 in the East.⁴⁵ Applying this to the employment impact of the growth scenarios (derived above) indicates that the capital spending associated with Scenario B could deliver an additional **£7.6m of direct GVA** and a further **£10.8m of indirect GVA** for each year of construction⁴⁶. This equates to approximately **c.£18.4m GVA** in total. It should be noted that not all of this will be retained locally.
- 6.29 Scenario C, an additional 628 dwelling could generate **£11.5m of direct GVA** and **£16.2m of indirect GVA** per annum during the construction phase, equalling **£27.7m GVA** per annum in total.
- 6.30 In terms of growth Scenario D, an additional 1,500 dwellings could deliver **£27.5m of direct GVA** and a further **£38.8m of indirect GVA** per year of construction, equalling **£64.3 GVA** in total.

⁴⁴ National Housing Federation 2013; An employment multiplier of 2.51 implies that for every one direct job generated, a further 1.51 indirect and induced jobs are supported in the supply chain

⁴⁵ Based on 2009 prices

⁴⁶ Based on an indirect GVA multiplier of 2.41 (National Housing Federation 2013); A multiplier of 2.41 implies that for every £1 of economic output, a further £1.41 of indirect GVA is generated.

Resident Expenditure Impacts

- 6.31 The expansion of Letchworth Garden City offers an opportunity to increase local expenditure. The scale of these benefits will be determined by the expenditure patterns of local residents, and the extent to which residents of the proposed housing move into the area from elsewhere.

‘First Occupation’ Expenditure

- 6.32 Recent research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within a year and a half of moving into a property.⁴⁷ This money is generally spent on furnishing and decorating a property. This expenditure on goods and services will generate a range of economic benefits for the local economy, by supporting indirect and induced jobs within local firms and sectors.
- 6.33 Applying this average level of one-off spending on household goods and services, it is estimated that residents of the 500 new residential dwellings proposed in Scenario B are anticipated to generate **£2.5m of first occupation expenditure**. Based on average ratios of expenditure to employment, it is estimated that this resident spending could directly support **17 FTE jobs** in the local area.
- 6.34 628 new residential dwellings (Scenario C) would generate **£3.1m of first occupation expenditure** supporting **22 FTE jobs** in the local area and 1,500 new residential dwellings (Scenario D) would generate **£7.5m first occupation expenditure** directly supporting **52 FTE jobs** in the local area.

On-going Resident Expenditure

- 6.35 Analysis of Output Area Classification data indicates that in Scenario B and C housing areas fall within a variety of socio-economic classification groups, therefore it is assumed that development falls within ‘All Households’ category. Scenario D for 1,500 dwelling incorporates the inclusion of these sites and a strategic site for 1,000 dwellings. This site falls within the ‘Blue Collar Communities’ socio-economic classification group. However, as all sites do not fall within this classification, ‘All Households’ assumptions have been applied to Scenario D also.
- 6.36 The 2012 ONS Family Expenditure Survey provides summary data on typical household spending by household socio-economic classification. Average spending for ‘All Households’ is £414 per week. Spending by households in the East of England is 3.8% higher than the UK average, which results in an average household expenditure figure of **£430 per week** for ‘All Households’. Similarly, average spending amongst the ‘Constrained by Circumstances’ group (comprising those likely to be occupying affordable housing) amounts to **£284 per week**.⁴⁸

⁴⁷ <http://blogs.independent.co.uk/2012/11/02/it-costs-5000-to-turn-a-house-into-a-home/>

⁴⁸ Includes East of England allowance of 3.8%

- 6.37 Based on these assumptions, it is estimated that residents of proposed residential development could be expected to generate total gross expenditure of **£9.67m per annum for 500 additional dwellings, £12.1m per annum for 628 additional dwellings and c.£29m per annum for 1,500 additional dwellings.**

Net Additional Expenditure

- 6.38 It is recognised that not all residents of the potential developments will be 'new' to the local area, for example some will relocate from elsewhere within North Hertfordshire and from the surrounding districts to the new development. National research provides benchmarks on the average distances moved between a head of household's present and previous home address, and this can be used to estimate the proportion of the population of the proposed development which may be 'new' to the local area.⁴⁹
- 6.39 In addition, not all of the gross expenditure by new residents of Letchworth Garden City will be retained within the vicinity of the development, or within North Hertfordshire.
- 6.40 Taking all of the above factors into account, it is estimated that total net additional annual expenditure that will be retained in the local area that is generated from Scenario B (500 additional dwellings), is **£4.1m per annum**. Total net additional annual expenditure generated from Scenario C (628 additional dwellings) is **£5.1m per annum**. Total net additional expenditure for Scenario D (1,500 additional dwellings) is **£12.3m per annum**. This will support additional spending, and therefore the vitality and viability of local centres. It is estimated that this additional resident spending could directly support **40, 51 and 120 FTE jobs** respectively for Scenarios B-D, in the locality, including retail, leisure and other sectors.
- 6.41 Greater levels of spending will bring with them greater need and demand for shops and services among local households. As set out in the baseline review, Letchworth has some qualitative deficiencies in its current retail offer, as highlighted by the profile of retailers in the town and the current high levels of unit vacancy in the town centre. This has also stalled recent retail/leisure led mixed-use redevelopment proposals at the Wynd which is unviable at the current time. Higher resident expenditure impacts would better underpin the viability of such town centre schemes and would also help to attract shops and restaurants to locate in the town.

Fiscal Implications

New Homes Bonus

- 6.42 In 2010, the Coalition Government introduced an incentive-based system to support delivery of new housing. The New Homes Bonus matches for a six year period the increase in Council Tax income from new homes or homes brought

⁴⁹ Survey of English Housing – Tenure by Distance Moved (2000-01), DTLR

back into use. Payments are not ring-fenced and therefore local authorities are able to use Bonus payments in the most beneficial way to support their needs. A premium is payable on affordable housing units.

- 6.43 The proposed growth scenarios for Letchworth Garden City will deliver new dwellings at a range of sizes and therefore Council Tax bands. Using the standard method of calculation contained in the CLG New Homes Bonus calculator, it is estimated that the proposed level of development in Scenario B would generate **c.£807,000** of New Homes Bonus payments per annum, or **c.£4.8m over six years**, Scenario C would generate **c.£1m** of New Homes Bonus payments per annum, or **c.£6m** over six years and consequently Scenario D would generate **c.£2.4m** of New Homes Bonus per annum or **c.£14.5m over 6 years**.
- 6.44 For Scenario B, this income would also be matched by additional Council Tax payments received by North Hertfordshire District Council of **c.£743,000 per annum** in perpetuity. Therefore, the combined financial impact for the local authority is a positive inflow of over **c.£4.46m** for the first six-year period.
- 6.45 Scenario C, an additional 628 dwellings would yield **c.£933,000** Council Tax payments per annum, totalling **c.£5.6m** over the first six year period.
- 6.46 Under Scenario D, an additional 1,500 dwellings, additional Council Tax payments to North Hertfordshire District Council would equate to **c.£2.2m per annum** or **c.£13.4m** for the first six year period.

Community Infrastructure Levy

- 6.47 Development under both Scenarios would also make a significant contribution to the local area through CIL. The Community Infrastructure Levy (CIL) is a new mechanism for raising funds for essential infrastructure arising from development. This contribution will be used by the Council to fund new service and infrastructure provision in the local area, such as education, improved public open space, landscaping, and highway improvements.
- 6.48 The charge came into force on 6 April 2010 through the *Community Infrastructure Levy Regulations 2010* (as amended 2011, 2012). CIL is charged on all new build dwellings however, the levy is not payable on dwellings that are intended to be used as social housing. The charge is applied in pounds per square metre of gross floorspace arising from new development.
- 6.49 North Hertfordshire District Council published its Preliminary Draft Charging Schedule in February 2013. It identifies the CIL rate for residential development at two separate rates, in lower value areas the rate is £80 per sq. m. All other areas will be subject to £120 per sq. m.⁵⁰ Development in Letchworth Garden City would be subjected to the later rate if these rates are adopted and subsequently applied by the Council.

⁵⁰ North Hertfordshire District Council, Preliminary Draft Charging Schedule Consultation Paper, February 2013, page 13.

- 6.50 Aside from these economic implications, different levels of growth, and the different spatial forms that this could take, have different implications for social and community infrastructure outcomes.

Spatial Implications

- 6.51 This analysis has focused upon on identifying the optimum level of total housing development in Letchworth; however there is also a spatial dimension to this growth. Letchworth Garden City is currently a modestly sized town, with factors such as household spending and economic growth likely to contribute to the prosperity of Letchworth overall. The town does, however, experience some areas of relative deprivation, including some communities which are less well connected and have poorer access to community facilities and service. Against this backdrop there may be specific benefits which would be best unlocked through a particular spatial pattern of growth. In particular this is a consideration where development can be physically linked to the delivery of something that will provide wider benefits.
- 6.52 A particular issue for Letchworth Garden City is the form that growth could take, with options for intensification within the existing town boundaries on a range of dispersed smaller sites or alternative options around expanding through the development of a strategic site to the north of the town.
- 6.53 These options are unlikely to be mutually exclusive - there are merits for each:
- Dispersed ('pepper-potted') intensification sites, or smaller scale infill sites, brings closer spatial integration between development and existing infrastructure and services. For example many of the existing services are centrally located in Letchworth and therefore developments close to the town and neighbourhood centres would bring additional spending to these areas, helping to sustain them, whilst also making best use of existing infrastructure capacity;
 - Growth in the form of a small urban extension would protect the low density Garden City form of existing areas of Letchworth. This form provides benefits through the provision of informal recreational space, support for biodiversity and is important as a valued characteristic for residents and businesses of this Garden City. This pattern of growth would also provide a critical mass for providing new community facilities or services and deliver potential regeneration benefits to existing areas.
- 6.54 Given the issues facing the town (including population stagnation and imbalanced social and community infrastructure provision) it is equally important that sufficient growth is provided and that this is accommodated in appropriate locations. The actual spatial direction of growth could have implications to ensure maximum benefits are delivered. For example, the development of a strategic site could provide the critical mass required to justify new infrastructure and service provision in appropriate locations as well as sustaining existing infrastructure and services. There is also a case that development targeted to priority areas (such as The Grange) where new

development would help redress infrastructure and service deficits by providing regenerative opportunities.

- 6.55 Equally, development on ‘pepper potted’ sites may support higher deliverability by providing more options for multiple developers to operate in the market, and for more valuable or unconstrained sites to generate higher values to help pay for infrastructure.

A northern growth option

- 6.56 The delivery of higher levels of growth in Letchworth (e.g. commensurate to Scenario D) is associated with the opportunity to develop an extension to Letchworth on land to the North of the Garden City adjacent to the existing Grange neighbourhood (set out previously in Figure 5.1). There are a number of specific community benefits that can accrue through a spatial strategy for growth that focusses future housing development in this area. These stem primarily from the additional ‘critical mass’ of population that would develop in the north of the Garden City, but also relate to the ability to deliver land and funding for a variety of other improvements to community infrastructure. In particular, a northern garden suburb would:

- c Increase the number of households using shops and services in the northern part of Letchworth, around the Grange neighbourhood, helping to provide regenerative opportunities to the existing estate (which experiences comparatively higher levels of deprivation for the Garden City) and prevent decline in services like the Jackmans estate has previously experienced;
- d Provide opportunities for delivering new infrastructure, including:
 - i Land and funding for new open space, and improvements to the existing open space at The Grange Recreation Ground;
 - ii Land for a new primary school, providing a short term solution to any capacity constraints, and a long term opportunity to improve the overall quality of schools and their premises in the north of the Garden City; and
 - iii Additional demand to underpin the case for an improved bus services to the Grange Estate, as well as the potential for new infrastructure (new roads/bus stops) to allow new routes to serve the northern fringe of the estate.
- a Provide an opportunity for development planned with the highest regard to the Garden City principles.

Scenario Commentary

- 6.57 The analysis of demographic change, alongside the socio-economic profiling of the town provides an indication of the implications and outcomes of each scenario. Bringing together this analysis provides an understanding of likely outcomes for the town under each different scenario of growth. The below

commentary provides an overview of what each scenario would mean for the town, with benefits and outcomes achieved in a cumulative manner.

Scenario A

- 6.58 'Zero growth' or permitting no further development would result in a socio-economic decline of Letchworth Garden City. A decline in total population will mean the vitality and viability of the town centre and existing community services and infrastructure could be harmed. As well as the potential threat to schools and educational facilities due to the lack of demand in the long-term, there would be additional pressure on the capacity of other services such as health care facilities and public transport in order to meet specific needs of the ageing population. Letchworth's current economy would also face decline, as the ageing population combined with migration out of Letchworth due to households not being able to access housing, would mean fewer workers in the town to attract and retain businesses.

Scenario B

- 6.59 The development of 500 additional dwellings, 'pepper potted' around Letchworth would reduce the level of decline of Letchworth to 2031 (when compared with Scenario A) but would not be sufficient to maintain the existing population and labour force. As in Scenario A this level of growth has a negative implication for the employment base in the town, the vitality and viability of the town centre and the maintenance of existing community infrastructure and services; all due to out-migration and an ageing demographic profile. As well as the potential closure of schools and educational facilities due to the lack of demand towards the end of the Plan Period (2031), there would be additional pressure on the capacity of other services such as health care facilities and public transport in order to meet specific needs of the ageing population.

Scenario C

- 6.60 'Maintain current Garden City model population' scenario, which equates to the construction of 628 additional dwellings again would assist in alleviating the level of decline that Letchworth is likely to experience under Scenario A. While overall there would be no population decline, there would be a decline in the population of key age groups including; children, younger and older working age. The only increase will be in the elderly category. The consequences of this Scenario are also similar to those identified for Scenario B; the labour force is likely to experience decline, though to a lesser extent and there will be a shift in the community infrastructure and service requirements to meet the needs of an older population.

Scenario D

- 6.61 The development of 1,500 additional dwellings would stem population and labour force decline. Growth in the labour force would mean that Letchworth could achieve a minimal level of job growth, helping to sustain the employment

areas of the town and attract new businesses. Existing community infrastructure and services would be maintained and sufficient critical mass would be generated to increase provision of some infrastructure including primary schools and recreation and amenity space. Despite this, the population increases are primarily accounted for by the elderly cohort resulting in increased need for community infrastructure and services cater for their specialised need still arises.

Summary Findings

- 6.62 It is apparent that a strategic growth strategy is required for Letchworth Garden City in order to counter balance the population stagnation that it has experienced over the past number of decades and to pre-empt the implications of population decline. It is apparent from the analysis of various growth scenarios in this study that new housing development is required, the extent and location of development and the ageing population profile has significant implications for the types of community infrastructure and services that will be required in the future.

7.0

Conclusions

- 7.1 The review of previous evidence demonstrates that in order to address population stagnation and to ensure the vitality and viability of Letchworth Garden City in the future, there is a need for some additional housing development. The scale and location of the required development will depend on the desired outcomes. The delivery of new housing at the right scale and in appropriate locations could enable a critical mass to be reached to ensure the maintenance of existing infrastructure and services and warrant the development of new infrastructure.
- 7.2 The findings of this study indicate that restricting all development (Scenario A) will cause a decline in the town's population, labour force and contraction of the economy. At lower levels of growth (Scenario B) the town's population, labour force and economy will also experience decline. Maintaining the current population (Scenario C) will similarly see the labour force and the number of jobs decline as the population of children and those of working age will decline. This has implications for the viability of services and the ability of local firms to recruit residents into roles.
- 7.3 Even under Scenario D, the town would only experience a modest increase in population, labour force and jobs. This Scenario would increase the requirement for some community infrastructure and services but overall, higher levels of development and growth will mean a larger population base in Letchworth and a larger employment base, meaning that there would be more people to sustain services and facilities and also a larger economic base for the town with more money flowing through the local economy.
- 7.4 Following a comprehensive analysis of the current community and social infrastructure in Letchworth, primary school provision has been identified as one of the main infrastructure 'pinch-points'.
- 7.5 Assessing the degree to which different levels of growth in Letchworth will accrue different scales of benefits, it is clear that at the greater level of growth (Scenario D, 1,500 additional dwellings), greater benefits can accumulate, helping to better deliver key policy and corporate objectives. This scenario will deliver better outcomes for public finances through factors such as New Homes Bonus, CIL, Council Tax receipts and business rates. In turn these, combined with greater population, can be utilised as the basis for unlocking additional infrastructure. Higher levels of growth will also help create the conditions in which the town's economic potential, and strategy ambitions, can be more effectively realised.
- 7.6 The quantitative benefits that could be delivered by each scenario are summarised in Table 7.1. From the data presented here it is apparent that Scenario D is the optimum growth scenario for Letchworth based solely on socio-economic outcomes for the settlement.

Table 7.1 Summary of Scenario Outcomes to 2031

Scenario:	Scenario A.	Scenario B.	Scenario C.	Scenario D.
Receptor:	Zero Growth	+500 dwellings	+628 dwellings	+1,500 dwellings
Demographic Outcomes				
Population Change	-1,617	-303	0	+2,336
of which Natural Change	+489	+711	+675	+1,168
of which Net Migration	-2,106	-1,014	-675	+1,168
Household Change	-1	+490	+616	+1,470
Labour Force	-1,689	-972	-784	+468
Jobs, Spending and Economic Outcomes				
Jobs	-1,392	-722	-547	+623
Jobs per annum	-70	-36	-27	+31
Total GVA (p.a.)	-	+£18.4m	+£27.7m	+£64.3
Direct Construction Jobs (FTE)	-	+113	+171	+408
Indirect Construction Jobs (FTE)	-	+171	+258	+617
Additional Resident Expenditure		£10m	£12m	£28m
Public Finances				
Council Tax Base (p.a.)	-	£743,000	£933,000	£2.2m
New Homes Bonus	-	£807,000	£1m	£2.4m
Community & Environment				
GPs (patient capacity)	-	+366	+1,566	+2,858
Primary School (pupil space)	-	+0	+0	+43
Secondary School (pupil space)	-	+0	+0	+0
Allotments (ha)	+11.6 ha	+22.1 ha	+27.7 ha	+44.2 ha
Amenity Green Space (ha)	-11.0	-13.9	-14.6	-19.8
Community Centre (sqm)	+392	+260	+230	-4
Equipped Play Areas (ha)	+0.1	-0.1	-0.2	-0.7
Outdoor Sports Space (ha)	+3.2	+1.3	+0.9	-2.4

Source: NLP Analysis

- 7.7 Aside from the scale of additional development, a key consideration in Letchworth relates to the spatial distribution of new development. There are advantages associated with both dispersed infill development and the development of a small urban extension. Dispersed intensification sites, or smaller scale infill sites, brings closer spatial integration between development and existing infrastructure and services. Meanwhile, growth in the form of a small urban extension would protect the low density Garden City form of existing areas of Letchworth, which has benefits through the provision of informal recreational space, support for biodiversity and importance as a valued characteristic for residents and businesses of this Garden City.
- 7.8 It has been identified that the distribution of infrastructure and services in Letchworth are imbalanced and are predominantly located within and to the south of the town centre. On this basis, focusing additional development to the north of the town would help redress this imbalance by providing sufficient critical mass to support the provision of infrastructure and services.

7.9

Notwithstanding these conclusions, the most appropriate spatial strategy will be one that responds best to the priorities set out through plans and strategies relating to Letchworth, and provides the most appropriate strategy when considered against wider sustainability and environmental considerations. As such this socio-economic assessment of Letchworth Garden City only represents one of many considerations.

Appendix 1 Community Facilities Audit

Education

Education Facilities in Letchworth Garden City

Establishment Name	Establishment Type	Capacity	Number of Students	Surplus/Deficit
Primary				
Garden City Academy	Academy Sponsor Led	210	178	32
Grange Junior School	Community School	240	183	57
Icknield Infant & Nursery School	Community School	250	215	35
Lordship Farm	Community School	366	362	4
Northfields Infants and Nursery School	Community School	180	170	10
Norton St Nicholas CofE (VA)	Voluntary Aided School	210	203	7
St Thomas More (RC)	Academy Converter	210	212	-2
Stonehill	Community School	177	186	-9
Wilbury Junior School	Community School	375	298	77
Hillshott Infant School & Nursery	Community School	189	180	9
Pixmore Junior School	Community School	218	240	-22
		2,625	2,427	198
Secondary				
The Highfield	Community School	1,107	1,040	67
Fearnhill	Community School	1,055	750	305
The Da Vinci Studio School of Creative Enterprise	Studio Schools	400	80	320
		2,562	1,870	692
Other				
North Area Pupil Referral Unit	Pupil Referral Unit	~	61	~
Woolgrove, Special Needs Academy	Academy Special Converter	~	95	~
Private				
St Christopher	Independent School	680	509	171
St Francis	Independent School	672	251	421
		1352	760	592

Source: Department of Education, Schools Census 2012

Health

Surgery	Number of Patients	Number of Practitioners	Patients per Practitioner
GPs			
Garden City Surgery	6,385	3	2,128
Birchwood Surgery	13,915	9	1,546
The Nevells Road Surgery	9,290	5	1,858
Sollershott Surgery	5,568	4	1,392
	35,158	21	1,674
Ernest Gardiner Treatment Centre	5,000/annum		
Dental Practices			
Park View Dental Care	Unknown	7	Unknown
Dowdeswell & Associates	Unknown	4	Unknown
Purleys Dental Care	Unknown	5	Unknown

Community Facilities

Community Halls/ Other	Sports & Recreational Facilities	Allotments
Brotherhood Hall	North Hertfordshire Leisure Centre	Pryor Way
Jackmans Community Centre	Fearnhill Sports Centre	Wilbury
Letchworth Arts Centre	Letchworth Outdoor Pool	Radburn Way Norton
Mrs Howard Memorial Hall	Letchworth Garden City Fitness and Wellbeing Centre	Runnalow
	Fitness Aspirations	Hillbrow
Grange Community Centre	Pride Fitness	Woolgrove
Central Library	Letchworth Sports & Tennis Club	Lytton Avenue
Broadway Cinema		
	Leisure Direct	South View
	Letchworth Golf Club	Saffron Hill
	Pixmore Playing Fields	Bedford Road
	Letchworth Corner Sports Club	Common View
	Jackmans Playing Field	
	Baldock Road Recreation Ground	
	Herts FA County Ground	
	Letchworth Settlement	
	Letchworth Corner Sports Club	
	Jackmans Playing Field	

	Pixmore Playing Fields	
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Appendix 2 Community Impacts

Community Infrastructure	Standard of Provision	Source	Current capacity	Current Requirement	Extent of Surplus/Deficit
Education					
Primary Schools	As per school capacity	www.edubase.gov.uk / HCC	2,625	2,427	+198
Secondary School (pupil capacity)	As per school capacity	www.edubase.gov.uk / HCC	2,562	1,870	+692
Health					
GPs (patient capacity)	1 GP per 1,000 patients	Department of Health	37,800	35,158	+2,642
Community Infrastructure⁵¹					
Community Halls	0.1sq. m hall space/person	North Hertfordshire District Council Community Halls Strategy (2011)	3,555 sq. m.	3,325sq. m	230sq. m/ 2,300 people
Recreation & Amenity Green Space	0.77hectares per 1,000 population	North Hertfordshire Green Space Standard (2009)	25.34 hectares	25.6 hectares	-0.26 hectares
Natural & Semi-Natural Green Space	1.47hectares per 1,000 population	North Hertfordshire Green Space Standard (2009)	34.55 hectares	48.9 hectares	-14.35 hectares
Allotments	0.23hectares per 1,000 population	North Hertfordshire Green Space Standard (2009)	10.59 hectares	7.65 hectares	+2.94 hectares
Equipped Play Space	0.2hectares per 1,000 population	North Hertfordshire Green Space Standard (2009)	6.44 hectares	6.65 hectares	-0.21 hectares
Outdoor Sport Standard	1.42 hectares per 1,000 population	North Hertfordshire Green Space Standard (2009)	47.22 hectares	48.11 hectares	+0.89 hectares

⁵¹ The green space typologies and current capacities used in this study are consistent with those published in the North Hertfordshire Green Space Standards (2009).

Appendix 3 Modelling Input Assumptions

Approach to Local Demographic Projections

The first element of the modelling is to project how the population of the settlement may change in the future. Population change can be split into two distinct elements; that arising from natural change (i.e. births and deaths) and that arising from migration (i.e. people moving into or out of an area). The demographic modelling utilises data on these three metrics as follows.

Births

There are numerous ways of applying birth (fertility) rates to a population. For the purpose of this assessment two rates have been considered for the local population in the five wards of Letchworth Grange, Letchworth East, Letchworth Wilbury, Letchworth South West and Letchworth South East to identify a projection of births in the study area:

- a District level birth rates which underpinned the ONS 2010 and 2011-based Interim Sub-National Population Projections (SNPP); and
- b MSOA level birth rates based upon past trends in the two MSOAs, but applying this trend to district level fertility projections from the SNPP.

Both of these have been converted to a Total Fertility Rate (TFR) – the average number of children that would be born to a woman over her lifetime if she were to survive from birth to the end of her productive life – to allow a comparison of changing rates over time and different spatial areas.

Deaths

Similar to births, there are different death (mortality) rates which can be applied. Key to considering deaths at a local area, and particularly in a settlement such as Letchworth, is how rates of mortality best reflect the age structure of the population. In this case, although Crude Death Rates of deaths per 1,000 population are reviewed for the MSOAs and District, District level age specific mortality differentials are used for the purposes of modelling drawing upon District level age/gender specific mortality rates which underpinned the ONS 2010 and 2011-based Interim Sub-National Population Projections (SNPP). These are applied to the population of Letchworth to derive deaths under each scenario.

Migration

Migration data is only published by ONS at a district level. This means that at a sub-district geographic level it is difficult to distil how much migration an area has experienced previously from existing published data sources.

Notwithstanding, at MSOA level data is available for overall population change and births and deaths, meaning trends for MSOA level net-migration rates can be worked out. Additionally, trends and projections for migration at the District level are available from ONS, and these can be sensibly apportioned to a sub-

district level using a variety of metrics. Such approaches have been used to estimate what level of migration Letchworth could experience in the future.

Housing Need and Demand

Having produced demographic projections for a number of scenarios using births, deaths and migration rates, these are then converted to households. Although insufficient data is available at sub-district level on rates of household formation, headship rates underpinning the CLG 2011-based interim household projections are available at a District level and are utilised.

Converting population to households also involves applying District wide rates on the proportion of population who will not be in households over the age of 75 (e.g. those who will reside in institutional care, such as retirement homes). Once future household growth is identified, this can be converted to an estimate of housing need and demand by applying an allowance for dwelling vacancy/second home ownership.

Vacant Properties and Second Homes

A vacancy and second homes rate is applied to the number of households, representing the natural vacancies/not permanently occupied homes which occur within the housing market and mean that more dwellings than households are required to meet needs. The vacancy at District level is used due to data limitations at lower levels; this totals 1.69% (estimated using HSSA Vacant Dwellings Data over the previous 5 years). The second home rate in the District is estimated at 0.23% (Census 2001 Table S048), meaning a combined rate of 1.92%. This is relatively low and therefore is held constant over the forecast period.

Economic Activity

Age and gender specific economic activity rates are used. The basis for this is the Census 2001 economic activity profile for Letchworth across the forecast period. At 2011 these have been rebased from their 2011 estimate using a uniform adjustment to all age cohorts to meet current total economic activity in the District from the Annual Population Survey (APS). These are assumed to remain the same as the projection with the exception of an adjustment to take account of changing pension ages beyond that already taken into account (i.e. to account for pension age increases for both men and women above age 65).

Commuting Rate

A standard net commuting rate is inferred through the modelling using a Labour Force ratio which is worked out using the formula: (A) Number of employed workers living in area ÷ (B) Number of workers who work in the area (number of jobs). In the Letchworth wards data from ONS Employment Estimates and the Annual Population Survey identifies an LF ratio of 1.01 for 2011 (15,712

employed people living in Letchworth ÷ 15,557 jobs within Letchworth). This has not been flexed over the forecasting period.

Unemployment

The unemployment rate uses an ILO base definition using data from the ONS Annual Population Survey estimate of economically active people not in employment. This is estimated at 6.75% over the five Letchworth wards. A reduction in unemployment to the past average model based unemployment (APS) for the District is assumed on the basis that as the economy grows out of recession unemployment will fall back to a similar rate as seen at District level during this period. This is modelled as a fall to a target rate of 5.64% unemployment by 2019.

Appendix 4 Modelling Outputs

Scenario A: Zero Growth

Population Estimates and Forecasts										Nathaniel Lichfield & Partners														
Components of Population Change										Letchworth														
Year beginning July 1st																								
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Births																								
Male	219	216	213	208	204	199	183	180	176	174	176	173	171	170	169	167	167	166	166	165	164	163		
Female	209	206	202	198	194	190	174	171	167	165	167	165	163	162	161	159	159	159	158	157	156	155		
All Births	428	422	415	407	399	389	357	351	343	339	343	338	334	332	329	327	325	325	323	322	319	318		
TFR	2.13	2.13	2.12	2.11	2.09	2.08	1.94	1.94	1.93	1.92	1.97	1.96	1.95	1.94	1.93	1.93	1.92	1.92	1.92	1.92	1.92	1.92		
Births input																								
Deaths																								
Male	161	159	155	156	153	153	152	152	153	154	155	156	156	158	159	160	161	163	164	166	168	169		
Female	189	188	184	183	178	176	174	172	172	171	171	171	170	171	171	172	173	174	175	176	177	179		
All deaths	351	346	340	340	331	329	327	324	326	324	325	326	326	329	330	332	334	336	340	342	345	348		
SMR: male	100.2	97.6	94.7	94.0	90.9	88.7	86.9	85.1	84.1	82.3	81.0	79.9	78.3	77.7	76.5	75.6	74.7	73.7	72.9	72.1	71.5	70.6		
SMR: female	107.9	106.5	104.3	103.0	99.2	97.4	95.6	93.1	92.3	89.7	88.3	86.7	84.9	83.9	82.1	81.0	79.7	78.5	77.7	76.5	75.6	74.8		
SMR: male	104.2	102.3	99.7	98.7	95.2	93.1	91.4	89.2	88.3	86.1	84.7	83.3	81.7	80.8	79.3	78.3	77.2	76.1	75.3	74.3	73.5	72.7		
Expectation	81.5	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8	83.9	84.0		
Deaths input																								
In-migration from the UK																								
Male	137	171	168	180	158	155	155	134	156	141	135	133	147	148	148	154	176	163	163	162	192	180		
Female	150	189	187	202	178	175	174	149	173	155	149	146	160	162	162	167	191	175	176	174	206	193		
All	288	360	355	381	335	330	328	282	329	296	283	279	307	310	309	321	366	338	339	336	398	373		
SMgR: male	8.4	10.5	10.3	11.1	9.7	9.6	9.6	8.3	9.8	8.9	8.6	8.5	9.4	9.6	9.6	10.0	11.5	10.6	10.6	10.6	12.5	11.8		
SMgR: female	8.9	11.2	11.1	11.9	10.5	10.4	10.4	9.0	10.5	9.6	9.3	9.2	10.2	10.3	10.4	10.8	12.4	11.4	11.5	11.4	13.5	12.7		
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Out-migration to the UK																								
Male	201	201	201	201	203	204	204	204	204	205	205	205	205	205	206	206	206	206	207	206	206	206		
Female	226	226	226	226	224	223	223	223	223	222	222	222	222	222	221	221	221	221	220	221	221	221		
All	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427		
SMgR: male	12.3	12.3	12.4	12.4	12.5	12.5	12.6	12.7	12.7	12.8	13.0	13.1	13.2	13.3	13.4	13.4	13.5	13.5	13.5	13.5	13.5	13.5		
SMgR: female	13.3	13.4	13.4	13.4	13.3	13.3	13.4	13.5	13.6	13.7	13.9	14.0	14.1	14.2	14.2	14.3	14.3	14.3	14.4	14.4	14.4	14.4		
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
In-migration from Overseas																								
Male	18	19	18	18	18	18	18	18	19	19	19	19	19	19	19	19	19	19	19	19	19	19		
Female	17	16	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16		
All	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35		
SMgR: male	16.6	16.8	16.8	16.9	16.9	16.9	17.0	17.0	17.2	17.3	17.5	17.7	17.9	18.0	18.2	18.4	18.5	18.5	18.6	18.6	18.7	18.6		
SMgR: female	14.8	14.9	15.0	15.0	15.1	15.1	15.1	15.2	15.3	15.4	15.5	15.7	15.9	16.0	16.2	16.3	16.4	16.4	16.5	16.5	16.5	16.5		
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Out-migration to Overseas																								
Male	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	21	21	21	21	21	21	21		
Female	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16		
All	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37		
SMgR: male	18.2	18.3	18.4	18.5	18.4	18.5	18.6	18.7	18.9	18.9	19.2	19.4	19.6	19.7	19.9	20.0	20.1	20.1	20.2	20.2	20.2	20.1		
SMgR: female	15.0	15.2	15.3	15.3	15.3	15.3	15.4	15.4	15.5	15.6	15.7	15.9	16.1	16.3	16.5	16.6	16.8	16.8	16.9	16.9	17.0	16.9		
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Migration - Net Flows																								
UK	-139	-67	-72	-46	-92	-97	-99	-145	-98	-131	-144	-148	-120	-117	-118	-106	-61	-89	-88	-91	-29	-54		
Overseas	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2		
Summary of population change																								
Natural change	+77	+75	+75	+67	+67	+60	+30	+26	+17	+15	+18	+12	+8	+3	-0	-5	-9	-11	-16	-20	-25	-29	2011-2031 +489	
Net migration	-141	-69	-74	-48	-94	-99	-101	-147	-100	-133	-146	-150	-122	-119	-120	-108	-63	-91	-90	-93	-31	-56	-2,106	
Net change	-64	+6	+1	+19	-26	-39	-71	-120	-82	-118	-128	-139	-114	-116	-120	-113	-72	-102	-106	-113	-57	-85	-1,617	
Summary of Population estimates/forecasts																								
Population at mid-year																								
2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
0-4	2,054	2,108	2,106	2,104	2,075	2,058	2,018	1,952	1,883	1,820	1,759	1,712	1,691	1,675	1,665	1,656	1,642	1,634	1,626	1,619	1,611	1,607	1,601	
5-10	2,353	2,292	2,331	2,400	2,457	2,458	2,465	2,517	2,504	2,491	2,447	2,417	2,343	2,269	2,196	2,127	2,072	2,024	2,004	1,988	1,977	1,971	1,958	
11-15	2,123	2,087	2,035	1,949	1,916	1,921	1,914	1,894	1,967	2,001	2,025	2,017	2,072	2,066	2,062	2,028	2,010	1,971	1,906	1,841	1,778	1,721	1,678	
16-17	875	863	878	854	831	803	812	792	715	710	772	807	762	768	816	828	823	812	819	807	791	774	756	
18-59Female	18,492	18,403	18,339	18,321	18,290	18,216	18,142	18,071	17,823	17,625	17,455	17,299	17,136	16,918	16,750	16,593	16,473	16,307	16,158	15,991	15,881	15,790		
60/65-74	4,165	4,229	4,265	4,297	4,331	4,387	4,420	4,411	4,455	4,487	4,532	4,466	4,435	4,486	4,523	4,613	4,716	4,828	4,926	5,021	5,090	5,169	5,210	
75-84	2,205	2,237	2,281	2,330	2,340	2,352	2,358	2,388	2,396	2,419	2,447	2,575	2,671	2,726	2,792	2,823	2,839	2,823	2,849	2,848	2,892	2,836	2,788	
85+	982	965	955	938	970	990	1,017	1,050	1,075	1,122	1,149	1,179	1,215	1,248	1,287	1,314	1,340	1,388	1,414	1,463	1,500	1,615	1,708	2011-2031 -1,617
Total	33,249	33,185	33,191	33,191	33,211	33,185	33,145	33,075	32,955	32,872	32,754	32,626	32,488	32,374	32,257	32,138	32,025	31,953	31,851	31,745	31,632	31,575	31,490	-1,617
Population impact of constraint																								
Number of persons	-189	-117	-122	-96	-142	-147	-149	-195	-148	-181	-194	-198	-170	-167	-168	-156	-111	-139	-138	-141	-79	-104		
Households																								
Number of	13,839	13,839	13,839	13,839	13,839	13,839	13,838	13,838	13,838	13,838	13,838	13,838	13,838	13,839	13,839	13,839	13,838	13,838	13,838	13,838	13,838	13,838	2011-2031 -1	
Change over previous year	-0	-0	-0	+0	-0	-0	-0	+0	-0	-0	+0	+0	+0	+0	+0	+0	-0	-0	-0	+0	-0	-0	-0	
Number of	14,110	14,110	14,110	14,110	14,110	14,110	14,109	14,109	14,109	14,109	14,109	14,109	14,109	14,109	14,110	14,110	14,109	14,109	14,109	14,109	14,109	14,109	-1	
Change over previous year	-0	-0	-0	+0	-0	-0	-0	+0	-0	-0	+0	+0	+0	+0	+0	+0	-0	-0	-0	+0	-0	-0	-0	
Labour Force																								
Number of	16,849	16,788	16,771	16,774	16,752	16,735	16,682	16,613	16,530	16,470	16,363	16,219	16,098	15,982	15,874	15,747	15,622	15,540	15,418	15,295	15,160	15,074	14,968	2011-2031 -1,689
Change over previous year	-61	-17	+3	-21	-18	-53	-69	-83	-60	-107	-144	-121	-116	-108	-108	-127	-124	-82	-122	-123	-135	-86	-105	-84
Number of	15,557	15,524	15,531	15,557	15,560	15,567	15,541	15,500	15,445	15,388	15,288	15,154	15,041	14,932	14,831	14,713	14,597	14,520	14,406	14,291	14,165	14,084	13,986	-1,392
Change over previous year	-33	+8	+26	+3	+7	-26	-41	-55	-56	-100	-134	-113	-109	-101	-101	-119	-116	-77	-114	-115	-126	-81	-98	-70

Scenario B: Delivery of 500 Dwellings

[illegible]

Scenario C: Maintain Garden City Model population to 2031

Population Estimates and Forecasts						Nathaniel Lichfield & Partners																	
Components of Population Change						Letchworth																	
Year beginning July 1st																							
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Births																							
Male	219	217	213	209	205	200	184	182	180	178	182	181	181	181	181	181	181	181	181	181	180	180	
Female	209	207	203	199	195	191	176	173	171	170	173	172	172	172	172	172	172	173	172	172	172	171	
All Births	428	423	417	408	400	391	360	355	351	348	355	353	352	353	353	353	353	354	353	353	352	351	
TFR	2.13	2.13	2.12	2.11	2.09	2.08	1.94	1.94	1.93	1.92	1.97	1.96	1.95	1.94	1.93	1.93	1.92	1.92	1.92	1.92	1.92	1.92	
Births input																							
Deaths																							
Male	161	159	156	157	154	153	153	153	155	155	156	157	158	160	161	163	165	166	168	170	172	173	
Female	189	188	185	184	178	177	175	173	174	173	173	173	174	175	175	176	177	178	180	181	182	184	
All deaths	351	347	341	340	332	330	328	326	329	328	329	331	331	335	336	339	342	344	348	351	354	357	
SMR: male	100.2	97.6	94.7	94.0	90.9	88.7	87.0	85.1	84.2	82.4	81.1	80.0	78.4	77.8	76.5	75.7	74.8	73.7	73.0	72.2	71.5	70.7	
SMR: female	107.9	106.5	104.3	103.0	99.2	97.4	95.7	93.2	92.3	89.8	88.3	86.7	85.0	84.0	82.1	81.0	79.8	78.5	77.8	76.5	75.6	74.8	
SMR: male	104.2	102.3	99.7	98.7	95.2	93.1	91.4	89.2	88.3	86.1	84.7	83.4	81.7	80.9	79.3	78.4	77.3	76.1	75.4	74.3	73.6	72.8	
Expectation	81.5	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8	83.9	84.0	
Deaths input																							
In-migration from the UK																							
Male	198	197	196	198	197	199	206	208	210	210	209	210	211	212	212	213	214	215	216	217	218	220	
Female	217	217	219	221	222	223	231	231	232	232	231	232	232	232	233	233	233	233	234	235	236	237	
All	415	415	415	419	419	423	437	438	442	443	440	442	443	444	445	446	447	448	450	452	454	456	
SMigR: male	12.1	12.1	12.0	12.1	12.1	12.2	12.7	12.8	13.0	13.0	13.0	13.1	13.1	13.2	13.2	13.3	13.3	13.3	13.4	13.4	13.5	13.5	
SMigR: female	12.8	12.8	12.9	13.1	13.1	13.3	13.8	13.8	14.0	14.1	14.1	14.2	14.2	14.3	14.4	14.4	14.4	14.4	14.4	14.5	14.5	14.5	
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Out-migration to the UK																							
Male	231	230	231	228	231	230	223	222	221	220	222	221	221	220	221	221	220	220	219	218	217	216	
Female	259	259	258	256	254	252	244	243	242	241	242	241	240	239	238	237	236	236	234	234	233	232	
All	489	489	489	485	485	481	467	466	462	461	464	462	461	460	459	458	457	456	454	452	450	448	
SMigR: male	14.1	14.1	14.1	14.0	14.2	14.1	13.7	13.7	13.6	13.7	13.8	13.8	13.8	13.7	13.8	13.8	13.7	13.7	13.6	13.5	13.4	13.3	
SMigR: female	15.3	15.3	15.3	15.1	15.1	15.0	14.6	14.6	14.5	14.6	14.8	14.7	14.8	14.7	14.7	14.7	14.6	14.6	14.5	14.4	14.3	14.2	
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
In-migration from Overseas																							
Male	18	19	18	18	18	18	18	18	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
Female	17	16	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	
All	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	
SMigR: male	16.6	16.7	16.7	16.8	16.8	16.9	16.9	16.9	17.0	17.0	17.1	17.2	17.2	17.3	17.4	17.5	17.5	17.5	17.5	17.5	17.5	17.4	
SMigR: female	14.8	14.9	15.0	15.0	15.0	15.0	15.0	15.1	15.0	15.1	15.1	15.2	15.3	15.3	15.4	15.5	15.5	15.5	15.5	15.5	15.4	15.4	
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Out-migration to Overseas																							
Male	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	21	21	21	21	21	
Female	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	16	16	16	16	16	
All	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	
SMigR: male	18.2	18.3	18.3	18.4	18.4	18.4	18.5	18.6	18.6	18.6	18.7	18.8	18.8	18.9	19.0	19.0	19.0	19.0	19.0	19.0	18.9	18.8	
SMigR: female	15.0	15.1	15.2	15.2	15.3	15.3	15.3	15.3	15.3	15.2	15.3	15.4	15.5	15.6	15.7	15.8	15.8	15.8	15.9	15.8	15.8	15.8	
Migrants in	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Migration - Net Flows																							
UK	-75	-74	-74	-66	-66	-59	-30	-27	-20	-19	-24	-20	-19	-16	-14	-11	-9	-8	-3	-0	+4	+8	
Overseas	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	
Summary of population change																							
Natural change	+77	+76	+76	+68	+68	+61	+32	+29	+22	+21	+26	+22	+21	+18	+16	+13	+11	+10	+5	+2	-2	-6	
Net migration	-77	-76	-76	-68	-68	-61	-32	-29	-22	-21	-26	-22	-21	-18	-16	-13	-11	-10	-5	-2	+2	+6	
Net change	-0	-0	+0	-0	-0	+0	-0	+0	+0	-0	-0	-0	+0	+0	-0	+0	+0	-0	-0	-0	-0	+0	
Summary of Population estimates/forecasts																							
Population at mid-year																							
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
0-4	2,054	2,114	2,113	2,111	2,082	2,068	2,032	1,971	1,911	1,856	1,806	1,771	1,764	1,762	1,765	1,770	1,768	1,768	1,770	1,772	1,772	1,772	1,770
5-10	2,353	2,295	2,335	2,404	2,462	2,465	2,475	2,533	2,526	2,520	2,484	2,463	2,399	2,333	2,270	2,212	2,170	2,134	2,128	2,127	2,130	2,136	2,135
11-15	2,123	2,089	2,037	1,950	1,917	1,923	1,917	1,899	1,977	2,014	2,043	2,040	2,102	2,102	2,103	2,076	2,064	2,031	1,971	1,912	1,857	1,808	1,775
16-17	875	864	878	854	831	803	812	793	718	714	777	814	770	778	829	843	840	830	840	831	817	802	786
18-59Female	18,492	18,448	18,378	18,356	18,309	18,251	18,204	18,183	18,157	18,077	17,960	17,876	17,813	17,723	17,577	17,483	17,384	17,312	17,206	17,118	17,018	16,934	16,891
60/65-74	4,165	4,232	4,267	4,298	4,331	4,388	4,422	4,415	4,464	4,499	4,549	4,488	4,464	4,520	4,563	4,660	4,770	4,888	4,993	5,096	5,173	5,258	5,306
75-84	2,205	2,240	2,284	2,333	2,343	2,356	2,363	2,395	2,407	2,432	2,462	2,595	2,694	2,752	2,820	2,854	2,873	2,857	2,885	2,886	2,933	2,876	2,828
85+	982	967	958	942	974	996	1,024	1,060	1,088	1,138	1,168	1,202	1,243	1,279	1,321	1,351	1,380	1,429	1,456	1,506	1,548	1,663	1,758
Total	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249	33,249
Population impact of constraint																							
Number of persons	-125	-124	-124	-116	-116	-109	-80	-77	-70	-69	-74	-70	-69	-66	-64	-61	-59	-58	-53	-50	-46	-42	
Households																							
Number of	13,839	13,864	13,863	13,865	13,862	13,874	13,889	13,913	13,954	13,982	14,025	14,073	14,125	14,169	14,215	14,263	14,307	14,333	14,372	14,412	14,455	14,477	14,511
Change over previous	+24	-1	+2	-3	+12	+15	+23	+41	+29	+43	+47	+52	+45	+46	+48	+44	+27	+39	+40	+43	+22	+33	
Number of	14,110	14,135	14,134	14,136	14,134	14,146	14,161	14,185	14,227	14,256	14,300	14,348	14,401	14,447	14,494	14,542	14,587	14,614	14,653	14,694	14,738	14,761	14,795
Change over previous	+25	-1	+2	-3	+12	+15	+24	+42	+29	+44	+48	+53	+45	+47	+49	+45	+27	+39	+41	+44	+22	+34	
Labour Force																							
Number of	16,849	16,829	16,807	16,807	16,772	16,770	16,740	16,713	16,703	16,691	16,654	16,586	16,546	16,494	16,450	16,389	16,326	16,278	16,209	16,141	16,065	16,003	15,940
Change over previous	-20	-22	+0	-35	-3	-30	-27	-10	-12	-37	-69	-40	-52	-43	-61	-64	-47	-69	-68	-76	-62	-63	
Number of	15,557	15,562	15,565	15,588	15,579	15,599	15,594	15,593	15,606	15,595	15,561	15,497	15,459	15,411	15,370	15,313	15,254	15,209	15,145	15,081	15,010	14,952	14,894
Change over previous	+5	+3	+23	-10	+21	-5	-2	+13	-11	-34	-64	-37	-49	-41	-57	-60	-44	-65	-64	-71	-58	-59	

Scenario D: Delivery of 1,500 Dwellings

Population Estimates and Forecasts					Nathaniel Lichfield & Partners																		
Components of Population Change					Letchworth																		
Year beginning July 1st																							
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Births																							
Male	219	219	219	217	216	214	199	198	197	197	202	201	201	201	201	201	201	201	201	200	199	199	
Female	209	209	208	207	206	204	190	189	187	188	192	192	191	192	192	191	191	192	191	191	190	189	
All Births	428	428	427	425	422	417	389	387	384	385	394	393	392	393	393	392	392	393	392	391	389	388	
TFR	2.13	2.13	2.12	2.11	2.09	2.08	1.94	1.94	1.93	1.92	1.97	1.96	1.95	1.94	1.93	1.93	1.92	1.92	1.92	1.92	1.92	1.92	
Births input																							
Deaths																							
Male	161	159	157	158	156	155	155	156	157	158	159	160	161	163	164	166	168	169	171	173	176	177	
Female	189	189	186	186	181	180	179	177	178	176	177	177	177	178	178	180	181	182	184	185	187	188	
All deaths	351	348	343	344	337	335	334	332	335	334	336	337	338	342	343	346	349	351	356	359	362	366	
SMR: male	100.2	97.7	94.7	94.1	90.9	88.7	87.0	85.2	84.2	81.1	80.0	78.4	77.7	76.5	75.7	74.8	73.7	72.9	72.1	71.5	70.6		
SMR: female	107.9	106.5	104.3	103.1	99.3	97.4	95.7	93.2	92.4	89.8	88.3	86.7	85.0	84.0	82.1	81.0	79.8	78.5	77.8	76.5	75.6	74.8	
SMR: male	104.2	102.3	99.7	98.7	95.3	93.2	91.5	89.3	88.4	86.2	84.8	83.4	81.7	80.9	79.3	78.4	77.3	76.1	75.4	74.3	73.5	72.7	
Expectation	81.5	81.6	81.8	81.9	82.1	82.3	82.4	82.6	82.7	82.8	82.9	83.1	83.2	83.3	83.4	83.5	83.6	83.7	83.8	83.8	83.9	84.0	
Deaths input																							
In-migration from the UK																							
Male	236	268	260	267	243	237	236	211	236	217	209	205	218	218	214	220	243	227	226	223	257	241	
Female	259	296	292	302	276	269	267	238	264	243	233	228	242	241	237	243	267	247	246	243	279	262	
All	495	564	552	569	518	507	503	449	500	461	442	434	460	459	451	463	510	474	472	466	535	503	
SMigR: male	14.4	16.3	15.7	16.0	14.4	14.0	13.9	12.4	13.8	12.7	12.2	12.1	12.8	12.8	12.6	12.9	14.2	13.1	13.0	12.8	14.7	13.7	
SMigR: female	15.3	17.3	16.9	17.3	15.7	15.3	15.1	13.4	15.0	13.8	13.3	13.1	13.9	13.9	13.6	14.0	15.4	14.2	14.1	13.8	15.8	14.8	
Migrants in																							
Out-migration to the UK																							
Male	201	201	201	201	202	203	203	203	203	203	203	204	204	204	205	205	205	206	206	206	205	206	
Female	226	226	226	226	225	224	224	224	224	224	224	223	223	223	222	222	222	221	221	221	222	221	
All	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427	
SMigR: male	12.3	12.2	12.1	12.0	12.0	11.9	11.9	11.9	11.9	11.9	12.0	12.0	12.0	12.0	12.0	12.0	12.0	11.9	11.9	11.8	11.8	11.7	
SMigR: female	13.3	13.2	13.1	13.0	12.8	12.7	12.7	12.7	12.7	12.7	12.8	12.8	12.8	12.8	12.8	12.8	12.7	12.7	12.6	12.6	12.6	12.5	
Migrants in																							
In-migration from Overseas																							
Male	18	18	18	18	18	18	18	18	18	18	19	19	19	19	19	19	19	19	19	19	19	19	
Female	17	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	
All	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	
SMigR: male	16.6	16.6	16.4	16.3	16.1	16.0	15.9	15.9	15.9	15.9	16.0	16.1	16.1	16.2	16.3	16.3	16.2	16.2	16.1	16.1	16.1	16.0	
SMigR: female	14.8	14.7	14.7	14.5	14.4	14.3	14.2	14.1	14.1	14.0	14.1	14.2	14.2	14.3	14.4	14.4	14.4	14.3	14.3	14.3	14.2	14.1	
Migrants in																							
Out-migration to Overseas																							
Male	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Female	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	
All	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	
SMigR: male	18.2	18.1	17.9	17.8	17.6	17.5	17.4	17.4	17.4	17.4	17.4	17.5	17.6	17.6	17.7	17.7	17.7	17.6	17.6	17.5	17.5	17.3	
SMigR: female	15.0	15.0	14.9	14.8	14.6	14.5	14.4	14.3	14.3	14.3	14.3	14.4	14.5	14.5	14.6	14.7	14.7	14.7	14.7	14.6	14.6	14.5	
Migrants in																							
Migration - Net Flows																							
UK	+68	+137	+125	+142	+91	+80	+76	+22	+73	+34	+15	+7	+33	+32	+24	+36	+83	+47	+45	+39	+108	+76	
Overseas	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	
Summary of population change																							
Natural change	+77	+80	+84	+81	+85	+82	+55	+55	+49	+50	+58	+55	+54	+51	+50	+46	+43	+41	+36	+32	+26	+22	2011-2031 +1,168
Net migration	+66	+135	+123	+140	+89	+78	+74	+20	+71	+32	+13	+5	+31	+30	+22	+34	+81	+45	+43	+37	+106	+74	+1,168
Net change	+143	+215	+207	+221	+175	+160	+128	+75	+121	+82	+71	+60	+85	+81	+72	+80	+125	+87	+80	+69	+133	+96	+2,336
Summary of Population estimates/forecasts																							
Population at mid-year																							
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
0-4	2,054	2,125	2,142	2,162	2,156	2,165	2,151	2,108	2,061	2,019	1,979	1,951	1,952	1,958	1,967	1,975	1,975	1,979	1,980	1,980	1,977	1,977	1,973
5-10	2,353	2,302	2,351	2,432	2,503	2,518	2,541	2,614	2,623	2,636	2,619	2,617	2,569	2,521	2,471	2,425	2,394	2,369	2,373	2,380	2,390	2,403	2,404
11-15	2,123	2,093	2,047	1,966	1,939	1,950	1,949	1,936	2,018	2,062	2,098	2,102	2,173	2,185	2,199	2,186	2,192	2,177	2,131	2,084	2,039	2,000	1,976
16-17	875	866	883	861	840	813	825	806	730	728	794	833	789	799	853	871	872	866	883	881	874	867	857
18-59Female	18,492	18,556	18,643	18,722	18,881	18,942	19,000	19,059	19,072	19,061	18,983	18,929	18,887	18,837	18,725	18,661	18,599	18,599	18,537	18,491	18,428	18,431	18,453
60/65 - 74	4,165	4,238	4,282	4,322	4,365	4,430	4,472	4,471	4,525	4,567	4,622	4,565	4,545	4,607	4,657	4,760	4,877	5,005	5,119	5,230	5,315	5,411	5,468
75-84	2,205	2,243	2,293	2,347	2,362	2,377	2,387	2,421	2,432	2,459	2,490	2,524	2,726	2,785	2,857	2,893	2,914	2,902	2,933	2,937	2,988	2,936	2,891
85+	982	971	966	954	991	1,015	1,046	1,083	1,111	1,162	1,192	1,226	1,265	1,301	1,344	1,373	1,402	1,453	1,481	1,533	1,574	1,694	1,792
Total	33,249	33,392	33,607	33,815	34,035	34,210	34,370	34,499	34,573	34,694	34,776	34,847	34,907	34,992	35,073	35,145	35,225	35,350	35,436	35,516	35,585	35,718	35,814
Population impact of constraint																							
Number of persons		+18	+87	+75	+92	+41	+30	+26	-28	+23	-16	-35	-43	-17	-18	-26	-14	+33	-3	-5	-11	+58	+26
Households																							
Number of	13,839	13,913	13,986	14,059	14,132	14,206	14,279	14,353	14,426	14,500	14,573	14,647	14,721	14,794	14,868	14,942	15,016	15,089	15,162	15,236	15,310	15,383	15,456
Change over previous year		+73	+73	+73	+73	+73	+73	+73	+74	+73	+74	+74	+74	+74	+74	+74	+74	+73	+74	+74	+74	+73	+73
Number of	14,110	14,185	14,260	14,334	14,409	14,484	14,559	14,633	14,709	14,783	14,859	14,934	15,009	15,084	15,159	15,234	15,309	15,384	15,459	15,534	15,609	15,684	15,759
Change over previous year		+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75	+75
Labour Force																							
Number of	16,849	16,918	17,031	17,160	17,259	17,360	17,421	17,466	17,491	17,542	17,542	17,500	17,480	17,464	17,454	17,422	17,393	17,410	17,383	17,356	17,317	17,334	17,329
Change over previous year		+69	+113	+129	+99	+101	+62	+44	+25	+51	+0	-42	-20	-16	-9	-33	-29	+17	-27	-27	-39	+17	-5
Number of	15,557	15,644	15,772	15,915	16,031	16,148	16,230	16,295	16,342	16,390	16,390	16,351	16,332	16,317	16,308	16,278	16,251	16,267	16,242	16,217	16,180	16,196	16,191
Change over previous year		+87	+128	+143	+115	+117	+81	+65	+47	+47	+0	-39	-19	-15	-9	-30	-27	+16	-25	-25	-37	+16	-5
2011-2031																							



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