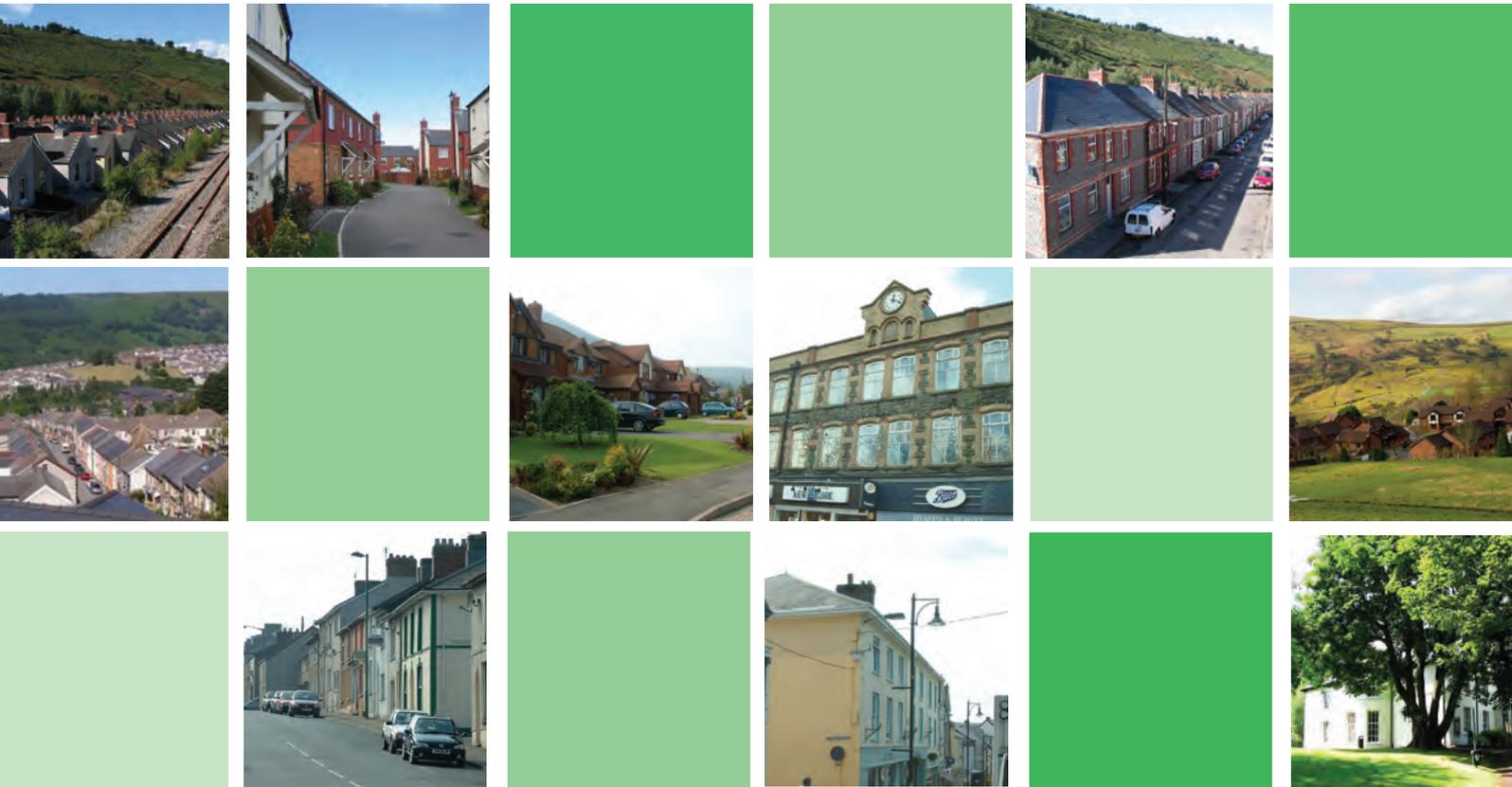


Local Development Plan

DRAFT PREFERRED STRATEGY
POPULATION & HOUSING BACKGROUND PAPER



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1.0 INTRODUCTION

1.1 The planning system is charged with providing a continuous supply of land to meet society's needs. In order to deliver these needs, the Council must determine the level of population at the end of the Plan period. Population and housing are topics that are at the heart of the Local Development Plan. Housing is important to us all; it is a basic human need, it is also the largest single land-use that has to be allocated in the Plan.

1.2 This Topic Paper examines:

- The National Policy Context
- Regional and Local Context
- Population and House Building Trends
- Population Projections and Dwelling Requirements
- The Local Development Plan: Preferred Strategy Option

2.0 NATIONAL POLICY CONTEXT

- 2.1 In predicting future housing requirements, the Council is guided by National policy and guidance.

Ministerial Interim Planning Policy Statement for Housing (2006)

- 2.2 Planning Policy Wales (PPW, 2002) sets out the land use planning policies of the Welsh Assembly Government. It is supported by a series of Technical Advice Notes (TANs). In 2006, a Ministerial Interim Planning Policy Statement (MIPPS) revising Chapter 9 of Planning Policy Wales was issued.

- 2.3 The Assembly Government's vision for housing is for everyone in Wales to have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. The objectives are to provide:

- Homes that are in good condition, in safe neighbourhoods and sustainable communities; and
- Greater choice for people over the type of housing and the location they live in, recognising the needs of all, including those in need of affordable or special needs housing in both urban and rural areas.

(Paragraph 9.1.1, Page 1, MIPPS 01/2006).

- 2.4 In planning the provision for new housing, local planning authorities must work in collaboration with housing authorities, registered social landlords, house builders, developers, land owners and the community and take account of the following:

- People, Places, Futures – The Wales Spatial Plan;
- Statutory Code of Practice on Racial Equality in Housing – Wales;
- The Assembly Government's latest household projections (which should be a starting point for assessing housing requirements);
- Local housing strategies;
- Community strategies;
- Local housing requirement assessments (needs and demands);
- The needs of the local and national economy;
- Social consideration (including unmet need);
- The capacity of an area in terms of social; environmental and cultural factors (including consideration of the Welsh language) to accommodate more housing;
- The environmental implications, including energy consumption and greenhouse gas emission; and
- The capacity of the existing or planned infrastructure.

(Paragraph 9.2.1, Page 3, MIPPS 01/2006)

- 2.5 The latest Assembly Government National and Sub-National Household Projections for Wales should form the starting point for assessing housing requirements. Within each region, Local Planning Authorities should work together collaboratively and with appropriate stakeholders to apportion to each authority the Assembly Government household projections, or agree their own regional policy-based projections.

Wales Spatial Plan – People, Places, Futures (2008 Update Consultation)

2.6 The Wales Spatial Plan (WSP) provides a framework for the future spatial development of Wales, and integrates the spatial aspects of national strategies, including social inclusion, economic, health, transport and environment policy.

2.7 Blaenau Gwent has been identified as part of the South East – Capital Network Zone. The vision for the area is:

‘An innovative skilled area offering a high quality of life – international yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and the rest of Europe, helping to spread prosperity within the area and benefiting other parts of Wales.’

2.8 The South East Development Framework proposes distinct approaches for three areas in South East Wales. Blaenau Gwent is within the Heads of the Valleys Plus: An area facing some of the greatest economic and social change challenges created by economic restructuring of the late 20th Century. The priority in the Heads of the Valleys area is to continue to develop a greater mix and balance of types of housing, linked to public transport nodes. The Heads of the Valleys programme is providing targeted action to support regeneration linked to opportunities for growth presented by the dualling of the A465 Heads of the Valleys road.

Better Homes for People in Wales (2002)

2.9 ‘Better Homes for people in Wales’ is the national Housing Strategy, which provides a vision for the future of Welsh housing and a clear policy framework to facilitate action at the local level, addressing its relationship with the planning system. The Strategy sets out the vision for housing in Wales as: *“We want homes that are in good condition in safe neighbourhoods. We want better housing services and a greater choice for people over the types of housing and locations they live in.”*

Statutory Code of Practice on Racial Equality in Housing – Wales

2.10 The MIPPS identifies that, in the preparation of development plans, Local Planning Authorities should take account of racial equality in housing, including Gypsies and Travellers. The Statutory Code of Practice on Racial Equality in Housing – Wales identifies the legal framework of racial equality and highlights good practice in the field of housing. It is noted that the ethnic minority population of Wales has grown in size and diversity due to EU migration, as well as asylum seekers and refugees, and account should be taken of the housing needs of these groups.

The National and Sub- National Population Projections for Wales (2005)

- 2.11 The National and Sub-National Population Projections for Wales (2005) indicate that there are likely to be a number of significant changes in the profile of the population of Wales and South East Wales in the period up to 2023. It is forecast that:
- Wales's population will increase by approximately 0.3% each year over the next 20 years, reaching 3 million by 2009.
 - The population of South East Wales will see a significant increase of 7.8% between 2003 and 2023. This will result in a rise of 110,000 in the population.
 - The population of people aged between 25 and 44 is set to increase by 6.2% in South East Wales.
 - There will be an increase in the number of people of 45 and above throughout Wales, with the largest increase in the oldest age group – 75 and over, reflecting improvements in life expectancy.

The National and Sub National Household Projections for Wales (2006)

- 2.12 The National and Sub National Household Projections for Wales (2006) reflect the projected changes in population. The projection identifies that:
- The total number of households in Wales is projected to increase by 20% to 1,478,500.
 - The number of households in South East Wales will increase by 22%.
 - In general, the average household size is expected to continue to fall from 2.34 to 2.09 by 2023.

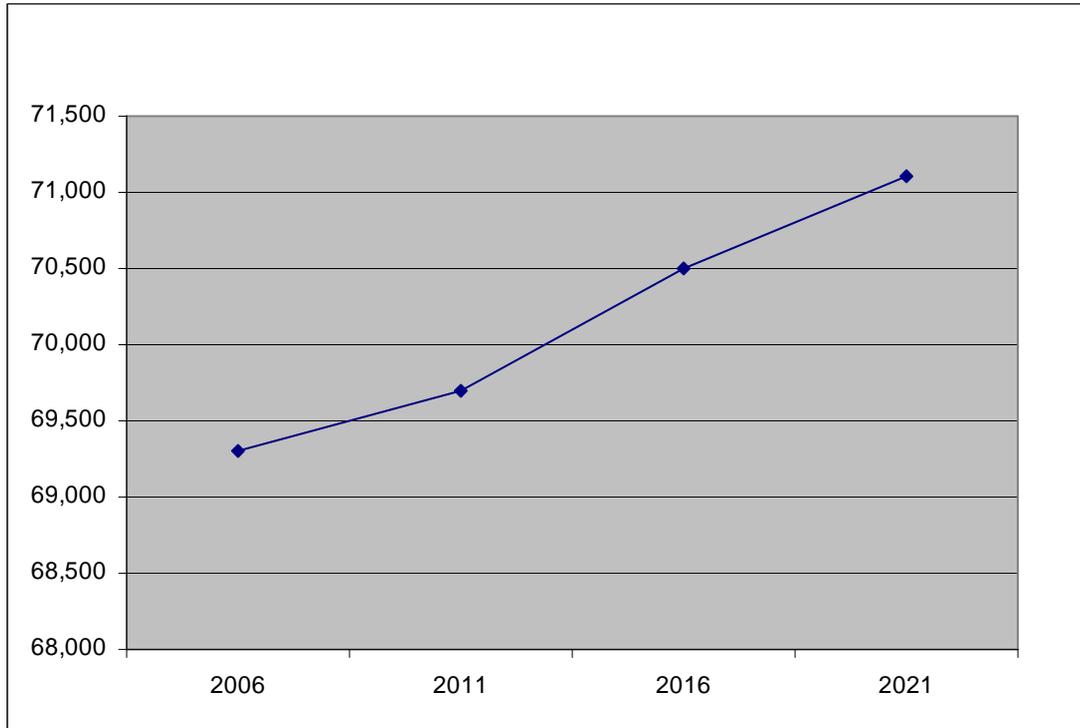
Local Authority Population Projection for Wales (2006-based) (WAG 2008)

- 2.13 On the 30 June 2008, population projections for the 22 Unitary Authorities Areas in Wales were published for the first time. A new approach has been used to develop the 2006-based local authority projections. This approach involved using local data and local trends, but not forcing the Local Authority projections to sum to the National Wales level population projection.
- 2.14 The results of the population projection work for Blaenau Gwent is as follows:

Table 1: WAG Population Projection for Blaenau Gwent (2008)

	2006	2011	2016	2021
Blaenau Gwent	69,341	69,700	70,500	71,100

(Source: Local Authority Population Projections for Wales; WAG Statistics for Wales 2008)

Figure 1: WAG Population Projection for Blaenau Gwent (2008)

- 2.15 In the past Blaenau Gwent has suffered from population loss through natural change as there have been more deaths than births. The WAG population projection forecast a change with more births than deaths being predicted due to an increase in the birth rate and an increase in life expectancy. These changes make up a large proportion of the rise in the population to 2021.

Table 2: Natural Change in Blaenau Gwent

	2010/11	2020/21
Births	900	800
Deaths	800	700
Change	100	100

(Source: Local Authority Population Projections for Wales; WAG Statistics for Wales 2008)

- 2.16 Changes from migration were projected as +31 per annum with the exception of 2018-2019 when it rose to +222.

The Apportionment Process

- 2.17 In accordance with the requirements of the MIPPS, the Council, as part of the South East Wales Strategic Planning Group (SEWSPG) has undertaken the apportionment of the 2003-Based National and Sub-National projections.
- 2.18 On 5th March 2007, after regional considerations the Elected Members agreed the SEWSPG Memorandum of Understanding, attached at Appendix 1. In accordance with government guidance, the 10 constituent Local Planning Authorities and a broad range of stakeholders (including the Home Builders

Federation, utility companies and environmental organisations) have agreed the figures.

- 2.19 Whilst the apportionment does not constitute a binding commitment on the Council, the agreement means that the Council has met its requirements in terms of the MIPPS.
- 2.20 Part 2 of the SEWSPG Memorandum indicates an apportionment of 3,000 houses to Blaenau Gwent for the Plan period (2006-2021), which is line with the Preferred Option.

3.0 REGIONAL AND LOCAL POLICY CONTEXT

- 3.1 The Local Development Plan must have regard to other strategies and policy documents produced locally and at a sub-regional level in order to ensure consistency. This section seeks to review the key elements of strategies and studies that form part of the population and housing evidence base at a local level.

South East Wales Regional Housing Market Study

- 3.2 A recent study has been undertaken for the South East Wales Regional Housing Forum on the South East Wales Regional Housing Market. This study provides an assessment of the sub-regional housing market and helps to identify two Housing Market Areas (HMAs) operating within Blaenau Gwent. These are: Heads of the Valleys and Mid-Valleys.

Turning Heads...A Strategy for the Heads of the Valleys 2020 (June 2006)

- 3.3 The Heads of the Valleys Strategy sets out a broad framework for change in the Heads of the Valleys area. The Strategy provides a framework for regenerating the area with a focus on 5 priority themes:
- An attractive and well-used natural, historic and built environment;
 - A vibrant economic landscape offering new opportunities;
 - A well-educated, skilled and healthier population;
 - An appealing and coherent tourism and leisure experience; and
 - Public confidence in a shared bright future.
- 3.4 The Heads of the Valleys Programme areas covers the whole of Blaenau Gwent.
- 3.5 The ambition is that, by the year 2020, the Heads of the Valleys will be a place where people want to live, work and play – with a sustainable, high quality of life and a thriving population. Loss of population is seen as a threat to the vibrancy and long-term stability of the area. (Turning Heads, page 4, 2006)

Blaenau Gwent Community Plan 'proud past, bright future' 2005-2009

- 3.6 The Community Plan aims to make Blaenau Gwent a better place to live work and visit. It identifies 7 key themes: Regeneration; Health, Social Care and Well-being; Lifelong Learning; Environment; Housing; Transportation; and Culture and Sport. The aim in terms of housing is to ensure that quality affordable accommodation is available within sustainable communities for all residents.

Blaenau Gwent Local Housing Strategy – Quality Streets (2007-2012)

- 3.7 The overall aim of the Local Housing Strategy is to:-

“provide a strategic framework to ensure that everyone in Blaenau Gwent has the scope and choice to attain a home that is decent, affordable and is situated in a healthy and safe environment.”

- 3.8 The strategy sets key housing objectives across tenure for the period to 2012, together with an action planning framework for the achievement of those objectives. The objectives are based around
- Tackling Inequality
 - Land Use Planning Framework
 - Affordable Housing
 - Private Sector Renewal Policy
 - Sustainable Development
 - Energy Efficiency
 - Homelessness
 - Supporting people
 - Housing Management
 - Community Regeneration

Local Housing Market Assessment (2007)

- 3.9 Opinion Research Services (ORS) was commissioned by Blaenau Gwent County Borough Council to undertake a local housing assessment, including a comprehensive study of current and future housing requirements and housing need. The assessment was undertaken to inform local policies, in particular relating to the housing strategy and investment programme and planning policies surrounding affordable housing provision. The following table summarises the housing market requirements identified in the report.

Table 3: Blaenau Gwent Local Housing Market Assessment 5-year Requirement

Housing Type	Gross Housing Requirement	Housing Supply	Net Housing Requirement
Market	6,152	5,316	836
Intermediate	200	-	200
Social	3,259	3,027	233
Total	9,611	8,343	1,269

Source: Blaenau Gwent Local Housing Market Assessment (ORS, 2007, pp75)

4.0 POPULATION AND HOUSE BUILDING TRENDS

Population Trends

- 4.1 The population of Blaenau Gwent has been in decline since 1921 (see Figure 2 and Table 4 below). This loss of population has been caused by the decline in the coal and steel industries, leading to movements out of the Borough for people to find employment elsewhere. The latest major closure to hit Blaenau Gwent was the closure of the Ebbw Vale Steelworks which finally closed in 2002.

Figure 2: Population of Blaenau Gwent 1921-2001

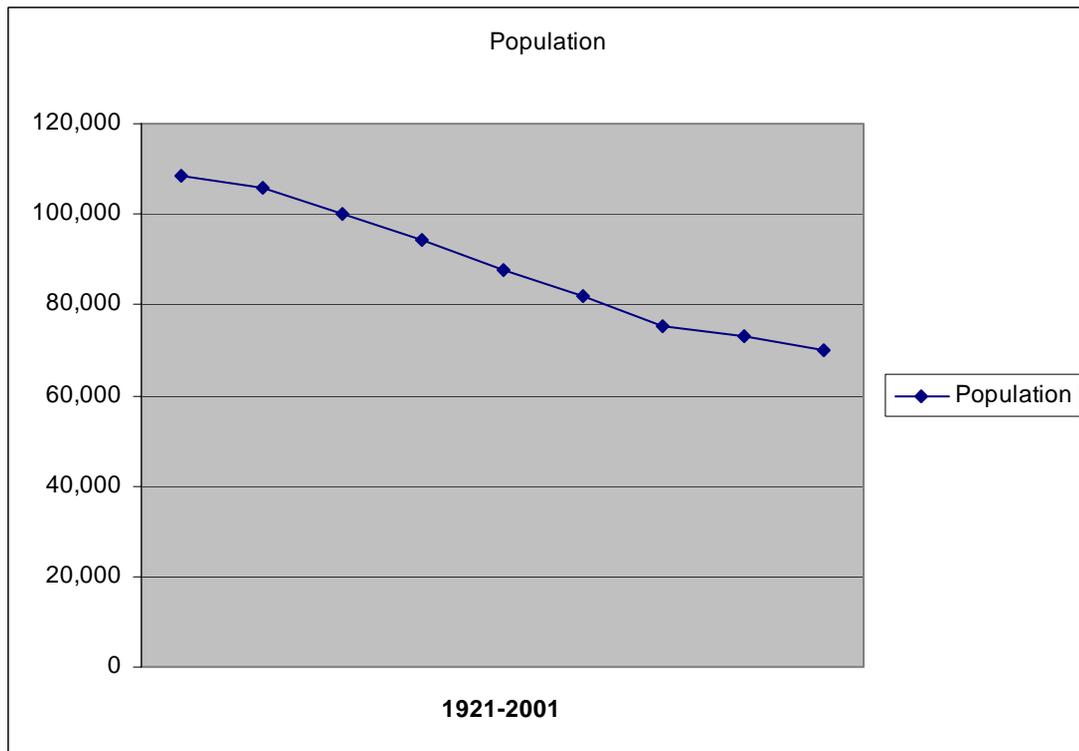


Table 4: Population of Blaenau Gwent 1921-2001

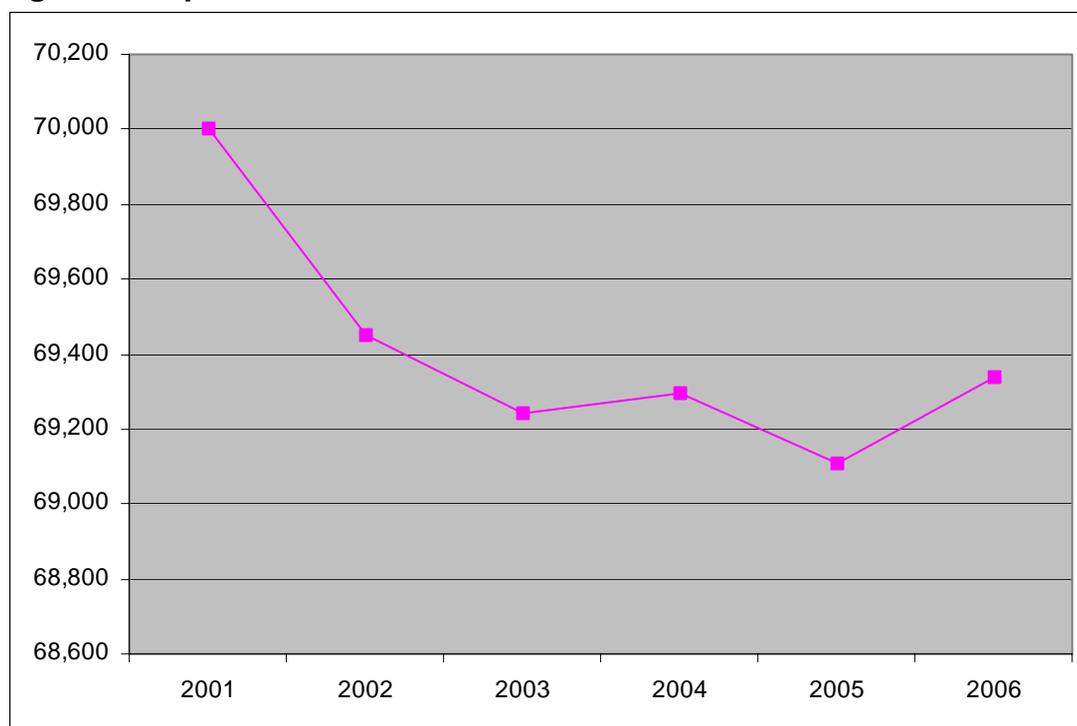
Year	Population	Population Loss
1921	108,660	
1931	106,030	2,630
1941	99,992	6,038
1951	94,342	5,650
1961	87,796	6,546
1971	81,712	6,084
1981	75,241	6,471
1991	72,918	2,323
2001	70,058	2,860

(Source: Census)

- 4.2 The above table and figure identifies that, over the last thirty years, population loss has slowed from 654 per annum to 232.

- 4.3 According to the latest mid year estimates from Office of National Statistics, the last 5 years has seen a further slowing of population loss with some years experiencing positive change.

Figure 3: Population of Blaenau Gwent 2001-2006



(Source: ONS Mid Year Estimates)

Table 5: Population Change for Blaenau Gwent 2001-2006

2001	2002	2003	2004	2005	2006
70,000	69,453	69,240	69,295	69,111	69,341
Change	-547	-213	55	-184	230

(Source: ONS Mid Year Estimates)

- 4.4 It is clear from the above graph and table that the population loss experienced over the previous decades has stabilised and is starting to increase.

Natural Change and Migration

- 4.5 Population changes can be broken down into two factors, natural change and net migration. Natural change is the difference between the numbers of births and deaths in the population, while net migration is the difference between those moving into and out of the area.

Natural Change

Table 6: Components of Natural Change in Blaenau Gwent 2001-2006

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006
Births	655	674	719	744	785
Deaths	917	877	917	854	806
Change	-262	-203	-198	-110	-21

(Source: ONS Mid Year Estimates)

- 4.6 An increase in births and a decline in the number of deaths mean that the natural change figure reduced markedly. If this trend continued the population level of the Borough would increase as a result of natural change.

Migration

Table 7: Components of Migration in Blaenau Gwent 2001-2006

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006
Internal - in	1,300	1,500	1,600	1,500	1,600
Internal - out	1,600	1,500	1,400	1,500	1,300
International - in	0	0	0	0	100
International - out	0	0	0	100	100
Total	-300	0	+200	-100	+300

(Source: ONS Mid Year Estimates please note these figures are rounded to nearest hundred)

- 4.7 It is clear from the above table that the number of people entering the Borough is increasing and the number of people leaving is reducing. If this trend continues Blaenau Gwent's population would continue to increase.

Summary

- 4.8 Long term trends indicate that population loss is decreasing whilst more recent trends indicate that the population of the Borough is starting to increase.

House Building Trends

- 4.9 Table 8 and Figure 4 identifies that housing completions in Blaenau Gwent have fluctuated between 72 and 363 per annum over the past 30 years. The average number of completions per annum from 1980 to 2007 is 159.

Table 8: House Building Completions in Blaenau Gwent 1980-2007

Year	Housing Completions
1980	323
1981	363
1982	112
1983	72
1984	121
1985	84
1986	92
1987	138
1988	218
1989	132
1990	108
1991	273
1992	284
1993	126
1994	140

1995	235
1996	123
1997	136
1998	136
1999 & 2000	88
2001	*106
2002	*101
2003	*102
2004	*110
2005	*126
2006	*36
2007	73

(Source: JHLAS 2007 * 5 average for large sites)

Figure 4: House Building Completions in Blaenau Gwent 1980-2007

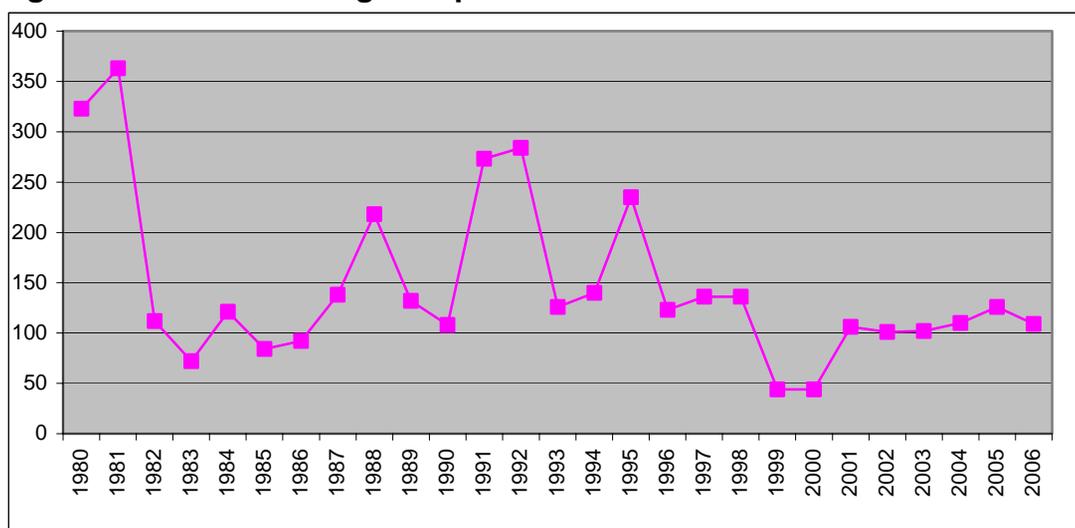


Table 9: Average House Building Completions in Blaenau Gwent

	1996-2007 (11.25 years)		2002-2007 (5.25 years)	
	TOTAL	AVERAGE	TOTAL	AVERAGE
TOTAL BLAENAU GWENT	1137	101	447	104

(Source: JHLAS 2007)

4.10 More recent trends indicate that building rates are averaging 101-104 per annum.

5.0 POPULATION PROJECTIONS AND DWELLING REQUIREMENTS

The Chelmer Population and Housing Model

- 5.1 The population and housing projection work has been undertaken through the use of the Chelmer Population and Housing Model (CPHM) which was originally commissioned by the National House Building Council and developed by Anglia Polytechnic University. Population projections are calculated by taking a base year population together with birth rates, death rates and migration rates to forecast the population over the Plan period. To derive the household requirements, the forecast population is then factored by forecast headship rates (average household size).
- 5.2 Chelmer is a five-year demographic population and housing model. It's database offers a choice of data sources but primarily uses ONS data for each variant. The model also allows "user on-screen editing" in order that different options can be considered. The model automatically resolves conflicting factors.

The Tested Options

- 5.3 The Council has devised and tested three options, all of which use the latest Mid Year Estimate figures that were released by ONS in August 2007.

Option 1: Continuation of UDP Allocation

- 5.4 A continuation of the Adopted UDP building rate of 117 per annum has been used for this option. The on screen Chelmer adjustments for this option were to input the building program at a rate of 585 per five year periods.
- 5.5 This projection predicts the total population over the Plan period will drop to 67,894. Appendix 2 shows how the projection was derived and the relevant extracts from Chelmer.

Option 2: Growth and Regeneration

- 5.6 This is a dwelling led projection with a higher build rate of 200 per annum. The on screen adjustments for this option were to input 1,000 for each 5-year period. This is a policy based trend projection based on evidence of change over the last five years. This accords with the aims of the Wales Spatial Plan, the Heads of the Valleys Programme and Blaenau Gwent County Borough Council to regenerate Blaenau Gwent with a particular focus on Ebbw Vale. This relatively high figure is also supported by the longer term evidence of house building rates.
- 5.7 This projection predicts the total population over the Plan period will rise to 71,130. Appendix 3 shows how the projection was derived and the relevant extracts from Chelmer.

Option 3: Balanced and Interconnected Communities

5.8 This Option is a migration trend-based population projection that uses the five year period 2001-2006 figures to forecast migration figures over the Plan period. This projection used a net migration forecast of 162 for each five-year period.

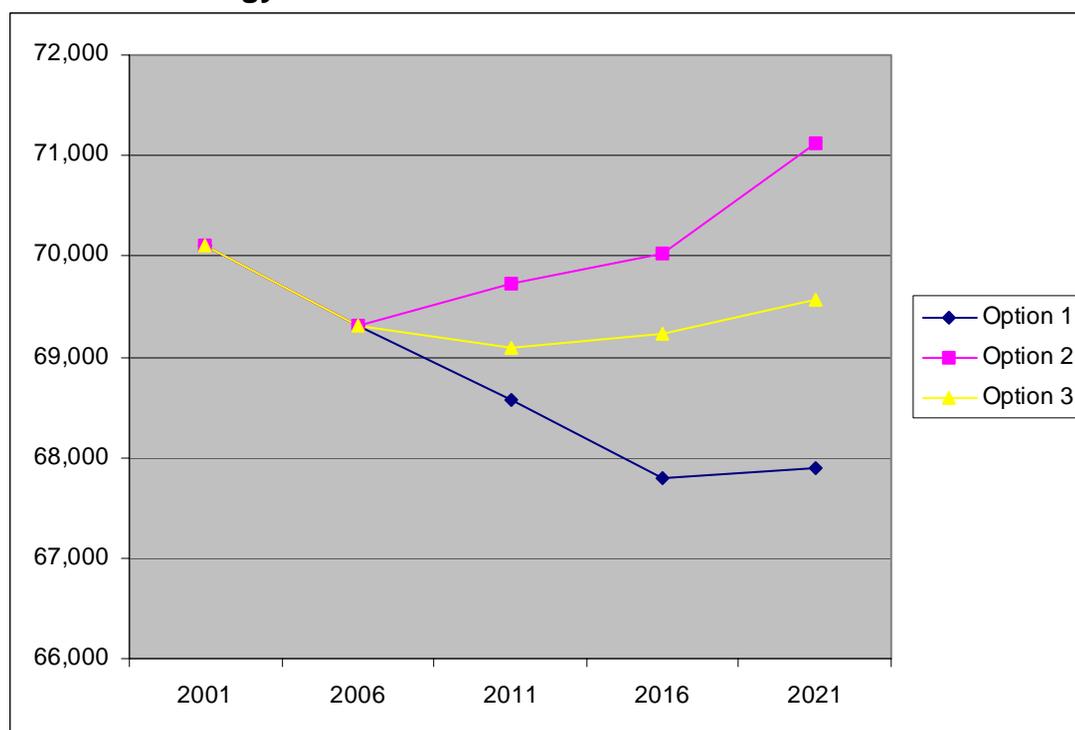
Table 10: Net Migration in Blaenau Gwent 2001-2006

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	Total 2001-2006
Net migration	-258	-10	253	-74	251	162

(Source: ONS Mid Year Estimates)

5.9 This projection predicts the total population over the Plan period will stabilise at 69,563. It results in a dwelling requirement figure of 2,404 that is 160 per annum. Appendix 3 shows how the projection was derived and the relevant extracts from Chelmer.

Figure 5: Summary of Tested Options for the Blaenau Gwent Draft Preferred Strategy



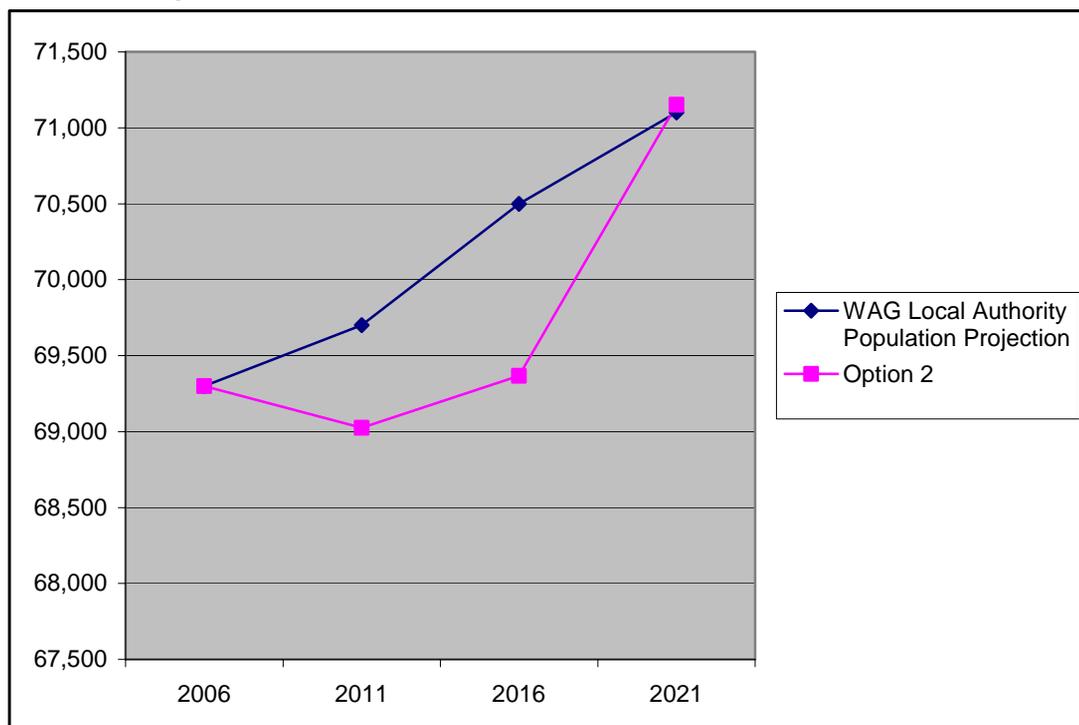
6.0 CONCLUSION

- 6.1 Each of the scenarios were put forward for consideration as part of the Vision and Option workshops. Option 2 was the chosen option. However, this was modified to take into account the concerns of the house building industry, who considered the 200 figure to be too big a step change, and the Housing Market assessment figure of 250. The housing requirement figure was back loaded so that in the first 5 years the build rate will be 150, then during the next five years it will rise to 200 and in the final 5 years it will increase to 250.

The Preferred Option

- 6.2 The Option 2 projection was amended following the findings of the workshop to take into account the back loading of the house building requirement. A re-run identified that the population will be 71,151, (2021) slightly higher than the earlier projection.
- 6.3 Figure 7 below illustrates Option 2 population projection for 2021 (71,151) is similar to the figure identified for Blaenau Gwent in the recently published Welsh Assembly Government Population Projection for Blaenau Gwent (71,100).

Figure 6: WAG Local Authority Population Projection comparison with Preferred Option



South East Wales Regional Housing Apportionment Memorandum of Understanding

This Memorandum of Understanding comprises 3 parts:

Part 1 - Explanatory text

Part 2 - Housing Apportionment by Local Authority to 2021

Annex - History of the Apportionment Process

Part 1 - Explanatory text

This work has been undertaken in the context of the Wales Spatial Plan 2004 and the associated area work of the South East Wales Strategic Development Project.

The process reflects the Welsh Assembly Government's revisions to national planning policy guidance on housing.

This Memorandum is based on the Welsh Assembly Government's household projections and confirms agreement to their apportionment to each local authority, not as a target, but as a working hypothesis to provide a regional context for the preparation of individual Local Development Plans (LDPs).

Use of the Assembly Government's household projections and the consequent housing apportionment figures have been facilitated through the regional collaborative working of the eleven local authorities in the South East Wales Strategic Planning Group and other stakeholders, including the Home Builders Federation, utility companies and environmental organisations.

The detailed housing apportionment figures form the basis for ongoing work on individual local authority statutory LDPs and will require review in tandem with their progression. Individual LDPs are subject to strategic environmental assessment/sustainability appraisal and are prepared through the engagement of a broad range of stakeholders. Compliance with the regional apportionment will be monitored by the SEWSPG and significant variations considered by the Group.

George Ashworth
Officer Chair South East Wales Strategic Planning Group
February 2007

Cllr Peter Clarke
Member Chair South East Wales Strategic Planning Group
March 2007

Part 2 - Housing Apportionment by Local Authority to 2021

AUTHORITY	SEWSPG: Dwelling Completions & Household Change by LA to 2021									
	Dwellings					Households				
	Average rate of completions 1991-2005*		Assumed average dwelling completions 2006-2021 p.a.		Rate of change for dwelling completions 2006-21 compared to 1991-05	Proportion of total households in region in 2003		Proportion of WAG regional household growth 2003-21 (LAs preferred options)		
	No	%	No	%	%	No	%	No	%	
Blaenau Gwent	129	2.6	200	3.3	+54.5%	4,280	4.9	4,280	3.9	
Bridgend	513	10.4	500	8.3	-2.6%	10,120	9.3	10,120	9.3	
Caerphilly	561	11.4	650	10.8	+16.0%	11,450	12.0	11,450	10.5	
Cardiff	1352	27.5	1,420	23.6	+5.0%	26,070	22.3	26,070	23.9	
Merthyr Tydfil	130	2.6	250	4.2	+92.5%	4,900	3.9	4,900	4.5	
Monmouthshire	395	8.0	350	5.8	-11.4%	6,140	6.1	6,140	5.6	
Newport	419	8.5	800	13.3	+90.7%	12,100	9.9	12,100	11.1	
RCT	696	14.1	950	15.8	+36.5%	17,300	16.5	17,300	15.9	
Torfaen	216	4.4	400	6.6	+85.4%	6,600	6.5	6,600	6.1	
The Vale of Glamorgan	511	10.4	500	8.3	-2.2%	9,940	8.5	9,940	9.1	
S.E. Wales	4,923	100.0	6,020	100.0	+22.3%	108,900	100.0	108,900	100.0	
SUB REGIONAL COMPARISONS										
EAST (Newport, Torfaen, Blaenau Gwent & Monmouthshire)	1,160	23.6	1,750	29.1	+50.9%	29,120	27.4	29,120	26.7	
WEST (Merthyr, Caerphilly, RCT, Bridgend, Vale & Cardiff)	3,763	76.4	4,270	70.9	+13.5%	79,780	72.6	79,780	73.3	
COAST (Monmouthshire, Newport, Cardiff, & Vale)	2,678	54.4	3,070	51.0	+14.6%	54,250	47.0	54,250	49.8	
REST (Torfaen, BG, Caerphilly, MT, RCT, & Bridgend)	2,245	45.6	2,950	49.0	+31.4%	54,650	53.0	54,650	50.2	

* Including average completions for last one or two years for some authorities

Annex - SEWSPG- History of Regional Housing Apportionment Process

Welsh Assembly Government (WAG) Consultation Draft Ministerial Interim Planning Policy Statement (MIPPS) on 'Housing', July 2005

The draft guidance outlines that within each region local planning authorities (LPAs) should work together collaboratively to apportion to each authority the Assembly Government regional household projections or agree their own regional policy based projections (paragraph 9.2.2).

19 September 2005 SEWSPG Member/Officer Meeting

Agreed that an up-to-date position statement be prepared on housing to update the housing land supply figures from those contained in the January 2000 Strategic Planning Guidance for South East Wales.

Agreed to invite SEWTA, SEWRHF and SEWEF to future meetings of SEWSPG. Chair of SEWSPG to attend future meetings of these regional groups and report back.

SEWRHF Regional Housing Market Study circulated to all SEWSPG members, SEWRHF invited to next meeting to give presentation on the report's main conclusions.

Noted the current consultation on the draft MIPPS and TANs1 and 2 with their explicit recognition of working at a level above that of individual local authorities to assess housing issues. Agreed to note the implications for the future role of the SEWSPG and give consideration to such matters in individual consultation responses.

12 December 2005 SEWSPG Officer Meeting

Agreed to collate Housing Land Availability (HLA) data from all authorities, (Graham Fry, Newport City Council) to input to SE Wales Strategic Development Project Initiation Document.

23 January 2006 SEWSPG Member and Officer Meeting

Draft data sheet indicating dwelling completions and brownfield/greenfield split for the majority of authorities introduced by Graham Fry (Newport City Council).

24 April 2006
SEWSPG Officer Meeting

Two papers introduced:

1. Draft 'Household Projections and Local Development Plan Dwelling Requirements' Jerry Dixon (Merthyr Tydfil County Borough Council).
2. First Draft of 'South East Wales Regional Household Forecast: Apportionment to Local Authority Areas' (Gerry Lynch, Cardiff City and County Council).

Agreed to convene a special meeting in the form of an informal workshop to discuss each authority's ability to accommodate the projected household growth; inviting a WAG representative in respect of revised planning policy on housing and household projection figures.



11 May 2006
SEWSPG Special Officer Meeting

Presentation by Neil Hemington and Jamie Jenkins (WAG Planning Division and Statistical Directorate) 'Sub-national population projections: South East Wales'.

Two papers introduced:

1. The 'bottom up' policy based approach by Roger Tanner (Caerphilly County Borough Council).
2. The 'top down' policy based approach by Dave Holtam (Cardiff City and County Council).

Neil Hemington confirmed that the work of SEWSPG would acquire status by feeding into the WSP refresh and then into individual Local Development Plans (LDPs).

SEWSPG agreed that the WAG household projections of 108,900 should be used as a working hypothesis for regional housing apportionment.

Local Authority capacity figures put forward to assist the group in its current exercise and to provide the WSP process with an option for consideration. Agreed this was an Officer view and that matters require further political consideration. Papers to be revised and figures updated for the Member meeting.



**22 May 2006
SEWSPG Member and Officer Meeting**

Presentation by Neil Hemington (WAG Planning Division) 'Sub-national population projections: South East Wales', outlining amendments to draft MIPPS (para 9.2.2) in light of analysis of consultation responses.

Agreed that the WAG household projections of 108,900 should be used as a working hypothesis for regional housing apportionment.

Dave Holtam (Cardiff City and County Council) presented a paper 'Apportionment of Regional Housing Projections'.

Agreed that the apportionment of households indicated in the appendix of the paper presented should be accepted as the basis for local authority participation in on-going discussions on the SEW Strategic Development project and progressing individual LDPs.



'MIPPS 01/2006 'Housing' and 'TAN1- Joint Housing Land Availability Studies', June 2006

The final Housing MIPPS introduces collaborative working between LPAs *and* appropriate stakeholders to apportion household projections (para 9.2.2).



**12 June 2006
SEWSPG Officer Meeting**

Agreed need to liaise with transport, housing and private sector groups.

Presentation by Peter Green (Bridgend County Borough Council) on behalf of SE Wales Regional Housing Forum (SEWRHF).

Agreed to further revise apportionment figures for Torfaen CBC and Caerphilly CBC according to meeting discussions.



WAG email confirming discussions that SEWSPG needs to consider apportionment in light of the three Area Framework options. Consultation on the options and their SEA/SA will then include the three apportionment options (16 June 2006).



**17 July 2006
SEWSPG AGM**

Agreed Dave Holtam (Cardiff City and County Council) should make a presentation to the Business Panel on 24 July 2006 on behalf of SEWSPG regarding the housing apportionment process and detailed figures to date.

Presentation by Dave Harris on behalf of the South East Wales Transport Alliance (SEWTA).



WAG advises SEWSPG Chair via email that it is unlikely that the consultation draft of the South East Area Framework will include the LPA apportionment figures and that LPAs will need to substantiate their housing figures based on guidance in the Housing MIPPS and TAN1 (1 September 2006).



**18 September 2006
SEWSPG Officer Meeting**

WAG advised that regional housing apportionment should be carried out in accordance with Housing MIPPS and TAN1, confirming that the existing WSP should be used as the basis for the regional housing apportionment exercise.

WAG also confirmed that it was **not** intended that the WSP would set out detailed apportioned housing figures, but would probably include the overall household projection (108,900) and may refer to broad areas of housing growth, but would provide no further detail.

Agreed that the housing apportionment figures could not be 'set in stone' and that flexibility would be required to allow the figures to change as LDPs move forward.

Agreed a sub-group should be formed to consider the best means of engaging other stakeholders, including the Home Builders Federation (HBF), Business Panel, environmental groups and utilities, in the housing apportionment exercise.



6 November 2006

SEWSPG Officer Meeting with stakeholders (incl HBF, Environment Agency, Welsh Water) to discuss future methods of engagement in housing apportionment process.

SE Wales Business Panel paper entitled 'South East Wales Strategic Development Options' (by Nathaniel Lichfield) introduced to SEWSPG by Richard Price (HBF).

Agreed there did not appear to be a marked difference between SEWSPG's housing apportionment figures and the position adopted by the South East Wales Business Panel.

Paper prepared by WAG entitled 'Housing, LDPs and the Wales Spatial Plan' circulated to all SEWSPG members. Agreed the document provided helpful clarification outlining that the apportionment of household projection numbers from the regional projections should take place through regional collaboration between LPAs and other stakeholders including the housebuilders and utility companies, in line with the revised planning policy guidance, noting that it would be legitimate for this to take place in the context of the spatial plan work.

Agreed a Sub Group be formed (George Ashworth, Monmouthshire CC, Dave Holtam, Cardiff CC, Andrew Wallace, Vale of Glamorgan CC, Lynda Healy Blaenau Gwent CBC, and Roger Tanner, Caerphilly CBC, with the involvement of Justin Cooper of Sewta) to prepare a strategic statement for the region to be fed into the work of the WSP Core Group, indicating general directions of growth and identifying key settlements; a draft of the document to be presented to the next SEWSPG meeting.

Agreed Event Sub Group meet asap to make arrangements for a stakeholder conference to take place in January, reporting back to next meeting.



11 December 2006

SEWSPG Officer Meeting with additional housing apportionment stakeholders

First Draft SEWSPG paper 'Preferred Option for a Strategic Framework to Guide Future Development and Policies in South East Wales' prepared by Sub Group, introduced by George Ashworth (Monmouthshire County Council and Chair SEWSPG). Agreed any additional paragraphs that SEWSPG members felt should be added to the document to be sent to Secretariat.

The work of the Event Sub-Group (Jane Coppock Monmouthshire CC, Lynda Healey, Blaenau Gwent CBC, Dave Holtam Cardiff CC, Keith Warren, Rhondda Cynon Taf CBC) was reported regarding the organisation of the Housing Apportionment Seminar outlining the balance of between various sectoral interests, the HBF to seek nominations from the private business sector; workshops to be independently facilitated by Cardiff University School of City and Regional Planning (CPlan).

Agreed the Business Panel, through Richard Price of the HBF, be invited to submit an alternative apportionment to be assessed at the seminar and that it also be suggested to the Panel that their representative liaise with DH beforehand to ensure consistency in the figures to be discussed.



11 January 2007
South East Wales Regional Housing Apportionment Seminar

Five Presentations from:

- WAG - 'Welsh Assembly Government Context' (Neil Hemington, Planning Division).
- Environment Agency - 'Environmental Resources and Opportunities. Creating a Networked Environmental Region' (Michael Evans).
- Welsh Water - 'Utilities Context' (Ryan Bowen).
- SEWSPG - 'Regional Housing Apportionment' (David Holtam, Cardiff City and County Council).
- Business Panel - 'Business Panel Views' (Richard Price, Home Builders Federation), supported by HBF, CBI Wales, Chamber of Commerce, FSB, Institute of Directors, Institute of Chartered Accountants and RICS Wales.

Three Workshops facilitated by CPlan to discuss the compatibility of the apportionments with the existing Wales Spatial Plan strategic objectives for the South-East Wales region, with focus on transport proposals and environmental opportunities and constraints.

Workshop Feedback Notes prepared by CPlan and circulated to all seminar participants and SEWSPG members.



12 February 2007
SEWSPG Officer Meeting with additional housing apportionment stakeholders

Agreement on key issues arising from Seminar.

Agreement of Draft Memorandum of Understanding, subject to a number of minor amendments to paragraph 3.



05 March 2007
SEWSPG Member/Officer Meeting with additional housing apportionment stakeholders

Option 1 Dwelling Report

Dwelling led Build rate 117 (UDP) per annum

	Base Year 2001	Per. end 2006	Per. end 2011	Per. end 2016	Per. end 2021
Base dwellings	NA				
Building program		294	585	585	585
Demol. program	0	0	0	0	0
Total dwellings	31271	31565	32151	32737	33323
Vacancy Rates	5.74%	5.74%	5.74%	5.74%	5.74%
Shared dwellings	0	0	0	0	0
Sharing households	0	0	0	0	0
Absent households	0				
Total households	29476	26753	30306	30858	31410
Concealed Households	164	161	165	164	166
Sharing rates	0.00%	0.00%	0.00%	0.00%	0.00%
Sharing factors	1.00	1.00	1.00	1.00	1.00
Average household size	2.35	2.31	2.24	2.17	2.14
Private household population	69397	68619	67897	67110	67150
Non-domestic population	703	680	675	684	744
Transient pop	191	191	191	191	191
Services pop	703	680	675	684	744
Total population	70100	69299	68572	67794	67894
Local birth corr.	1.04285	1.04285	1.04285	1.04285	1.04285
Local death corr.	1.17415	1.17415	1.17415	1.17415	1.17415
Control		DWL.	DWL.	DWL	DWL

Changes	Totals				
Migrant household in	42317	10465	10528	10506	10818
Migrant household out	43237	10625	10782	10889	10941
Net	-920	-160	-254	-383	-123
Migrant persons in	121515	31081	30458	29784	30192
Migrant persons out	122652	31179	30822	30498	30153
Net	-1137	-98	-364	-714	39
Internat. Migrants	4	1	1	1	1
Start pop. births	15115	3797	3704	3774	3840
End pop. births	14884	3746	3642	3697	3799
Start pop. deaths	16184	4500	4067	3838	3779
End pop. deaths	16157	4495	4059	3827	3776
Dwellings change	2052	294	586	586	586
Households change	1934	277	553	552	552
Total pop. change	-2206	-801	-727	-778	100

Appendix 3

Option 2 Dwelling Report
Dwelling Led Build rate 200 per annum

	Base Year 2001	Per. end 2006	Per. end 2011	Per. end 2016	Per. end 2021
Base dwellings	NA				
Building program		295	1000	1000	1000
Demol. program	0	0	0	0	0
Total dwellings	31271	31567	32568	33570	34569
Vacancy Rates	5.74%	5.74%	5.74%	5.74%	5.74%
Shared dwellings	0	0	0	0	0
Sharing households	0	0	0	0	0
Absent households	0				
Total households	29476	29755	30699	31643	32585
Concealed Households	164	161	169	172	176
Sharing rates	0.00%	0.00%	0.00%	0.00%	0.00%
Sharing factors	1.00	1.00	1.00	1.00	1.00
Average household size	2.35	2.31	2.25	2.19	2.16
Private household population	69397	68622	69044	69329	70378
Non-domestic population	703	680	680	692	752
Transient pop	191	191	191	191	191
Services pop	703	680	680	692	752
Total population	70100	69302	69724	70021	71130
Local birth corr.	1.04285	1.04285	1.04285	1.04285	1.04285
Local death corr.	1.17415	1.17415	1.17415	1.17415	1.17415
Control		DWL.	DWL.	DWL	DWL

Changes	Totals				
Migrant household in	43903	10466	10923	11035	11479
Migrant household out	43782	10625	10782	11073	11302
Net	121	-159	141	-38	177
Migrant persons in	126011	31084	31606	31288	32033
Migrant persons out	124160	31179	30822	31013	31146
Net	1851	-95	784	275	887
Internat. Migrants	4	1	1	1	1
Start pop. births	15442	3797	3705	3890	4050
End pop. births	15352	3746	3698	3859	4049
Start pop. deaths	16263	4500	4067	3868	3828
End pop. deaths	16268	4495	4072	3867	3834
Dwellings change	3298	296	1001	1002	999
Households change	3109	279	944	944	942
Total pop. change	-1030	-798	422	297	1109

Option 3 Migration trend (160 every 5 years) Dwelling Report

	Base Year 2001	Per. end 2006	Per. end 2011	Per. end 2016	Per. end 2021
Base dwellings	NA				
Building program		NA	NA	NA	NA
Demol. program		NA	NA	NA	NA
Total dwellings	31271	31565	32341	33273	33969
Vacancy Rates	5.74%	5.74%	5.74%	5.74%	5.74%
Shared dwellings	0	0	0	0	0
Sharing households	0	0	0	0	0
Absent households	0				
Total households	29476	29753	30485	31363	32019
Concealed Households	164	161	167	170	171
Sharing rates	0.00%	0.00%	0.00%	0.00%	0.00%
Sharing factors	1.00	1.00	1.00	1.00	1.00
Average household size	2.35	2.31	2.24	2.19	2.15
Private household population	69397	68620	68421	68544	68814
Non-domestic population	703	680	677	689	749
Transient pop	191	191	191	191	191
Services pop	703	680	677	689	749
Total population	70100	69300	69098	69233	69563
Local birth corr.	1.04285	1.04285	1.04285	1.04285	1.04285
Local death corr.	1.17415	1.17415	1.17415	1.17415	1.17415
Control		MIG.	MIG.	MIG.	MIG.

Changes	Totals				
Migrant household in	43161	10465	10708	10896	11092
Migrant household out	43551	10625	10782	10973	11171
Net	-390	-160	-74	-77	-79
Migrant persons in	123909	31082	30983	30892	30952
Migrant persons out	123523	31179	30731	30731	30791
Net	386	-97	161	161	161
Internat. Migrants	4	1	1	1	1
Start pop. births	15307	3797	3704	3827	3979
End pop. births	15147	3746	3667	3791	3943
Start pop. deaths	16230	4500	4067	3853	3810
End pop. deaths	16220	4495	4065	3851	3809
Dwellings change	2698	294	776	932	696
Households change	2543	277	732	878	656
Total pop. change	-537	-800	-202	135	330

Appendix 5

Option 2 (Amended) (750 per annum 2006-2011, 1,000 per annum 2011-2016, 1,250 per annum 2016 - 2021) Dwelling Report

	Base Year 2001	Per. end 2006	Per. end 2011	Per. end 2016	Per. end 2021
Base dwellings	NA				
Building program		294	750	1000	1250
Demol. program		0	0	0	0
Total dwellings	31271	31565	32314	33315	34565
Vacancy Rates	5.74%	5.74%	5.74%	5.74%	5.74%
Shared dwellings	0	0	0	0	0
Sharing households	0	0	0	0	0
Absent households	0				
Total households	29476	29753	30459	31403	32581
Concealed Households	164	161	167	170	177
Sharing rates	0.00%	0.00%	0.00%	0.00%	0.00%
Sharing factors	1.00	1.00	1.00	1.00	1.00
Average household size	2.35	2.31	2.24	2.19	2.16
Private household population	69397	68619	68348	68668	70398
Non-domestic population	703	680	677	690	753
Transient pop	191	191	191	191	191
Services pop	703	680	677	690	753
Total population	70100	69299	69025	69358	71151
Local birth corr.	1.04285	1.04285	1.04285	1.04285	1.04285
Local death corr.	1.17415	1.17415	1.17415	1.17415	1.17415
Control		DWL.	DWL.	DWL.	DWL.

Changes	Totals				
Migrant household in	43736	10465	10683	10956	11632
Migrant household out	43564	10625	10782	10964	11193
Net	172	-160	-99	-8	-439
Migrant persons in	125521	31081	30911	31068	32461
Migrant persons out	123554	31179	30822	30705	30848
Net	1967	-98	89	363	1613
Internat. Migrants	4	1	1	1	1
Start pop. births	15315	3797	3704	3821	3993
End pop. births	15232	3746	3664	3795	4027
Start pop. deaths	16231	4500	4067	3851	3813
End pop. deaths	16237	4495	4064	3852	3826
Dwellings change	3294	294	749	1001	1250
Households change	3105	277	706	944	1178
Total pop. change	1051	-801	-274	333	1793

For further information please contact :

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