



VALE OF GLAMORGAN  
LOCAL DEVELOPMENT PLAN  
2011 - 2026

POPULATION  
& HOUSING  
PROJECTIONS  
TOPIC PAPER

December 2007



# Executive Summary

This topic paper examines:

- Government housing policy relating to population and housing projections;
- Population, housing, migration and build trends and
- The low, medium and high growth forecasts on Population, household and dwellings.

It concludes by outlining the proposed future housing requirements for the LDP.

Having measured a total of eight options, only one option, that of the Regional Housing Requirement Figure, is considered to meet the guidance offered by the Wales Spatial Plan (WSP) (2004) and it is proposed to use this option.

The South East Wales Region projections estimate that the number of households will increase from 583,700 in 2003 to 692,600 in 2021, an increase of 108,900 (18.6%).

SEWSPG has undertaken to apportion the WAG regional projected housing figure between the 10 authorities that form the South East Wales Region. This is in the context of the WSP (2004) and associated South East Wales area work, whilst considering each authority's particular needs and limitations.

The SEWSPG Memorandum indicates that the Vale of Glamorgan should receive an apportionment of 500 dwellings per annum, which equates to 7500 dwellings over the 15 year Plan period. This represents 8% of the SEWSPG regional figure and is the proposed draft housing requirement figure for the Vale of Glamorgan LDP 2011 to 2026.

The Proposed Housing Requirement figure will be subject to regular review, as required by Government Guidance and as such can be amended should the migration or the WSP requirements change.

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# **VALE OF GLAMORGAN COUNCIL**

## **POPULATION AND HOUSING PROJECTIONS 2011-2026**

### **1. Introduction**

- 1.1 The Vale of Glamorgan Council's population projections were originally produced in 1997, as part of the current Adopted Unitary Development Plan (UDP) that covers the period 1996 to 2011. The Adopted UDP provides a clear land use strategy framework and policies for planning and development.
- 1.2 The Council is required under Part 6 of the Planning and Compulsory Purchase Act to prepare a Local Development Plan (LDP). The LDP will cover the period 2011-2026. Recalculation of the population and housing projections is required for the LDP. This will be achieved by re-calculating the housing projections with updated Office of National Statistics (ONS) Annual Mid Year Estimates (MYE) of the population. Consideration of these projections is recognised as an important part of the LDP process.
- 1.3 Local authorities are still responsible for calculating their own population, household and dwelling forecasts. However, the Welsh Assembly Government has produced regional population, household and dwelling forecasts to 2021 which should be used by local authorities unless there are strong policy reasons for using another method.
- 1.4 This topic paper examines:
  - Government housing policy relating to population and housing projections;

- Population, housing, migration and build trends and
- Low medium and high growth population, household and dwelling forecasts including the proposed regional requirement figure.

1.5 It concludes by outlining the proposed future housing requirements for the LDP.

## **2. Background**

### **Factors that influence the housing market**

- 2.1 The housing market is driven by various socio-economic influences such as interest rates, local employment opportunities, in and out migration and housing costs. Since household formation is a function of the relationship between supply and demand, it is also affected by these factors. In addition the geographical and environmental characteristics of an area are factors that influence the demand for housing.
- 2.2 In terms of housing demand this can be reflected in terms of location, house types, size and house prices. Where a high housing demand drives up housing costs, household formation is often suppressed. Where there is low demand or where affordability is improved through the provision of supply, household formation may increase in those areas.
- 2.3 If an area experiences high in-migration, especially if under going decreasing household size, dissolution of households or a lower out-migration, the effect on the housing market would lead to increasing demand for new households.
- 2.4 All these influences are fluctuating factors and can only be used as considerations to be taken into account by the Council.

### **Planning Policy Context**

- 2.5 In predicting future housing requirements, the Council is guided by National Planning Policy issued by the Welsh Assembly Government (WAG). This is contained within Planning Policy Wales (PPW) 2002 and the Ministerial Interim Planning Policy Statement (MIPPS) 01/2006 "Housing" (June 2006). The guidance indicates that in planning for new housing, local planning authorities must take account of a number of

factors including the following that are relevant to the development of population projections:

- *People, Place, Futures – The Wales Spatial Plan*
- *The Assembly Government’s latest household projections;*
- *local housing strategies;*
- *community strategies;*
- *local housing requirement assessments (needs and demands);*
- *the needs of the local and national economy;*
- *social considerations (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, greenhouse gas emissions, and flood risk*
- *The capacity of the existing or planned infrastructure.*

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

2.6 PPW also advises that when assessing housing needs, local planning authorities should start by using the latest WAG projections. However, where a local planning authority deviates from the WAG projections, they must provide clear justification for their housing requirements. They also must show how the projections have been derived and how they satisfactorily meet Government Guidance.

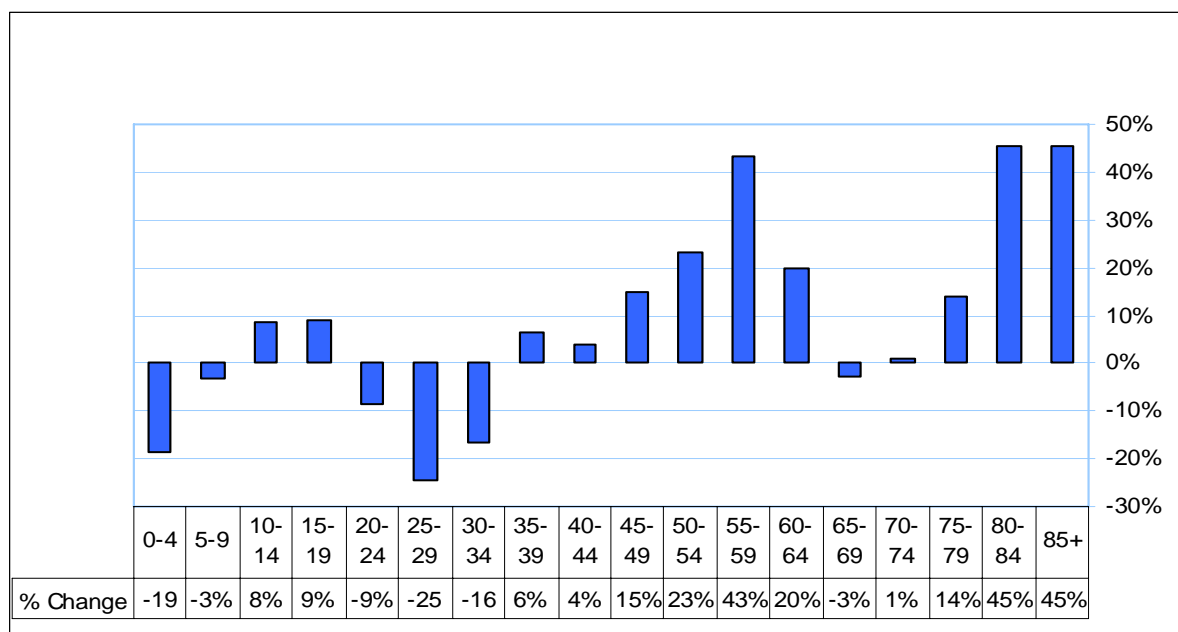
2.7 Many of the requirements of Government Guidance will be considered in the LDP Draft Preferred Strategy and at later stages of the LDP process. For example, the findings of the Local Housing Market Assessment have informed the development of the Core Strategic Policy for affordable housing. Later stages in the development of the LDP will, for example, consider infrastructure capacity and other constraints such as flood risk and environmental interests.

### 3. Trends

#### Population Trends

3.1 The demographic profile of Vale of Glamorgan’s population is that of a steadily ageing population as shown in Figure 1. Figure 1 illustrates that the greatest changes in the population demography have occurred in the age ranges: under 5 (loss of 19%), 25-29 (loss of 25%), 55-59 (increase of 43%), over 80 (increase of 45%).

**Figure 1. Population Changes from 1991 to 2006**

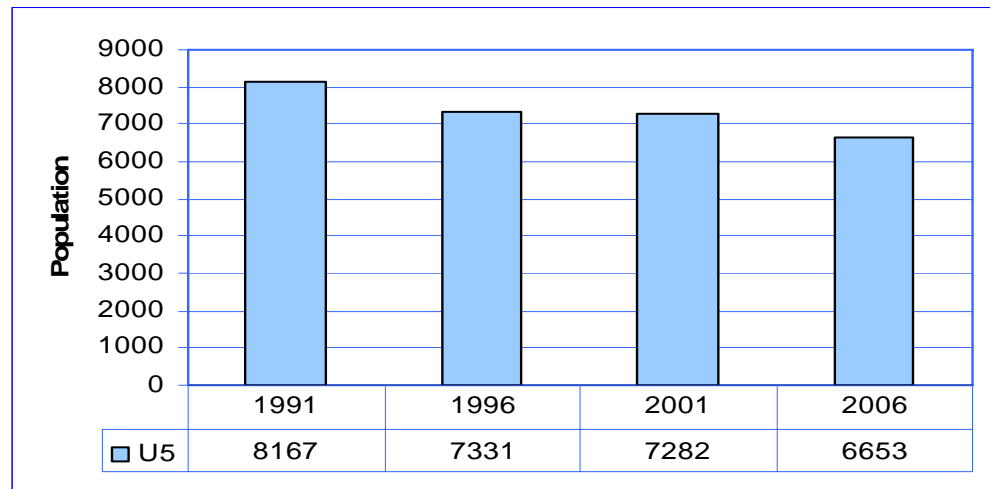


Source: MYE figures from 1991 to 2006

3.2 Figure 2. Illustrates the population trend for the under 5’s for the period 1991-2006. This shows a decreasing number of the population are under 5 years of age.

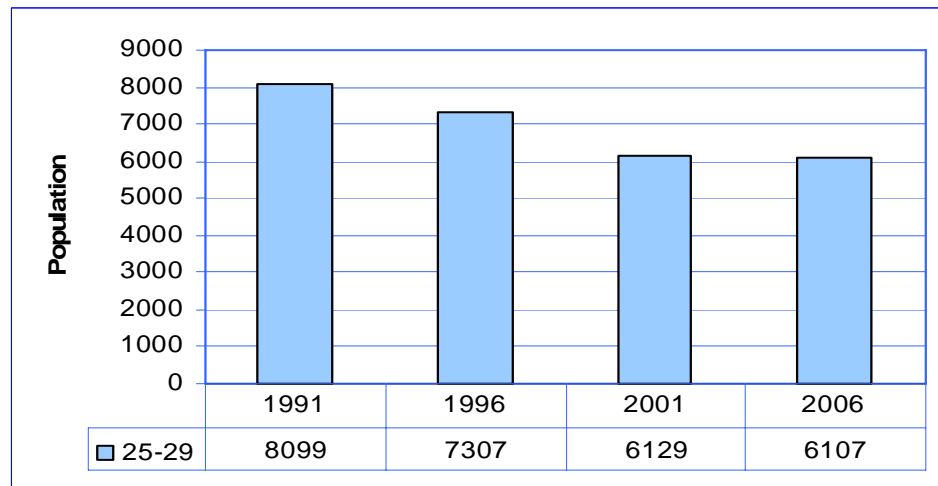


**Figure 2. Population trend under 5s 1991 to 2006**



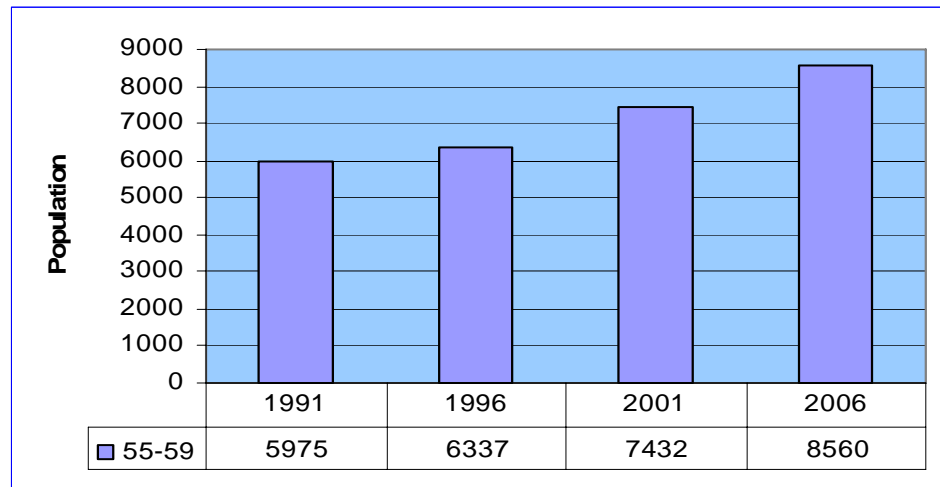
3.3 Figure 3. Illustrates the population trend for the 25-29 age band for the period 1991-2006. This shows a decreasing number of 25-29 year olds.

**Figure 3. Population trend 25-29age band - 1991 to 2006**



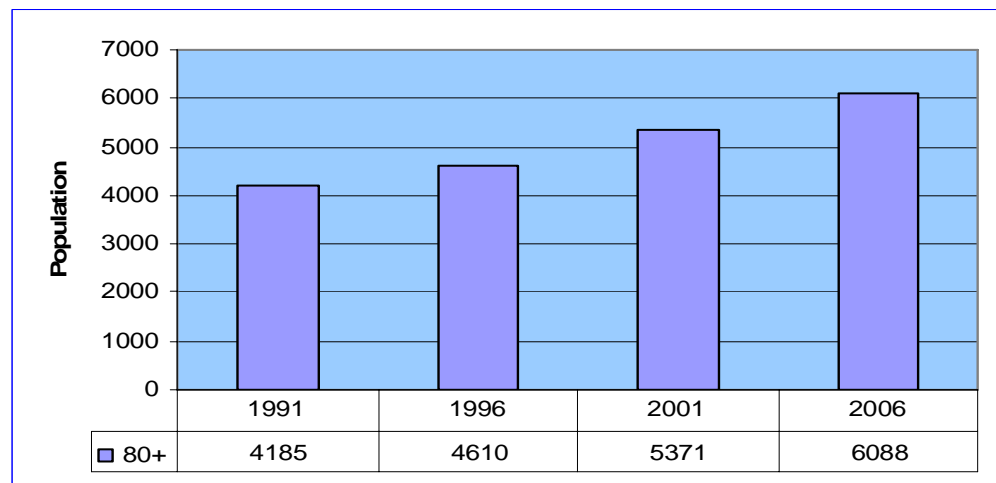
3.4 Figure 4. Illustrates the population trend for the 55-59 age band for the period 1991-2006. This shows an increasing number of 55-59 year olds.

**Figure 4. Population trend 55-59 age band - 1991 to 2006**



3.5 Figure 5. Illustrates the population trend for the over 80s for the period 1991-2006. This shows an increasing number of the population are 80 plus.

**Figure 5. Population aged 80+ 1991 to 2006**



## Migration Rate Trends

3.6 Migration rate trends have been calculated by establishing an assumed migration trend from Births, deaths and MYE figures, derived using the formula below.

Calculations	Period 1981 to 1982	Result
"Mid Year Births" minus "Mid Year deaths" equals the "natural change"	1482 – 1155	= 327
"Population start" minus "population end" equals "population change"	113,214 – 112,700	= -514
"Assumed migration" is derived from the "population change" minus the "natural change"	-514 – 327	= -841

Note: red denotes negative figure

3.7 Figure 6 details the components used to calculate long, medium and short term assumed migration from 1981 to 2006 for the Vale of Glamorgan.

**Figure 6. Components of Population Change for Vale of Glamorgan Council (Incorporating Mid Year Estimates to 2006 Thousands)**

	Population at Start	Mid Year Births	Mid Year Deaths	Natural Change	Assumed Migration	Population Change	Population at End	
<b>1981</b>	113,214	1482	1155	327	-841	-514	112,700	<b>1982</b>
<b>1982</b>	112,700	1463	1183	280	1120	1400	114,100	<b>1983</b>
<b>1983</b>	114,100	1456	1217	239	362	600	114,700	<b>1984</b>
<b>1984</b>	114,700	1459	1160	299	1902	2200	116,900	<b>1985</b>
<b>1985</b>	116,900	1482	1157	325	-625	-300	116,600	<b>1986</b>
<b>1986</b>	116,600	1528	1221	307	1093	1400	118,000	<b>1987</b>
<b>1987</b>	118,000	1546	1171	375	425	800	118,800	<b>1988</b>
<b>1988</b>	118,800	1565	1151	414	-1414	-1000	117,800	<b>1989</b>
<b>1989</b>	117,800	1574	1215	359	-459	-100	117,700	<b>1990</b>
<b>1990</b>	117,700	1549	1246	303	98	400	118,100	<b>1991</b>
<b>1991</b>	118,100	1559	1284	275	-775	-500	117,600	<b>1992</b>
<b>1992</b>	117,600	1552	1270	282	-782	-500	117,100	<b>1993</b>
<b>1993</b>	117,100	1519	1240	279	-479	-200	116,900	<b>1994</b>
<b>1994</b>	116,900	1463	1302	162	-762	-600	116,300	<b>1995</b>
<b>1995</b>	116,300	1422	1321	101	-101	0	116,300	<b>1996</b>
<b>1996</b>	116,300	1446	1293	153	548	700	117,000	<b>1997</b>
<b>1997</b>	117,000	1471	1317	154	1146	1300	118,300	<b>1998</b>
<b>1998</b>	118,300	1446	1322	124	-524	-400	117,900	<b>1999</b>
<b>1999</b>	117,900	1392	1304	88	1312	1400	119,300	<b>2000</b>
<b>2000</b>	119,300	1322	1311	11	-11	0	119,300	<b>2001</b>
<b>2001</b>	119,300	1241	1299	-58	558	500	119,800	<b>2002</b>
<b>2002</b>	119,800	1192	1314	-122	822	700	120,500	<b>2003</b>
<b>2003</b>	120,500	1244	1325	-81	1381	1300	121,800	<b>2004</b>
<b>2004</b>	121,800	1283	1267	16	384	400	122,200	<b>2005</b>
<b>2005</b>	122,200	1271	1238	33	1067	1100	123,300	<b>2006</b>

Source: Extracted from ONS Data

3.8 Figure 7 is the demographic profile of migration used by the Chelmer programme for all the options considered later in this topic paper.

**Figure 7. Migration by Age and Sex extracted from the 2001 Census Adjustments have been made for private heads of households and the Institute Population.**

Related Population	119301	Total In migrants	62212
		Total Out migrants	62441

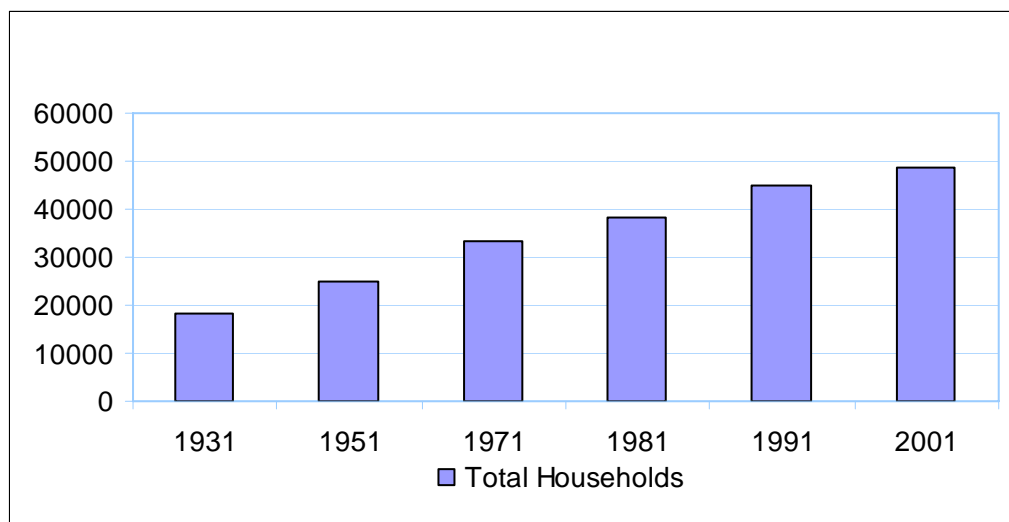
Age	In migrants		Out migrants	
	Male	Female	Male	Female
0-4	3282	3090	3184	3002
5-9	2655	2519	2432	2426
10-14	1948	2051	2015	2131
15-19	1653	1827	1848	1998
20-24	3171	3863	3538	4422
25-29	3117	3708	3841	3937
30-34	3415	3462	3396	3200
35-39	3014	2919	2860	2739
40-44	2152	1997	1994	1959
45-49	1490	1387	1400	1249
50-54	1183	1140	1122	1091
55-59	1035	930	891	894
60-64	694	554	661	543
65-69	446	480	442	432
70-74	324	415	293	378
75-79	246	376	230	359
80-84	251	384	229	392
85+	275	759	211	702

Source: Chelmer (CPHM) for Windows – version 2006.2 build 3 August/October 2006

## Household Trends

3.9 Figure 8a illustrates that the Vale of Glamorgan has had a steadily increasing number of households rising from 18454 in 1931 to 48753 in 2001.

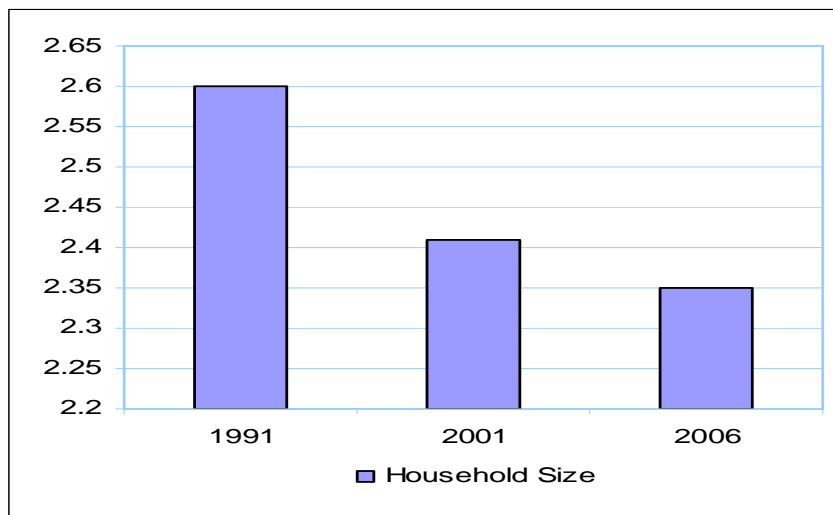
**Figure. 8a - Vale of Glamorgan Households 1931 – 2001**



Source: ONS Census published in "A Vision of Britain through Time" <http://vision.edina.ac.uk>

3.10 Figure 8b illustrates that since 1991 the average household size has decreased from 2.6 in 1991 to 2.35 in 2006 .

**Figure. 8b - Average Households size 1991 – 2006**

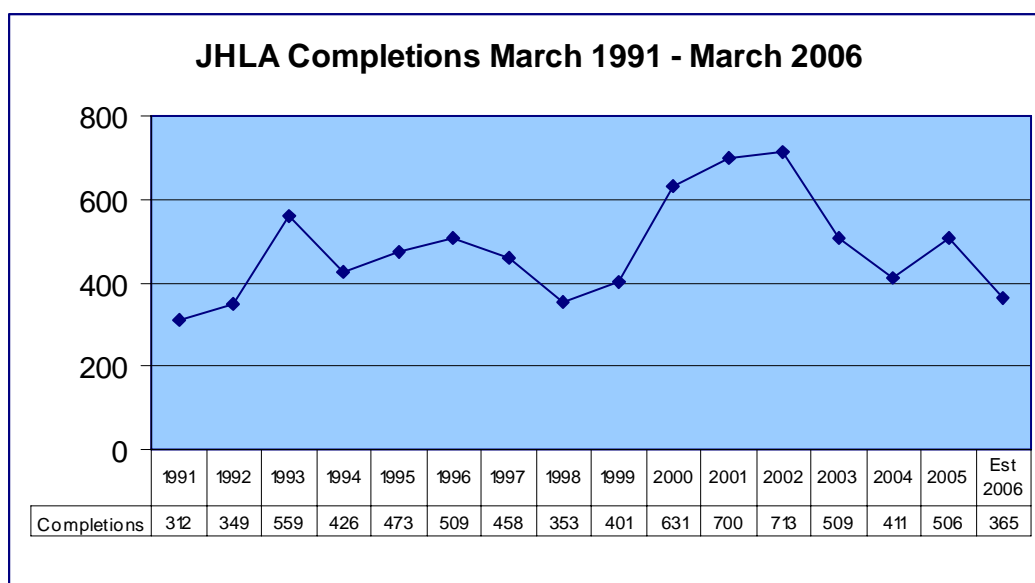


Source: 1991-2006 - ONS Data

### Build Rate Trends

3.11 Housing completion rates from 1991 to 2006 are illustrated at Figure 9 and 10. The build rate varies from a minimum of 312 units built in 1991/2 to 713 units built in 2002/3.

**Figure 9. Housing Completions Trend**



Source: WAG – Joint Housing Land Availability Study – April 2006 – Issued May 2007

**Figure 10. Table B: Housing Completions 1991/92 - 2005/2006**

<b>A. Structure Plan Allocation</b>	1991-2011	8000
<b>B. Derived Average</b>		
<b>C. Completions</b>	1991/92	312
	1992/93	349
	1993/94	559
	1994/95	426
	1995/96	473
	1996/97	509
	1997/98	458
	1998/99	353
	1999/00	401
	2000/01	631
	2001/02	700
	2002/03	713
	2003/04	509
	2004/05	411
	2005/06	506
<b>D. Total Completions</b>		7310
<b>E. Actual Average</b>		487
<b>F. Residual Requirements</b>		690
<b>G. Residual Average</b>		138
<b>H. G / E * 100 (%)</b>		28%

Source: WAG – Joint Housing Land Availability Study – April 2006 – Issued May 2007

## **4. Population and Household Options 2011 to 2026**

What is Chelmer?

- 4.1 The population and housing projection process has been undertaken through the use of the well respected Chelmer Population and Housing Model (CPHM) which was originally commissioned by the National House Building Council and developed by Anglia Polytechnic University.
- 4.2 Chelmer is a five year demographic regional population and housing model and was developed to incorporate operational advances in household forecasting, national rates, trends for fertility, mortality, household formation, vacancy and sharing rates together with local migration rates.
- 4.3 The Chelmer 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. Conflicting factors could include migration rates and house building rates or migration rates and average household size.

### **The Tested Growth Options**

- 4.4 The Council has devised and tested eight different growth options. The options can be grouped to predict low, medium and high growth scenarios and they use the latest MYE figures that were released by ONS in August 2007. All options use population information for the base years of 2001 and 2006. The regional figure which should be the starting point in the consideration of any dwelling requirement figure is listed by virtue of dwelling results as a medium growth option.



## 4.5 Low Growth Options

### Assumed Migration from 1985 to 2004

4.5.1 The 1985 to 2004 long term migration trend has been calculated. This provides an indication of the likely change in population, household and dwelling requirements over the Plan period, if the average migration change over the last 20 years continues. The table below illustrates the calculation and uses the rounded averages for this period of assumed migration for the long-term migration trend.

Averages per annum over the Long Term Migration Trend Period								
Period	Population at Start	Mid Year Births	Mid Year Deaths	Natural Change	Assumed Migration	Population Change	Population at End	Period
Long Term (20 Years) 1985-2004	118,100	1,440	1,266	173	92	265	118,365	1985-2004

4.5.2 This projection uses the net-migration forecast of 460 migrants per five year period (calculated as 92 assumed migration times 5 years). This projection predicts the total population over the Plan period to rise by 691. The number of households will increase by 3974. The resultant dwelling requirement would be 4155 units or 277 units per annum.

4.5.3 Appendix 2 shows how the projection was derived and shows relevant extracts from Chelmer.

### Continuation of UDP Allocation (no change)

4.5.4 A continuation of the Adopted UDP building rate of 433 per annum has been used for this option.

4.5.5 The continuation of the UDP requirement option has been calculated from Figure 2.1 of the Adopted UDP. This uses a requirement of 8612 less 2119 completions for the period 1991-1996, to arrive at 433 units per annum average over the 15 year Plan period.

4.5.6 Table below reproduces table 2.1 of the Adopted UDP.

<b>Figure 2.1 Calculation of Housing Target</b>	
New dwelling requirement 1991-2011 (20years)	8,612
- Completions 1991-1998 (7 years)*	3,086
Residual dwelling requirement 1998-2011 (13 years)	5,526
+ 10% contingency allowance	553
<b>Final Housing Target 1998-2011</b>	<b>6,079</b>
<i>*Source: Joint Residential Land Availability Study 1<sup>st</sup> April 1998 (WDA, 1999)</i>	

4.5.7 The on screen Chelmer adjustments for this option were to input the dwelling requirements at a rate of 2165 per five year period (433 units per annum). This projection predicts the total population over the Plan period to rise by 6409. The number of households will increase by 6211. The resultant dwelling requirement would be 6494 units or 433 units per annum.

4.5.8 Appendix 3 shows how the projection was derived and shows relevant extracts from Chelmer.

## **4.6 Medium Growth Options**

### **Average Build Rate from 1991/2 to 2005/6**

4.6.1 The average long-term build rate of 487 dwellings per annum (1991/2 to 2005/6) has been used for this option.

4.6.2 This forecast is based on the JHLA completion rate of 487 per annum being 2435 per five year period. This projection predicts the total population over the Plan period to rise by 8321. The number of households will increase by 6987. The resultant dwelling requirement would be 7305 units or 487 units per annum.

4.6.3 Appendix 4 shows how the projection was derived and shows relevant extracts from Chelmer.

**Assumed Migration from 1995 to 2004**

4.6.4 The medium term migration trend between 1995 and 2005 has been calculated. This provides an indication of the likely change in population, household and dwelling requirements over the Plan period, if the average migration changes over the last 10 years continue.

4.6.5 The table below illustrates the calculation and uses the rounded averages for this period of assumed migration for the medium-term migration trend.

Averages per annum over the Medium Term Migration Trend Period								
Period	Population at Start	Mid Year Births	Mid Year Deaths	Natural Change	Assumed Migration	Population Change	Population at End	Period
<b>Medium Term (10 Years)</b>								
<b>1995-2004</b>	118,650	1,346	1,307	39	551	590	119,240	<b>1995-2004</b>

4.6.6 This projection uses the net-migration forecast of 2755 migrants per five year period (calculated as 551 assumed migration times 5 years). This projection predicts the total population over the Plan period to rise by 8518. The number of households will increase by 7116. The resultant dwelling requirement would be 7440 units or 496 units per annum.

4.6.7 Appendix 5 shows how the projection was derived and shows relevant extracts from Chelmer.

### **Regional Requirement**

4.6.8 The regional requirements model has been based on the recommendations of SEWSPG, who undertook a regional apportionment of the WAG household projections published in 2006. The SEWSPG apportionment for the Vale of Glamorgan Council is 500 units per annum to 2021. This figure has been rolled onto 2026.

4.6.9 This projection uses a dwelling requirement forecast at a rate of 2500 per five year period (500 units per annum). This projection predicts the total population over the Plan period to rise by 10479. The number of households will increase by 7844. The resultant dwelling requirement would be 7496 units or 500 units per annum.

4.6.10 Appendix 6 shows how the projection was derived and shows relevant extracts from Chelmer.

## **4.7 High Growth Options**

### **Average Build Rate from 1996/7 to 2005/6**

4.7.1 The average medium term build rate of 519 dwellings per annum (1996/7 to 2005/6) has been used for this option.

4.7.2 This forecast is based on the JHLA completions rate of 519 per annum being 2595 per five year period. This projection predicts the total population over the Plan period to rise by 9449. The number of households

will increase by 7444. The resultant dwelling requirement would be 7783 units or 519 units per annum.

4.7.3 Appendix 7 shows how the projection was derived and shows relevant extracts from Chelmer.

### **Assumed Migration from 2000 to 2004**

4.7.4 The short-term migration trend between 2000 and 2005 has been calculated. This provides an indication of the likely change in population, household and dwelling requirements over the Plan period, if the average migration changes over the last 5 years continue.

4.7.5 The table below illustrates the calculation and uses the rounded averages for this period of assumed migration for the short-term migration trend.

Averages per annum over the Short Term Migration Trend Period								
Period	Population at Start	Mid Year Births	Mid Year Deaths	Natural Change	Assumed Migration	Population Change	Population at End	Period
Short Term (5 Years) 2000-2004	120,140	1,256	1,303	-47	627	580	120,720	2000-2004

4.7.6 This projection uses the net-migration forecast of 3135 migrants per five year period (calculated as 627 assumed migration times 5 years). This projection predicts the total population over the Plan period to rise by 9813. The number of households will increase by 7638. The resultant dwelling requirement would be 7986 units or 532 units per annum.

4.7.7 Appendix 8 shows how the projection was derived and shows relevant extracts from Chelmer.

### **Average Build Rate from 2000/1 to 2005/6**

4.7.8 The average short-term build rate of 568 dwellings per annum (2000/1 to 2005/6) has been used for this option.

4.7.9 This forecast is based on the JHLA completions rate of 568 per annum being 2840 per five year period. This projection predicts the total population over the Plan period to rise by 11186. The number of households will increase by 8149. The resultant dwelling requirement would be 8521 units or 568 units per annum.

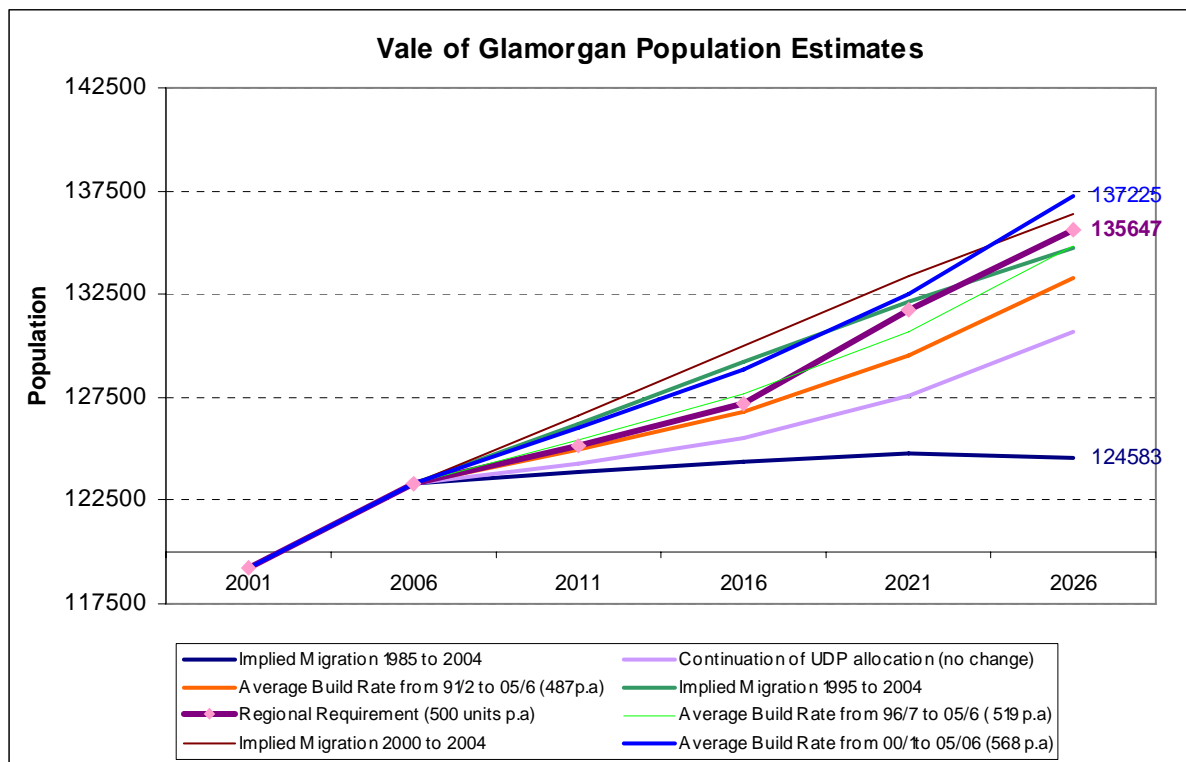
4.7.10 Appendix 9 shows how the projection was derived and shows relevant extracts from Chelmer.

## 5. Summary Tables of Tested Options

5.1 Figures 12 to 14 give an overview of the results of all eight tested population, household and dwelling requirement options.

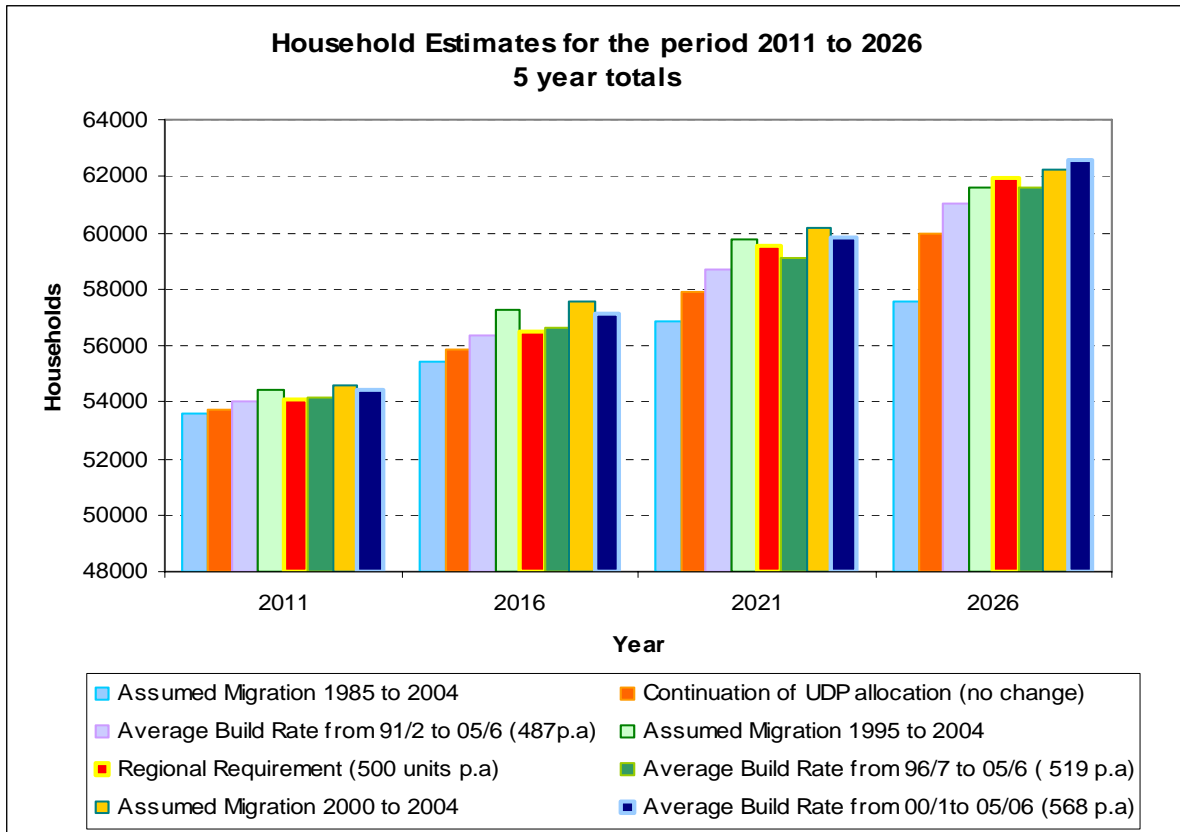
**Figure 12. Population Estimates**

	2001	Population					Population Change	
		2006	2011	2016	2021	2026	2001 to 2026	2011 to 2026
Assumed Migration 1985 to 2004	119277	123275	123892	124423	124790	124583	5306	691
Continuation of UDP allocation (no change)	119277	123275	124304	125499	127550	130713	11436	6409
Average Build Rate from 91/2 to 05/6 (487p.a)	119277	123275	124998	126849	129539	133319	14042	8321
Assumed Migration 1995 to 2004	119277	123275	126187	129188	132177	134705	15428	8518
Regional Requirement (500 units p.a)	119277	123275	125168	127172	131709	135647	16370	10479
Average Build Rate from 96/7 to 05/6 ( 519 p.a)	119277	123275	125406	127638	130704	134855	15578	9449
Assumed Migration 2000 to 2004	119277	123275	126567	129975	133398	136380	17103	9813
Average Build Rate from 00/1 to 05/06 (568 p.a)	119277	123275	126039	128861	132502	137225	17948	11186



**Figure13. Household Requirements**

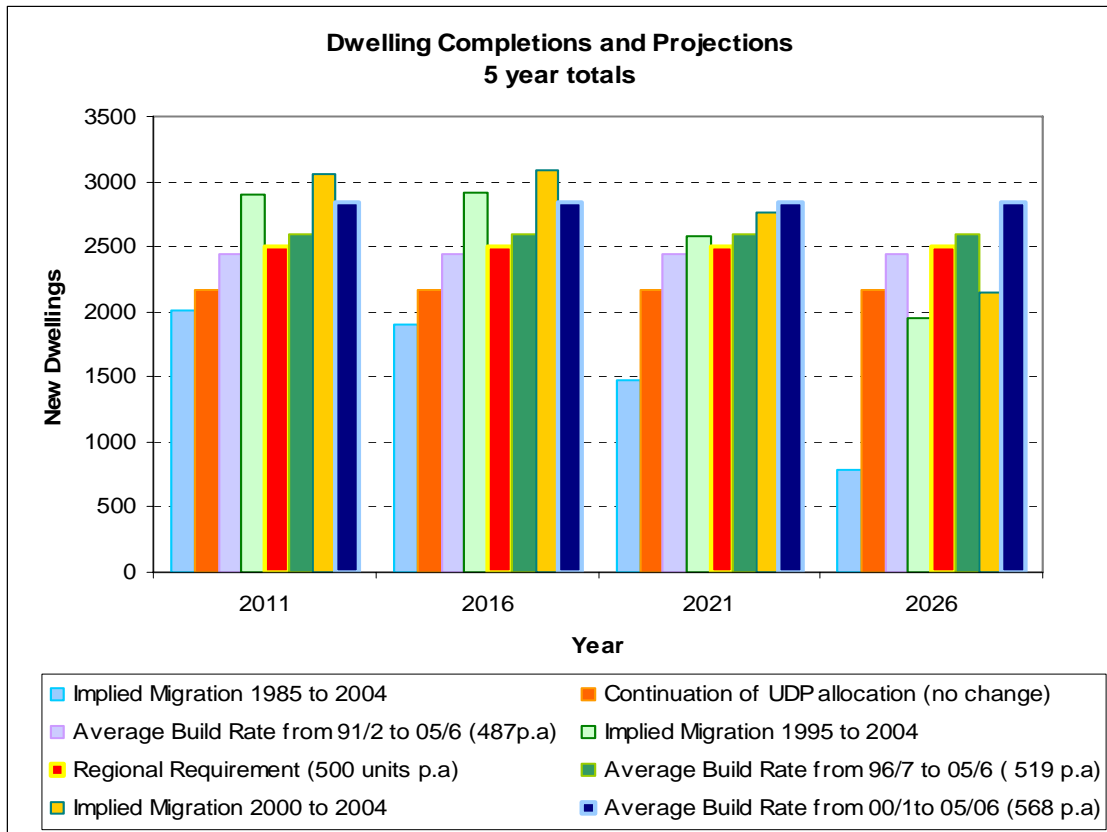
	2001	Household Estimates					Household Requirements	
		2006	2011	2016	2021	2026	2001 to 2026	2011 to 2026
Assumed Migration 1985 to 2004	48713	51696	53612	55426	56841	57586	8873	3974
Continuation of UDP allocation (no change)	48713	51696	53766	55837	57908	59977	11264	6211
Average Build Rate from 91/2 to 05/6 (487p.a)	48713	51696	54024	56353	58682	61011	12298	6987
Assumed Migration 1995 to 2004	48713	51696	54468	57254	59722	61584	12871	7116
Regional Requirement (500 units p.a)	48713	51696	54088	56478	59517	61932	13219	7844
Average Build Rate from 96/7 to 05/6 ( 519 p.a)	48713	51696	54176	56658	59139	61620	12907	7444
Assumed Migration 2000 to 2004	48713	51696	54610	57557	60199	62248	13535	7638
Average Build Rate from 00/1to 05/06 (568 p.a)	48713	51696	54412	57128	59844	62561	13848	8149





**Figure14. Dwelling Requirements**

	2001	Extra Dwellings					Dwelling Requirements	
		2006	2011	2016	2021	2026	2001 to 2026	2011 to 2026
Assumed Migration 1985 to 2004	2352	3119	2004	1897	1479	779	9278	4155
Continuation of UDP allocation (no change)	2165	3119	2165	2165	2166	2163	11778	6494
Average Build Rate from 91/2 to 05/6 (487p.a)	2352	3119	2435	2435	2435	2435	12859	7305
Assumed Migration 1995 to 2004	2352	3119	2899	2913	2581	1946	13458	7440
Regional Requirement (500 units p.a)	2352	3119	2501	2499	2499	2498	13116	7496
Average Build Rate from 96/7 to 05/6 ( 519 p.a)	2352	3119	2594	2595	2594	2594	13496	7783
Assumed Migration 2000 to 2004	2352	3119	3048	3081	2763	2142	14153	7986
Average Build Rate from 00/1to 05/06 (568 p.a)	2352	3119	2840	2840	2840	2841	14480	8521



## 6. Conclusion

- 6.1 Any of the above options could be argued as appropriate for future housing growth in the Vale of Glamorgan.
- 6.2 However, only one option, that of the Regional Housing Requirement Figure, meets the current guidance offered by the Wales Spatial Plan and has also been subject to regional consultation and consideration. The full details of this are contained within Section 7 on the Proposed Population, Household and Dwelling LDP Projection 2011 - 2026.
- 6.3 The target household figure of 108900 by 2021 should be met jointly by Unitary Authorities in South East Wales. There has been an apportionment process for this figure and the process itself has already been subject to regional consultation. Appendix 10 provides details on this process. The advantage of a regional requirement figure is that there will be built in flexibility offered by the 10 authorities in the region. Therefore if one authority doesn't meet its target housing figure the shortfall could be easily catered for by another authority when housing build rate figures are reviewed.
- 6.4 The Vale of Glamorgan has always been and is likely to continue to be a sought-after place of residence, largely because of its environment and proximity to Cardiff. There is however, a balancing exercise of allowing medium growth but also ensuring that the unique environmental qualities of the Vale are protected. The apportionment process for the Vale of 8%, as opposed to 9%, of the regional dwelling requirement reflects the Vale's character, the fact that it has limited appropriate Brownfield sites remaining and that it is located in the City Coast region. The Wales Spatial Plan first review states that the Vale is predominately a rural authority and suffers pressure from housing growth and the need to sustain a rural economy. It continues by advising that "The importance of this rural environment from a leisure/tourism and cultural perspective given the attractive heritage coast and important landscapes cannot be overestimated".

- 6.5 The attractiveness of the Vale to property developers has been clearly demonstrated during the first 10 years of the UDP. The completion of dwelling units has been faster than planned and there has been a higher than predicted number of housing completions by 2006. Figure 2.1 of the UDP, reproduced on page 15 of this Topic Paper, identified a dwelling requirement of 8612 for the period 1991 to 2011. However, the number of dwelling completions between March 1991 and April 2005 had already reached 7310 (see Figure 10), representing an 85% rate of completion when it should have only been 70.3% equating to 6062 dwellings.
- 6.6 To use a projection based on past build completion rates, is demand rather than need driven. In an attractive and sought after place such as the Vale to continue to cater for development of new housing on the basis of past build rates without any regard to future estimated dwelling needs or the Vale's environmental capacity and revised Government Guidance would be irresponsible. However, it should be noted that the proposed use of the regional requirement figure of 500 units per annum is some 15.5% higher than the Adopted UDP requirement of 433 per annum and is only 3.8% less than the medium term build rate of 519 per annum.
- 6.7 To use a migration based population projection using historical migration data would also be inappropriate. A sound net-migration projection is unfeasible, due to the lack of quality migration evidence within the UK, especially since the expansion of the European Union in 2004, which appears to have caused the net in-migration to rise. Consequently with the furtherance of countries still joining the European Union, it has become difficult, if not impossible, to evaluate the impact of in-migration. It is also currently difficult to identify whether migration growth is to continue at the current levels in the Vale and elsewhere.
- 6.8 The Proposed Housing Requirement figure will be subject to regular review, as required by Government Guidance and as such can be amended should the migration or Wales Spatial Plan requirements

change. The Council recognises that review will be necessary after 2021 as currently there are no reliable population and household projections for beyond this period.

## **7. Proposed Population, Household and Dwelling LDP Projection 2011 – 2026**

The Welsh Assembly Government Household Projections, March 2006

- 7.1 The latest household projections for Wales were published in March 2006 as '2003-Based National and Sub-National Household Projections for Wales. These projections use ONS 2003 MYE for the period 2003-2021 and cover the four sub-national regions rather than Unitary Authority areas.
- 7.2 The South East Wales Region projections estimate that the number of households will increase from 583,700 in 2003 to 692,600 in 2021, an increase of 108,900 (18.6%). At present WAG do not have a formal mechanism for apportioning this growth between local authorities in the region, but encourages authorities to collaborate and include other stakeholders (for example house builders and utility companies) as necessary, in the apportioning of the forecast needs. (MIPPS 01/2006, Para. 9.2.2)
- 7.3 On 5<sup>th</sup> March 2007, after regional considerations the Elected Members agreed to the SEWSPG Memorandum of Understanding, attached at Appendix 10, which in accordance with government guidance, this Council along with the other nine constituent local planning authorities and a broad range of stakeholders (including the Home Builders Federation, utility companies and environmental organisations) have unanimously agreed.
- 7.4 Accordingly, SEWSPG has undertaken to apportion the WAG regional projected housing figure between the 10 authorities that form the South East Wales Region. This is in the context of the Wales Spatial Plan (WSP) 2004 and associated South East Wales area work, whilst considering each authority's particular needs and limitations. While the apportionment does not constitute a binding commitment on the Council, its endorsement by

SEWSPG represents a major step forward for the regional planning process in South East Wales and has been encouraged by the WAG.

7.5 Part 2 of the SEWSPG Memorandum indicates an apportionment of 500 dwellings per annum, 7500 dwellings over a 15 year Plan period for the Vale of Glamorgan Unitary Authority, equating to 8% of the SEWSPG regional figure.

7.6 In addition Figure 15 Identifies that SEWSPG expected a household growth of 9.1% for the Vale of Glamorgan from 2003-2021.

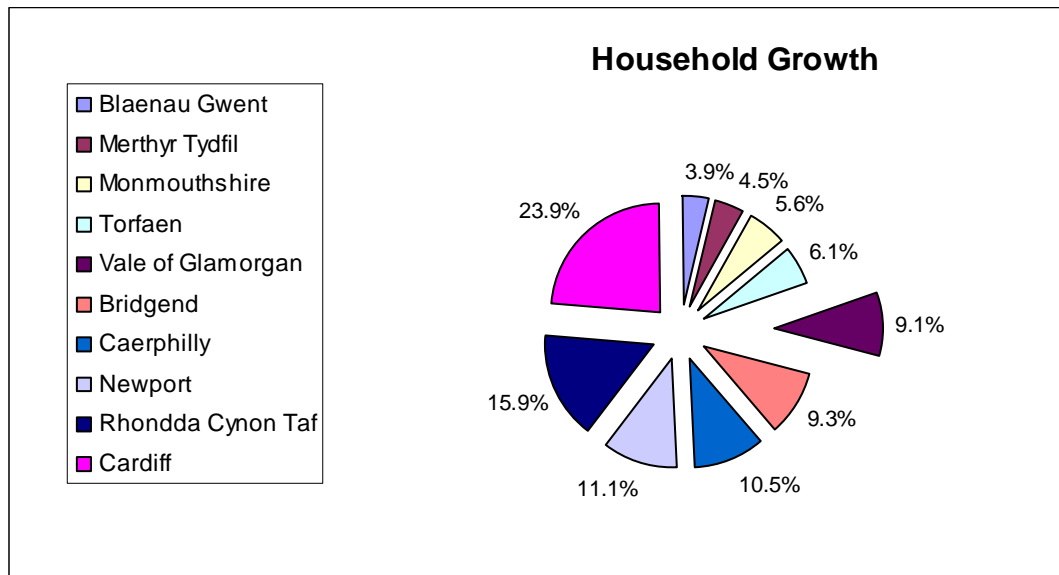
**Figure 15. – SEWSPG: Dwelling Completions and Household Change by LA to 2021**

Authority	Dwellings					Households			
	Average rate of completions 1991-2005	% rate of completions 1991-2005	Assumed average dwelling completions 2006-21 p.a.	% average dwelling completions 2006-21 p.a.	House-building 2006-20 compared with 1991-05	Apportioned regional household growth by LA 2003-21		Households 2003	Households 2021
	No	%	No	%	%	No	%	No	No
Blaenau Gwent	129	3%	200	3%	+54%	4,280	3.9%	28,490	32,770
Merthyr Tydfil	130	3%	250	4%	+93%	4,900	4.5%	23,000	27,900
Monmouthshire	395	8%	350	6%	-11%	6,140	5.6%	35,810	41,950
Torfaen	216	4%	400	7%	+85%	6,600	6.1%	37,840	44,440
Vale of Glamorgan	511	10%	500	8%	-2%	9,940	9.1%	49,770	59,710
Bridgend	513	10%	500	8%	-3%	10,120	9.3%	54,100	64,220
Caerphilly	561	11%	650	11%	+16%	11,450	10.5%	69,910	81,360
Newport	419	9%	800	13%	+91%	12,100	11.1%	58,100	70,200
Rhondda									
Cynon Taf	696	14%	950	16%	+37%	17,300	15.9%	96,230	113,530
Cardiff	1352	27%	1,420	24%	+5%	26,070	23.9%	130,450	156,520
South East Wales	4922	100%	6,020	100%	+22%	108,900	100.0%	583,700	692,600

Source: Part 2 - SEWSPG - Housing Apportionment by Local Authority 2021

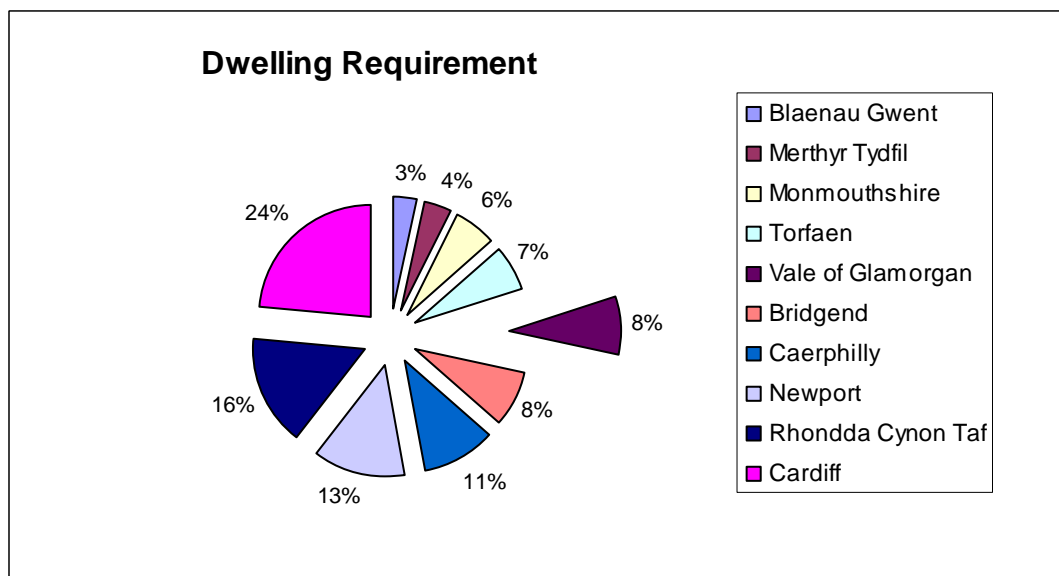
Figures 16 and 17 illustrate the SEWSPG percentage dwelling requirement apportionment and expected household growth for the Vale of Glamorgan from 2003-2021, which for the purpose of these projections have been carried forward to 2026.

**Figure 16. SEWSPG - Dwelling Requirements to 2021**



Source: Part 2 - SEWSPG - Housing Apportionment by Local Authority 2021

**Figure 17. SEWSPG – Household Growth to 2021**



Source: Part 2 - SEWSPG - Housing Apportionment by Local Authority 2021

## **8. Background papers and references**

Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011  
(UDP)

Office of National Statistics (ONS)           - Mid Year Estimate – 1981 to 2006  
                                                                  - Census Data – 2001

Wales Spatial Plan (WSP) 2004

Planning Policy Wales (PPW) 2002

Ministerial Interim Planning Policy Statement (MIPPS) 01/2006 - Housing

Technical Advice Notes (TAN) 1 & 2

Joint Housing and Land Availability Study (JHLA) - April 2006 (June 2006)



## **Appendices**

- Appendix 1 – Chelmer Population and Housing Model (5 year cohorts) version 2006.2.003 – Run Info.
- Appendix 2 – Model 1 – Assumed Migration from 1985 to 2004 - Demographic & Dwelling Report
- Appendix 3 – Model 2 – Continuation of UDP (no change) - Demographic & Dwelling Report
- Appendix 4 – Model 3 – Average Build Rate from 1991/2 to 2005/6 - Demographic & Dwelling Report
- Appendix 5 – Model 4 – Assumed Migration from 1995 to 2004 - Demographic & Dwelling Report
- Appendix 6 – Model 5 – Regional Requirement - Demographic & Dwelling Report
- Appendix 7 – Model 6 – Average Build Rate from 1996/7 to 2005/6 - Demographic & Dwelling Report
- Appendix 8 – Model 7 – Assumed Migration from 2000 to 2004 - Demographic & Dwelling Report
- Appendix 9 – Model 8 – Average Build Rate from 2000/1 to 2005/6 - Demographic & Dwelling Report
- Appendix 10 – SEWSPG - Memorandum of Understanding

## Appendix 1 – Chelmer Population and Housing Model (5 year cohorts) version 2006.2.003 – Run Info

Projection for region 910 WALES district 560 VALEGLAM98  
Using parameter file :- vale010326.par  
option file :- hhold96.opt  
Database variant 1 2001-based

Head/household rep rates	(var 5)	(D)NAW 2003-based
Migrant head/household rep rates	(var 5)	(D)NAW 2003-based
Migrant age/sex	(var 9)	(D)Some adj priv+inst Cen2001 (UK)
International migration prof	(var 16)	(N)UK Intnat.2003-based GAD 2001-11
Vacancy rates	(var 8)	(D)Dwlvac Cen2001 HolAcc/2ndHom.
Sharing factors	(var 8)	(D)Census2001 (Table S048)
Base population	(var 6)	(D)ONS MYE2001,E/W/S 06Sep04
Institute population	(var 9)	(D)Cen2001 nondom+nondom75+serv
Fertility rates	(var 2)	Wales 2003-based (ONS/GAD); 2001-2041
Mortality rates	(var 2)	Wales 2003-based (ONS/GAD); 2001-2041
Infant mortality rates	(var 2)	Wales 2003-based (ONS/GAD); 2001-2041
Local correction factors	(var 7)	(D)GAD03 b/dcor;Reg dea/bir ONS 98-03
Dwelling control	(var 2)	(D)Dwls; diff. Cen 91-01
Population control	(var 1)	Undefined
International net migrants	(var 10)	(D)ONS 98-03
Control type	(var 3)	NET MIGRANTS

Using local edits file: MYE 2001 Sept 07.lcl  
On screen edits have been made - Revised MYE figures 2001 & 2006

With modelling options  
In migration profiles. Out migration profiles.  
Composite head/household representative rates.  
Institute pop. is proportional to domestic pop. for some age bands.  
Base dwellings are calculated.  
Mortality rates applied to non-transient population.  
Local corrections are calculated.

Notes on the standard report.

1. Average household size = (total - inst. pop.)/total households.
2. Start population births and deaths result from applying fertility and mortality to the population at the start of a period. The end population births and deaths are an estimate of the registrations in that area.
3. Calculated local corrections use the default data for net migration control and international migration.

## Appendix 2 – Model 1 – Assumed Migration from 1985 to 2004 - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 NMIG	Per.end. 2016 NMIG	Per.end. 2021 NMIG	Per.end. 2026 NMIG
Population	Control						
	0-- 4	7282	6929	6686	6645	6649	6415
	5-- 9	8046	7932	7304	7065	7025	7030
	10-- 14	8554	8159	7823	7193	6956	6914
	15-- 19	7772	8781	8182	7848	7215	6978
	20-- 24	5564	7046	7637	7035	6698	6067
	25-- 29	6129	4984	6055	6641	6037	5698
	30-- 34	7871	6820	5313	6380	6968	6369
	35-- 39	8898	8547	7183	5688	6752	7339
	40-- 44	8556	9332	8766	7412	5929	6989
	45-- 49	8165	8872	9492	8936	7599	6134
	50-- 54	8763	8316	8899	9517	8973	7657
	55-- 59	7432	8887	8369	8956	9574	9050
	60-- 64	6199	7278	8627	8155	8741	9353
	65-- 69	5311	5946	6947	8246	7828	8410
	70-- 74	4941	4937	5560	6523	7749	7398
	75-- 79	4423	4148	4229	4856	5755	6868
	80-- 84	2942	3366	3227	3402	3991	4786
	85 +	2429	2995	3593	3925	4351	5128
Total		119277	123275	123892	124423	124790	124583
Aggregate age bands.							
	0-- 14	23882	23020	21813	20903	20630	20359
	15-- 29	19465	20811	21874	21524	19950	18743
	30-- 44	25325	24699	21262	19480	19649	20697
	45-- retirement	27408	29660	31048	31385	30385	27342
	retirement +	23197	25085	27895	31131	34176	37442
CHANGES							
Totals							
327967	Migrant persons in		66325	64982	65305	65582	65773
322233	Migrant persons out		62431	64522	64845	65122	65313
5734	Net migrant persons		3894	460	460	460	460
31771	Births		6349	6447	6404	6404	6167
32199	Deaths		6245	6290	6333	6497	6834
5306	Total population change		3998	617	531	367	-207

STANDARD  
CHELMER  
REPORT

	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	NA	NA	NA	NA
Demol. program		NA	NA	NA	NA	NA
Total dwellings	50936	54055	56059	57956	59435	60214
Vacancy rates	4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings	16	17	18	18	19	19
Sharing h/holds	34	36	38	39	40	40
Absent households	0					
Total households	48713	51696	53612	55426	56841	57586
Concealed hhds.	297	296	300	305	312	318
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.27	2.2	2.15	2.12
Priv. h/hold pop.	117380	121235	121730	122161	122365	121884
Non-Domestic pop.	1897	2040	2162	2262	2425	2699
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	1989	2089	2252	2526
Total population	119277	123275	123892	124423	124790	124583
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control		POP.	MIG.	MIG.	MIG.	MIG.
CHANGES	Totals					
Migrant h/hold in	124816	24405	24451	24977	25366	25617
Migrant h/hold out	121155	22654	23957	24491	24895	25158
net	3661	1751	494	486	471	459
Migrant persons in	327967	66325	64982	65305	65582	65773
Migrant persons out	322233	62431	64522	64845	65122	65313
net	5734	3894	460	460	460	460
Internat. migrants	0	0	0	0	0	0
Start pop. births	31771	6349	6447	6404	6404	6167
End pop. births	31369	6389	6335	6294	6294	6057
Start pop. deaths	32199	6245	6290	6333	6497	6834
End pop. deaths	32575	6366	6358	6398	6559	6894
Dwellings change	9278	3119	2004	1897	1479	779
Households change	8873	2983	1916	1814	1415	745
Total pop. change	5306	3998	617	531	367	-207

## Appendix 3 – Model 2 – Continuation of UDP (no change) - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 DWL	Per.end. 2016 DWL	Per.end. 2021 DWL	Per.end. 2026 DWL
Control							
Population							
	0-- 4	7282	6929	6728	6754	6916	6990
	5-- 9	8046	7932	7339	7159	7270	7571
	10-- 14	8554	8159	7849	7268	7150	7362
	15-- 19	7772	8781	8204	7908	7376	7342
	20-- 24	5564	7046	7684	7125	6934	6564
	25-- 29	6129	4984	6100	6755	6296	6263
	30-- 34	7871	6820	5359	6498	7260	6985
	35-- 39	8898	8547	7222	5794	7027	7943
	40-- 44	8556	9332	8795	7493	6144	7480
	45-- 49	8165	8872	9510	8997	7757	6500
	50-- 54	8763	8316	8915	9556	9091	7934
	55-- 59	7432	8887	8381	8992	9666	9269
	60-- 64	6199	7278	8636	8176	8807	9507
	65-- 69	5311	5946	6952	8266	7875	8522
	70-- 74	4941	4937	5566	6536	7787	7481
	75-- 79	4423	4148	4232	4867	5781	6935
	80-- 84	2942	3366	3233	3413	4021	4840
	85 +	2429	2995	3599	3942	4392	5225
Total		119277	123275	124304	125499	127550	130713
Aggregate age bands.							
	0-- 14	23882	23020	21916	21181	21336	21923
	15-- 29	19465	20811	21988	21788	20606	20169
	30-- 44	25325	24699	21376	19785	20431	22408
	45-- retirement	27408	29660	31099	31532	30787	28289
	retirement +	23197	25085	27925	31213	34390	37924
CHANGES							
Totals							
336028	Migrant persons in		66325	65394	66152	67754	70403
324458	Migrant persons out		62431	64522	65059	65685	66761
11570	Net migrant persons		3894	872	1093	2069	3642
32156	Births		6349	6447	6445	6503	6412
32290	Deaths		6245	6290	6343	6521	6891
11436	Total population change		3998	1029	1195	2051	3163

STANDARD  
CHELMER  
REPORT

	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	2165	2165	2165	2165
Demol. program		NA	0	0	0	0
Total dwellings	50936	54055	56220	58385	60551	62714
Vacancy rates	4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings	16	17	18	18	19	20
Sharing h/holds	34	36	38	39	41	42
Absent households	0					
Total households	48713	51696	53766	55837	57908	59977
Concealed hhds.	297	296	302	309	323	343
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.27	2.21	2.16	2.13
Priv. h/hold pop.	117380	121235	122140	123232	125111	127983
Non-Domestic pop.	1897	2040	2164	2267	2439	2730
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	1991	2094	2266	2557
Total population	119277	123275	124304	125499	127550	130713
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control		POP.	DWL.	DWL.	DWL.	DWL.
CHANGES	Totals					
Migrant h/hold in	127938	24405	24607	25301	26205	27420
Migrant h/hold out	122011	22654	23957	24573	25110	25717
net	5927	1751	650	728	1095	1703
Migrant persons in	336028	66325	65394	66152	67754	70403
Migrant persons out	324458	62431	64522	65059	65685	66761
net	11570	3894	872	1093	2069	3642
Internat. migrants	0	0	0	0	0	0
Start pop. births	32156	6349	6447	6445	6503	6412
End pop. births	32019	6389	6354	6364	6466	6446
Start pop. deaths	32290	6245	6290	6343	6521	6891
End pop. deaths	32732	6366	6363	6415	6602	6986
Dwellings change	11778	3119	2165	2165	2166	2163
Households change	11264	2983	2070	2071	2071	2069
Total pop. change	11436	3998	1029	1195	2051	3163

## Appendix 4 – Model 3 – Average Build Rate from 1991/2 to 2005/6 - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 DWL	Per.end. 2016 DWL	Per.end. 2021 DWL	Per.end. 2026 DWL
Population							
	Control						
	0-- 4	7282	6929	6799	6885	7093	7202
	5-- 9	8046	7932	7396	7285	7451	7795
	10-- 14	8554	8159	7894	7363	7311	7570
	15-- 19	7772	8781	8243	7986	7500	7527
	20-- 24	5564	7046	7763	7227	7063	6728
	25-- 29	6129	4984	6176	6896	6445	6432
	30-- 34	7871	6820	5435	6639	7468	7193
	35-- 39	8898	8547	7289	5932	7223	8204
	40-- 44	8556	9332	8840	7603	6319	7712
	45-- 49	8165	8872	9544	9067	7892	6701
	50-- 54	8763	8316	8938	9615	9186	8090
	55-- 59	7432	8887	8405	9032	9740	9381
	60-- 64	6199	7278	8649	8212	8858	9590
	65-- 69	5311	5946	6964	8289	7917	8580
	70-- 74	4941	4937	5574	6552	7814	7527
	75-- 79	4423	4148	4238	4882	5799	6963
	80-- 84	2942	3366	3239	3422	4038	4862
	85 +	2429	2995	3612	3962	4422	5262
Total		119277	123275	124998	126849	129539	133319
Aggregate age bands.							
	0-- 14	23882	23020	22089	21533	21855	22567
	15-- 29	19465	20811	22182	22109	21008	20687
	30-- 44	25325	24699	21564	20174	21010	23109
	45-- retirement	27408	29660	31187	31721	31118	28798
	retirement +	23197	25085	27976	31312	34548	38158
CHANGES							
Totals							
340484	Migrant persons in		66325	66088	67122	69005	71944
326568	Migrant persons out		62431	64522	65425	66390	67800
13916	Net migrant persons		3894	1566	1697	2615	4144
32505	Births		6349	6447	6514	6624	6571
32379	Deaths		6245	6290	6360	6549	6935
14042	Total population change		3998	1723	1851	2690	3780

STANDARD  
CHELMER  
REPORT

	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	2435	2435	2435	2435
Demol. program		NA	0	0	0	0
Total dwellings	50936	54055	56490	58925	61360	63795
Vacancy rates	4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings	16	17	18	18	19	20
Sharing h/holds	34	36	38	39	41	43
Absent households	0					
Total households	48713	51696	54024	56353	58682	61011
Concealed hhds.	297	296	305	314	330	352
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.27	2.21	2.17	2.14
Priv. h/hold pop.	117380	121235	122830	124576	127092	130577
Non-Domestic pop.	1897	2040	2168	2273	2447	2742
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	1995	2100	2274	2569
Total population	119277	123275	124998	126849	129539	133319
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control		POP.	DWL.	DWL.	DWL.	DWL.
CHANGES	Totals					
Migrant h/hold in	129654	24405	24868	25671	26689	28021
Migrant h/hold out	122818	22654	23957	24712	25380	26115
net	6836	1751	911	959	1309	1906
Migrant persons in	340484	66325	66088	67122	69005	71944
Migrant persons out	326568	62431	64522	65425	66390	67800
net	13916	3894	1566	1697	2615	4144
Internat. migrants	0	0	0	0	0	0
Start pop. births	32505	6349	6447	6514	6624	6571
End pop. births	32471	6389	6385	6460	6611	6626
Start pop. deaths	32379	6245	6290	6360	6549	6935
End pop. deaths	32855	6366	6373	6440	6638	7038
Dwellings change	12859	3119	2435	2435	2435	2435
Households change	12298	2983	2328	2329	2329	2329
Total pop. change	14042	3998	1723	1851	2690	3780



## Appendix 5 – Model 4 – Assumed Migration from 1995 to 2004 - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 NMIG	Per.end. 2016 NMIG	Per.end. 2021 NMIG	Per.end. 2026 NMIG
Population							
	Control						
	0-- 4	7282	6929	6921	7111	7320	7255
	5-- 9	8046	7932	7495	7497	7696	7915
	10-- 14	8554	8159	7970	7529	7526	7724
	15-- 19	7772	8781	8310	8115	7667	7654
	20-- 24	5564	7046	7897	7405	7188	6721
	25-- 29	6129	4984	6307	7134	6622	6381
	30-- 34	7871	6820	5567	6894	7726	7225
	35-- 39	8898	8547	7402	6166	7498	8335
	40-- 44	8556	9332	8919	7787	6568	7900
	45-- 49	8165	8872	9599	9200	8085	6888
	50-- 54	8763	8316	8983	9707	9324	8230
	55-- 59	7432	8887	8442	9114	9841	9477
	60-- 64	6199	7278	8673	8272	8940	9664
	65-- 69	5311	5946	6982	8327	7978	8638
	70-- 74	4941	4937	5587	6583	7851	7567
	75-- 79	4423	4148	4251	4905	5830	6984
	80-- 84	2942	3366	3251	3443	4059	4872
	85 +	2429	2995	3631	3999	4458	5275
Total		119277	123275	126187	129188	132177	134705
Aggregate age bands.							
	0-- 14	23882	23020	22386	22137	22542	22894
	15-- 29	19465	20811	22514	22654	21477	20756
	30-- 44	25325	24699	21888	20847	21792	23460
	45-- retirement	27408	29660	31338	32059	31593	29260
	retirement +	23197	25085	28061	31491	34773	38335
CHANGES							
Totals							
344708	Migrant persons in		66325	67277	68800	70369	71937
329794	Migrant persons out		62431	64522	66045	67614	69182
14914	Net migrant persons		3894	2755	2755	2755	2755
33026	Births		6349	6447	6632	6835	6763
32512	Deaths		6245	6290	6386	6601	6990
15428	Total population change		3998	2912	3001	2989	2528

STANDARD CHELMER REPORT		Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings		NA					
Building program			NA	NA	NA	NA	NA
Demol. program			NA	NA	NA	NA	NA
Total dwellings		50936	54055	56954	59867	62448	64394
Vacancy rates		4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings		16	17	18	19	20	20
Sharing h/holds		34	36	38	40	42	43
Absent households		0					
Total households		48713	51696	54468	57254	59722	61584
Concealed hhds.		297	296	309	323	338	353
Sharing rates		0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors		2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size		2.41	2.35	2.28	2.22	2.17	2.14
Priv. h/hold pop.		117380	121235	124014	126903	129718	131960
Non-Domestic pop.		1897	2040	2173	2285	2459	2745
Transient pop.		898	898	898	898	898	898
Services pop.		1724	1867	2000	2112	2286	2572
Total population		119277	123275	126187	129188	132177	134705
Local birth corr.		1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.		0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control			POP.	MIG.	MIG.	MIG.	MIG.
CHANGES		Totals					
Migrant h/hold in		131271	24405	25315	26315	27218	28018
Migrant h/hold out		124051	22654	23957	24945	25846	26649
net		7220	1751	1358	1370	1372	1369
Migrant persons in		344708	66325	67277	68800	70369	71937
Migrant persons out		329794	62431	64522	66045	67614	69182
net		14914	3894	2755	2755	2755	2755
Internat. migrants		0	0	0	0	0	0
Start pop. births		33026	6349	6447	6632	6835	6763
End pop. births		33032	6389	6440	6626	6826	6751
Start pop. deaths		32512	6245	6290	6386	6601	6990
End pop. deaths		33006	6366	6389	6481	6692	7078
Dwellings change		13458	3119	2899	2913	2581	1946
Households change		12871	2983	2772	2786	2468	1862
Total pop. change		15428	3998	2912	3001	2989	2528

## Appendix 6 - Model 5 – Regional Requirement - Demographic & Dwelling Report based on 500 units per annum

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 DWL	Per.end. 2016 DWL	Per.end. 2021 DWL	Per.end. 2026 DWL
Control							
Population							
	0-- 4	7282	6929	6817	6914	7311	7408
	5-- 9	8046	7932	7410	7315	7633	8020
	10-- 14	8554	8159	7904	7388	7458	7751
	15-- 19	7772	8781	8254	8000	7624	7663
	20-- 24	5564	7046	7780	7255	7281	6840
	25-- 29	6129	4984	6196	6924	6671	6632
	30-- 34	7871	6820	5455	6677	7698	7422
	35-- 39	8898	8547	7303	5966	7435	8441
	40-- 44	8556	9332	8852	7624	6478	7926
	45-- 49	8165	8872	9552	9088	7998	6862
	50-- 54	8763	8316	8945	9629	9274	8195
	55-- 59	7432	8887	8409	9046	9812	9474
	60-- 64	6199	7278	8654	8217	8908	9660
	65-- 69	5311	5946	6965	8297	7948	8629
	70-- 74	4941	4937	5575	6556	7846	7556
	75-- 79	4423	4148	4242	4882	5821	6993
	80-- 84	2942	3366	3240	3428	4058	4881
	85 +	2429	2995	3615	3966	4455	5294
Total		119277	123275	125168	127172	131709	135647
Aggregate age bands.							
	0-- 14	23882	23020	22131	21617	22402	23179
	15-- 29	19465	20811	22230	22179	21576	21135
	30-- 44	25325	24699	21610	20267	21611	23789
	45-- retirement	27408	29660	31209	31773	31410	29197
	retirement +	23197	25085	27988	31336	34710	38347
CHANGES							
Totals							
344009	Migrant persons in		66325	66258	67351	71000	73075
327961	Migrant persons out		62431	64522	65513	66561	68934
16048	Net migrant persons		3894	1736	1838	4439	4141
32756	Births		6349	6447	6531	6654	6775
32434	Deaths		6245	6290	6365	6556	6978
16370	Total population change		3998	1893	2004	4537	3938

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	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	2500	2500	2500	2500
Demol. program		NA	0	0	0	0
Total dwellings	50936	54055	56556	59055	61554	64052
Vacancy rates	4.4	4.4	4.4	4.4	3.35	3.35
Shared dwellings	16	17	18	19	20	20
Sharing h/holds	34	36	38	40	42	43
Absent households	0					
Total households	48713	51696	54088	56478	59517	61932
Concealed hhds.	297	296	305	316	339	360
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.27	2.21	2.17	2.15
Priv. h/hold pop.	117380	121235	122999	124897	129252	132896
Non-Domestic pop.	1897	2040	2169	2275	2457	2751
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	1996	2102	2284	2578
Total population	119277	123275	125168	127172	131709	135647
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622

Control		POP.	DWL.	DWL.	DWL.	DWL.
CHANGES	Totals					
Migrant h/hold in	131015	24405	24932	25759	27460	28459
Migrant h/hold out	123352	22654	23957	24744	25445	26552
net	7663	1751	975	1015	2015	1907
Migrant persons in	344009	66325	66258	67351	71000	73075
Migrant persons out	327961	62431	64522	65513	66561	68934
net	16048	3894	1736	1838	4439	4141
Internat. migrants	0	0	0	0	0	0
Start pop. births	32756	6349	6447	6531	6654	6775
End pop. births	32818	6389	6393	6484	6725	6827
Start pop. deaths	32434	6245	6290	6365	6556	6978
End pop. deaths	32936	6366	6376	6447	6666	7081
Dwellings change	13116	3119	2501	2499	2499	2498
Households change	13219	2983	2392	2390	3039	2415
Total pop. change	16370	3998	1893	2004	4537	3938

## Appendix 7 – Model 6 – Average Build Rate from 1996/7 to 2005/6 - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 DWL	Per.end. 2016 DWL	Per.end. 2021 DWL	Per.end. 2026 DWL
Population							
Control							
0-- 4		7282	6929	6841	6959	7197	7325
5-- 9		8046	7932	7431	7358	7554	7929
10-- 14		8554	8159	7919	7419	7402	7691
15-- 19		7772	8781	8267	8029	7571	7632
20-- 24		5564	7046	7807	7286	7135	6823
25-- 29		6129	4984	6223	6974	6534	6528
30-- 34		7871	6820	5481	6728	7581	7316
35-- 39		8898	8547	7326	6010	7347	8350
40-- 44		8556	9332	8867	7664	6421	7859
45-- 49		8165	8872	9563	9111	7969	6817
50-- 54		8763	8316	8955	9646	9242	8178
55-- 59		7432	8887	8417	9062	9782	9451
60-- 64		6199	7278	8658	8233	8897	9635
65-- 69		5311	5946	6968	8303	7941	8624
70-- 74		4941	4937	5579	6562	7835	7552
75-- 79		4423	4148	4243	4891	5813	6987
80-- 84		2942	3366	3244	3430	4045	4877
85 +		2429	2995	3617	3973	4438	5281
Total		119277	123275	125406	127638	130704	134855
Aggregate age bands.							
	0-- 14	23882	23020	22191	21736	22153	22945
	15-- 29	19465	20811	22297	22289	21240	20983
	30-- 44	25325	24699	21674	20402	21349	23525
	45-- retirement	27408	29660	31240	31838	31312	29098
	retirement +	23197	25085	28004	31373	34650	38304
CHANGES							
Totals							
343100	Migrant persons in		66325	66496	67684	69739	72856
327799	Migrant persons out		62431	64522	65637	66802	68407
15301	Net migrant persons		3894	1974	2047	2937	4449
32706	Births		6349	6447	6554	6695	6661
32429	Deaths		6245	6290	6369	6566	6959
15578	Total population change		3998	2131	2232	3066	4151

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	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	2595	2595	2595	2595
Demol. program		NA	0	0	0	0
Total dwellings	50936	54055	56649	59244	61838	64432
Vacancy rates	4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings	16	17	18	19	19	20
Sharing h/holds	34	36	38	40	41	43
Absent households	0					
Total households	48713	51696	54176	56658	59139	61620
Concealed hhds.	297	296	306	317	334	357
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.27	2.21	2.17	2.14
Priv. h/hold pop.	117380	121235	123236	125360	128251	132106
Non-Domestic pop.	1897	2040	2170	2278	2453	2749
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	1997	2105	2280	2576
Total population	119277	123275	125406	127638	130704	134855
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control		POP.	DWL.	DWL.	DWL.	DWL.
CHANGES	Totals					
Migrant h/hold in	130661	24405	25021	25888	26973	28374
Migrant h/hold out	123287	22654	23957	24792	25535	26349
net	7374	1751	1064	1096	1438	2025
Migrant persons in	343100	66325	66496	67684	69739	72856
Migrant persons out	327799	62431	64522	65637	66802	68407
net	15301	3894	1974	2047	2937	4449
Internat. migrants	0	0	0	0	0	0
Start pop. births	32706	6349	6447	6554	6695	6661
End pop. births	32733	6389	6404	6516	6696	6728
Start pop. deaths	32429	6245	6290	6369	6566	6959
End pop. deaths	32921	6366	6378	6454	6658	7065
Dwellings change	13496	3119	2594	2595	2594	2594
Households change	12907	2983	2480	2482	2481	2481
Total pop. change	15578	3998	2131	2232	3066	4151

## Appendix 8 – Model 7 – Assumed Migration from 2000 to 2004 - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 NMIG	Per.end. 2016 NMIG	Per.end. 2021 NMIG	Per.end. 2026 NMIG
Population	Control						
	0-- 4	7282	6929	6960	7188	7430	7396
	5-- 9	8046	7932	7527	7569	7807	8060
	10-- 14	8554	8159	7994	7585	7624	7858
	15-- 19	7772	8781	8332	8158	7741	7768
	20-- 24	5564	7046	7939	7466	7267	6828
	25-- 29	6129	4984	6350	7217	6719	6494
	30-- 34	7871	6820	5608	6977	7853	7366
	35-- 39	8898	8547	7437	6245	7619	8503
	40-- 44	8556	9332	8946	7850	6674	8046
	45-- 49	8165	8872	9616	9244	8167	7013
	50-- 54	8763	8316	8998	9740	9383	8327
	55-- 59	7432	8887	8453	9141	9886	9549
	60-- 64	6199	7278	8681	8291	8974	9714
	65-- 69	5311	5946	6987	8339	8001	8677
	70-- 74	4941	4937	5592	6594	7868	7594
	75-- 79	4423	4148	4255	4910	5845	7003
	80-- 84	2942	3366	3255	3452	4065	4890
	85 +	2429	2995	3637	4009	4475	5294
Total		119277	123275	126567	129975	133398	136380
Aggregate age bands.							
	0-- 14	23882	23020	22481	22342	22861	23314
	15-- 29	19465	20811	22621	22841	21727	21090
	30-- 44	25325	24699	21991	21072	22146	23915
	45-- retirement	27408	29660	31385	32174	31797	29581
	retirement +	23197	25085	28089	31546	34867	38480
CHANGES							
Totals							
347479	Migrant persons in		66325	67657	69378	71165	72954
331045	Migrant persons out		62431	64522	66243	68030	69819
16434	Net migrant persons		3894	3135	3135	3135	3135
33231	Births		6349	6447	6669	6905	6861
32562	Deaths		6245	6290	6396	6617	7014
17103	Total population change		3998	3292	3408	3423	2982

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	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	NA	NA	NA	NA
Demol. program		NA	NA	NA	NA	NA
Total dwellings	50936	54055	57103	60184	62947	65089
Vacancy rates	4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings	16	17	18	19	20	21
Sharing h/holds	34	36	38	40	42	44
Absent households	0					
Total households	48713	51696	54610	57557	60199	62248
Concealed hhds.	297	296	311	326	342	359
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.28	2.22	2.18	2.15
Priv. h/hold pop.	117380	121235	124393	127688	130935	133629
Non-Domestic pop.	1897	2040	2174	2287	2463	2751
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	2001	2114	2290	2578
Total population	119277	123275	126567	129975	133398	136380
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control		POP.	MIG.	MIG.	MIG.	MIG.
CHANGES	Totals					
Migrant h/hold in	132336	24405	25458	26535	27526	28412
Migrant h/hold out	124529	22654	23957	25019	26006	26893
net	7807	1751	1501	1516	1520	1519
Migrant persons in	347479	66325	67657	69378	71165	72954
Migrant persons out	331045	62431	64522	66243	68030	69819
net	16434	3894	3135	3135	3135	3135
Internat. migrants	0	0	0	0	0	0
Start pop. births	33231	6349	6447	6669	6905	6861
End pop. births	33304	6389	6457	6680	6913	6865
Start pop. deaths	32562	6245	6290	6396	6617	7014
End pop. deaths	33075	6366	6394	6495	6713	7107
Dwellings change	14153	3119	3048	3081	2763	2142
Households change	13535	2983	2914	2947	2642	2049
Total pop. change	17103	3998	3292	3408	3423	2982



## Appendix 9 – Model 8 – Average Build Rate from 2000/1 to 2005/6 - Demographic & Dwelling Report

TOTAL POPULATION		Base year 2001	Per.end. 2006 POP	Per.end. 2011 DWL	Per.end. 2016 DWL	Per.end. 2021 DWL	Per.end. 2026 DWL
Population	Control						
	0-- 4	7282	6929	6906	7080	7358	7520
	5-- 9	8046	7932	7482	7467	7721	8133
	10-- 14	8554	8159	7961	7507	7542	7888
	15-- 19	7772	8781	8303	8096	7681	7789
	20-- 24	5564	7046	7879	7380	7248	6976
	25-- 29	6129	4984	6291	7100	6673	6676
	30-- 34	7871	6820	5550	6858	7765	7514
	35-- 39	8898	8547	7387	6132	7527	8584
	40-- 44	8556	9332	8911	7762	6577	8071
	45-- 49	8165	8872	9591	9182	8093	6998
	50-- 54	8763	8316	8979	9695	9330	8317
	55-- 59	7432	8887	8436	9105	9849	9552
	60-- 64	6199	7278	8672	8262	8945	9714
	65-- 69	5311	5946	6978	8322	7979	8675
	70-- 74	4941	4937	5586	6577	7855	7595
	75-- 79	4423	4148	4250	4901	5833	7009
	80-- 84	2942	3366	3249	3443	4062	4897
	85 +	2429	2995	3628	3992	4464	5317
Total		119277	123275	126039	128861	132502	137225
Aggregate age bands.							
	0-- 14	23882	23020	22349	22054	22621	23541
	15-- 29	19465	20811	22473	22576	21602	21441
	30-- 44	25325	24699	21848	20752	21869	24169
	45-- retirement	27408	29660	31319	32015	31619	29562
	retirement +	23197	25085	28050	31464	34791	38512
CHANGES							
Totals							
347145	Migrant persons in		66325	67129	68557	70871	74263
329711	Migrant persons out		62431	64522	65969	67441	69348
17434	Net migrant persons		3894	2607	2588	3430	4915
33021	Births		6349	6447	6617	6804	6804
32507	Deaths		6245	6290	6383	6593	6996
17948	Total population change		3998	2764	2822	3641	4723

STANDARD  
CHELMER  
REPORT

	Base year 2001	Per.end 2006	Per.end 2011	Per.end 2016	Per.end 2021	Per.end 2026
Base dwellings	NA					
Building program		NA	2840	2840	2840	2840
Demol. program		NA	0	0	0	0
Total dwellings	50936	54055	56895	59735	62575	65416
Vacancy rates	4.4	4.4	4.4	4.4	4.4	4.4
Shared dwellings	16	17	18	19	20	21
Sharing h/holds	34	36	38	40	42	44
Absent households	0					
Total households	48713	51696	54412	57128	59844	62561
Concealed hhds.	297	296	309	322	340	365
Sharing rates	0.07	0.07	0.07	0.07	0.07	0.07
Sharing factors	2.12	2.12	2.12	2.12	2.12	2.12
Average hhd. size	2.41	2.35	2.28	2.22	2.17	2.15
Priv. h/hold pop.	117380	121235	123867	126578	130041	134467
Non-Domestic pop.	1897	2040	2172	2283	2461	2758
Transient pop.	898	898	898	898	898	898
Services pop.	1724	1867	1999	2110	2288	2585
Total population	119277	123275	126039	128861	132502	137225
Local birth corr.	1.07138	1.07138	1.07138	1.07138	1.07138	1.07138
Local death corr.	0.94622	0.94622	0.94622	0.94622	0.94622	0.94622
Control		POP.	DWL.	DWL.	DWL.	DWL.
CHANGES	Totals					
Migrant h/hold in	132221	24405	25259	26221	27412	28924
Migrant h/hold out	124019	22654	23957	24916	25780	26712
net	8202	1751	1302	1305	1632	2212
Migrant persons in	347145	66325	67129	68557	70871	74263
Migrant persons out	329711	62431	64522	65969	67441	69348
net	17434	3894	2607	2588	3430	4915
Internat. migrants	0	0	0	0	0	0
Start pop. births	33021	6349	6447	6617	6804	6804
End pop. births	33143	6389	6433	6603	6827	6891
Start pop. deaths	32507	6245	6290	6383	6593	6996
End pop. deaths	33028	6366	6387	6475	6692	7108
Dwellings change	14480	3119	2840	2840	2840	2841
Households change	13848	2983	2716	2716	2716	2717
Total pop. change	17948	3998	2764	2822	3641	4723

## **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**

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



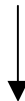
**22 May 2006**  
**SEWSPG Member and Officer Meeting**

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 Healey 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**

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