

# Local Development Plan

DRAFT PREFERRED STRATEGY  
POPULATION & HOUSING BACKGROUND PA



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## 1.0 INTRODUCTION

- 1.1 The planning system is charged with providing a continuous supply of land to PHHWPHGCRWSO iver 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

## 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)



2.6 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 visibility through stronger links between the valleys and the coast and w*

### 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.

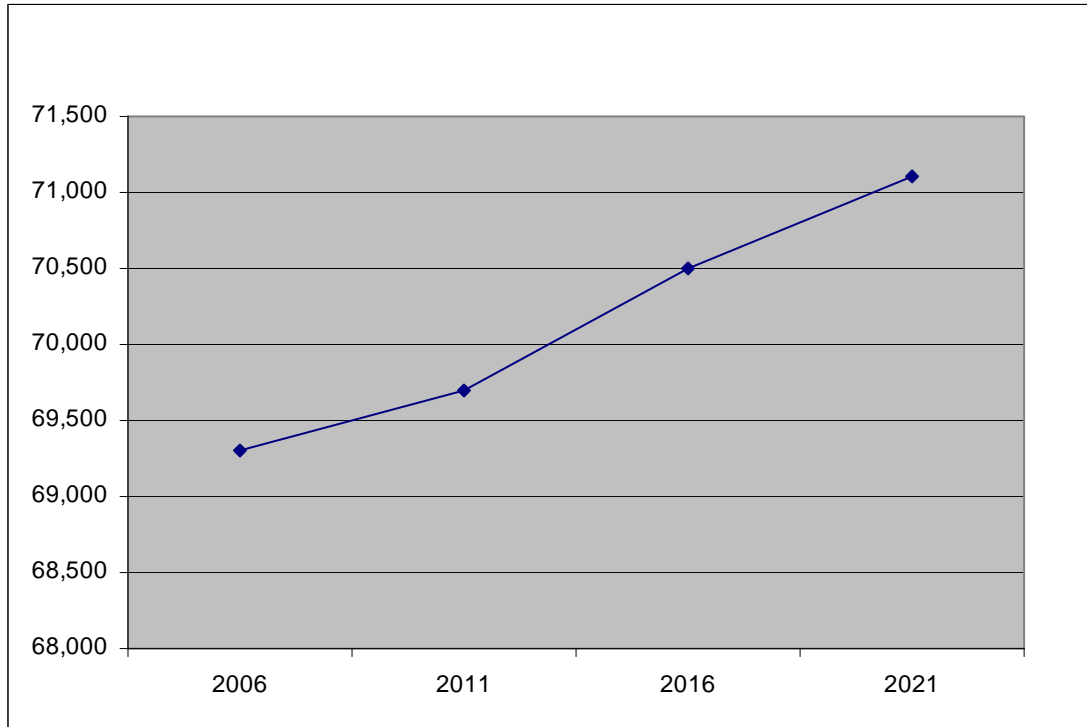
### Local Authority Population Projection for Wales (2006-based) (WAG 2008)

- 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
<b>Blaenau Gwent</b>	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
<b>Births</b>	900	800
<b>Deaths</b>	800	700
<b>Change</b>	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 5<sup>th</sup> 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**

*“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
- f Tackling Inequality
  - f Land Use Planning Framework
  - f Affordable Housing
  - f Private Sector Renewal Policy
  - f Sustainable Development
  - f Energy Efficiency
  - f Homelessness
  - f Supporting people
  - f Housing Management
  - f 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**

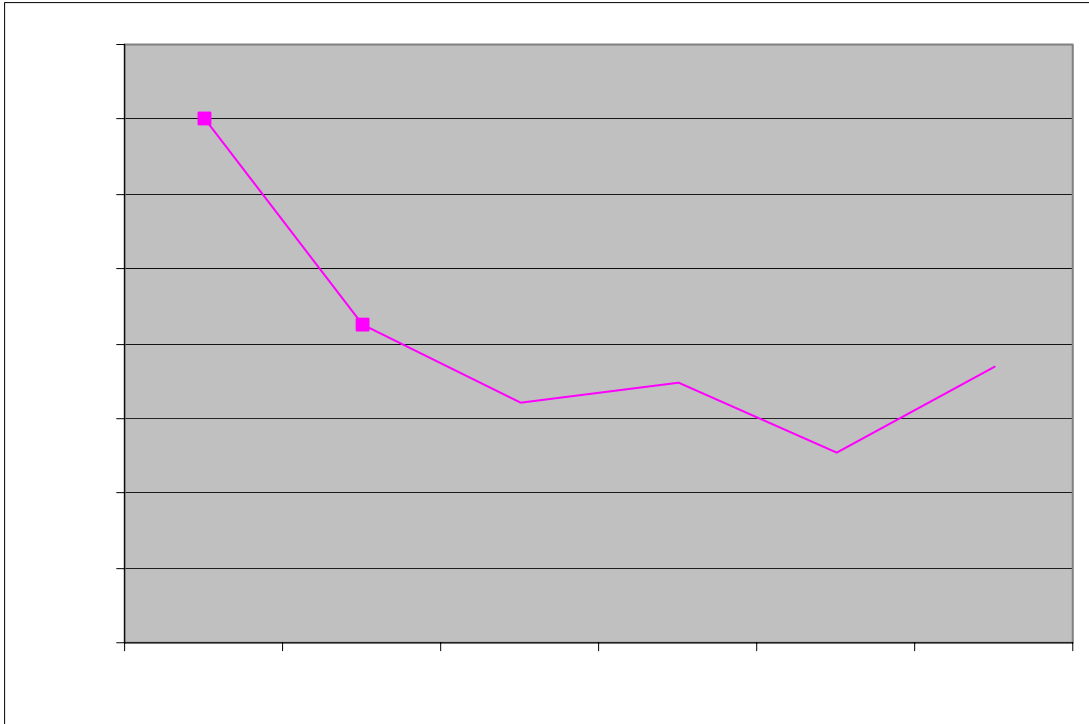
<b>Housing Type</b>	<b>Gross Housing Requirement</b>	<b>Housing Supply</b>	<b>Net Housing Requirement</b>
Market	6,152	5,316	836
Intermediate Social	200	-	200



43 Adding to the least in the last 5 years has seen a further slowing of population loss with some experiencing positive change

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- 46 An increase in births and a decline in the number of deaths mean that the natural change is reduced markedly. This trend continued to the present level.

**Migration**

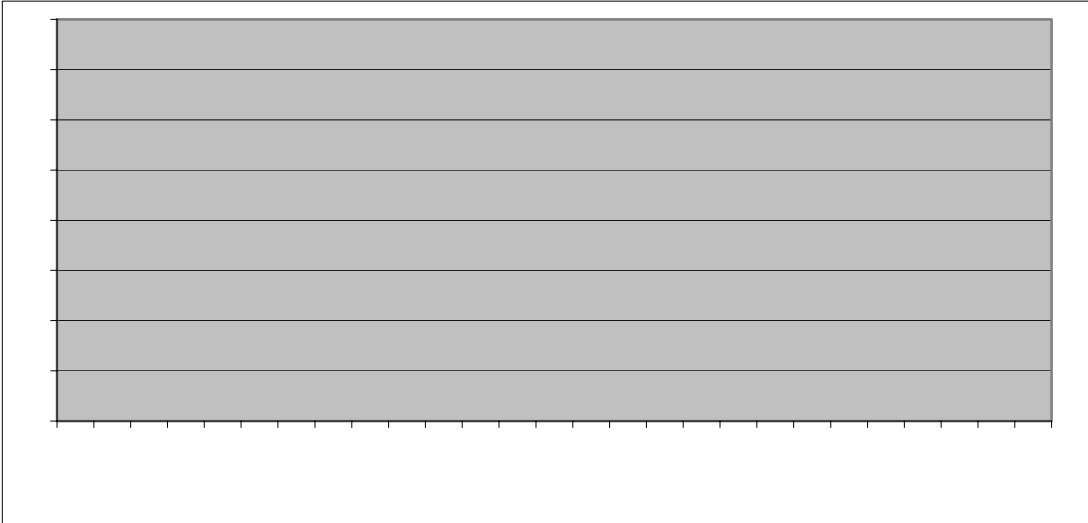
**Table 7: Component of Migration in B** **January 2020**

	2020	2020	2020	2020	2020
International	1,300	1,600	1,600	1,600	1,600
International	1,600	1,600	1,600	1,600	1,300
International	0	0	0	0	100
International					

1995	235
1996	123
1997	136
1998	136
1999 & 20	88
20	16
20	10
20	10
20	110
20	126
20	36
20	73

(Source: Survey of housing)

Figure



## 50 POPULATION PROJECTIONS AND DEMANDS REQUIREMENTS

### 5.1 Introduction

The population housing projections work has been carried out through the use of the Demographic Population and Housing Model (DPHM) which was originally commissioned by the Northern House Building Council and developed by the University of Liverpool. Population projections are based on the current population together with birth rates, death rates and migration rates to forecast the population over the period to 2026. The household requirements, therefore, are based on the population and household size.

2. Demographic





## 6 CONCLUSION

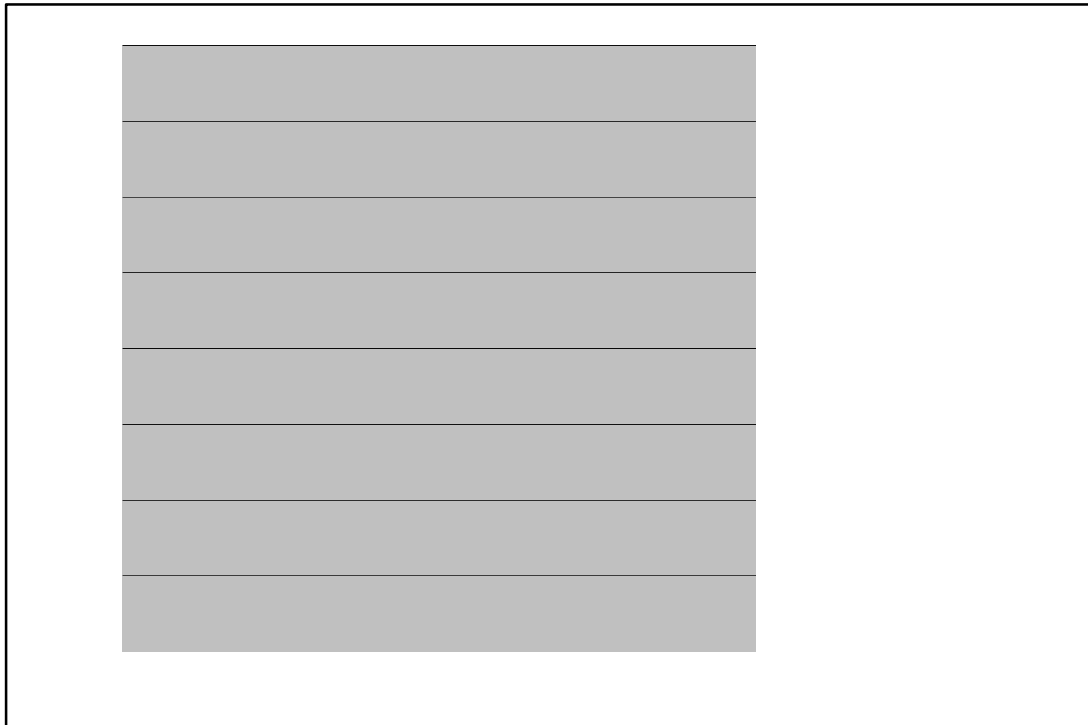
6.1 Each of the scenarios were put forward for consideration as part of the Vision and Option workshops. Option 2 was the chosen option. However, this was modified to take into account the concerns of the house building industry, who considered the 200 figure to be too big a step change, and the Housing 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 Effect Of

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 6A Effect Of GLOA



South Wales Regional  
Housing Strategy

This Memorandum of Understanding comprises:

P

P

A

South Wales Regional  
Housing Strategy

P

This work has been undertaken in the context of the Wales Site and the associated work of the South Wales Strategic Development Project.

The process reflects the Welsh Assembly Government's revision 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 a target, but a working hypothesis to provide a regional context for the preparation of individual local authority Development Plans (

Use of the Welsh 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 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 consultation with individual local authority statutory DPs and will require review in tandem with their progression. Individual DPs are subject to strategic environment 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 WG and significant variations considered by the Group.

Mr Chris Williams  
Chair  
May 2008

Mr Chris Williams  
Chair  
May 2008



Annex - SEVSPG - His

Wales  
Interim Planning Policy Statement (

The draft guidance outlines  
the Government's regional  
projections

19 September 2008  
SEVSPG Interim Officer Meeting

Agreed to be up-to-date  
to us  
Part 1.0 2(

to us

24 April 2006  
SEWSPG Officer Meeting

Two papers introduced:

1. Draft Household Projection and Local Development Plan Dwelling Requirements - Jerry Dixon (
2. First Draft of South East Wales Region Household Forecast: A report on rent to local authority areas (

Agreed to convene a special meeting in the form of a information workshop to discuss each authority's ability to accommodate the projected household growth; invitation ga



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.





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					

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				

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

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				

