

CAERPHILLY LOCAL DEVELOPMENT PLAN EXAMINATION

HEARING SESSION 2: HOUSING PROVISION – SUPPLEMENTARY STATEMENT

Prepared by Boyer Planning on Behalf of R.E Phillips and Partners

In respect of Policy SP16 and the Deposit Plan's housing strategy 2049.D28

Variant Projections

1. Our principal Hearing Statement was submitted to the Examination on 6th April 2010. Prior to this – by email dated 16th March 2010 - we had sought clarification from WAG as regards the variant projections that are referred to on page 121 of the Household Projections for Wales (2006-based) Local Authority Report (W.101).

2. We have now received a response in relation to this by email dated 13th April 2010 from the Environment, Sustainability and Housing Statistics division of WAG, authors of the above report.

3. The information received provides the variant projections for the projection period between 2006 and 2021 as follows:

	2006	2021	Change
Principal Projection	72,512	83,808	11,296
High Variant	72,512	86,003	13,491
Low Variant	72,512	81,688	9,176
Zero net migration	72,512	83,044	10,532

4. W.101 indicates that the variant projections are based on the highest and lowest combination variant population projections produced by the Office of National Statistics. They are not to be regarded as maximum or minimum projections but a set of possible outcomes resulting from alternative trends.

5. Notwithstanding this, it will be noted that the low variant projection – a household change of 9,176 - is itself above the level of housing which the LDP intends to build under policy SP16 and similarly above the level of household change that the Plan's housing strategy will allow to be accommodated.

6. This additional information adds weight to our view that the Deposit LDP does not accord with the tests of soundness identified in the principal hearing statement, particularly CE2 as regards the need for it to be founded on a credible base in terms of population and household projections.

OJ/06.805
13th April 2010