

## 2012 HOUSEHOLD PROJECTIONS – COMMENTS FOR INSPECTOR FROM WEST DORSET, WEYMOUTH AND PORTLAND COUNCILS

### 1. *Introduction*

- 1.1 The examination hearings into the West Dorset, Weymouth and Portland Local Plan were held in November/December 2014. There had been an expectation that the 2012 based Household Projections would be published during the course of the hearings, but publication was delayed until February 2015.
- 1.2 The inspector holding the examination into the Local Plan has asked people to submit their views on the implications (if any) of the new projections for the plan. This consultation closes on the same date as consultation on the Main Modifications to the Local Plan - on the 8<sup>th</sup> of April 2015. This note sets out the Councils' views on the projections.

### 2. *Background*

- 2.1 When making assessments of the amount of housing required for a plan area, Paragraph 159 of the National Planning Policy Framework (NPPF) requires the Councils to assess the 'full housing needs' for the area. It goes on to state that the assessment should seek to "meet[s] household and population projections, taking account of migration and demographic change".
- 2.2 Planning Practice Guidance (PPG) provides additional detail, including confirming that the "Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need".
- 2.3 At the time PBA updated the Strategic Housing Market Assessment (SHMA) in June 2014 the 2012 CLG household projections were not yet available. However, PBA were able to provide an estimate (or preview) of what we expected the projections to show. This was possible because the 2012 population projections had already been published and PBA had confirmed that no major method changes were expected in how CLG translated the population projections into households.
- 2.4 For the Plan Area, PBA estimated 507 new households per annum were required to meet the 2012 population projections.
- 2.5 This required 554 dwellings per annum once an allowance for vacancy and second homes was made.

### 3. *2012 CLG Projections*

- 3.1 The new 2012 based household projections were released on 27th February 2015. The results of these projections for West Dorset, Weymouth and Portland are very slightly lower than the PBA estimate.
- 3.2 For the plan area, the new projections require 494 new households per annum compared to 507 estimated by PBA in the 2014 SHMA.

- 3.3 For the projected number of dwellings, which includes an allowance for vacant stock and second homes, the updated analysis suggests an 'OAN starting point' (the latest CLG projections) of 539 dwellings per annum. This is 15 dwellings per annum lower than estimated in the SHMA (554 dpa).
- 3.4 The updated Table 8.1 from the SHMA is shown below; this updates the 2012 PBA/ONS estimate with the new official projections.
- 3.5 PBA is unable to update any of the other scenario projections because CLG have not released the detailed headship rate data needed to re-run the scenario modelling<sup>1</sup> but, even when available, it is unlikely to materially change the analysis. The difference between the PBA/ONS 2012 estimate and the final 2012 data is small and there is no reason to expect any re-run scenario to show significant difference.

#### 4. *Summary and Conclusions*

- 4.1 The 2012 household projections were published on 27<sup>th</sup> February 2015.
- 4.2 These confirm the OAN starting point for the plan area is slightly lower than PBA estimated in the 2014 SHMA at 494 households per annum (or 539 dpa).
- 4.3 CLG has not released the detailed data needed to update any alternative demographic scenarios using the new 2012 headship rate assumptions. But even when this is released PBA would not expect this to result in significantly different outcomes.
- 4.4 The publication of the 2012 Household Projections does not materially affect the SHMA or its recommendations. If anything the market signal adjustment, between the NPPF compliant 'starting' point (CLG 2012) and the plan requirement therefore is now slightly greater than previously estimated.
- 4.5 In the Councils' view, the housing requirement set out in the submitted version of the plan, as proposed to be modified by the Main Modifications, is soundly based. Given that the differences between the household projections announced in February 2015 and the housing requirement figures discussed at the examination are very marginal, the Councils confirm their view that no further hearing sessions are required on this matter.

31<sup>st</sup> March 2015

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<sup>1</sup> At the time of writing, shortly after publication of the projections, full 2012 headship rate data has not yet been released and CLG had provided a timetable for this.

**Updated SHMA Table 8.1:**

Area	Projection	Household p.a.	Dwellings p.a.
Weymouth & Portland	CLG 2008	154	166
	CLG 2011	153	165
	ONS/PBA2012	145	156
	<b>CLG 2012</b>	<b>147</b>	<b>158</b>
	2007-12 Trends	120	129
	2001-11 Trends	145	156
	2001-07 Trends	158	170
West Dorset	CLG 2008	461	507
	CLG 2011	419	460
	ONS/PBA2012	362	398
	<b>CLG 2012</b>	<b>347</b>	<b>381</b>
	2007-12 Trends	364	400
	2001-11 Trends	476	523
	2001-07 Trends	551	605
Plan area	CLG 2008	615	672
	CLG 2011	572	625
	ONS/PBA2012	507	554
	<b>CLG 2012</b>	<b>494</b>	<b>539</b>
	2007-12 Trends	484	529
	2001-11 Trends	621	679
	2001-07 Trends	709	775

