

## Matter 2 Written Statement – Overall Provision for Housing – Caroline & Michael Edwards (14255)

29<sup>th</sup> August 2016

Dear Mr Kemp (Warwick District Local Plan Programme Officer)

Please see below matters that have arisen since my earlier letter to your office regarding the proposed local plan ref: Hampton Magna, Budbrooke.

### Matter 2 – Overall provision for housing Representation

On 23<sup>rd</sup> June 2016 Britain voted to leave the European Union. This is likely to have significant repercussions on housing needs as reducing the level of immigration has been a strong theme through-out the campaigning and post result analysis.

On 10<sup>th</sup> August 2016 Guildford Borough Council gave a press release delaying submission of the local plan. The reasons include having to revisit the SHMA in light of the vote to leave the European Union and release of the 2014 housing projections published on 12<sup>th</sup> July 2016.

[http://www.easthorsley.info/images/GBC\\_Local\\_Plan/GBC\\_Press\\_Release\\_10\\_August\\_2016.pdf](http://www.easthorsley.info/images/GBC_Local_Plan/GBC_Press_Release_10_August_2016.pdf)

The 2014 Office for National Statistics household predictions reduced numbers across compared to the 'Updated Assessment of Housing Need: Coventry-Warwickshire-HMA September 2015' document but shows an increase in Coventry: These figures below show predictions from 2012 and 2014:

|                       |         |         |        |
|-----------------------|---------|---------|--------|
| North Warwickshire    | 29,000  | 29,000  | 0      |
| Nuneaton and Bedworth | 61,000  | 60,000  | -1,000 |
| Rugby                 | 51,000  | 51,000  | 0      |
| Stratford-on-Avon     | 61,000  | 60,000  | -1,000 |
| Warwick               | 70,000  | 68,000  | -2,000 |
| Coventry              | 169,000 | 174,000 | +5,000 |
| Total                 | 441,000 | 442,000 | +1,000 |

This shows that the demand for housing in Warwick District is lower than previously anticipated and provides additional evidence that any additional housing needs to be close to the demand in Coventry.

The NPPF states the SHMA should identify the scale and mix of housing taking into account population predictions and migration. The 'Updated Assessment of Housing Need: Coventry-Warwickshire-HMA September 2015' document details at Fig. 1 Page 9 that testing migration trends considering migration projections and economic growth prospects are key parts of the approach to determining this need.

Para. 3.12 notes that international migration is a key component of population change across Coventry with migration levels particularly strong since 2005 (Table 5 shows migration exceeding 5,000 people per year since 2010).

The revised household predictions factor in that Coventry has high levels of immigration. Between June 2014 and June 2015 Coventry's population was growing at the 9<sup>th</sup> fastest rate out of all council areas in Great Britain at 2.4% compared to the average of 0.9%.

The unmet housing need in Coventry was the driver for modifications to the Local Plan and this needs to be reviewed as the economic growth prospects and immigration are highly likely to fall following Brexit which will significantly reduce the housing demand.

The 932 dwellings per annum should be reduced and any development should be close to Coventry.

**Conclusion**

These are all the points that we are aware of on 29<sup>th</sup> August 2016. We would like these points to be brought to the inspectors notice along with our previous letter.

Yours Sincerely

Caroline & Michael Edwards