

Matter 2 Written Statement – Overall Provision for Housing – Hampton Magna Action Group (14130)

Ian Kemp
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30th August 2016

Dear Mr Kemp,

The Hampton Magna Action Group submitted a response to the New Local Plan modification consultation process on 22nd April 2016. The response related to the increase in housing density to the land (H27) South of Arras Boulevard from 100 to 130 homes and allocation of land (H51) South of Lloyd Close for 115 homes

This document addresses three points from the 'Matters and Issues' document and is submitted ahead of the public hearings.

Matter 2 – Overall provision for housing

Representation

On 23rd June 2016 Britain voted to leave the European Union. This is likely to have significant repercussions on housing need as reducing the level of immigration has been a strong theme throughout the campaigning and post result analysis.

On 10th 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 12th July 2016.

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 Warwickshire compared to the 'Updated Assessment of Housing Need: Coventry-Warwickshire-HMA September 2015' document (Table 13) but shows an increase in Coventry:

Area	2031 Household Prediction in 2012 (Table 13)	2031 Household Prediction in 2014 (ONS)	Difference
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
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This shows that the demand for housing in Warwick District is lower than previously anticipated and provides 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 states 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 9th 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.

Date: 31st August 2016