

EXAMINATION IN PUBLIC

**EiP Panel: Panel Chair: Jim Parke BSc (Hons) Geography MRTPI
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EiP website: www.southwesteip.co.uk

Panel Note 4 Alternative dwelling distributions

PAPER C – R.S.P.T.G. MEETING – 8 FEBRUARY 2007

COMMUNITIES AND LOCAL GOVERNMENT PROJECTIONS

1. The attention of the Panel has been drawn to the Communities and Local Government (CLG) 2003 based sub-national household projections for the region by a number of participants. Furthermore a number have submitted interpretations of higher level housing requirement distributions based on various pro-rata approaches to the overall difference between the household projections and the draft RSS. The Regional Spatial Planning and Transport Group of the Regional Assembly considered a paper on this matter on February 8th. – Paper C. The Panel anticipated that, in responding to the letter from the Secretary of State, Paper C would contain a dwelling requirement interpretation of the CLG 2003 based household projections as a baseline for the remainder of the technical assessment.
2. The Panel notes that the approach of SWRA in this matter is to distribute the overall regional difference between the CLG projections and the draft RSS regional dwelling total across the totals in Tables 4.1 and 4.2 according to four different policy approaches or scenarios. The Panel accepts the right of SWRA to deal with the Secretary of State's request in this way and is of the view that the responses of Section 4/4 authorities, which are set out in Paper C, provide a useful input to the EiP. Nevertheless it is of the opinion that a more basic interpretation of the CLG 2003 based sub-national household projections is also required for the EiP.
3. Paper C would also have better served the needs of those involved in the EiP, who had not been party to earlier presentations, if the Paper or an Appendix to it had included the explicit outcome of the SWRA scenario distributions by local authority area and HMAs. The Panel has already had representations from parties, who wish to submit Statements to the Panel, but who have not been selected to participate in the EiP, drawing attention to the fact that they may not have the opportunity to respond to matters that arise during the EiP discussions as the result of the late submission of relevant material.
4. In order to allow a full opportunity for the preparation of Statements and also to ensure an informed discussion at the EiP, the Panel approached SWRA. They were asked to prepare a dwelling requirement interpretation of the CLG household projections disaggregated into local government area/HMA areas

alongside the draft RSS distribution and the output from the four scenario approaches set out in Paper C.

5. This material is now available on the EIP web-site and should give adequate time for the preparation of Statements. The Panel anticipate that these tables will be relevant to the preparation of Statements for Session 2/4, the Strategy Sessions 3/1 – 3/3 and the sub-regional sessions.
6. In responding, those participating and submitting written statements on the subject should be aware that the draft RSS reflects the advice set out in the Housing Assessment Manual, which was published by the Office of the Deputy Prime Minister in February 2004. That document recommends the identification of Housing Market Areas and paragraph 4.9 of that document indicates that such areas should be relatively self contained. The Panel, in its consideration of the new material, will work therefore on the assumption that demand arising within a Housing Market Area may be redistributed within the area, but should not usually be redistributed across Housing Market Area boundaries.

15 February 2007