

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 5

SCENARIO 4 DISTRIBUTION OF ADDITIONAL DWELLINGS

The Panel recognises the value of SWRA identifying the “local” and “strategic” components of the household growth projections. However, the Panel notes that in Scenario 4 the SWRA has distributed the additional dwellings derived from the “local” component of household growth according to where it is generated, while the “strategic” component has been distributed across the whole of the region according to the strategy outlined in draft RSS policies A, B and C. This approach would suggest that demand could be redistributed across Housing Market Area boundaries, whereas Housing Market Areas should be largely self-contained. Moreover, while the DCLG projections are trend based (and therefore reflect past policies for distribution), reliance on policies A, B and C in Scenario 4 will inevitably reinforce the policy choices made in the draft RSS, which are yet to be examined for soundness.

The Panel would therefore wish to consider a modification of Scenario 4 in which the growth in dwellings anticipated by the DCLG household projections for 2006-2026 is allocated in a policy neutral way, according to the following principles:

1. The “local” component is allocated to each local authority area based on the 2004/2005 mid-year estimate of the population of the area;
2. The “strategic” allocation is generated for each Housing Market Area based on the Chelmer model migration assumptions. This should ensure that the “strategic” component for each Housing Market Area reflects destination based elements such as retirement flows as well as economic led flows;

The Panel requests SWRA to carry out the modified Scenario set out above by Friday 13 April 2007, prior to the opening of the EiP.

16 March 2007