

**MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION
WRITTEN SUBMISSION BY CPRE KENT &
MAIDSTONE DISTRICT COMMITTEE OF CPRE KENT**

SESSION 2A -HOUSING NEEDS (2)

Issue (i) Whether the Objective Assessment of Housing Needs is based on the appropriate Housing Market Area or should make additional provision for needs arising in adjoining areas or for migration from areas where supply may be constrained.

Qn2.4 Should the matter be left to the first review of the Local Plan, by which time the other authorities should each have up-to-date local plans?

Yes.

The effect of the decision to leave the European Union, the form that this will take, and its impact on the economy, including housebuilding, household formation and international immigration may result in differing assumptions for ONS population projections and household projections, in both the West Kent Districts and Maidstone Borough. Given this significant change which could result in reduced demand for housing it would be appropriate to leave this matter to the first review of the Maidstone Borough Local Plan.

Issue (iii) Whether the OAHN should include an allowance for increased population as a consequence of changing migration patterns with London

Qn2.9 Why has the Council not adopted the higher population projection indicated by the London migration sensitivity analysis?

CPRE Kent notes that the ONS Components of change 2011-2015 shows that over the period 42% of the change was due to internal migration which will include London.

Given this and our comments made in questions 2.11 below we are not convinced that there is a need to include additional housing for London.

Issue (iv) Effect of the 2014 based household projections

Qn2.11 What are the implications for Maidstone of the latest Household projections?

The DCLG Household Projections 2014-based Methodological Report, published July 2016, in Section 2a. Population estimates and projections at page 8 states:
'The population of England is projected to grow at a slightly faster rate in the 2014-based projections than in the 2012-based projections. The higher projected growth rate is due to the change in assumptions made for the 2014-based projections, with the assumptions for net migration being higher and those for fertility and life expectancy being lower.'

The National Population Projections: 2014-based Statistical Bulletin (29 October 2015) sets out the long-term net international migration for the United Kingdom as +185,000 up 20,000 from the +165,000 assumed in the 2012-based assumption [see Appendix A].

The methodology used to produce the 2012-based subnational population projections for England for international migration uses an average of 6 years historic trend data from year ending mid-2006 to year ending mid-2011 to give an average count of moves of international migrants into local authorities in England¹.

The components of change used in the SNNP, set out in Table 1 below, indicate that for the 14 year period under a quarter of the population growth was due to natural growth

¹ ONS Methodology: 2012-based Subnational Population Projections, 29 May 2014

**MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION
WRITTEN SUBMISSION BY CPRE KENT &
MAIDSTONE DISTRICT COMMITTEE OF CPRE KENT**

(23.9%) and almost a third was due to international migration (29.3%). For the period 2006-2011 the average international migration was 747, and for 2009-2014 it was 960. Since 2012 annual international migration has continued rising from 1021 to 1187.

Ministers have pledged to reduce migration to below 100,000 by 2020. The Prime Minister Theresa May has said that she is sticking with her predecessor David Cameron's target of bringing the annual figure down to less than 100,000.

Reducing the UK net international migration to 100,000 post 2020 would reduce it to 61% of the 2012-based assumption (+165,000). If the Maidstone average net international migration mid-2006 to mid-2011 were reduced by 61% this would reduce net international migration over the period 2020-2031 by over 3,000. For the 2014-based SNPP this would result in a reduction of international migrants by over 4,000 for the period 2020-2031.

The decision to leave the European Union, the form that this will take and its impact on the economy, including housebuilding, international immigration and household formation could well result in differing assumptions for ONS population projections and household projections, which may well result in lower household projections.

ONS projections are not forecasts, rather they give an indication of what the future population size and age and sex might be if recent trends continue. And due to the inherent uncertainty of demographic behaviour projections become increasingly uncertain the further they are carried forward into the future.

Given the above it is CPRE Kent's view that the Maidstone Local Plan should not at this stage be required to provide any additional housing arising from the 2014-based projection. It is also our view that this could also affect the 2012-based projections and thus housing demand post 2020. In which case brownfield sites should take priority over greenfield sites.

Table 1: Components of change 2011-2015 for Maidstone Borough

Year	Population	Annual Change	Natural Change			Internal Migration			International Migration			Other change
			births	deaths	change	In	Out	Net	In	Out	Net	
2001	139116		1523	1345	178	8014	7185	829	693	621	72	143

**MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION
WRITTEN SUBMISSION BY CPRE KENT &
MAIDSTONE DISTRICT COMMITTEE OF CPRE KENT**

200 2	140338	1222	1605	1375	230	7843	7374	469	704	611	93	116
200 3	141246	908	1671	1353	318	7437	7160	277	802	499	303	98
200 4	142242	996	1652	1387	265	7316	6962	354	755	385	370	122
200 5	143353	1111	1671	1366	305	7709	6741	968	105 3	491	562	119
200 6	145307	1954	1740	1257	483	8073	7363	710	153 6	391	114 5	96
200 7	147741	2434	1817	1281	536	8002	7478	524	133 9	456	883	39
200 8	149723	1982	1760	1364	396	7276	6516	760	107 8	504	574	141
200 9	151594	1871	1827	1353	474	7461	6706	755	114 7	426	721	195
201 0	153739	2145	1965	1337	628	7702	6679	102 3	102 4	771	253	121
201 1	155764	2025	1988	1373	615	8210	7502	708	929	726	203	7
201 2	157297	1533	1965	1382	583	8215	7194	102 1	962	511	451	-27
201 3	159325	2028	1887	1391	496	8805	7738	106 7	132 1	466	855	76
201 4	161819	2494	2039	1483	556	8663	7476	118 7	137 2	418	954	-17
201 5	164499	2680										

Source: Population Estimates for England and Wales, Scotland, Northern Ireland Mid 2015 - table MYE3B Components of Change Series UK (2015)
© Government Copyright

The 2014-based household projections do not result in an increase in households as shown in Table 2 below. The points raised above in CPRE Kent's view remain pertinent.

Table 2: ONS Household Projections 2012-based and 2014-based

	Households (thousands)									
	199 1	199 6	200 1	200 6	201 1	201 6	202 1	202 6	203 1	203 6
2012- based	53	55	57	59	64	68	73	77	81	85
2014- based	53	55	57	59	64	68	73	77	81	
Census			56		63					

**MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION
WRITTEN SUBMISSION BY CPRE KENT &
MAIDSTONE DISTRICT COMMITTEE OF CPRE KENT**

Sources:

ONS 2012-based Household projections for England and local authority districts Table 6: Household projections by district, England, 1991- 2037

ONS 2014 based Household projections for England and local authority districts Table 406: Household projections by district, England, 1991- 2039

**MAIDSTONE BOROUGH LOCAL PLAN EXAMINATION
WRITTEN SUBMISSION BY CPRE KENT &
MAIDSTONE DISTRICT COMMITTEE OF CPRE KENT**

Appendix A: Extracts from National Population Projections: 2014-based Statistical Bulletin. Release date: 29 October 2015

10. Assumptions underlying the 2014-based projections

The 2014-based national population projections are based on the estimated population at the middle of 2014 and a set of demographic assumptions about future fertility, mortality and migration based on analysis of trends and expert advice. The assumptions underlying the 2014-based national population projections are compared with those used for the 2012-based projections in Table 5.

Table 5: Long-term principal assumptions for the 2014-based national population projections compared with assumptions for the 2012-based projections

	United Kingdom	England	Wales	Scotland	Northern Ireland
Net international migration † - Annual long-term assumption					
2014-based	+185,000	+170,500	+4,000	+9,500	+1,000
2012-based	+165,000	+150,000	+3,000	+12,000	0

Source: Office for National Statistics

Notes:

1. * Expectations of life for 25 years ahead given as specimen year. Note these are period expectations of life based on the mid-year mortality rates assumed for the year 2039 and do not take account of the continuing improvement in mortality projected beyond 2039.

2. † Net international migration does not include cross-border migration between the countries of the UK.