

## Frequently Asked Questions

### **Question 1: Why do we need to develop any more new houses in Caerphilly County Borough?**

- 1) The Population is expected to increase up to 2031 and therefore more houses will be required.
- 2) There is an existing shortage of affordable housing within the county borough to meet existing housing need. This has to be addressed, particularly in the south where house prices make it difficult for people to meet their basic housing need. (Latest figures indicate an existing shortfall of 530 affordable homes per annum - 2011).
- 3) The need for more affordable homes will increase over the plan period if new homes are not delivered.
- 4) There is a need to diversify the housing stock so that there is a wider range and choice of housing and housing tenures available to meet the needs of different sections of our community, in particularly the elderly, first time buyers, single person households.
- 5) The diversification of the housing stock will encourage younger and more affluent members of the population to remain in the county borough and will also attract people into the area.
- 6) For every £1 of spending on housing construction it is estimated that £2.60 gross output will be generated across the economy as a whole<sup>1</sup>
- 7) There are long-term positive benefits in terms of health and related economic outcomes from ensuring that decent quality homes are provided for all irrespective of income.<sup>1</sup>
- 8) Even if the number of people in the county borough stayed the same, we would need more houses.

### *Question 2: Why do you think we would need more houses for the same number of people in the future?*

- 9) We would need to build more housing for the same number of people because we know that:
  - a. Households are getting smaller – albeit at a slower rate than anticipated. So the same amount of people form more households and therefore need more houses.
  - b. The type of household is changing – e.g 1 person households are expected to increase by 19.5% over the plan period.

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<sup>1</sup> The Role of Housing in the Economy : A Final Report by Regeneris Consulting and Oxford Economics 2010

- c. We have an existing housing need for additional affordable housing

**Question 3: Why are households changing?**

- 10) 1 person households are expected to increase by 19.5% over the plan period as people live longer or choose to live alone;
- 11) Lone parent households (1 adult, 1 child) are expected to increase significantly over the plan period as the marriages break down and single people have children;
- 12) Larger households - 5+ person (1 adult, 4+ children), 5+ person (no children), 4 person (no children) are expected to increase significantly over the plan period.
- 13) Some of the larger households are likely to indicate concealed households as:
  - a. First Time Buyers are forced out of the housing market due to issues of affordability;
  - b. More students stay at home to study, instead of moving away (tuition fees);
  - c. Elderly relatives living with children as a consequence of ill health or lack of appropriate housing to accommodate their needs. Why are household sizes getting smaller and changing?

**Question 4: Do you know roughly what the Average Household Size (AHS) is in Caerphilly?**

- 14) In 2008, AHS was 2.31 and this was projected to drop to 2.03 by 2025?
- 15) The 2011 household based projections indicate that in 2011 Caerphilly AHS was 2.39 in 2011 and expected to decrease to 2.27 by 2031.
- 16) The Adopted LDP assumed an AHS of 2.2 over the plan period, significantly lower than that projected for 2031.

**Question 5: Why do you think the local planning authority needs to have regard to Average Household Size and how it is likely to change?**

- 17) AHS impacts directly on the number of houses that are needed over the plan period.
- 18) Different size households, require different size homes.
- 19) Different types of household, need different types of housing i.e. students, elderly, lone parents, young couples, families with children all have differing needs and aspirations.
- 20) The more the AHS declines, the more housing is required for the same number of people.

**Question 6: Other than AHS what do you think are the other main factors that influence population change and thus housing need?**

- 21) Natural change - the difference between deaths and births
- 22) Net migration - the difference between those moving in and those moving out of an area

**Question 7: Which of these do you think planning can influence?**

- 23) For planning purposes there is a fundamental difference between these two factors, in that:
  - a. natural change is largely uninfluenced by actions of the planning authority;
  - b. whereas migration can be directly affected, for example by the provision of additional land for housing.

**Question 8: Who do you think decides how much growth we should take over the plan period?**

- 24) It is a policy decision for the Council to determine, in consultation with relevant stakeholders, i.e. residents, development industry, utility providers, other public bodies etc the level of growth that should be provided for over the plan period
- 25) The starting point when considering housing provision should be the latest Welsh Government projections which are the 2011-based projections
- 26) The Local Planning Authority is then required to consider if they are appropriate using all available evidence, such as alternative longer term trends, desirable levels of migration, household formation and size, past housebuilding rates, housing need, economic growth.
- 27) The level of growth proposed will be the subject of full statutory public consultation and is open to challenge and scrutiny through a formal examination process.

**Other Considerations**

Before we consider what level of growth the county borough should seek to accommodate up to 2031, we need to consider how we see the county borough in 2031.

- 28) Our Vision for Caerphilly is therefore extremely important. What type of place do we want to create?
- 29) Who do we want to live here?
- 30) Do we want to plan based on short or long term trends and why?
- 31) What are the implications of planning based on short term trends?
- 32) What are the implications of planning based on long term trends?
- 33) What do short and long term trends in terms of household formation and size, past housebuilding rates, migration, housing need, and economic growth suggest?
- 34) Ultimately each different set of assumptions factored into a projection will result in a different population and household growth scenario
- 35) Are we planning for a declining, ageing population or something else?
- 36) What are the implications for planning for an ageing, declining population? What impact will that have on the economy, social services, facilities (schools, libraries, leisure centres), town centres, public transport, etc.?
- 37) What are the implications of planning for growth?
- 38) What are the implications of different levels of growth – low, moderate, high?
- 39) Are we planning to attract economically active people into the area? If so what do we need to do to achieve this - where will they live/work? What facilities and services do they need?

- 40) How does our growth strategy fit with our neighbouring local authority strategies and aspirations?
- 41) What do we need to do to deliver the preferred growth option: who, when how?
- 42) What is the environmental capacity of the county borough, can it accommodate further growth?
- 43) Can the infrastructure of the area support further growth , if not what do we need to do to accommodate it?
- 44) The Council in its consideration of these matters needs to ensure that the evidence to support its preferred option is robust and can withstand public scrutiny and challenge.