

**LDP Developer Panel – Engagement Event  
9<sup>th</sup> June 2014**

**Attendees:**

Mark Harris	- Home Builders Federation
Darren Parker	- RPS
Keith Warren	- Asbri Planning
Daniel Hodgekiss	- Persimmon Homes
Gareth Williams	- NLP
Christine Sullivan	- SLP
Zoe Abberly	- Barton Wilmore
Richard Price	- Barratt Homes

**Facilitators:**

Rhian Kyte, Victoria Morgan, Adeline Santos.

**1) Welcome and Introductions**

RK welcomed partners to the event and provided a short presentation to set the scene for the review of the LDP and where CCbC are in the review process.

**2) Growth Options**

VM gave a presentation to the group of the work undertaken to date in respect of the proposed Population and Household Growth Projections (attached).

**Key observations from the Stakeholder group:**

- Fundamental to assess the household composition and size and its impact on future average household size – scenarios should consider longer term trends on average household size and also other possible changes in household membership.
- There needs to be a labour forecast - projected employment and jobs growth and its impact on population levels.
  - All existing scenarios appear to be planning for an decline in economic activity.
- WG highlight the need to increase house building across Wales, and the need for LPAs to ensure that they have a 5-year land supply.
- The demand side of Household growth needs to be looked at independently from supply.
- Flexibility required for deliverability.
- Agreed that the WG projections in respect of fertility and mortality are acceptable.
- Policies need to plan for growth – not managed decline.

- This needs to be set out clearly in Background Paper.
- Caerphilly Basin is very attractive
  - Growth needs to be spread - infrastructure improvements will assist.
- Need to factor in the Metro line , electrification and city regions in terms of potential impact on Migration patterns.
- On face value, moderate growth is not favourable, however the group welcome the opportunity to comment on the draft background paper in due course.
- Mismatch between population growth in the past and future projections (based on strategy of brownfield development).
- Growth scenario 10,11,12 is required
- Demand is not just about where developers want to build it's also about building where people want to live
- Agreement on the methodology to be used to underpin the projections is critical. Whilst the group may not agree with the assumptions factored into the projections if the methodology is agreed then that will save considerable time in the future.

#### **Way forward:**

- Compile a growth model based on an economic strategy that encourages growth.
- Factor in reducing AHS to revert to past long-term trends and changes in household type.

There was a discussion concerning the need to address the issue of the 5,000 un-attributable people that appeared in CCBC between the 2001 and 2011 Census This has been an issue elsewhere and officers attention was drawn to South Worcestershire Examination Report, where a similar problem occurred.

The Group were thanked for their input and it was agreed that the Council would:

- 1) Test some alternative scenarios to reflect the comments made and assess what impact they would have on the projections;
- 2) Circulate the draft background paper to the group for comment;
- 3) Continue to work with the group with a view to obtaining agreement on the methodology to be used to underpin the projections.