BRIDGEND LOCAL DEVELOPMENT PLAN

STRATEGIC GROWTH OPTIONS BRIEFING PAPER

Bridgend
Local Development Plan

Introduction

Estimating future levels of population is an important element of the Local Development Plan process. Future levels of anticipated growth raise some very significant issues which have a major influence on all land requirements such as housing, employment and retail.

Housing development is, and will continue to be a principal consumer of land, it is therefore appropriate that detailed consideration be given to this matter. The Strategic Growth Options, detailed in this paper, involve estimating a range of future dwelling requirements and house building rates with consequent household change and population forecasts for the County Borough. These are:

Strategy	Assumed Annual Build Rate	Additional Dwelling Requirement	2021 Population
1. Do Nothing Strategy	462	0	138,432
2. UDP Growth Strategy	498	540	139,800
3.Trend Based Growth Strategy	540	1,170	141,378
4. High Growth Strategy	648	2,790	145,489
5.Very High Growth Strategy	702	3,600	147,534

Each of the Strategic Growth Options has been produced using the most up-to-date (Summer 2006 Upgrade) Chelmer Population and Household Model. The core data is 2001 census based, refined to include 2003 local correction factors for births, deaths, net migration and household representative rates. In addition, 2003 based fertility and mortality rates have been incorporated.

The model was run for each of the 5 different Strategic Growth Options. The population projections were produced by inputting the known building completions between 2001 and 2006 and anticipated building programmes from 2006 to 2021. The generated 2006 population is estimated to be 131,604.

At the heart of each growth strategy is an assumption that most of the housing sites allocated in the adopted Bridgend Unitary Development Plan (UDP) will be developed together with an anticipated further contribution of small-scale and windfall housing sites. There is therefore an implicit ‘commitment’ in each of the strategies of 6930 dwellings. The ‘Do Nothing Strategy’ requires no further growth above this figure whilst it is offset against the other growth options in order to calculate the additional dwelling requirements.

As an additional background consideration, each strategy should be considered in the context of the County Borough’s existing employment landbank, which in gross terms, stands at approximately 227 hectares of land available for development, at October 2006. It should acknowledged that this represents a substantial landbank, and in the context of all the Strategic Growth Options, taking into account past take-up, increases in working age population, economic activity and a more sustainable community pattern, this represents more than sufficient employment land to cater for the needs of residents up to and beyond the LDP period of 2021. As such it should be recognised that the availability of employment land is not a constraining factor for any of the Strategic Growth Options put forward.

1. Do Nothing Strategy

This Strategy assumes a build out of all existing residential commitments as evidenced from the Joint Housing Land Availability Study of 2006. It also assumes that during the LDP Plan period there will continue to be small and windfall site contributions. This 'do nothing' strategy entails no further allocations of land over and above those which are allocated in the adopted Bridgend Unitary Development Plan (UDP). This will result in a dwelling requirement of 6,930 dwellings up to 2021, which translates to an annual house building rate of 462 dwellings. The resultant population at 2021 will be 138,432, an increase of 6828 above the 2006 level. The application of a Strategic Environmental Assessment (SEA) to the final LDP proposals requires comparison against a "do nothing option".

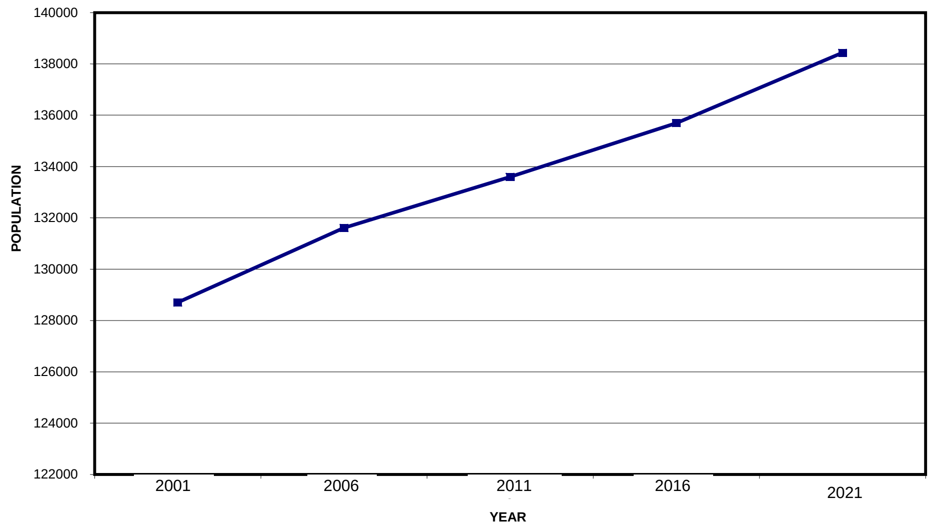

Figure 1 Do Nothing Strategy Population Projection

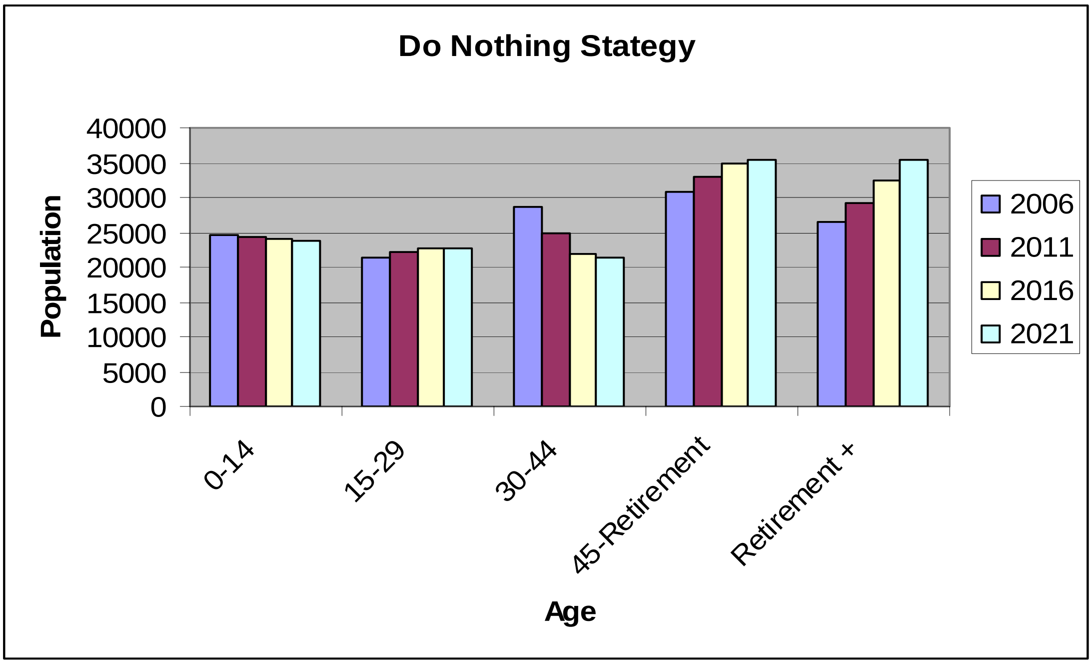

Figure 2 Do Nothing Strategy Age Profile

	0-14	15-29	30-44	45-Retirement	Retirement +
2006	24506	21301	28552	30824	26421
2011	24339	22167	24749	33011	29266
2016	24038	22701	21843	34802	32309
2021	23905	22656	21235	35325	35311

Possible Advantages

- No further allocations of land (brownfield or greenfield) required
- Less pressure for development on ‘protected land’
- Increased public certainty
- No ‘cherry picking’ of new easily developed sites / existing harder to develop sites may be brought forward
- Less pressure on public services and infrastructure

Possible Disadvantages

- Does not accord with regional growth aspirations (WSP and SEWSPG).
- Very limited opportunity for associated community benefits that new allocations could bring (i.e. Affordable Housing).
- At odds with Market Forces.
- May require re-assessment of small and windfall sites once existing targets have been met.
- Bridgend’s growth may start to fall behind other comparable centres in the region, with knock-on effects for inward investment and retail and service provision.
- House prices may continue to rise at an increasing rate, thereby further reducing affordability.
- Increased likelihood of net inward commuting to already committed employment sites as the size of the economically active population declines.
- Very limited growth may result in a population demographic that may not support existing community services such as education and recreational facilities.

2. UDP Growth Strategy

This Strategy anticipates the continuation to 2021 of the existing UDP Strategy which currently envisages an annual housing build-rate of 498 dwellings up until 2016. This produces a dwelling requirement between 2006 and 2021 of 7,470 dwellings. The resultant population at 2021 will be 139,800, an increase of 8196 above the 2006 level. This strategy will require an additional requirement (over and above the ‘Do Nothing’ Strategy) of 540 dwellings.

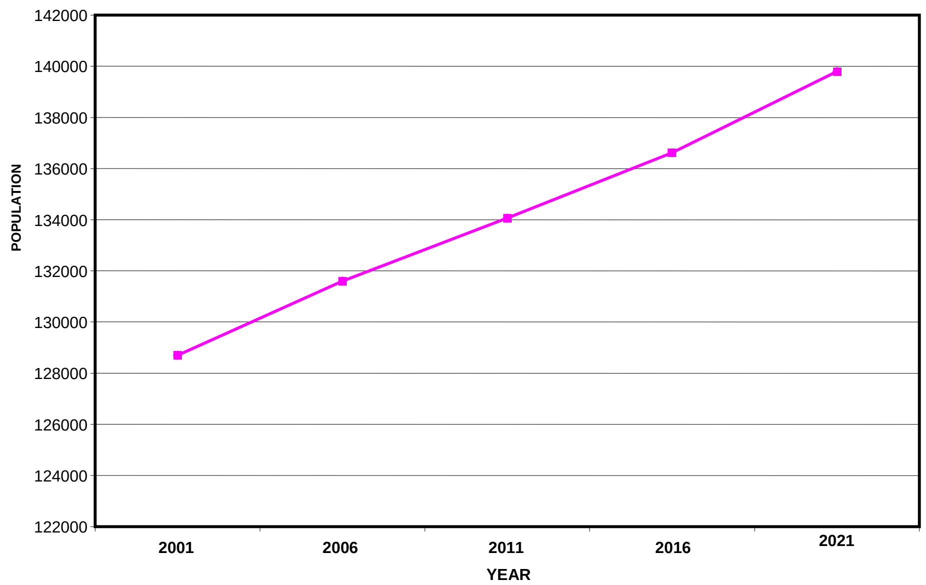

Figure 3 UDP Growth Strategy Population Projection

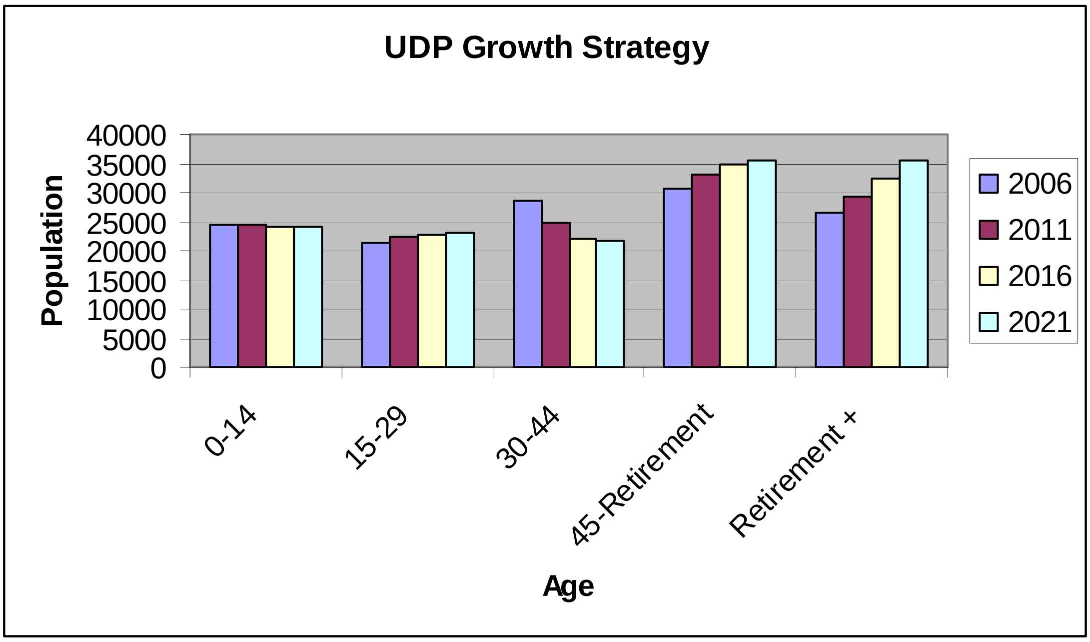

Figure 4 UDP Growth Strategy Age Profile

	0-14	15-29	30-44	45-Retirement	Retirement +
2006	24506	21301	28552	30824	26421
2011	24521	22303	24877	33066	29302
2016	24283	22921	22106	34931	32377
2021	24275	22932	21631	35541	35421

Possible Advantages

- Continuation of recently approved growth strategy
- Subject to re-assessment, additional dwellings could be accommodated on existing allocations if they were developed at higher densities.
- If above is satisfied, there may be less pressure for development on 'protected land'
- Public certainty by continuing UDP rates
- No 'cherry picking' of new easily developed sites / existing harder to develop sites may be brought forward
- More sustainable, realistic and achievable rate of development (as evidenced from the UDP)
- In line with agreed regional growth aspirations (SEWSPG)

Possible Disadvantages

- May not accord with WSP growth aspirations
- Limited opportunity for associated community benefits that new allocations could bring (i.e. Affordable Housing)
- Limited long term growth may result in a population demographic that may not support existing community services such as education and recreational facilities.
- House prices may continue to rise at an increasing rate, thereby further reducing affordability.
- Increased likelihood of net inward commuting to already committed employment sites as the size of the economically active population declines.

3. Trend Based Growth Strategy

This strategy has been produced by inputting the average annual dwelling completion rate in the County Borough since 1991. These have been agreed with the Welsh Assembly Government and results in an average build rate of 540 dwellings per annum. This produces a dwelling requirement up to 2021 of 8,100 dwellings. The resultant population at 2021 will be 141,378, an increase of 9774 above the 2006 level. This strategy will require an additional requirement (over and above the 'Do Nothing' Strategy) of 1,170 dwellings.

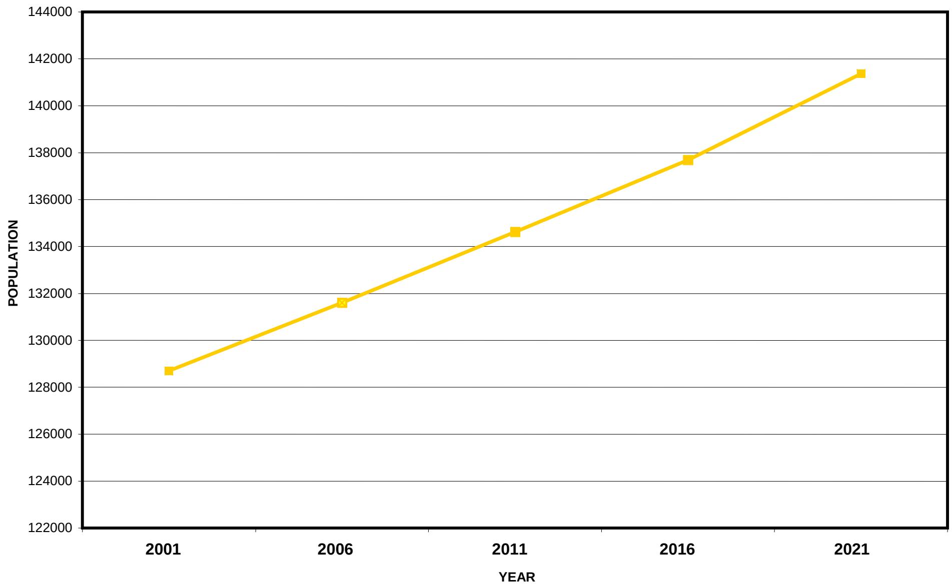

Figure 5 Trend Based Growth Strategy Population Projection

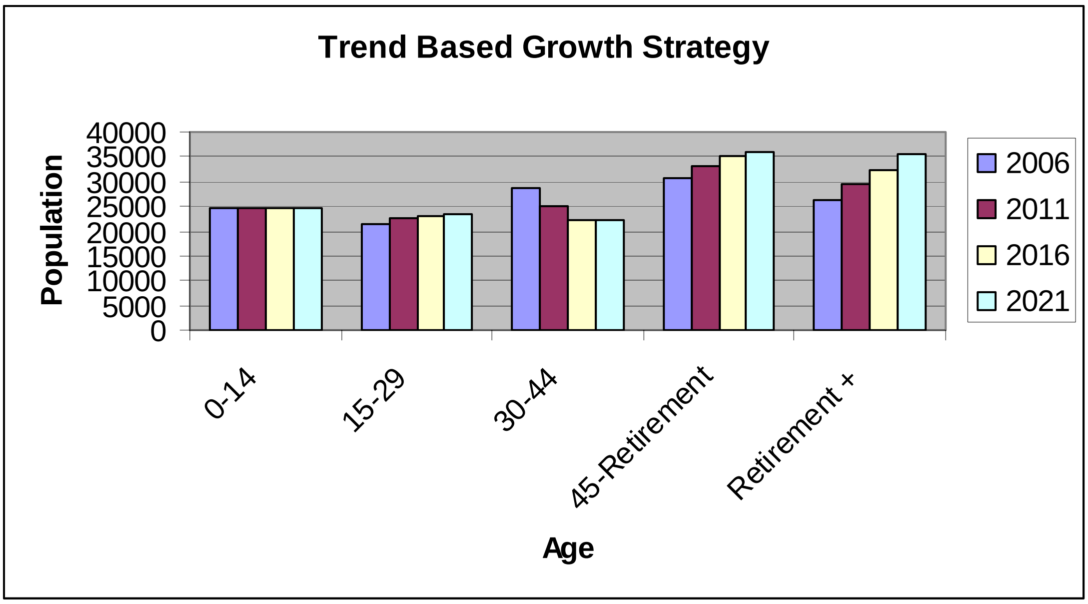

Figure 6 Trend Based Growth Strategy Age Profile

	0-14	15-29	30-44	45-Retirement	Retirement +
2006	24506	21301	28552	30824	26421
2011	24663	22462	25024	33163	29339
2016	24572	23171	22409	35081	32457
2021	24700	23247	22089	35800	35542

Possible Advantages

- Longer growth term trend takes into account economic cycles.
- Given the time period the baseline information is robust and follows same tested methodology as the UDP.
- Subject to assessment, some of the additional dwellings could be accommodated on existing allocations using higher densities.
- Subject to assessment, residual dwellings could be accommodated on brownfield sites within urban areas.
- If above is satisfied, there will be less pressure for development on ‘protected land’.
- Limited ‘cherry picking’ of new easily developed sites.
- More realistic and achievable rate of development as it is based on up-to-date agreed build rates.
- Accommodates SEWSPG agreed rates and may accord with WSP growth aspirations.
- Prospect of balancing net commuting patterns.

Possible Disadvantages

- Most difficult to develop sites may not be brought forward.
- Limited opportunity for associated community benefits that new greenfield allocations could bring (i.e. Affordable Housing) due to possible constraints and viability issues associated with brownfield sites.

4. High Growth Strategy

This strategy envisages a 20% increase in the annual build rate from that of the Trend Based Strategy. This results in an average build rate of 648 dwellings per annum. This produces a dwelling requirement up to 2021 of 9,720 dwellings. The resultant population at 2021 will be 145,489, an increase of 13,885 above the 2006 level. This strategy will require an additional requirement (over and above the 'Do Nothing' Strategy) of 2,790 dwellings.

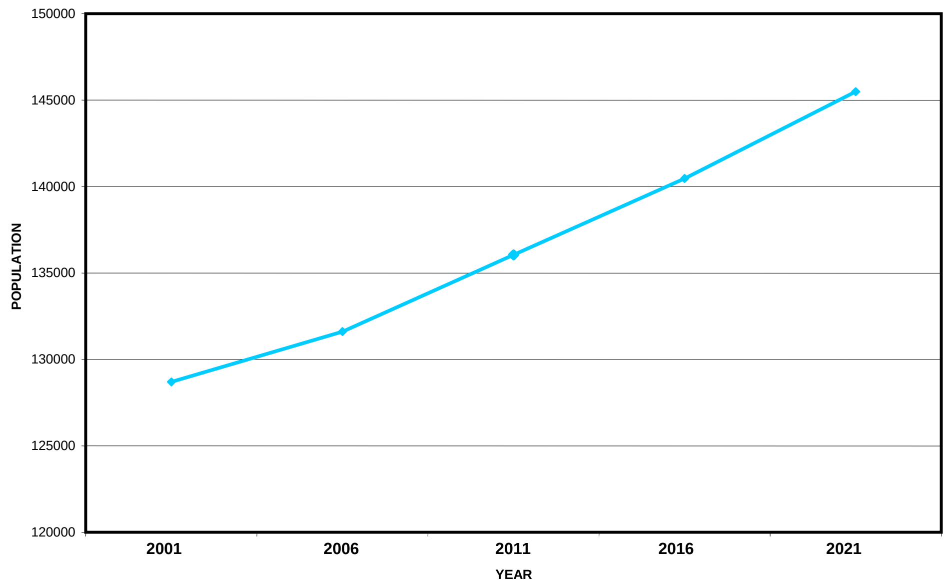

Figure 7 High Growth Strategy Population Projection

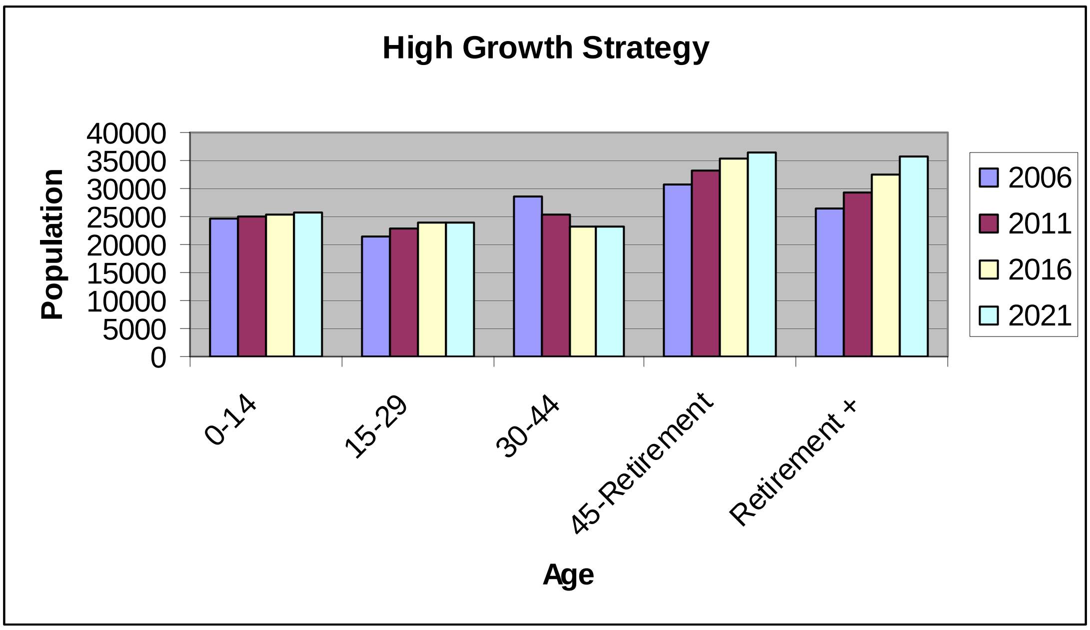

Figure 8 High Growth Strategy Age Profile

	0-14	15-29	30-44	45-Retirement	Retirement +
2006	24506	21301	28552	30824	26421
2011	25026	22872	25403	33308	29442
2016	25316	23827	23204	35461	32659
2021	25811	24075	23281	36460	35862

Possible Advantages

- Subject to assessment, some of the additional dwellings could be accommodated on existing allocations using higher densities
- Subject to assessment, some of the additional dwellings could be accommodated on brownfield sites within urban areas.
- Scope for additional community benefits and facilities from new sites.
- Accelerated growth will have positive effects for inward investment and retail and service provision.
- May accord with WSP growth aspirations.
- More in line with economic growth aspirations in terms of economically active population and development of committed employment sites.

Possible Disadvantages

- Exceeds agreed SEWSPG growth / apportionment figures.
- May require allocation of Greenfield sites.
- Existing protected areas could be affected.
- ‘Cherry picking’ of new easily developed sites / difficult to develop sites may not be brought forward.
- This level of development has only been achieved in 3 of the past 16 years.
- Accelerated growth may mean additional pressure on existing social and physical infrastructure (e.g. schools, transport system, health facilities and utilities etc).
- Maybe pressure for alternative residential development of existing employment sites.

5. Very High Growth Strategy

This strategy envisages a 30% increase in the annual build rate from that of the Trend Based Strategy. This results in an average build rate of 702 dwellings per annum. This produces a dwelling requirement up to 2021 of 10,530 dwellings. The resultant population at 2021 will be 147,534, an increase of 15,930 above the 2006 level. This strategy will require an additional requirement (over and above the 'Do Nothing' Strategy) of 3,600 dwellings.

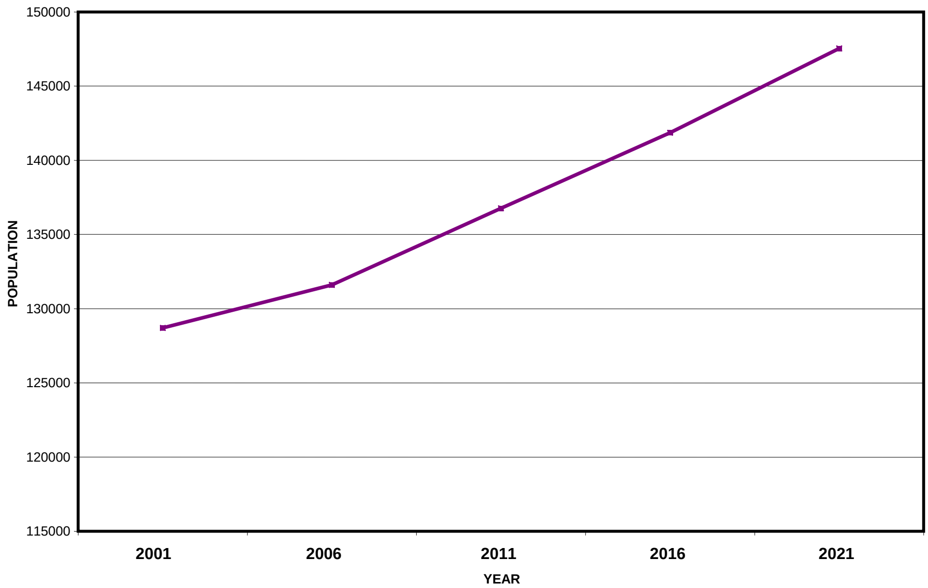

Figure 9 Very High Growth Strategy Population Projection

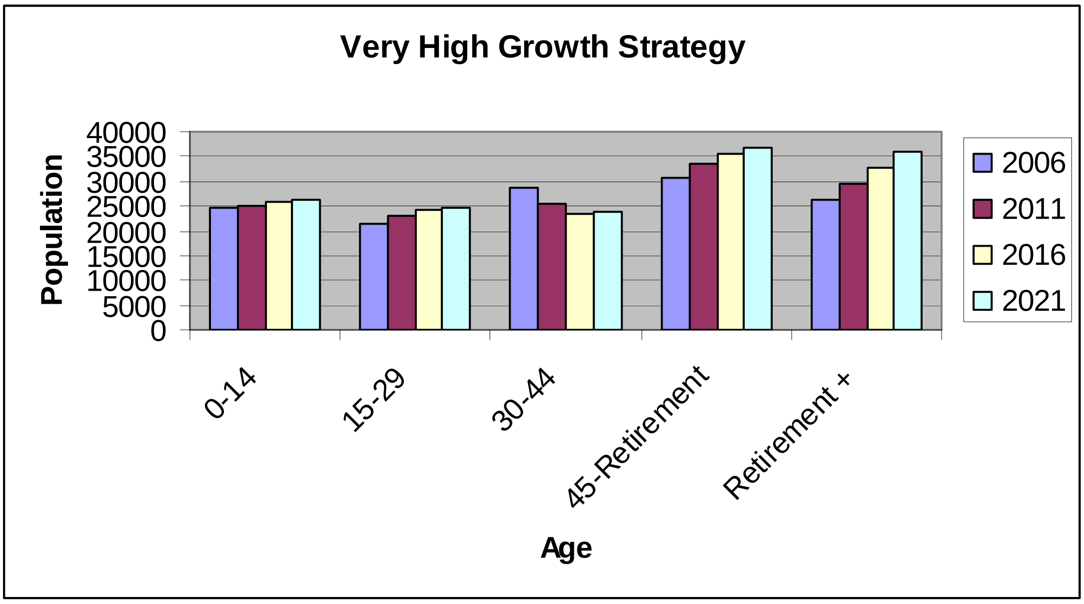

Figure 10 Very High Growth Strategy Age Profile

	0-14	15-29	30-44	45-Retirement	Retirement +
2006	24506	21301	28552	30824	26421
2011	25208	23077	25596	33393	29493
2016	25692	24151	23597	35651	32763
2021	26365	24484	23874	36784	36027

Possible Advantages

- Subject to assessment, some of the additional dwellings could be accommodated on existing allocations using higher densities
- Subject to assessment, some of the additional dwellings could be accommodated on brownfield sites within urban areas.
- Scope for additional community benefits and facilities from new sites.
- Accelerated growth will have positive effects for inward investment and retail and service provision.

Possible Disadvantages

- Significantly exceeds SEWSPG growth / apportionment figures and may exceed WSP growth aspirations.
- Will require allocation of Greenfield sites.
- Existing protected areas will be affected.
- 'Cherry picking' of new easily developed sites / difficult to develop sites may not be brought forward.
- This level of development has never been achieved.
- Accelerated growth will mean further additional pressure on existing social and physical infrastructure (eg schools, transport system, health facilities utilities etc) than the High Growth Strategy.
- Could actively encourage further net out commuting especially to Cardiff creating 'dormitory' settlements.
- Maybe pressure for alternative residential development of existing employment sites.

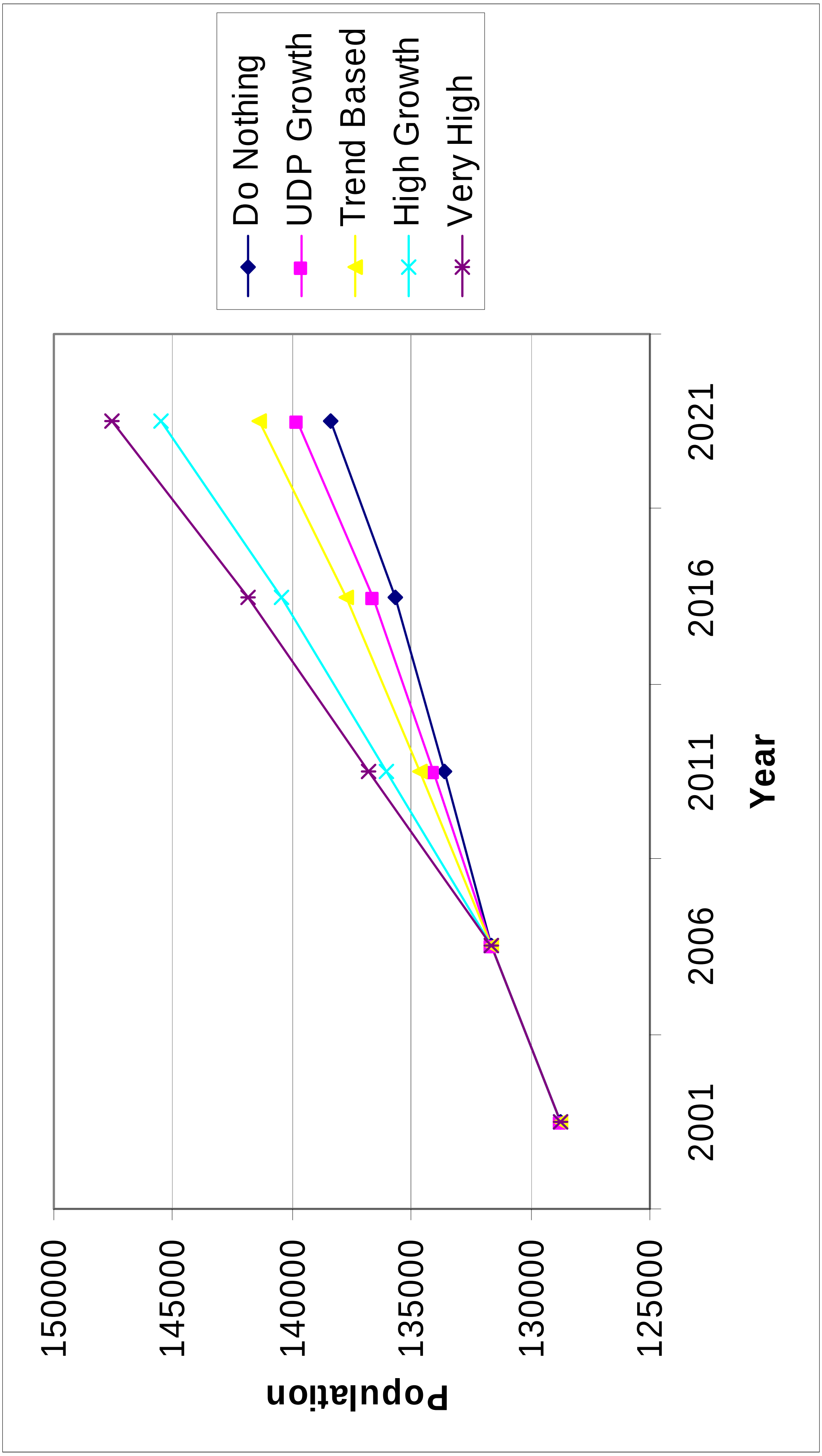

Figure 11 LDP Strategy Options Population Projections