



Technical Paper: population and household projections with dwelling and employment impacts

To be read alongside background paper

Produced for Flintshire County Council by the Corporate Research and Information Unit, Conwy County Council

Flintshire County Council Local Development Plan
Preferred Strategy consultation
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rates). The population ratios and the average household size differ, depending on the base population for that projection.

- 2.7 Whilst the Flintshire Local Development Plan was being prepared, a new set of official population and household projections were produced by Welsh Government³. These were considered alongside the results from the strategic options consultation, and were not felt to provide sufficient evidence to change the preferred strategy. Though the 2014-based projections give higher figures than those in the 2011-based projections, they remain at a very low baseline level for Flintshire and not one that would provide for a positive job growth related plan strategy which the Council has committed to.

Table 2.1: Welsh Government official projections for Flintshire County

Source: 2011- and 2014-based sub national population and household projections, Welsh Government

	Welsh Government 2011-based 10 year migration trend projections	Welsh Government 2014-based 10 year migration trend projections
Population change 2015 -2030		
Population growth	1,850	3,800
Percentage	1.2%	2.5%
Average annual net migration	0	10
Household and dwelling change 2015 -2030		
Household growth	3,600	4,150
Percentage	5.5%	6.4%
Average household size	2.242	2.256
Dwellings growth (total)	3,750	4,300
Average annual figure	190	250

³ 2014-based sub national population projections were published by Welsh Government in September 2016; household projections were published in March 2017

Flintshire

year. The Welsh Government 2014-based migration-led projections had a lower annual requirement (including contingency) of between about 280 and 310 new dwellings each. The LDP Preferred Strategy is therefore seeking to provide a significantly higher level of housing than the national projections indicate

- 3.14 Not all of these new dwellings will require new allocations of land for housing. Land with existing permissions or allocations, dwellings which are already under construction, completions, awaiting S106 and estimated windfall (as of April 2017) dwellings. At 1st April 2017 the requirement for new allocations was land to accommodate 1,450 new dwellings.

Table 3.4: dwelling impacts of growth options for Flintshire County
 Sources: employment-led projections, Corporate Research and Information Unit, Conwy CBC; housing land monitoring statements and planning register, Flintshire County Council

	Preferred growth option dwelling requirement mid - point
Growth 2015-30	
Total new housing provision	7,650
Supply (with permission, allocation or under construction), completions, awaiting S106 and estimated windfall (as of April 2017)	6,200
New allocations required	1,450

Employment impacts

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Table 3.5: employment impacts of growth options for Flintshire County

Source: employment-led population projections, Corporate Research and Information Unit, Conwy CBC

	Preferred growth option employment led
Growth 2015-30	
Job growth	8,000-10,000
Land (ha)	56.5-70.7

- 3.18 To get an employment land requirement from a jobs figure, the total jobs requirement is converted to an employment land requirement by using a national average jobs density of 21 sqm per job to get a total floorspace requirement. The floorspace figure is then divided by Flintshire developer density 3,000 sqm/ha to get an overall employment land requirement⁸.
- 3.19 Evidence about the amount and distribution of land needed to accommodate the increase in the size of the labour force growth is presented in background paper 2005 Flintshire and Wrexham Employment Land Review (October 2015).
- 3.20 Y existing portfolio of employment sites which, when assessed in the Employment Land Review, did not identify significant existing sites for deallocation or alternative uses. In maintaining a large portfolio of existing employment sites, and given the focus for job creation on two strategic allocations, Flintshire has more than sufficient sites to accommodate the expected job growth.

⁸ Methodology advice obtained from BE Group, who produced the Employment Land Review background paper. Average jobs density is an average for most service sectors.

