

Hart Local Plan Inquiry: Matter 4 – where will people come from?

Note

to Winchfield Parish Council

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Urban & Regional Policy

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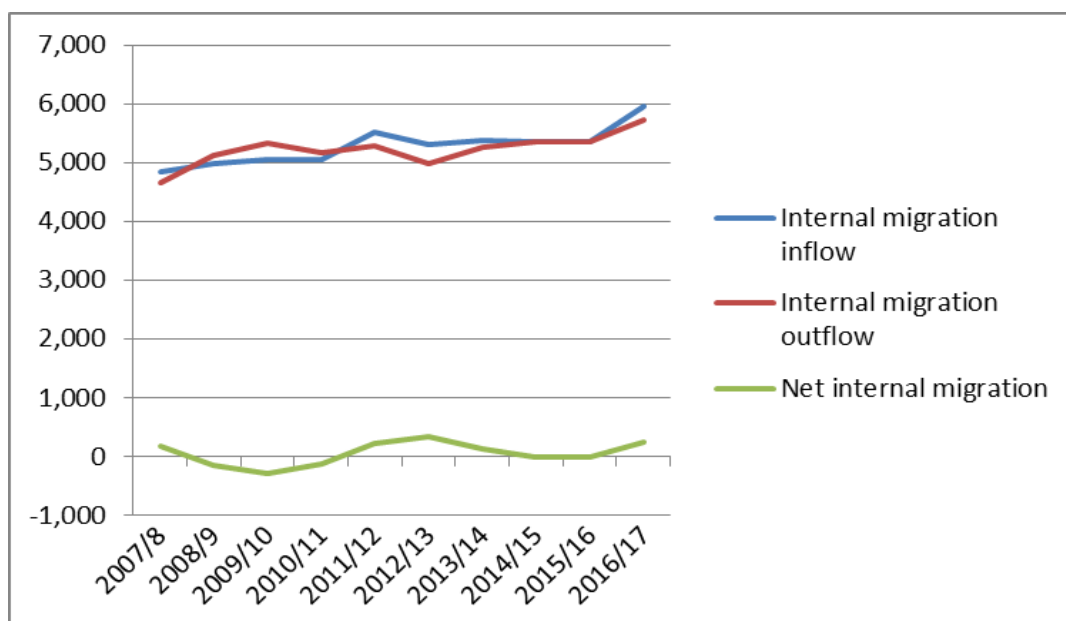
1 Introduction

- 1.1 I have been asked to comment on a note by Hart District Council (HDC), responding to the Inspector’s question on where the inhabitants of the proposed new settlement will come from.
- 1.2 The proposition put in the HDC note is that housing provision above OAN in the early part of the plan period will draw people into Hart, mainly from elsewhere in the HMA. Unless this surplus is continued in the later part, by means of the new settlement, it is suggested that Hart will be exporting people to other HMAs.

2 Critique

- 2.1 OAN is a measure of net change in households, in which net migration plays a major part. However, migration consists of movement by individuals in and out of an area. Net migration is the arithmetic difference between these flows: there is no such person as a ‘net migrant’. The HDC paper seeks to link OAN (net migration) directly to the individual locational choices of in-migrants, which is not valid. To establish a link to OAN both inward and outward movements must be considered.
- 2.2 The data referenced in the HDC paper shows origins of in-migration to Hart in a single year (mid-2016- mid-2017)¹. Appendix 1 and Figures 1 and 2 below show (respectively) in and out migration for Hart over the last 10 years, and the relationship of net migration to the provision of housing over the same period.

Figure 1: Migration within the UK, persons pa, Hart, 2007/8 to 2016/7



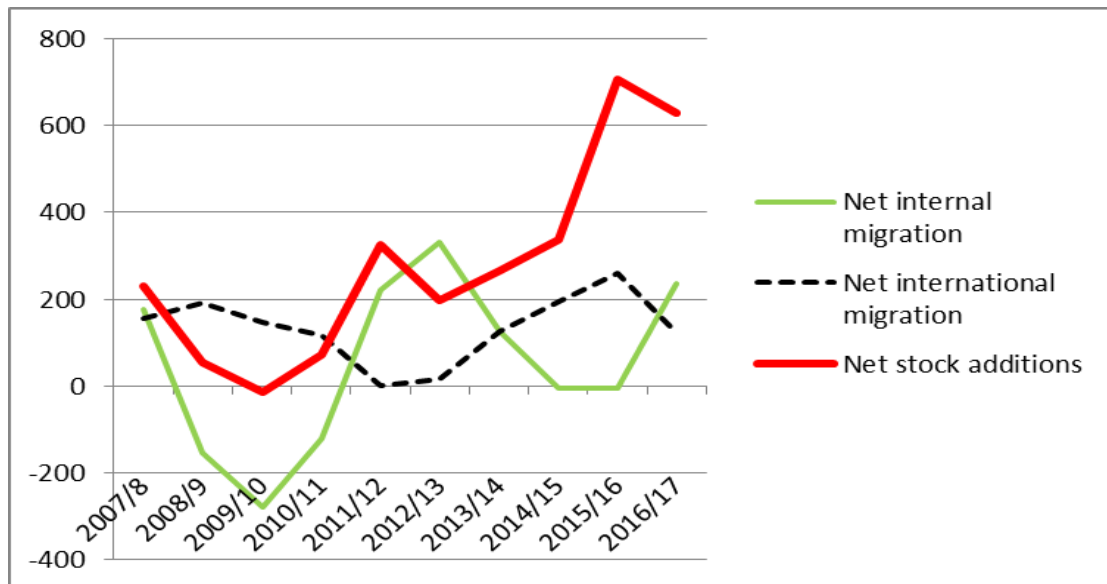
- 2.3 Figure 1 and the Appendix Table show inflows and outflows within the UK are in approximate balance, with both running at 5,000 to 6,000 pa, and net migration averaging only around 50 pa (1% of the flow). Most migration within the UK is local, but the Annexe to the HDC note shows that for Hart less than 20% comes from within the Housing Market Area defined by the SHMA (Hart, Rushmoor and Surrey Heath).
- 2.4 As contended by Winchfield at the Matter 3 hearing, the market for housing in Hart is most of the South West quadrant centred on London. The impact of the proposed new

¹ it should be borne in mind that the data ultimately derives from NHS registrations changes of address, international passenger surveys and student records. This is controlled and processed to conform to national totals and is of very limited precision in its application to individual Districts the size of Hart.

settlement on migration elsewhere within the 3-District HMA defined by the SHMA would be very slight. The proposition put by the HDC note (para 1.2 above) is mistaken.

- 2.5 In-migrants (like everyone else) can choose from the whole local stock, and on average 90% of moves are to existing properties, and only 10% to new. It is therefore most unsafe to propose (as HDC does) a causal connection between national migration patterns and the volume of new build.

Figure 2: Migration and housing provision, persons/dwellings pa, Hart, 2007/8 to 2016/7



- 2.6 Figure 2 examines both national and international migration to see whether there is any wider relationship with housing provision. It shows that:
- a) Although international migration in- and out- flows are less than 10% of domestic equivalents, the net flow is of the same order;
 - b) Neither domestic nor international net flows appear to be linked to net housing stock changes;
 - c) However, there appears to be an inverse relationship between national and international net flows – when net internal migration is high, international migration is low, and vice-versa.

3 Conclusions

- 3.1 While in general more housing provision increases the capacity of an area, new housing is only a small proportion of the locational choices available to migrants. Other things being equal, action in relation to existing stock (eg on tenure, stock improvements and area regeneration) are likely to have a greater effect on the origin and mix of in-movers than the location and mix of new build.
- 3.2 The only indication that can be drawn from past migration trends comes from the observation that although international migration flows are less than a tenth of domestic flows, the differences between in- and out-flows are proportionately greater. In the light of the observation at 2.6(c) above the increase in capacity provided might perhaps lead to more international migration.
- 3.3 Beyond that, no safe conclusion can be drawn about where residents of a new settlement in Hart would come from, and certainly not in the terms set out in HDC’s note.

Appendix Table: Migration and stock statistics

Hart	Internal migration			Long-Term International Migration			Net stock and migration	
	Inflow	Outflow	Net internal migration	Inflow	Outflow	Net international migration	Total net migration	Net stock additions
2007/8	4,840	4,665	175	542	387	155	330	231
2008/9	4,973	5,127	-154	532	340	192	38	54
2009/10	5,050	5,328	-278	414	268	146	-132	-15
2010/11	5,046	5,167	-121	407	289	118	-3	72
2011/12	5,509	5,289	220	345	344	1	221	326
2012/13	5,306	4,976	330	313	297	16	346	197
2013/14	5,380	5,253	127	367	240	127	254	266
2014/15	5,356	5,360	-4	419	226	193	189	338
2015/16	5,348	5,353	-5	413	154	259	254	705
2016/17	5,956	5,720	236	369	247	122	358	628
Average per year	5,276	5,224	53	412	279	133	186	280

Sources

Migration: ONS Local migration flows, August 2018

Stock: MHCLG/ONS Housing Table 122: Net additional dwellings by District. This includes changes of use, conversions and demolitions as well as new build.