

Note for Inspector on London Migration

At the examination hearing on day 2 03.04.19, the issue of London Migration was raised in connection with how this was addressed by the SHMA's of the neighbouring authorities of Canterbury and Dover.

Canterbury District

The Canterbury Strategic Housing Market Assessment (March 2018) produced by Lichfields recommended that any London migration is already accounted for in the ONS projections as set out in paragraph 4.25 of the report.

“4.25 The GLA's most recent projections, of which the central scenario underpins the draft London Plan, suggest that there is no need to further adjust the projected household growth (from Scenario 2) to take into account growth associated with greater demographic pressures from London than already assumed by ONS.”

Dover District

The Dover Strategic Housing Market Assessment (2017) produced by Peter Brett Associates identifies that London's link with the Dover district are reasonably weak (evidenced by migration and commuting flows from 2011 Census). Paragraph 8.11 considered the longer-term projection which broadly aligns with the GLA approach which shows a lower need than the short-term projection which underpins CLG 2014. Adopted CLG 2014 as the demographic starting point and follows that Dover is meeting in excess of the level of migration from London as anticipated by the GLA.

“8.11 We have also considered the relationship between Dover district and London. It is evident from the migration and commuting data that the links between Dover and London are relatively weak; that migration directly informs the projections we have looked at in Section 4. We have considered a longer-term projection; this approach broadly aligns with the approach taken by the GLA. The longer-term projection shows a lower need than the short-term projection which underpins CLG 2014. As set out above, we have adopted CLG 2014 as the demographic starting point; it therefore follows that Dover is meeting in excess of the level of migration from London as anticipated by the GLA.”

In addition paragraph 8.18 concluded that the OAN is sufficient to meet needs flowing from London to the Dover District.

“8.18 The OAN for Dover district is 529 dpa over the period (12,176 dwellings). This number has been revised upwards to reflect a market signals adjustment. Furthermore, working with Experian, we have tested whether this number of homes provides sufficient labour to meet economic needs and concluded that there is no need for any adjustment. Additionally, we have concluded that this OAN is sufficient to meet needs flowing from London to Dover district.”

Dover District Council are in the process of updating the SHMA.