

**Pembrokeshire Coast National Park
Replacement Local Development Plan (2015-2031)
Public Examination**

**Support Document
Appendix 02**

beforeInspector: Mrs Nicola GulleyMA MRTPI

**Representations by and on behalf of the
NEWPORT AREA ENVIRONMENT GROUP (NAEG)**

Secretary : Mrs. Sandra Bayes

Agent/Representative Mr. Robert L. MANSON

Ref: 3778

NEWPORT AREA ENVIRONMENT GROUP (NAEG)

Support Document Appendix 02

Statistical Case

for oral presentation

on 2nd July 2019

The Statistics on the Demographic & Housing 'imbalance' facing NEWPORT, Pembrokeshire.

1. Age imbalance.

There is a very marked demographic imbalance here – with a continuing exodus of young people, **especially skilled young people who aspire to own their own homes.** -

30% of Newport residents were **aged 16 – 49 in 2011** ¹
compared with **43%** for the whole of Wales; ²

only 5% of Newport residents were **aged 18 to 24**
compared with **9.8% for Wales**³

In 2011, **39%** of Newport residents were over retirement age⁴
compared with **23%** for the whole of Wales.⁵

2. House Prices & Occupancy Rates

There are comparatively very high house values/prices in Newport.

66% of all households are within council tax bands E to G ⁶
compared with just **25% nationally.**⁷

9% of Newport resident households have **5 bedrooms or more**⁸
compared with just **4%** for the whole of Wales. ⁹

48% of all Newport resident households have a bedroom-occupancy of up to
0.5 persons only.¹⁰

There were **241 people** in Newport living alone in 2011 (**41%**)¹¹;
(**133** of them **aged 65** or over¹², many in houses no longer suitable to their needs)

However, there were only **40 single bedroom units** of accommodation in the whole of Newport ward.¹³

¹ONS Neighbourhood Statistics People and Society : Population and Migration Area : Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=3&b=136...>

²Ibid as above for Ft/Nt (1)

³ONS Neighbourhood Statistics Age Structure 2011 (KS102EW) Period: Mar11 Area: Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

⁴ONS Neighbourhood Statistics People and Society: Population and Migration Area: Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=3&b=136...>

⁵Ibid as above for Ft/Nt (4)

⁶ONS Neighbourhood Statistics Dwelling Stock by Council tax Band Period: Mar11 Area: Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

⁷Ibid as above for Ft/Nt (6)

⁸ONS Neighbourhood Statistics Number of Bedrooms, 2011 (QS411EW) Period: Mar11 Area: Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

⁹Ibid as above for Ft/Nt (8)

¹⁰10 ONS Neighbourhood Statistics Persons per bedroom – Households, 2011 (QS413EW) Period: Mar11 Area: Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

¹¹ONS Neighbourhood Statistics Household Composition (Alternative Child and Adult Definitions) – People, 2011 (QS114EW) Period Mar11 Area: Newport

¹²Ibid as above for Ft/Nt (11)

¹³ONS Neighbourhood Statistics Number of Bedrooms 2011 (QS411EW) Period: Mar11 Area: Newport (Ward) <http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

3. Housing Affordability for Locals

The average wage in Pembrokeshire in May 2019 was **£28,793**¹⁴ A high proportion of local jobs in Newport are in tourism and are low paid/part time/seasonal. The average wage in Tourism is ???¹⁵ At the moment, many people that this industry employs are unable to live in Newport .

In Newport, a new 1 bedroomed terraced house on the main A487 road was converted to 2 bedrooms and re-sold in November 2017 for **£227,500**¹⁶ An existing small 2 bedroom terrace on the main A487 road sold in November 2018 for **£220,000**¹⁷ The average price of a 2 bedroomed house was **£238,328** in April 2019 ¹⁸

The average price of houses currently for sale in Newport is **£452,000**¹⁹
The housing affordability ratio in Newport is thus exceptionally high. In 2011, only **18%** of Newport resident households were owned with a mortgage/ loan, compared with **32%** for the whole of Wales.²⁰

This is despite the fact that we also lose older folk who cannot find suitable housing here when they need to downsize or move to nursing home accommodation outside Newport because there is none here If housing appropriate for the elderly were provided it would release larger homes onto the market.

4. High Proportion of temporary residential households

Newport has a very high proportion of second homes –

Nearly **38%** of households were “*not in full time occupation*” in 2011.²¹ a figure which is almost certain to have risen in the intervening 8 years.

In addition **8.6 %** of residents had a second address according to the 2011 census²² - with their Newport residences only occupied for part of the year, compared with an equivalent **4%** for the whole of Wales²³.

A large retired resident population also means that many people who are classified as full-time residents are out of town for much of the time.

5. Lack of Affordability in the Rented Sector

Despite the large proportion of homes sitting empty for much of the year, only **7.5%** of residents in Newport were in rented households through private landlord or letting agency in 2011²⁴, compared with **30%** in Wales²⁵

¹⁴ Source: Adzuna: Pembrokeshire Salary Statistics 2019

¹⁵

¹⁶ (Source: Zoopla)

¹⁷ (Source : Right Move)<https://www.rightmove.co.uk/house-prices/Newport-993.html>

¹⁸ Ibid see ft/nt 16 above

¹⁹ Ibid see ft/nt 16 above

²⁰ ONS <http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

²¹ ONS Neighbourhood Statistics Household spaces and Dwellings 2011 (KS401EW) (from Nomis on 30th April 2018)

²² ONS Neighbourhood Statistics Second Address, 2011 (QS106EW) Period: Mar11 Area: Newport (Ward)<http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136...>

²³ Ibid as above for Ft/Nt (19)

²⁴ ONS Neighbourhood Statistics Tenure – People, 2011 (QS403EW) Period Mar11 Area: Newport (Ward)<http://neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=136..>

²⁵ Ibid as above for Ft/Nt (21)

Welsh Government Planning Policy says :

“9.2.4 Local planning authorities, in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident in their areas in specific locations. **If these policies need to diverge from national policies in order to meet specific local housing needs for market housing (which normally would have no occupancy restriction), local planning authorities will need carefully to justify the variation with robust evidence that they deem appropriate.** The justification might be in terms of, for example, land supply, environmental or social impacts in combination.”

Census Output Area Newport W00003201

corresponds to the centre of town, but including also areas to the east & south of the town centre, where both the latest estate with consent ('Feidr Bentinck – *Land North of FeidrEglwys*') (x35 units of which only 40% are AH) and now under-construction; and the proposed new estate ('FeidrPenybont – *Land North of Small Business Park*') are located. It represents where the vast majority of Newport people live & work.

Household Spaces (QS417EW)

<http://ukcensusdata.com/a-w00003201/b-qs417ew#sthash.be9v1jeD.dpbs>

This table provides information about the number of occupied and unoccupied household spaces, for England and Wales as at census day, 27 March 2011

Average household size: 1.80 (people)

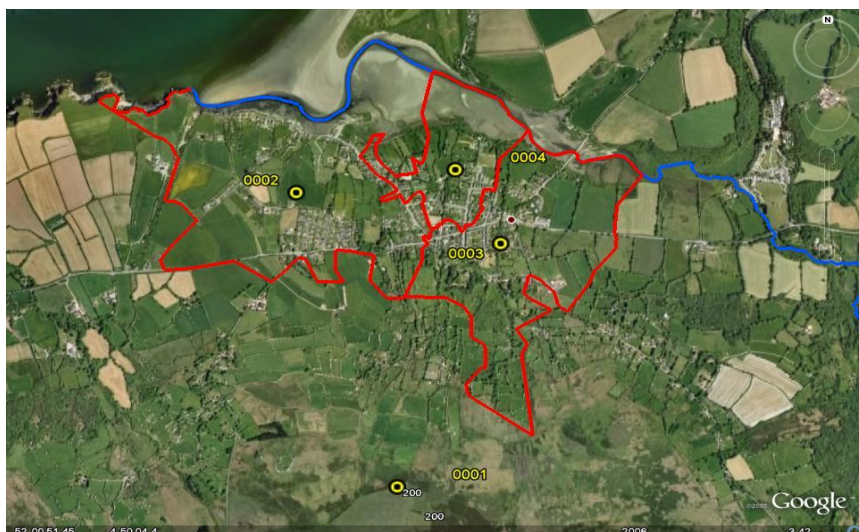
All categories: Household spaces	237
Household spaces with at least one usual resident	141 (59.5%)
Household spaces with no usual residents	96 (40.5%)

We wait keenly but with heavy hearts, the results of the 2021 census to see the latter figure rise above 50% given these x2 new developments !

Definition: A household space is the accommodation used or available for use by an individual household. Household spaces are identified separately in census results as those with at least one usual resident, and those that do not have any usual residents.

A household space with no usual residents may still be used by short-term residents, visitors who were present on census night or a combination of short-term residents and visitors.

Vacant household spaces, and household spaces that are used as second addresses, are also classified in census results as 'household spaces with no usual residents'



Census Output
Area
Newport
W00003201
corresponds
to Area
labelled '0003'
on map