



The NPPF One Year Anniversary

"It is up to residents to stir their representatives into action – otherwise large swathes of the country will find themselves stuck in development hell" Telegraph Leader

Lack of local plan progress. The NPPF came fully into force on 27 March despite appeals from CPRE and others to give councils more time to prepare their local plans. The Planning Inspectorate said just 23 councils (7%) have plans judged to fully comply with the NPPF. Half of councils (48%) have adopted plans but the conformity of most of these with the NPPF has yet to be verified by inspectors. The communities department claimed that those councils that have published draft plans will not be subject to ad hoc development, but planning professionals pointed out that emerging plans have little weight .

CPRE said that 52% of planning authorities did not have an adopted local plan by the deadline . Neil Sinden warned: "Not having an adopted plan is likely to be increasing numbers of applications decided by appeal to national inspectors instead of on the basis of locally agreed plans. This could not only result in poorly planned developments but further delays to the planning process as well. This is the opposite of the localist approach to planning the government has promoted" . Sinden also cautioned that: "The planning system, already creaking before the recent reforms, is set to come under intense pressure once the full force of the NPPF is brought to bear this week" . CPRE's president Andrew Motion said: "I don't think this government wants to wreck the countryside, but it is going to do so unless it changes course. [The NPPF] is a charter for builders and truly irreversible damage is already underway. It is urgent that something is done about it" .

Other comment. The National Trust and the Local Government Information Unit agreed with CPRE, saying that 53% of planning authorities would miss the 27 March deadline and 26% will not have a local plan adopted 12 months afterwards. They also said the NPPF is failing to give local people a genuine say in shaping the future of their communities . Peter Nixon for the Trust said: "A perfect storm of council cuts, the loss of regional strategies and just 12 months to adopt new plans has been too much for many councils to bear" . A study of 55 councils by consultancy NLP concluded: "far from councils having successfully reduced their housing targets as a result of localism, the first 12 months of the NPPF show the vast majority of sound local plans with housing targets at least at the level proposed by the regional strategies" . Alex Morton of the Policy Exchange predicted: "After the 1st April an army of planning inspectors will pave the way for waves of speculative development across the South of England. This is not just the alarmism of the CPRE but the view of independent property consultants" .

Planning Reform and Legislation

The Queen's Speech

Reform slows. It seems that the era of great planning reform is over, for now at least. The Queen's Speech was light on measures that might affect the planning system and the landscape . Writing in the Spectator, Isabel Hardman said that ministers will not try to push through further major planning reforms before the 2015 election .

Energy Bill. This bill is carried over from the previous session. It sets out measures to encourage low carbon energy power plants and to decarbonise homes and businesses.

High Speed Rail (Preparation) Bill. This enables expenditure by the secretary of state on construction design, ecological surveys and other preparatory work on both the initial and future phases of the line. It also authorises expenditure on property compensation.

High Speed Two Hybrid Bill. This will give the government the rights to build and operate the scheme, and to compulsory purchase the land. It will give deemed planning permission for the line, though the details will still need to be agreed by the relevant local planning authority.

Water Bill. This will increase competition in the industry and encourage new water supplies and treatment measures. It will be easier for companies to sell water to each other and improve the availability and affordability of flood insurance.

Reaction. Environmental activists expressed disappointment that the Energy Bill does not include a decarbonisation target for the power sector for 2030. Institution of Civil Engineers complained that the Water Bill left the industry "without a clear strategy to ensure effective water demand management and security of supply." WWF-UK said: "We have serious concerns that the Bill, as currently drafted, could make water supply less resilient and decrease the quality of service and affordability for paying customers" .

The Growth and Infrastructure Act

After a lively time in the Commons and Lords, and extensive lobbying by CPRE, Civic Voice and other groups, the bill passed into law . A list of the act's provisions is given by Angus Walker . The main planning provisions are summarised below.

Laggards. Under the Growth and Infrastructure Bill, the government can direct that the Planning Inspectorate take on major planning applications from poorly performing local authorities. Twenty-seven local authorities are currently in special measures territory, processing less than 30% of major applications in 13 weeks . Across the South East the laggards are: Horsham 7%, Ashford 14%, Chichester 14%, Winchester 14%, Reading 25%, Cherwell 25%. Elsewhere: South Hams 11%, Norwich 14%, Mendip 17%, Halton 17%, East Cambridgeshire 17%, Daventry 17%, Wyre Forest 17%, Hambleton 20%, South Staffordshire 20%, East Northamptonshire 22%, Bolsover 25%, Broxtowe 25%, Enfield 25%, Purbeck 25%, Selby 25%, Northumberland 25%, Worcester 25%, Weymouth & Portland 25%, Leicester 26%, Hull 29%, Scarborough 29%.

Affordable housing. Developers will be able to renegotiate S106 affordable housing agreements where housebuilding has stalled. They will not have to open their books to prove the affordable housing element of a scheme is unviable. The reduced S106 affordable housing requirement is valid until April 2016 .

Extensions. For the next three years, householders will be allowed to extend their homes by up to eight metres (26ft) without planning consent, double the current limit. After MPs threatened a rebellion, the government agreed that neighbours must be consulted. If there is an objection, the proposal will be decided by the planning authority **PP** **U** **CR**. Council planners say that neighbour consultation is a planning application without a fee and will stretch resources **P**. The Local Government Association agreed: "The proposed changes introduce an additional unnecessary process that could cause confusion to residents and add pressure to council budgets" **LG**.

Town green applications will be blocked when land has already been designated for development or is subject to a planning application **O**.

Permitted Development Rights

Change of use: offices to homes. New permitted development rights will allow change of use from offices to homes without planning permission **CR**. Consultancy Savills said that permitted development rights will "only bring forward new homes through conversions in locations where residential values are higher than office values" and conversion in northern areas will be unprofitable **P** **O**. Seventeen local authorities have obtained exemptions from the changes, including Vale of the White Horse, Ashford, Sevenoaks and East Hampshire **P**. Brighton & Hove council is among councils angry at not having its exemption approved **TH** **P**. The communities department says between 85 and 175 changes of use from offices to homes are already made each year. It expects this number to be boosted by just five [repeat five] additional conversions under the new measures. Businesses will benefit from not having to seek planning permission **CR**. Lawyers suggest that empty offices that have never been used cannot be converted under the rules **P**. Clive Betts, chair of the communities and local government select committee, condemned the conversion policy **O**.

Change of use: Office and retail. Properties in use for shops, financial services, restaurants, pubs, hot food takeaways, business, non-residential institutions, leisure and assembly will be able to change to other use classes during the next two years without planning permission. The permitted changes will be to new retail ventures, financial and professional services, restaurants, cafes and businesses **CR**. Business, storage and distribution premises under 500 sq metres will also be permitted to change their business use.

Extensions: offices. Relaxed permitted development rights allowing larger extensions to homes, offices and shops come into force on 30 May **CR**.

Change of use: schools. To help the government's Free Schools agenda, offices, hotels, residential and non-residential institutions, and leisure and assembly buildings will be able to change their use permanently to a state-funded school. For the next academic year, buildings of any use class will be able to be used as a state-funded school **CR**.

Change of use: agriculture. Agricultural buildings of 500 square metres or less will be able to change to a range of new business uses "to boost the rural economy" **CR**. The permitted new uses include shops, financial/professional services, restaurants and cafes, business, storage and distribution, hotels or leisure **O**. CPRE said there is the danger of unleashing on the countryside a wave of unsightly and intrusive development of farm buildings that could be turned into houses at a later date **CPRE** **U**.

Change of use: further proposals. The government will consult later in the summer on further relaxations to permitted development rights to enable empty shops and agricultural buildings to be converted to housing **CR**.

Mobile telecoms. The government is consulting on relaxing permitted development rules for mobile broadband infrastructure to ease the roll out of 4G. Prior permission will still be needed in national parks and AONBs. Closes 14 June **CR** **FT**.

Planning Reform Roundup

Planning law. Stafford MP Jeremy Lefroy is to introduce a 10 Minute Rule Bill allowing planning authorities impose fines on developers who deliberately exceed planning consents **O** **PP**. The Centre for Policy Studies wants the government to rationalise the 118 existing Acts that have an impact on planning and development into a single consolidated act **O**.

Judicial reviews. The government confirmed it will change judicial review procedures to allow objectors just six weeks to file an application. Claire Norman for CPRE said the move would "unfairly compromise the rights of individuals to be able to challenge planning decisions that affect where they live and their local communities" **PP** **CR** **FT** **U** **U**. The European Court has ruled that in line with the Aarhus Convention objectors bringing a case to judicial review on environmental grounds cannot be subject to crippling costs. Green groups said the judgement sets an important precedent that will significantly reduce financial risks associated with challenging decisions **BG**.

Briefings. The House of Commons Library has issued a set of very useful briefings on planning reform including change of use and permitted development rights:

Planning reform proposals: SN06418 **CR**.

Permitted Development Rights: SN00485 **CR**

Planning Use Class Orders: SN01301 **CR**.

Planning for Housing: SN03741 **CR**.

Planning in the South East

Neighbourhood plans. The plan for Thame in Oxfordshire was approved in a referendum on 2 May by 76% of voters with a 40% turn out **L** **O** **G**. The 15-year plan includes sites for 775 new homes, three hectares of new employment land and up to 5,700 square metres of new retail in the town centre **P** **LG**. It has been shortlisted for a national planning award **hepa** **L**. Woodcote in South Oxfordshire is consulting on its draft neighbourhood plan, which allocated sites for 76 dwellings. Closes 10 June **LG**. Faversham is to draw up a neighbourhood plan **L** **L**. Horsham district council is encouraging villagers to develop neighbourhood plans **L**.

LEPs. Enterprise M3 has published a detailed study of potential employment sites in Berkshire and Hampshire. It has identified an "over-supply of commercial property in some parts of the area and the under-supply of housing space and we wish to debate with local authorities and others whether we should be considering other uses for some sites including housing for our local workforce" **LEP**.

Cherkley Court. A high court judge has ruled that the Cherkley Campaign, which includes CPRE Surrey, can go ahead with a judicial review into the plans for a hotel and golf course near Leatherhead. Andy Smith for CPRE Surrey said the judicial review "gives us a chance to stop irreparable damage being done to this precious and extremely sensitive chalk downland landscape." The judge has permitted preliminary work to begin **BBC** **L** **L** **L** **L** **L**.

Planning and Housing News

Five year land supply

Targeting lack of five year land supply. Eric Pickles and the Planning Inspectorate are approving housing developments across the country regardless of their landscape impacts. If councils have not identified a five year land supply (plus 5% or 20%), the presumption in favour of sustainable development comes into play (NPPF47-49). An article in *Building* magazine suggests that several housebuilders and planning consultants have made a priority of identifying which authorities do not have land supplies in place, ensuring that developers can target councils with weak supply positions. Planning consultancy Barton Willmore estimates that around 70-80% of local authorities have the required five year land supply [O](#). The Planning Advisory Service has published a guide to five year land supply [O](#).

South East. Writing to the West Sussex Gazette, Roland Smith of CPRE Horsham said the decisive factor in a contentious Planning Inspectorate decision to approve 46 homes at Billingham was the district's lack of a five-year housing land supply measured against the excessive target imposed by the recently revoked South East Plan [L](#). Aylesbury Vale District Council is to challenge an appeal decision for 80 homes, allowed on the basis of lack of five year land supply, arguing the inspector failed to take account of the spatial distribution of housing set out in its local plan [L](#).

The Cotswolds AONB. Cotswold District Council is to seek a judicial review of a decision by Eric Pickles to grant planning permission for two developments totalling nearly 1,000 new homes in the Cotswolds AONB at Tetbury [O](#) [O](#) [24](#) [f](#) [O](#). Geoffrey Lean in the Telegraph raged against the decision: "Ministers resolved that all the policies designed to protect an especially beautiful area were as naught, when weighed against a requirement under the NPPF for the local council to provide a five-year supply of housing land" [C](#). The council is speeding up development of its local plan [L](#). A planning inspector approved plans for 120 houses on the edge of Winchcombe despite accepting that it will cause "significant harm" to the setting of the AONB. "Whilst there would be significant landscape harm and conflict with development plan policy there would also be... the contribution towards housing land supply in the face of a serious short term deficit" [O](#) [P](#).



Other 5-year cases. Eric Pickles approved 230 houses on greenfield at Sutton-in-Ashfield, despite Ashfield district council arguing the development would "weaken the strength of landscape character, not enhance it" [P](#). Broxstowe Borough Council said it is minded to approve plans to build 450 homes on a green belt site in Stapleford, Nottinghamshire [O](#). Craven district council approved 29 new homes on the outskirts of Gargrave [L](#). Eric Pickles approved 300 homes at Barrow on Soar despite highway safety concerns [O](#).

Planning

Planning applications fell by 3% in 2012 [PP](#). The proportion of new small scale developments with fewer than 10 homes being approved within a Government target of eight weeks has fallen from 71% to 68% between 2011 and 2012 [C](#).

LEPs. Housing minister Mark Prisk said that local enterprise partnerships will not set housing targets, which will remain the responsibility of the local authority [P](#). Business Secretary Vince Cable suggested that LEPs are too small and unaccountable to receive substantial government funds as proposed by Lord Heseltine [L](#). The commons business and innovation committee said the government should appoint a single minister to oversee LEPs [P](#) [G](#).

Infrastructure. The House of Commons Public Accounts Committee said the Treasury's national infrastructure plan, which requires £310 billion of public and private investment for schemes such as Crossrail, HS2, and Thames Tideway Tunnel, is not 'credible' in the current economic climate. The committee complained the plan "is a list of projects, not a real plan with a strategic vision and clear priorities" [AJ](#) [G](#).

Planning for sale. The Telegraph investigated local councillors who act as consultants for developers [C](#) [C](#). CPRE's Neil Sinden said that councillors offering specialist advice on local planning matters for financial gain "has the potential to bring the planning system into serious disrepute" [C](#) [C](#) [BBC](#). Eric Pickles told Hilary Benn that the "the sunlight of transparency will be the best disinfectant" to end the practice [G](#).

Politicians on rural England. Public Servant profiled "Mr Concrete" – planning minister Nick Boles [O](#). The Telegraph reported Boles as saying: "Our simple view is that the fundamental idea of the planning system is that property owners should be able to do some things if they want to without asking anyone. That's what, you know, property rights mean" [C](#) [C](#). He also told builders to "build beautiful places... quite modern so not all pastiche and everybody loves them." Shaun Spiers retorted: "He hasn't a clue how to achieve this. At every turn, the quality and location of new homes comes a poor second to housing numbers" [C](#). Boris Johnson said the government should be more "ruthless" in the way it built over the countryside: "I wished we could imitate the ease and ruthlessness with which the French send high speed trains streaking across the landscape" [C](#). Michael Gove entered the planning debate saying the countryside is not sacred and criticising people who fight development in rural areas. He claimed that development has been made easier by the relaxation of planning rules and that building more homes in the countryside could add to its beauty [C](#) [H](#).

Garden cities. The TCPA has published a guide for local councils wishing to build garden cities and suburbs [hepa](#) [24](#). Writing in the Ecologist, CPRE's Kate Houghton said smart growth, rather than a revival in garden cities is the key to tackling current environmental and social challenges [O](#). While acknowledging that post-war new towns have failed – except Milton Keynes – the Centre for Policy Studies backs new garden cities. The report predictably criticises the extent of the green belt and praises Nick Boles [O](#).

Regional strategies. The remaining regional strategies, those for the Midlands, South West and the North West, have been abolished [G](#) [H](#). Planning experts suggest that housing targets will still have weight after abolition as they had been examined and tested, though the evidence base for the targets is rapidly becoming dated [P](#).

Local plans blocked. Several councils are finding that local plans are being rejected over the low level of housing development proposed. Coventry Council withdrew its local plan after the Planning Inspectorate said it failed to cooperate with neighbouring authorities on housing numbers [IH](#) [O](#). North Warwickshire has been asked to withdraw its draft local plan as because its housing market assessment dates back to 2008 [O](#) [LG](#). A judge ordered that the North Somerset local plan is re-examined to determine if the housing requirement is adequate, a change that might affect policies on the green belt, strategic gaps and countryside [P](#) [O](#). Melton's core strategy was rejected by an inspector who said that an extra 200 houses a year are needed, and that a proposed strategic urban extension would have an "unacceptable impact on the landscape, agricultural land and biodiversity" [O](#). The Housebuilders Federation is to appear at all local plan examinations to ensure that NPPF requirements for housing are met [P](#).

Local plans. Lord Fellowes and CPRE President Sir Andrew Motion have spoken out against the inclusion of Came View, south east of Dorchester as a site for 1,000 homes in the draft local plan for West Dorset [L](#). CPRE Gloucestershire is backing opposition to 1,500 homes on green belt land at Brockworth [L](#). In the last eBulletin, we said that the inspector for the Winchester local plan recommended an increase in housing "of 12,500" – as Christopher Napier points out, this should have read: "to 12,500".

Neighbourhood plans. *Locality*, a community development body, has been appointed to run a £9.5m neighbourhood planning support project, which is now open for applications. The partners in the project will provide advice and allocate funds to neighbourhood groups [O](#) [O](#) [O](#) [C](#). *Locality* has set up a Community Knowledge Hub for those developing neighbourhood plans. It has many useful resources [O](#). The Alrewas website has a useful list of neighbourhood plan websites [O](#). The 'Boles Bung', under which communities with neighbourhood plans can keep 25% of the [community infrastructure levy](#), has come into effect. Local authorities can now keep the cash where local infrastructure priorities are agreed [P](#) [P](#) [C](#). The neighbourhood plan for St James, Exeter was approved by nearly 92% of voters with a 21% turnout [O](#) [O](#). Defra has published a report on neighbourhood planning in rural areas. Case studies include Thame in Oxfordshire [C](#).

Prematurity. A discussion on LinkedIn suggests that developers worried that their schemes will fail to gain community support are making pre-emptive applications ahead of the neighbourhood plan [in](#). Villagers in Slaugham, Sussex asked Eric Pickles to call in a planning appeal after a 51-home estate was given the go-ahead by an inspector despite it being contrary to their emerging Neighbourhood Plan. A lack of five year land supply in Mid Sussex was a major factor in the decision [L](#) [PI](#).

Green belt. Eric Pickles has said he is minded to approve 366 homes and commercial on green belt at West Moor to the north-east of Newcastle-Upon-Tyne providing the developer compensates for "residual adverse impact on biodiversity" [C](#). Cambridge council is proposing an 8,000-dwelling new town on the site of Waterbeach barracks, a new village at Bourn airfield, and up to 430 houses in green belt near Worts' Causeway [LG](#).

Eco towns. Residents are critical of the lack of progress of Bordon Whitehill eco town, four years after it was designated [L](#). Northstowe in Cambridgeshire has had its S106 agreement approved [O](#).

Sussex. A row has broken out over housing and the Horsham local plan. After two local councillors claimed that "Horsham is full!", John Steele of the Horsham Society said planning in the town had been subject to a series of embarrassing delays and policy paralysis due to "arrogant top down approach which unsurprisingly is unlikely to have grass roots support." Roger Smith, chairman of CPRE Horsham said this claim was "misguided and unjustified" and Horsham District Council should lobby the government for more time to produce a plan [L](#) [L](#) [L](#). In second letter, Roger said that Horsham district council should "produce a local plan that really meets the needs of... communities, not one that adheres to... the obsolete regional South East Plan" [L](#).

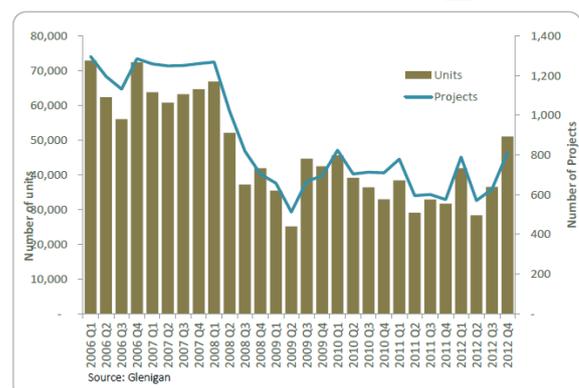
Housing

Second homes. CPRE President Andrew Motion caused a stir with a forthright article in *The Times* on second homes in rural areas. He accused the owners as being "townies in the countryside" and people "who scoot down in their cars, see their smart friends, don't join in the life of the community and don't feed into it" [T](#) [L](#) [L](#) [BBC](#). Andy Boddington said the real issue is the lack of affordable rural housing and second homes contribute to the rural economy: "I am not going to demonise second home owners or tell them they are unwelcome" [24](#). Shaun Spiers set the record straight: "CPRE's position is that second homes can help the rural economy, but that local authorities should be able to control their numbers" [CPRE](#).

Housing debate. Former CPRE President Max Hastings joined the National Trust's Simon Jenkins in saying that a new generation cannot assume a right to affordable housing in the countryside just because their parents live there [T](#) [M](#). Jenkins, who owns two homes, came under sustained criticism from rural communities over his remarks [L](#) [L](#) [L](#). In the *Observer*, Toby Helm said housing policy is a mess and asked: "Why can't we build more?" [g](#). Bob Harvey, chairman of CPRE Plymouth and South Hams replied that CPRE is "vociferous in its support of more affordable housing... If you really wish to identify a nimby, ask a board member of Taylor Woodrow to build affordable housing at the bottom of his garden" [g](#).

New Homes Bonus. The National Audit Office condemned the bonus questioning whether it will lead to more housing completions [PP](#) [O](#).

Housebuilding. The latest Housing Pipeline report from the Home Builders Federation reveals that local authorities granted approvals for 45,041 new homes across England in the last quarter of 2012, up 62% year on year and 33% up on the previous quarter. In the South East, 20,674 housing units were given permission in 2012, 25% up from 16,492 [C](#) [O](#). The most recent government statistics show that housing starts are up 4% in the first quarter of 2013 [C](#).



Housing approvals 2066-12

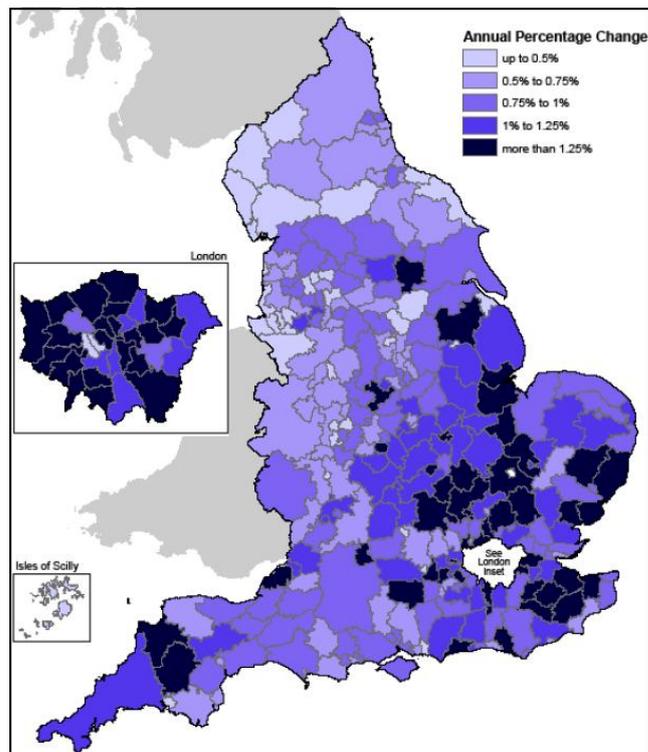
Self-build. The Policy Exchange called for councils that do not meet their housing targets to release land for self-build development. It also wants the NPPF to protect such sites from development . CPRE retorted: “Bypassing the local planning system and deciding sites for new houses by auction is not a realistic solution” . The Policy Exchange also called for more bungalows to be built .

Right to Build. Housing minister Mark Prisk opened up a £14M Right to Build fund to self-build developers bringing forward community-led housing schemes, such as those brought forward by Community land Trusts . The Homes and Communities Agency has increased its funding for the Community Affordable Homes Programme .

Household Statistics

In brief. The Office of National Statistics released its latest household projections to 2021. They show that previous estimates of the number of new homes needed have been too high. Although the population has continued to grow, households will not be as small as it had previously thought – less of us will be living alone, more of us will be living with parents and friends, or lodging. There will be around 528,000 fewer households in England in 2021 than predicted in 2010. For the South East, there is good news that compared to the previous estimates 52,000 fewer dwellings will be needed to accommodate new households. But household formation is still running at around 38,400 a year – above the 32,700 set in the South East Plan.

National. There will be 528,000 fewer households in England in 2021 than predicted in 2010; that’s enough households for more than five Milton Keynes. Across England, households will grow at 221,000 households per year. Over a quarter of the growth in households will be occupied by one person (28%). The ONS predicts a decrease in average household size from 2.36 to 2.33 in the next ten years, a smaller decrease than previously forecast. Households will grow most quickly in London and the East of England. Cambridge (-1,451 households) and Oxford (-1,384) will have the lowest growth in the country.



Household annual growth to 2021

South East. In the South East, there will be 51,733 fewer households by 2021; that’s enough housing for a new Slough. The South East Plan had called for 32,700 houses a year. In 2010, the former National Housing and Planning Advice Unit went further and demanded between 38,000 and 53,800 new dwellings a year, while the communities department wanted 39,000 . The new projections give a household growth of 38,400 each year, well above the SEP level but broadly the same as the communities department 2010 estimate. Full data are tabulated on the next page.

The data. The 2013 estimates are based on 2011 population data . They show that the [projections released in 2010](#) based on 2008 population estimates were too high. Changes to methodology and presentation of the statistics (don’t you love them!) mean that it is only sensible to give changes in household estimates to the nearest 1,000. This may hide differences of a few hundred houses that will actually matter in smaller districts, but this cannot be resolved from published data.

Region	2008-based household projections for 2021 (000s)	2011-based household projections for 2021 (000s)	Difference between 2011 & 2008 projections (000s)	Households per annum 2011 to 2021 (2011-based)
England	24,835	24,307	-528	220,526
North East	1,228	1,206	-22	7,668
North West	3,233	3,187	-46	17,545
Yorks & Humber	2,568	2,407	-161	18,107
East Midlands	2,161	2,086	-75	18,837
West Midlands	2,486	2,475	-11	17,759
East of England	2,836	2,710	-126	28,087
London	3,721	3,804	83	52,571
South East	3,999	3,947	-52	38,399
South West	2,603	2,485	-118	21,553

The CPRE eBulletins

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The table on the next page compares projections for the South East. Column 2 has the 2008-based projections issued in 2010. Column 3 shows the generally lower 2011-based projects issued last month. Column 4 gives the difference between the two predictions. Column 5 gives the latest estimate of household growth over 2011-21, and Column 6 the annualised rate. The final column gives the total number of households projected for 2012.

	2008-based household projections for 2021 (000s)	2011-based household projections for 2021 (000s)	Difference between 2011 & 2008 projections (000s)	Household growth 2011 to 2021 (2011-based)	Household growth p/a 2011-21	2011-based household projections for 2021 (000s)
South East	3,999	3,947	-52	383,986	38,399	3,947
Bracknell Forest	55	53	-2	7,113	711	53
Brighton and Hove	126	129	3	7,982	798	129
Isle of Wight	72	67	-5	5,639	564	67
Medway	116	119	3	12,745	1,275	119
Milton Keynes	118	115	-3	15,736	1,574	115
Portsmouth	97	92	-5	5,965	597	92
Reading	68	66	-2	2,751	275	66
Slough	56	60	4	8,623	862	60
Southampton	113	106	-7	7,791	779	106
West Berkshire	71	70	-1	7,102	710	70
Windsor & Maidenhead	67	65	-2	6,724	672	65
Wokingham	75	70	-5	9,838	984	70
Buckinghamshire	221	220	-1	18,863	1,886	220
Aylesbury Vale	78	80	2	9,880	988	80
Chiltern	39	39	0	2,096	210	39
South Bucks	31	30	-1	3,126	313	30
Wycombe	72	72	0	3,761	376	72
East Sussex	261	256	-5	23,509	2,351	256
Eastbourne	53	49	-4	4,399	440	49
Hastings	43	44	1	2,889	289	44
Lewes	48	48	0	5,949	595	48
Rother	47	46	-1	5,072	507	46
Wealden	69	68	-1	5,200	520	68
Hampshire	605	598	-7	51,212	5,121	598
Basingstoke & Deane	79	80	1	9,896	990	80
East Hampshire	50	52	2	4,640	464	52
Eastleigh	58	58	0	5,374	537	58
Fareham	51	52	1	4,877	488	52
Gosport	39	39	0	3,203	320	39
Hart	42	39	-3	3,558	356	39
Havant	54	54	0	2,607	261	54
New Forest	87	85	-2	8,025	803	85
Rushmoor	40	38	-2	1,883	188	38
Test Valley	53	51	-2	3,613	361	51
Winchester	52	51	-1	3,536	354	51
Kent	681	685	4	78,446	7,845	685
Ashford	55	56	1	8,108	811	56
Canterbury	71	69	-2	8,403	840	69
Dartford	47	46	-1	5,622	562	46
Dover	52	52	0	3,767	377	52
Gravesham	46	45	-1	4,812	481	45
Maidstone	71	74	3	10,374	1,037	74
Sevenoaks	53	52	-1	4,816	482	52
Shepway	51	51	0	3,494	349	51
Swale	63	65	2	9,053	905	65
Thanet	66	66	0	6,010	601	66
Tonbridge & Malling	55	56	1	7,642	764	56
Tunbridge Wells	52	54	2	6,345	635	54
Oxfordshire	284	278	-6	18,251	1,825	278
Cherwell	66	64	-2	6,884	688	64
Oxford	57	54	-3	-1,384	-138	54
South Oxfordshire	59	58	-1	3,602	360	58
Vale of White Horse	52	54	2	3,875	388	54
West Oxfordshire	49	49	0	5,274	527	49
Surrey	516	510	-6	53,419	5,342	510
Elmbridge	61	58	-3	5,122	512	58
Epsom & Ewell	34	33	-1	3,422	342	33
Guildford	60	61	1	6,630	663	61
Mole Valley	40	40	0	3,879	388	40
Reigate & Banstead	66	65	-1	9,335	933	65
Runnymede	39	38	-1	5,679	568	38
Spelthorne	44	44	0	4,058	406	44
Surrey Heath	37	36	-1	2,306	231	36
Tandridge	38	38	0	4,248	425	38
Waverley	53	54	1	4,633	463	54
Woking	43	44	1	4,107	411	44
West Sussex	395	389	-6	42,277	4,228	389
Adur	30	30	0	2,748	275	30
Arun	79	76	-3	9,510	951	76
Chichester	57	55	-2	5,533	553	55
Crawley	50	49	-1	6,460	646	49
Horsham	63	62	-1	6,989	699	62
Mid Sussex	62	63	1	5,429	543	63
Worthing	54	53	-1	5,608	561	53