

HATFIELD PEVEREL
PARISH COUNCIL

Clerk to the Council
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Mr Roger Clews
c/o Andrea Copsey
Examination Office
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12th October, 2020

Dear Sir,

**Re: Implications of the 2018-Based Household Projections
For the Housing Requirements in the Section 1 Plan**

In response to your invitation to comment on the latest population projections from the Office of National Statistics Hatfield Peverel Parish Council wish to submit the following observations:

Question a.)

It is understood that producing accurate forecasts involving multiple – and often times conflicting - data is challenging. It is a task rendered more difficult by using variable baseline information. Consensus and agreement between the North Essex Authorities, consultants and experts is however, clear:

Since 2013 there has been a consistent decrease in the level of OAHN required for Braintree District to meet local housing need.

Analysis of various approaches over a seven-year period for Braintree District is worthy of attention. It shows that calculations result in a decrease of up to 200 dwellings *per annum* - a 46% fall. This confirms a distinct downward trajectory.

This discrepancy creates a meaningful change from the situation existing in 2018. At that point, the housing requirement in the submitted Section 1 Plan was found to be sound. Analysis of calculations for an individual district OAHN shows a reliance on the simplistic argument of supply and demand. This focusses on an apparent shortage of supply that results in the high pricing of available housing.

Supply and demand modelling fails to account for a distortion of the housing market caused by monetary quantitative easing measures taken by the government before - and since - the 2008 banking crisis. It does not factor in the implications of low interest rates. Low interest rates result in a demand for housing stock for investment purposes. They are not directly related to that arising from individuals wishing to secure a home for a new family or single occupancy use.

Question b.)

It is suggested that the fall in housing need for Braintree may be the result of failure to achieve adequate build completions to meet demand. Latest data available for Braintree District does not support this position. Indeed, recent data suggests that Braintree District is beginning to perform better on housing completions.

It could also be the result of a concentration by BDC on using available sites to boost housing provision in order to meet ever changing targets at the expense of improvements in employment opportunities which would enable short sustainable journeys to work. Similarly, a lack of timely creation of adequate infrastructure in step with increasing housing numbers removing the need to travel to access local services and facilities such as schooling and healthcare does not contribute to desirable sustainable development. This situation may arise from an expectation that the Garden Communities would provide comprehensive development of attractive sustainable areas where these requirements could be met. In the period since commencement of the Part 1 Plan this provision and amenities have had to be found further afield.


Bringing the OAHN for Braintree down to more realistic figures would make the new targets achievable and result in a plan led period of development in the Part 2 Plan.

Proceeding regardless of these concerns and expecting Braintree to provide 716 new homes annually can only result in irreversible and unsustainable urban sprawl within the district.

Permissions granted in the absence of a meaningful Local Plan have already resulted in villages being expected to absorb short term growth between 26% and 100% without the necessary infrastructure support.

In this respect, continuing with the suggested 2018 OAHN would not appear to be sound.

Yours faithfully,



Sarah Gaeta
Clerk to the Council