

Coggeshall Colchester CO6

Roger Clews
Inspector

25th September, 2020

Dear Inspector,

North Essex Authorities Shared Strategic (Section 1) Plan

I write in answer to your request for comments on whether the publication of the 2018 based household projections represents a meaningful change in the housing situation that existed when you provided your letter of 27th June, 2018 and if so, what the implications are.

It seems to me that there can be no question that the revised projections represent a meaningful change so far as Braintree District is concerned. The original calculation of the objectively assessed housing need, based on 2014 projections, resulted in an assessed need of 606 households per annum. After adjustment and inclusion of a 15% uplift for market signals, the need was assessed at 716 dpa. The comparable amount to the original assessment of 606 households is now 357, a reduction of over 40%, and in addition Braintree District Council seems to have accepted that the 15% market uplift is no longer required. By any standard, this is a material change. The various alternative calculations by Stantec although giving a higher amount than the 357 dpa, are substantially lower than 606 dpa.

The implication of this seems to me to be that the assessed housing need for Braintree District is significantly overstated.

Yours sincerely,

Sir Jeffery Bowman