

Elmstead Parish Council's comments on the 2018-based household projections.

Questions

a) Do you consider that the publication of the 2018-based household projections represents a meaningful change in the housing situation from the situation that existed when I produced my letter of 27 June 2018 [IED/023]?

No Elmstead Parish Council does not feel that the household projections for Tendring represent a meaningful change in the housing situation.

(b) If so, what are the implications of that change for the soundness of the housing requirement figures in the submitted Section 1 Plan?

- Tendring District's assessed housing need was not derived from the same official household projections as Braintree and Colchester were.
- 2016 figures are being used for Tendring and were not revisited in 2018. The figures too were not collated in the same way as Braintree and Colchester so cannot give a comparable number and appears to be highly dependent on migration trend rates.
- Since 2016 when the figures were published the whole of the Tendring District has had a vast expansion of new housing some of which has had planning permission granted but no works carried out due to the amount already built but not finished or sold. Elmstead alone has 38% growth in terms of its approved housing developments, and the potential for 55% growth if the current applications are included. In Elmstead many planning applications have been approved but a year later not a spade has been put in the ground. The obvious conclusion to this must be there is not the need for extra housing. All the surrounding villages have seen around the same increases. We think that all this planning should be taken into account when looking at the household projections.
- Birth rate has decreased, death rate increased due to an aging population, net migration is lower.
- Net migration can fluctuate widely so even from 2018 to 2020 there will be changes
- 2018 figures whilst may have been relevant then are no longer relevant due to COVID-19 and the changes this has

bought to employment, recession, redundancy, increased difficulties to obtain first time buyer mortgages.

- The events of 2020 have to be taken into consideration before embarking on the construction of large amounts of housing.
- There needs to be the emphasis on affordable housing for all not just for the few.