

From: **Kelvedon Parish Council**

Date: Thu, 8 Oct 2020 at 20:54

Subject: IED/026: Implications of the 2018-Based Household Projections: BDC Section 1 Plan

To: Andrea Copsey <copseyandrea@gmail.com>

Dear Mr Clews

We write in response to your letter reference IED/026, dated 9 September 2020.

In answer to your questions:

- a. It is the Parish Council's understanding that the demographic baseline for the objectively assessed housing requirement has reduced for Braintree, therefore, Section 1 as it currently stands will be accommodating more homes than the national evidence based projections.

This is a huge concern in the Braintree District, and indeed in Kelvedon Parish, where large scale developments have been approved on sites which were not allocated either in the 'current' Local Plan, nor were being brought forward for allocation in Section 2 of this emerging Local Plan. This has been most often as a direct result of the District Council's lack of an up to date Local Plan and exemplifies why these 'extra' sites need to be taken into account with the proposed housing numbers going forward. Despite calls from many Parish Councils and residents for BDC to put Section 1 aside and concentrate on Section 2, they have continued on their original path resulting in the Examination taking an inordinate length of time so far, and potentially taking another lengthy amount of time to conclude Section 2. This gives plenty of room for further unallocated sites to be granted permission, with the District having little or no control over those decisions. During this ongoing period of uncertainty, villages such as Kelvedon are being targeted by applications for large scale developments.

As an example, the original Section 2 stated that Kelvedon would receive two sites, allocated for a total of around 250 dwellings. However, in the years between then and now, proposals for a *further* 410 dwellings over 3 more sites have been submitted to BDC – of these, one site of 35 dwellings has gained outline permission so far with the others still to be determined. It is our understanding that the housing numbers which will come out of the 2018 projections will be less than those relied upon within the submitted Local Plan. Therefore, as the impact of the out of date Plan is shown above, the number of dwellings which have been approved in the meantime, from permissions given and those already in the process of delivery, together with the lesser numbers from the 2018 projections should decrease the numbers, and therefore the burden on the District's villages.

Therefore, Kelvedon Parish Council agrees that the publication of the 2018-based household projections does represent a meaningful change in the

housing situation, from that which existed at the time of your letter dated 27 June 2018 (IED/023).

- b. Given all of the above, the Parish Council agrees that the most up to date projections need to be reflected in Section 1. Therefore, Kelvedon Parish Council finds that the implications of the change renders the housing requirement figures in the submitted Section 1 Plan unsound.

For and on behalf of Kelvedon Parish Council.

Philippa Potter

Clerk to Kelvedon Parish Council