

Appendix 4: Potential Housing Requirement

4.1 This appendix looks in more detail at what the housing requirement for a new plan for Uttlesford may be. The analysis within should be treated with caution as the detail will change as the plan progresses. Some reasons for this change will be:

- a. The Government's stated intention to review the standard methodology – this has the potential to radically alter the projections depending on how the Government reviews the methodology;
- b. New releases of data changing the inputs – the standard methodology is currently tied to the 2014-based household projections, so new household or population projections will not change the inputs currently. However, it is also tied to the affordability of housing in the district and new data for this is released annually;
- c. The passage of time – as time passes the base year for calculating the requirement changes.
- d. Other factors – there could be further unknown factors which influence the requirement

4.2 Having regard to the above qualifications it is nevertheless appropriate to consider what the housing requirement for the district could be. The detail of these figures should hold little weight in the mind of the reader, however the order of magnitude of the overall figure does have relevance when considering the challenge of developing a new Local Plan.

4.3 As stated in the main report, when the annual target was last calculated it stood at **715** dwellings per annum. The detail of this calculation can be found at appendix 1 of the latest published housing trajectory, [here](#).

4.4 To gain an appreciation of what the housing requirement for a new plan could be one must first determine a plan period. Uttlesford's neighbours developing the Greater Cambridge Plan are proposing 2017-2040, Uttlesford has not yet decided on an appropriate plan period, however to assist with this calculation this same period will be used. There is some merit in this, as it aligns the development of the new plan with a neighbouring authority. With the plan covering a period of 23 years, this would mean that the housing requirement would be **16,445** homes (715 x 23).

4.5 The Inspectors letter, at paragraph 114, advocates a buffer so that the housing requirement is not only just met by a narrow margin. At the point of submission of the current Local Plan there was a buffer of approximately 5%, this was not enough and changes in circumstances meant that this was not in evidence by the time of the hearings. A larger buffer should be planned for in any new Local Plan, of at least 10%, and there should also be consideration of a higher buffer. For the purposes of this appendix a range of 10% to 20% is shown. This would imply that the housing requirement would be between **18,000** and **19,700** (16,445 x 1.1 AND 16,445 x 1.2, then rounded to nearest 100).

4.6 Existing sources of supply can be subtracted from this requirement to understand the possible number of new homes for which sites would need to be found. The sources of supply are completions, commitments and windfall.

4.7 Completions: In 2017/18 and 2018/19 **1,849** homes have been built.

4.8 Commitments: At April 2019 there was planning permission for 2,721 homes on large sites (over 5 homes), the deliverability of these permissions was assessed and they were all considered deliverable. Furthermore, there was planning permission for 521 homes on small sites (5 or less homes), these were not assessed and it is appropriate to discount this source of supply by 63% in line with the evidence on delivery of windfall sites, see [here](#). Therefore, 328 homes can be expected from small sites with planning permission (521 x 0.63). Overall, from planning permissions **3,049** homes can be expected.

4.9 Windfall: Finally those sites that can be expected to be granted permission over the course of the plan period, not on allocated sites can be identified. The calculation that informed the previous plan (see [here](#)) identified 70 dwellings per annum from this source. As this source is only looking into the future, only future years can be counted. Furthermore, to avoid double counting with existing planning permissions the first three years from the 'as at date' cannot be counted. This leaves 17 years of supply from this source, i.e. **1,190** homes (70 x 17).

4.10 Bringing this all together, the potential overall need for a new plan can be calculated by subtracting the sources of supply from the housing requirement once the buffer is applied. This equates to between **11,900** homes (18,000 – 1,849 – 3,049 – 1,190 rounded to the nearest 100) and **13,612** homes (19,600 – 1,849 – 3,049 – 1,190 rounded to the nearest 100).