

**SWTC SEPC APPENDIX A9 – HOUSING SUPPLY –  
LAND SE OF GRIFFIN PLACE**

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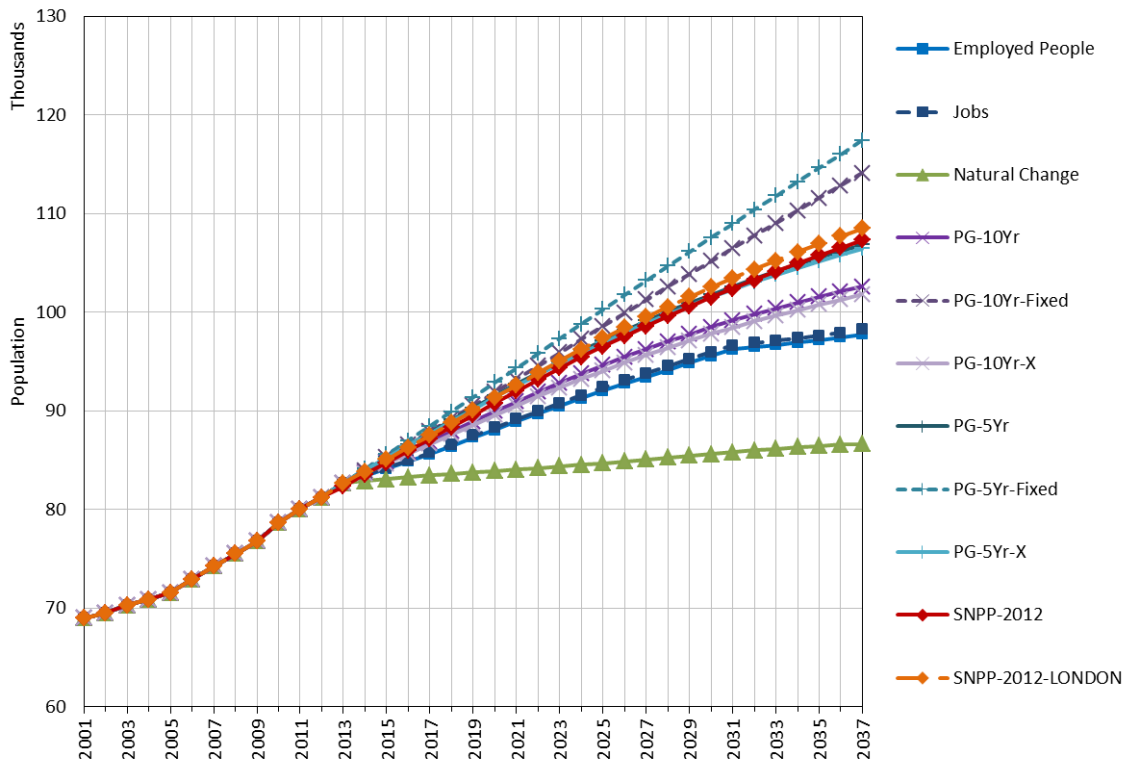
- 1 EPOA Phase 7 Main Report – Uttlesford. May 2015.
- 2 Uttlesford Housing Trajectory 2011 – 2040. April 2021.
- 3 Uttlesford 5 Year Land Supply Statement April 2021 (Dec 2021).
- 4 Uttlesford Housing Market October 2021

# Uttlesford

## Trend Scenarios

- 6.167 The **SNPP-2012** scenario records a 30.30% growth in Uttlesford's population to 2037 and an estimated dwelling requirement of 505 per year, assuming that household formation rates follow the trend in the 2012-based household model.
- 6.168 The migration uplift associated with the GLA's **Central** scenario (**SNPP-2012-LONDON**) suggests slightly higher population growth at 31.2% to 2037, with an associated annual dwelling requirement of 529 per year.
- 6.169 The alternative **PG** trend scenarios derive alternative growth outcomes based on the last five and ten years of migration history, using either migration 'rates' or 'fixed' migration counts to determine future assumptions. The migration rates approach ensures that levels of migration are determined by changes to the population and age structure of both the UK reference population (which drives in-migration) and Uttlesford's own population (which drives out-migration). The 'fixed' scenarios assume that historical migration levels are replicated in the future, regardless of changes to population size and age structure. The 'X' scenarios use the migration rates approach but consider the growth outcomes that result from the exclusion of UPC from the historical migration statistics.
- 6.170 The **PG-10Yr** and **PG-5Yr** scenarios suggest population growth rates that are lower than the **SNPP-2012**, although the '5Yr' outcome is similar to the **SNPP-2012**, reflecting the relatively high net migration of the later years of the historical period. The 'Fixed' migration scenarios suggest the highest growth, with a continuation of historically high levels of net in-migration but no change in net migration to reflect changing population totals and age structure.
- 6.171 The 'X' scenarios imply lower rates of population growth than the equivalent scenarios that include UPC in the historical data; a reflection of the adjustment that was allocated to the population to account for an undercount between the 2001 and 2011 Censuses.
- 6.172 The **Natural Change** scenario, excluding the impact of migration in its forecast, suggests population growth of 4.8% to 2037, with an annual dwelling requirement of 182 per year.

# UTTLESFORD



Scenario	Change 2013 - 2037				Average per year		
	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Jobs
PG-5Yr-Fixed	34,730	42.0%	14,038	42.9%	1,196	614	625
PG-10Yr-Fixed	31,438	38.0%	12,619	38.5%	1,060	552	553
SNPP-2012-LONDON	25,834	31.2%	12,093	36.9%	940	529	431
SNPP-2012	24,947	30.3%	11,550	35.3%	903	505	400
PG-5Yr	24,135	29.2%	11,415	34.8%	854	499	387
PG-5Yr-X	23,767	28.7%	11,247	34.3%	845	492	374
PG-10Yr	19,932	24.1%	9,754	29.8%	696	426	297
PG-10Yr-X	19,110	23.1%	9,542	29.1%	672	417	279
Jobs	15,560	18.8%	8,073	24.6%	551	353	197
Employed People	15,095	18.3%	7,893	24.1%	534	345	187
Natural Change	3,983	4.8%	4,156	12.7%	0	182	-45

Note: Household and dwelling estimates based on HH-12 assumptions

Note: This project does not produce a recommended or preferred demographic forecast for any local authority area. Rather it presents a range of scenarios to inform further assessment and consideration by the individual local authorities. Local circumstances may dictate that certain scenarios are more appropriate than others but, for completeness, all scenarios are presented here.

Figure 19: Uttlesford, HH-12 scenario outcomes

## Jobs-led Scenarios

- 6.173 The employment forecasts from the 2014 EEFM are lower than the previous 2013 output, with the annual growth in total jobs estimated at 197 per year in the latest data, compared to annual growth of 266 per year in the 2013 statistics.
- 6.174 Population growth associated with the **Employed People** and **Jobs** scenarios is 18.3% and 18.8% respectively, with a range of annual dwelling requirement of 345-353 per year. These dwelling growth outcomes are lower than the **SNPP-2012**, which assumes a considerably higher annual net migration impact.
- 6.175 These outcomes assume that jobs growth continues at its 2031 level to the end of the forecast period. They also assume a declining unemployment rate to 2031 and an economic activity rate for the population aged 16-74 that increases to 77.8% in 2031, compared to its 2011 figure of 72.8%. The declining unemployment rate and rising economic activity align to the forecast economic growth within the local area, reducing the requirement for higher net in-migration to meet anticipated annual jobs growth.
- 6.176 The commuting ratio increases from its 1.01 Census figure to reach 1.04 in 2031. This reflects a trend towards lower self-containment and a larger net out-commute balance.
- 6.177 Each of the trend scenarios has been run with the inclusion of the EEFM assumptions on unemployment, commuting and economic activity, providing jobs growth outcomes from each scenario that can be compared to the **Jobs** and **Employed People** alternatives.

## Household Formation & Dwelling Growth

- 6.178 The DCLG's 2012-based household model has provided an update to previous 2008-based and 2011-based household formation data and assumptions.
- 6.179 For direct comparison with previous assumptions, the 2012-based (HH-12) dwelling growth outcomes for each of the phase 7 scenarios are presented alongside comparable outcomes using the 2008-based (HH-08) and 2011-based (HH-11) household data.
- 6.180 For all scenarios, the HH-12 results suggest an average annual dwelling requirement that is either consistent or lower than the HH-11 outcomes and lower than the HH-08 outcomes.

Table 24: Uttlesford, dwelling growth requirements comparison

Scenario	Average annual dwelling requirement (2013–2037)		
	HH-08	HH-11	HH-12
PG-5Yr-Fixed	676	625	614
PG-10Yr-Fixed	611	560	552
SNPP-2012-LONDON	573	532	529
SNPP-2012	544	504	505
PG-5Yr	536	495	499
PG-5Yr-X	524	484	492
PG-10Yr	457	418	426
PG-10Yr-X	443	405	417
Jobs	389	354	353
Employed people	380	346	345
Natural Change	179	134	182





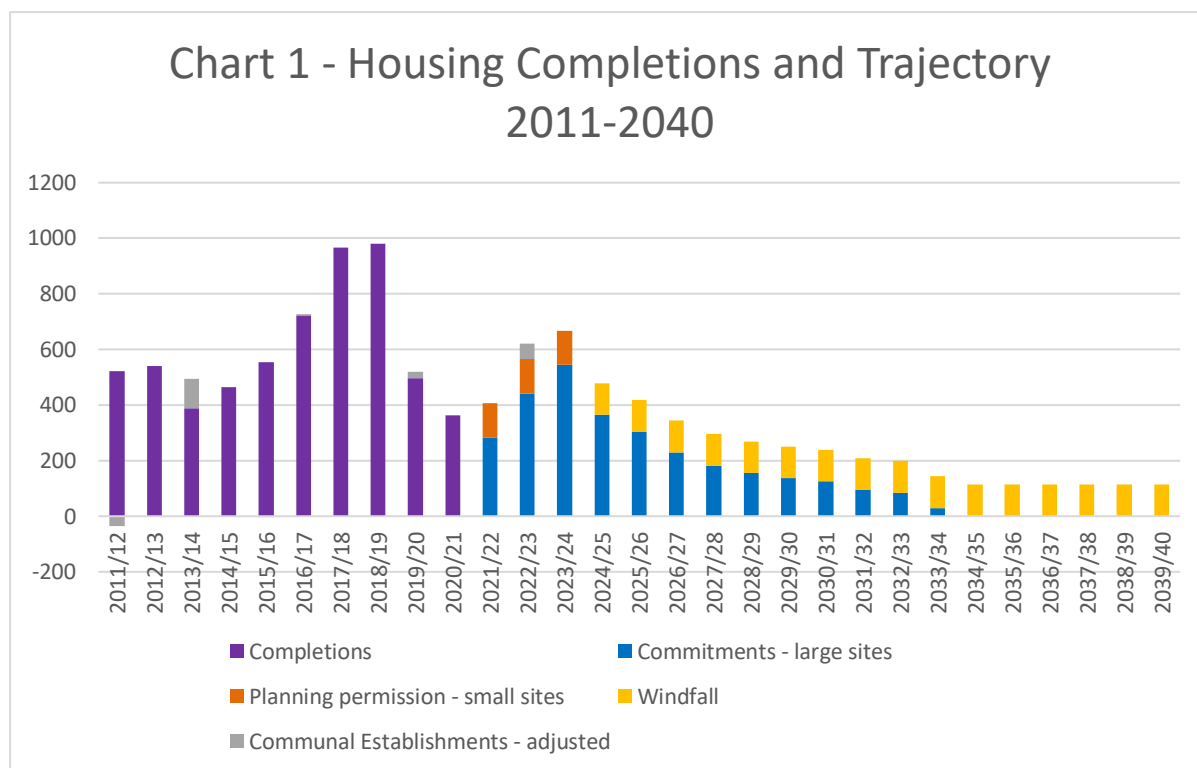








# UTTLESFORD DISTRICT COUNCIL 5-YEAR LAND SUPPLY STATEMENT AND HOUSING TRAJECTORY STATUS AT 1 APRIL 2021



## Introduction

1. The purpose of this Statement is to set out the Council's 5 year housing supply and an indicative trajectory of housing delivery during the plan period for the purposes of decision-making. The 5 year period covers the period 2021/22 to 2025/26
2. The 5-year land supply data uses a base date of 31 March 2021 and only uses known data i.e. actual completions.
3. Paragraph 68 of the National Planning Policy Framework 2021 (NPPF 2021) states:
 

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

  - a) specific, deliverable sites for years one to five of the plan period; and
  - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
4. Paragraph 74 of the NPPF 2021 requires demonstration of a trajectory illustrating the expected rate of housing delivery over the plan period, and an appropriate buffer, either through a recently adopted plan, or in a subsequent annual position statement.

## Housing Need

5. The Council's adopted Local Plan 2005 pre-dates the NPPF 2021. The Regulation 19 Local Plan was withdrawn in April 2020. A new draft Local Plan is being prepared.
6. Paragraph 218 Annex 1: Implementation of the NPPF 2021 states that policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of publication. This includes the use of the standard methodology for calculating housing supply as set out in Planning Practice Guidance on Housing and economic development needs assessments. The methodology is based on the government's official household formation projections, adjusted to reflect local housing affordability and then subject to a 40% cap on any increase above projected household growth or current local plan annual requirements. Appendix 1 to this report sets out the calculation of minimum annual local housing need for Uttlesford using the standard methodology.
7. The standard methodology identifies a housing requirement of 701 dwellings per annum (dpa) for Uttlesford.
8. NPPF 2021 Paragraph 74(a) states that an additional buffer of 5% is required to ensure choice and competition in the market for land and paragraph (c) states that a buffer of 20% is required where there has been significant under delivery of housing over the previous three years. Whether there has been significant under delivery is measured using the Housing Delivery Test (HDT). The latest [HDT](#) for Uttlesford, was measured in 2020, indicating that there has been 129% of the required delivery, in the last three years. The 2021 HDT results are yet to be published by the Government.
9. Completions data for the current monitoring year (2020/21) indicates substantially reduced numbers of completions, due to the coronavirus pandemic.

## Housing Supply

10. The Uttlesford Housing Trajectory 2011 – 2040 (published separately) lists all the sites which are considered to provide housing during the period up to 2040. There are 9 categories of site and the Housing Trajectory lists the sites with planning permission.
11. It also includes an allowance for windfall sites of 114 dwellings per year based on historic rates of completions on windfall sites and the policy context in which they are likely to continue to be provided at this rate. The evidence for this allowance is set out in the Windfall Allowance for Uttlesford Paper (June 2021) paper available on the [website](#).
12. To avoid double counting, no allowance for windfall is made in the three years 2021/22-2023/24, and all deliverable sites are assumed to have planning permission. Small sites with planning permission have been included and are assumed to be completed in the next three years, this is in line with the evidence presented in the windfall allowance paper. This source of supply has been discounted to 63% to reflect the evidence around delivery of windfall sites, again this is in line with the evidence presented in the windfall allowance paper. There are 585 dwellings with planning permission on sites delivering 5 or less homes (net), discounting this source to 63% results in 368 homes assumed to be deliverable.

13. With regard to the status of specific sites and planning applications, the 9 categories are:
1. under construction
  2. with planning permission (full or reserved matters covering whole site)
  3. with outline permission with part(s) covered by reserved matters
  4. with outline only
  5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
  6. with application submitted
  7. with pre-application discussions occurring
  8. allocation only
  9. draft allocation – zero currently from this source

14. Tables 1 to 3 below sets out the actual and estimated completions for each year during the plan period.

<b>Table 1: Actual completion rate since 2011</b>											
Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Completions	486	540	494	465	551	727	966	981	519	362	<b>6,091</b>

<b>Table 2: Forecast completions for next 5-year period</b>						
Year	21/22	22/23	23/24	24/25	25/26	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
estimated completions years 1-5	406	621	668	479	418	<b>2592</b>

<b>Table 3: Forecast completions for years 6 to 15</b>										
Year	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
	6	7	8	9	10	11	12	13	14	15
Estimated completions (sites with planning permission + windfall allowance)	344	295	269	251	239	209	199	143	114	114

### Calculation of 5 year housing land supply

15. Table 4 shows the calculation of the 5 year housing land supply. It is based on the target of 701 dwellings per annum calculated by the standard methodology as set out in Appendix 1. It applies a 5% buffer, as justified in paragraph 8 above, of 175 dwellings.

16. Note the below calculation does not include an element of 'shortfall'. The PPG states that:

*The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.*

17. The emerging Uttlesford Local Plan is at a very early stage and does not include any proposed housing allocations at this stage. Future stages will include draft housing allocations. The Uttlesford Local Plan 2005 is adopted, but the end date for this plan is 2011 and the target is no longer relevant.

18. The HDT allows for any under delivery in the last three years to feed into the 5YHLS calculation.

<b>Table 4: Calculation of 5 year housing supply</b>		Supply from sites with planning permission+ windfall allowance only
Annual Target		701
Target years 1 – 5	$701 \times 5$	3,505
5% of target	$3,505 \times 0.05$	175.25
Overall target	$3,505 + 175.25$	3,680
Supply	$406 + 621 + 668 + 479 + 418$	2,592
% of target available on deliverable sites	$2,592 / 3,680 \times 100$	70.43%
Supply in years	$(2,592 / 3,680) \times 5$	3.52 years
Deficit/Surplus	$2,592 - 3,680$	-1,088

**Please see the Uttlesford Housing Trajectory 2011 – 2040 as at 1 April 2021, published separately.**

## Appendix 1:

### Calculation of minimum local housing need using the standard method.

The methodology is set in the Planning Practice Guidance on [Housing and economic development needs assessments](#).

#### Step 1 – Setting the baseline

Set the baseline using national [household growth projections](#) (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.

Number of households 2021	37,072
Number of households 2031	42,075
Household growth 2021 - 2031	5003
Average annual household growth	500.3 per year
Source: 2014-based Live Tables on household projections: Table 406: Household projections by District, England, 1991 - 2039	

#### Step 2 – An adjustment to take account of affordability

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level, should be used.

For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

Uttlesford's most recent median workplace based affordability ratio		12.60
Adjustment factor	$((12.60 - 4) / 4) \times 0.25 =$	0.5375
Minimum annual local housing need figure	$(1 + 0.5375) \times 500.3 =$	769.21125
Source: House price to workplace-based earnings ratio, England and Wales: 25 March 2021, Table 5c Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2020		

### Step 3 – Capping the level of any increase

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

Average annual housing requirement in existing relevant policies		N/a
Average annual household growth over ten years	As per step 1	500.3
The minimum annual local housing need figure	As per step 2	769.21125
The cap is set at 40% above the projected household growth for the area over the 10 year period identified in step 1	$500.3 + (40\% \times 500.3) = 500.3 + 200.12$	700.42
Average annual household requirement		701



# Uttlesford Housing Market Report

## Introduction

This report gives a snapshot of house price data at ward level as at October 2021. This information is designed to provide information on the current housing market pressures within the District.

Information is taken from the web-based analytics company, Hometrack. (Hometrack.co.uk) This information is based on sales and valuation data.

## Context

Property prices in Uttlesford are higher than figures for the Eastern region due to the district's proximity to London and Cambridge. For example, the average price of a property is £447,083 for the Eastern region compared to £534,124 for Uttlesford.

## Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between January 2020 and October 2021. The most expensive properties are within the 90<sup>th</sup> percentile compared to the lower quartile which provides information on the lowest 25% (prices) of properties.

The most expensive properties (90<sup>th</sup> percentile) have changed from £721,666 in January 2020 to £946,666 in October 2021 compared to the lowest priced properties which have changed from £301,000 in January 2020 to £366,666 in October 2021. The average property price has increased from £448,948 in January 2020 to £564,142 in October 2021.

## Price levels over time

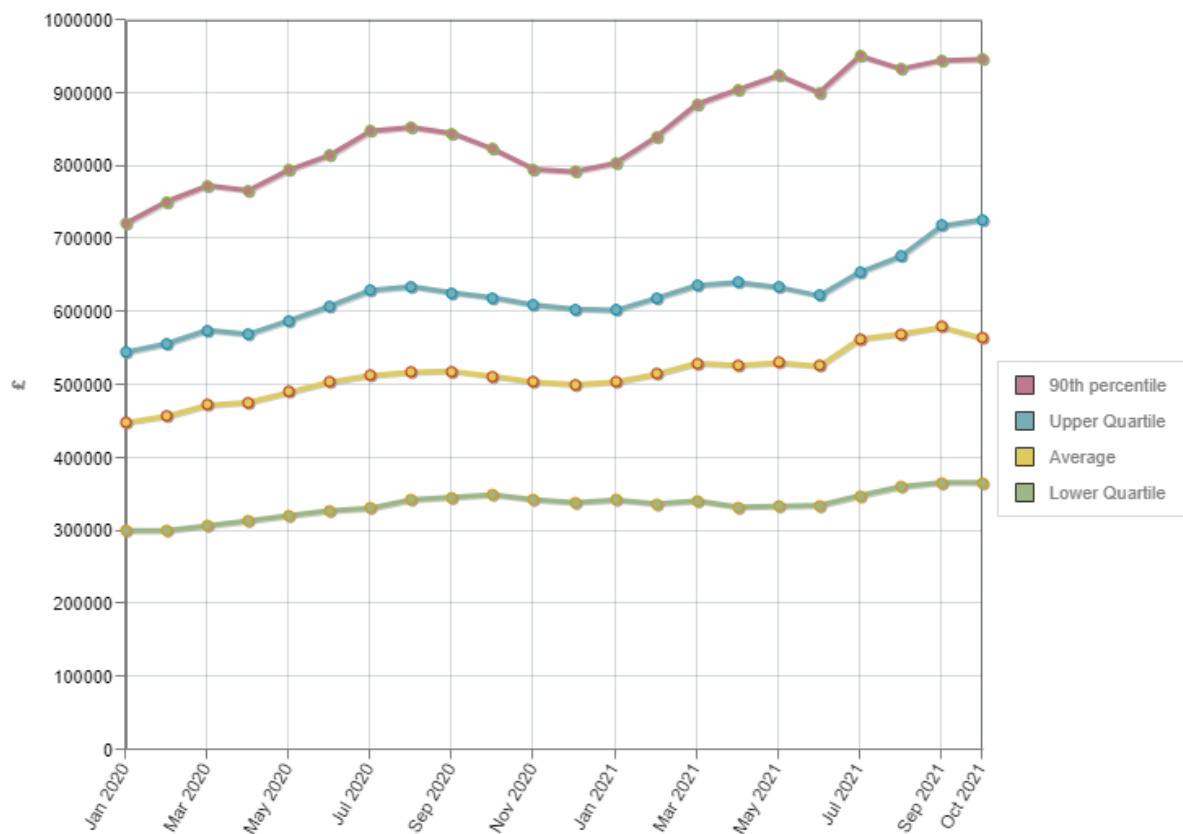


Figure 1 Uttlesford Overall Property prices January 2020 – October 2021

Source: Hometrack October 2021

Figure 2 shows the average property price for October 2021 at ward level.

The highest average price was for Stort Valley ward at £1,144,250 compared to £415,745 for the Saffron Walden Shire ward.

The average price for the Uttlesford district is £563,894 and is included to enable comparison between individual wards.

Figure 2 Average House Prices by Ward – October 2021



Source: Hometrack October 2021

## Properties by bedroom size

This section will look at property prices by bedroom size at ward level.

Data for 1 & 2 bed flats is incomplete due to no sales/property valuations for flats within several wards and is therefore omitted.

## Houses

House price data by ward for October 2021 is given in Figure 3 showing the prices for 2, 3 and 4-bedroom houses.

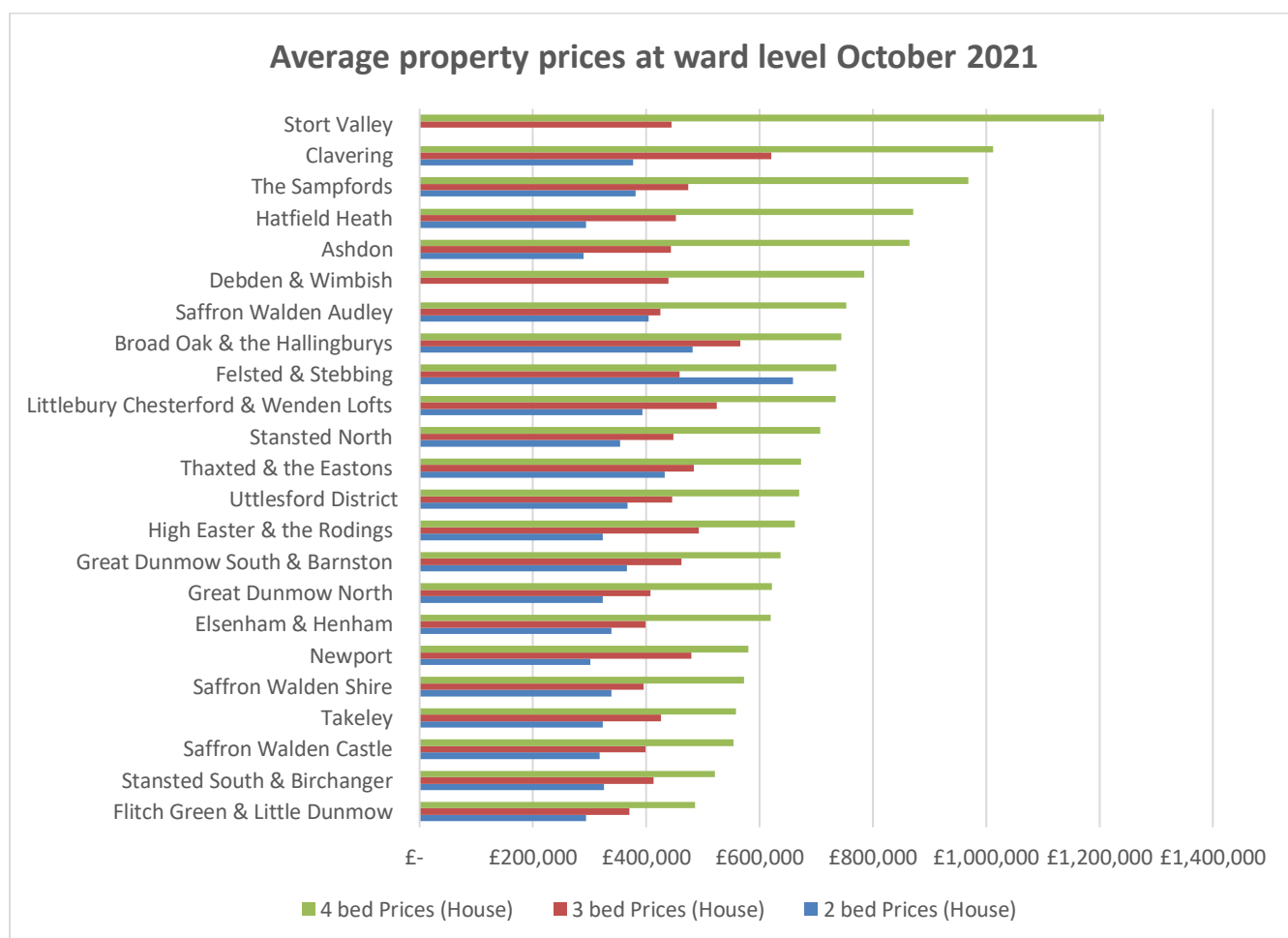
Average price data for 2-bedroom houses is not available for Debden & Wimbish and Stort Valley wards as no recent sales/valuations of 2-bedroom houses within these wards have taken place and so this information is not included in Figure 3.

The least expensive two-bedroom house was £289,375 within the Ashdon ward and the most expensive was £658,429 within the Felsted and Stebbing ward. The average price of a two-bedroom house within the Uttlesford district is £367,480.

Three bed houses range from £370,000 within the Flitch Green & Little Dunmow ward to £620,521 within the Clavering ward.

Four bed houses were least expensive in Flitch Green & Little Dunmow ward at £486,674 compared to £1,207,500 in the Stort Valley ward.

Figure 3 House prices (average) by ward, October 2021



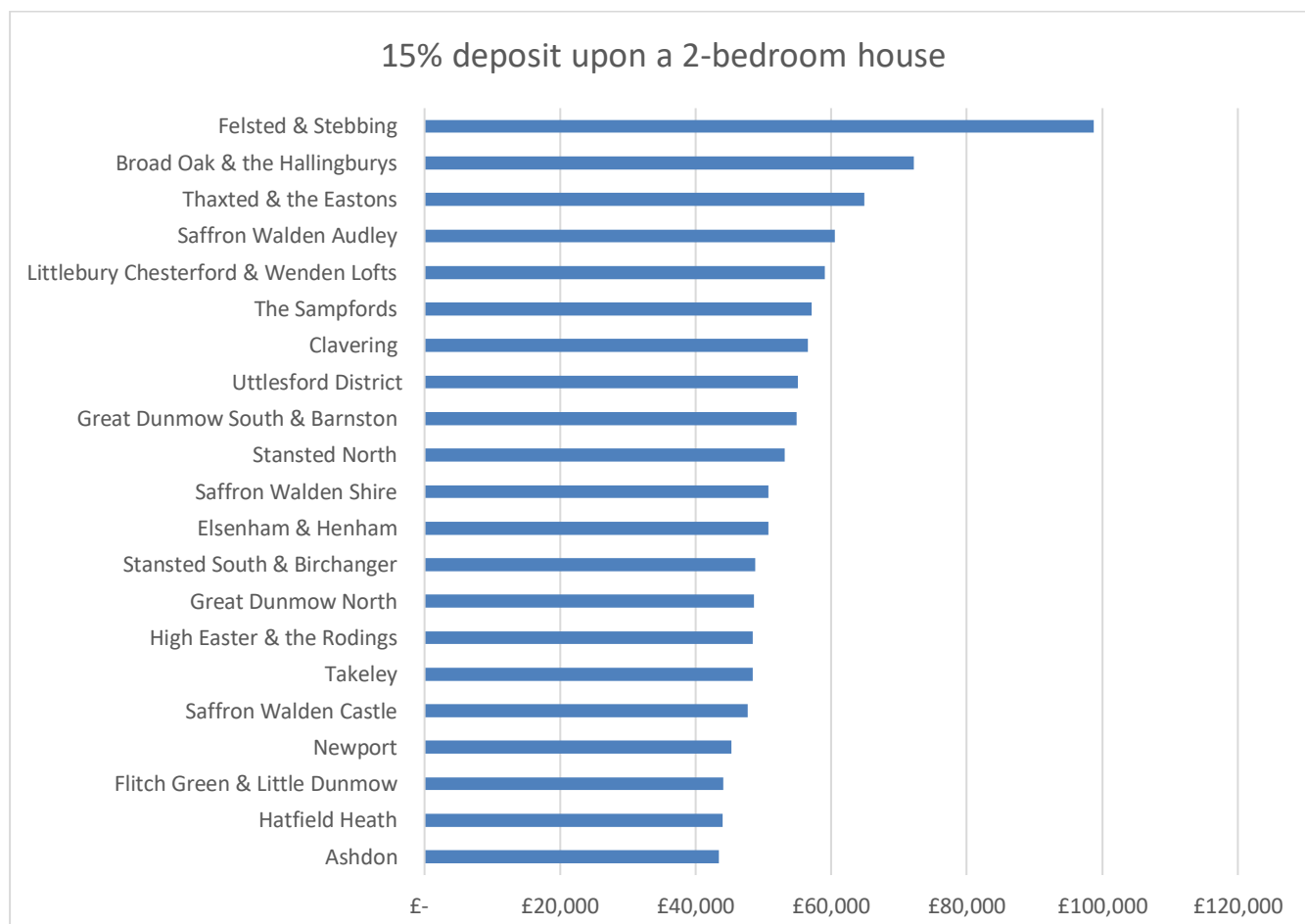
## Affordability

The chart in Figure 4 shows the amount of deposit required to purchase a 2-bedroom house on the open market by ward. The deposit is 15% as per the guidance and analysis from the Hometrack Housing Intelligence System is used.

Data was not available for Debden & Wimbish and Stort Valley wards.

The ward with the lowest deposit required of £43,406 is Debden & Wimbish compared to Felsted & Stebbing which is the most expensive with a deposit of £98,764 required. A deposit of £55,122 is required on average to purchase a 2-bedroom house within the Uttlesford district.

Figure 4: deposit of 15%



Source: *Hometrack October 2021*

## Income

The District benefits from higher than average salaries due to a large number of residents working within the technical and highly skilled professions.

However, sixty percent of PAYE residents (ie self-employed not included) earn below £33,410 pa and 40% earn below £23,100. The overall average income for Uttlesford for PAYE residents 2021 is £35,297 which is a 10.7% reduction compared to the 2020 average of £40,259. The median

(mid-range) of incomes for PAYE residents is £26,752 within Uttlesford which is a reduction of 7.7% compared to 2020 when it was £28,940<sup>1</sup>.

To access the cheapest 2 bed property of £289,375 at Ashdon on the open market in October 2021, a joint household income of c£54,659 with a 15% deposit or c£57,875 with a 10% deposit was required. These figures would vary if the household had debts that needed to be taken into account and are based upon lending of 4.5 x joint income.

To meet the housing needs of local residents, the Council requires 40% of development on schemes of 15 or more units to be delivered as affordable homes. This will include an element of sub-market rent and ownership products. In addition, communities can consider a small Rural Exception Site housing scheme to deliver homes for people with a strong connection to that Parish. Please contact the Housing Strategy Team for more information.

Sub-market ownership products include shared ownership and First Homes. The shared ownership product enables purchasers to buy a portion of the property and rent the remainder. A deposit of only 5% is required on this product.

## First Homes

From 28/12/21 (with the exception of applications where there has been significant pre-application engagement) all new planning applications on market led sites will require at least 10% of all properties to be for low-cost home ownership and 25% of the affordable provision to be First Homes for first time buyers available at a discount of at least 30%. A price cap of £250,000 after discount applies outside of London.

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<sup>1</sup> Annual Gross Pay UK 2021 Table 8.7a Office National Statistics 2021



Figure 5: Price of 2-bedroom houses after 30% discount has been applied

In October 2021 a 30% discount resulted in 2-bedroom houses being below the price cap of £250k in 12 out of the 20 wards where price data for 2-bedroom houses is available. This is 4 less wards than in June 2021.

The average price of a 2-bedroom house in the Uttlesford district after a 30% discount is applied is £257,236 thereby exceeding the £250k price cap after a 30% discount is applied.

No 2-bedroom house sale/valuation data was available for Debden & Wimbish and Stort Valley wards.

## Conclusion

This report has provided a brief overview of the current housing market in Uttlesford at ward level as of October 2021.

Affordability remains difficult but the provision of affordable homes helps meet the needs for Uttlesford residents.