

NORTH ESSEX AUTHORITIES**Shared Strategic (Section 1) Plan****Inspector:** Mr Roger Clews**Programme Officer:** Mrs Andrea Copsey**Tel:** 07842 643988**Email:** copseyandrea@gmail.com**Address:** Examination Office, PO Box 12607, Clacton-on-Sea, CO15 9GN

To:

Emma Goodings, Head of Planning and Economic Growth, Braintree District Council

Karen Syrett, Planning and Housing Manager, Colchester Borough Council

Gary Guiver, Planning Manager, Tendring District Council

2 July 2020

Dear Ms Goodings, Ms Syrett and Mr Guiver

OFFICE FOR NATIONAL STATISTICS: 2018-BASED HOUSEHOLD PROJECTIONS

1. When the North Essex Authorities' [NEAs] shared Section 1 Plan was submitted for examination in 2017, the most recent household projections were the 2014-based projections published by the then Department for Communities and Local Government in July 2016. The 2014-based projections were taken into account in the evidence provided by the NEAs to support the housing requirement figures in the submitted Plan: in particular in the *Objectively Assessed Housing Need Study, November 2016 update* [EB/018] by Peter Brett Associates. In my letter to the NEAs of 27 June 2018 [IED/012], I concluded that the submitted Plan's housing requirements were soundly based.
2. The Office for National Statistics [ONS], having taken over responsibility for preparing the household projections, published the 2016-based projections in September 2018. I held a hearing session on housing need in January 2020 at which, among other things, the implications of the 2016-based projections for the Plan's housing requirements were discussed. In my letter to the NEAs of 15 May 2020 [IED/022], I concluded that there had

not been a meaningful change in the housing situation that I considered in IED/011, and consequently that the Plan's housing requirement figures remained soundly based.

- As you will be aware, the ONS recently published their 2018-based household projections, on Monday 29 June 2020. In the table below I have summarised what I understand to be the 2014-based, 2016-based and 2018-based projections for each of the NEAs over the Plan period (2013-2033, and also over the period 2013-2037 which was studied in EB/018. Please let me know if you disagree with any of the figures in the table.

2014-based household projections (DCLG, July 2016)					
<i>1,000s of households, rounded to nearest 1,000</i>					
	2013	2033	2037	Growth 2013-33	Growth 2013-37
Braintree	62	75	77	13	15
Colchester	74	91	94	17	20
Tendring	63	75	79	12	16
2016-based household projections (ONS, Sept 2018)					
<i>1,000s of households, rounded to nearest 1,000</i>					
	2013	2033	2037	Growth 2013-33	Growth 2013-37
Braintree	62	72	74	10	12
Colchester	73	93	96	20	23
Tendring	63	77	80	14	17
2018-based household projections (ONS, June 2020)					
<i>1,000s of households, rounded to nearest 1,000</i>					
	2013	2033	2037	Growth 2013-33	Growth 2013-37
Braintree	62	69	71	7	9
Colchester	73	91	94	18	21
Tendring	63	77	79	14	16

- Relevant guidance in the national Planning Practice Guidance [PPG] on Housing and economic needs assessment (Paragraph:016, Reference ID: 2a-016-20150227¹) advises that:

The government's official population and household projections are generally updated every 2 years to take account of the latest demographic trends. [...]

¹ This version of the PPG continues to apply to the Section 1 Plan because the Plan is subject to the transitional arrangements set out in paragraph 214 of the National Planning Policy Framework (February 2019).

Wherever possible, local needs assessments should be informed by the latest available information. The National Planning Policy Framework is clear that Local Plans should be kept up-to-date. A meaningful change in the housing situation should be considered in this context, but this does not automatically mean that housing assessments are rendered outdated every time new projections are issued.

5. In order to determine whether or not the Plan's housing requirements remain soundly-based, I will need to consider whether or not 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.
6. As a first step, I would like to invite the NEAs to address this question. Please could the NEAs provide a statement, with evidence-based reasons, on whether or not they 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; and if so, what the implications are for the housing requirement figures in the submitted Section 1 Plan.
7. Would you please provide that statement to the Programme Officer [PO] by **Friday 24 July 2020**, and publish it on the examination website. If you will need more time, please let the PO know as soon as possible.
8. It is likely that I will also seek the views of examination participants on this question, once I have the NEAs' statement.
9. Please publish this letter on the examination website as IED/023.

Yours sincerely

Roger Clews

Inspector