

Minutes



Local Plan Sub-Committee 7th September 2015

Present:

Councillors	Present	Councillors	Present
D Bebb	Yes	Mrs J Money	Yes
Mrs L Bowers-Flint (Chairman)	Yes	Lady Newton	Yes
G Butland	Yes	J O'Reilly-Cicconi	Yes
T Cunningham	Yes	Mrs W Scattergood	Yes
D Hume	Apologies	Miss M Thorogood	Yes

Councillors Abbott and Schwier were also in attendance.

14 **DECLARATIONS OF INTEREST**

INFORMATION: There were no interests declared.

15 **MINUTES**

INFORMATION: The Minutes of the meeting of the Local Plan Sub-Committee held on 8th July 2015 were confirmed as a correct record and signed by the Chairman.

16 **QUESTION TIME**

INFORMATION: There was one statement made. Details of the person who spoke at the meeting are contained in the Appendix to these Minutes.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

17 **OBJECTIVELY ASSESSED HOUSING NEED**

INFORMATION: Consideration was given to a report on the forecast demand for new homes over the period 2013- 2037 in the Housing Market Area comprising Braintree; Chelmsford; Colchester and Tendring districts.

Members of the Sub-Committee were advised that as part of the preparation of the new Local Plan, the Council had identified its full objectively assessed housing need and the sustainable capacity to meet the need in full.

The assessment initially looked at the government's population and household projections; these suggested that the district would need around 686 new homes going forward. A number of processes were carried on the official projections including looking at whether they were a reasonable guide, whether they met the needs for new workers and if evidence on affordability or other factors required the Council to increase their supply further.

The Essex Planning Officer Association on behalf of all Essex authorities worked with the commissioner consultancy, Edge Analytics who produced a series of demographic forecasts taking in to account additional factors and produced a range of scenarios based on migration trends. Taking these scenarios, Braintree along with colleagues at Chelmsford, Colchester and Tendring had commissioned Peter Brett Associates (PBA) a leading planning consultancy, to be advised on the objectively assessed need

The first stage of the report was to ensure that the area being assessed was an appropriate one. A whole housing market area was looked at and so the consultants looked at Braintree, Chelmsford; Colchester and Tendring together and found that these areas had strong links in terms of commuting between authorities and house moves between the authorities and so it was agreed that this was an appropriate way to plan for the Council's housing market area.

The report considered a number of factors including in-migration projections, employment projections and past patterns of the provision of housing in the districts as well as market signals, in particular in relation to overcrowding and price.

The main impact for both Braintree District Council and the housing market area was the need to provide homes for workers and the predicted new jobs required in the housing market area. A range of different data sources had been looked at by both Braintree District Council and Consultants in order to consider the figures; these are outlined in the report. After considering these figures the consultants had concluded that the housing market area and Braintree and Chelmsford in particular needed more homes than the government starting point projections in order to fill the forecast number of new jobs that would be required in the area, which as a result required an uplift in the housing numbers.

The overall conclusion of the report was that in terms of the housing market area, the average yearly figure would be 3137 new homes on average per year and that Braintree district would provide 845 of those.

DECISION: That the report on Objectively Assessed Housing Need as part of the evidence base for the new Local Plan be approved.

18 **EMPLOYMENT LAND NEEDS ASSESSMENT**

INFORMATION: As part of the new Local Plan an Employment Land Needs Assessment (ELNA) had been produced by consultants Aecom to help provide the

evidence base necessary to support the employment and economic development policies within the Plan.

Following an analysis of the current market and likely future trends the report concluded that the Local Plan should provide between 7.5ha and 11ha of additional industrial land and between 53,400sqm and 66,800sqm of office space. The assessment included assessing all the sites currently allocated for employment uses to see if they were fit for purpose, or should be allocated for other uses.

The report also looked at sites which had been submitted for employment uses or mixed use during the Call for Sites and recommended which sites could be considered for new employment allocations.

Members were advised that the ELNA made recommendations but did not set policies. These will be set by the draft Local Plan.

DECISION: That the Employment Land Needs Assessment as evidence base for the new Local Plan be approved.

19 **AFFORDABLE HOUSING VIABILITY ASSESSMENT**

INFORMATION: Braintree District Council had commissioned Andrew Golland Associates to update its Affordable Housing Viability Assessment evidence base. The report reviewed the Council's affordable housing targets and thresholds and made recommendations on whether a policy change was needed in the new local plan and took in to account housing market changes.

The study was based on a residual development appraisal model to assess development viability. This mimicked the approach of virtually all developers when purchasing land. High level testing of the District, calculation of residual values and benchmarking and viability for residential development had all been used to determine the likely viability of residential developments in the District and therefore what an appropriate threshold for development would of been.

The report demonstrated that the current affordable housing policy for the District is viable and provided evidence for a new policy which will be included in the new Local Plan.

DECISION: That the Affordable Housing Viability Assessment as part of the evidence base for the new Local Plan be approved.

The meeting commenced at 6.00pm and closed at 6.55pm.

Councillor Mrs L Bowers-Flint
(Chairman)

APPENDIX
LOCAL PLAN SUB-COMMITTEE
7TH SEPTEMBER 2015
PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1 Statement Relating to Item 6 – Employment Land Needs Assessment

Statement by Councillor J Abbott, 1 Waterfall Cottages, Park Road, Rivenhall,
Witham