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# **Land West of Thaxted Road Socio-Economic Statement**

Kier Ventures Ltd

23 November 2022

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## 1.0 Introduction

1.1 This Socio-Economic Statement has been prepared by Lichfields, on behalf of Kier Ventures Ltd, to accompany planning application for the development of Land West of Thaxted Road, Saffron Walden (henceforth the ‘Proposed Development’) in Uttlesford District Council.

## Proposed Development

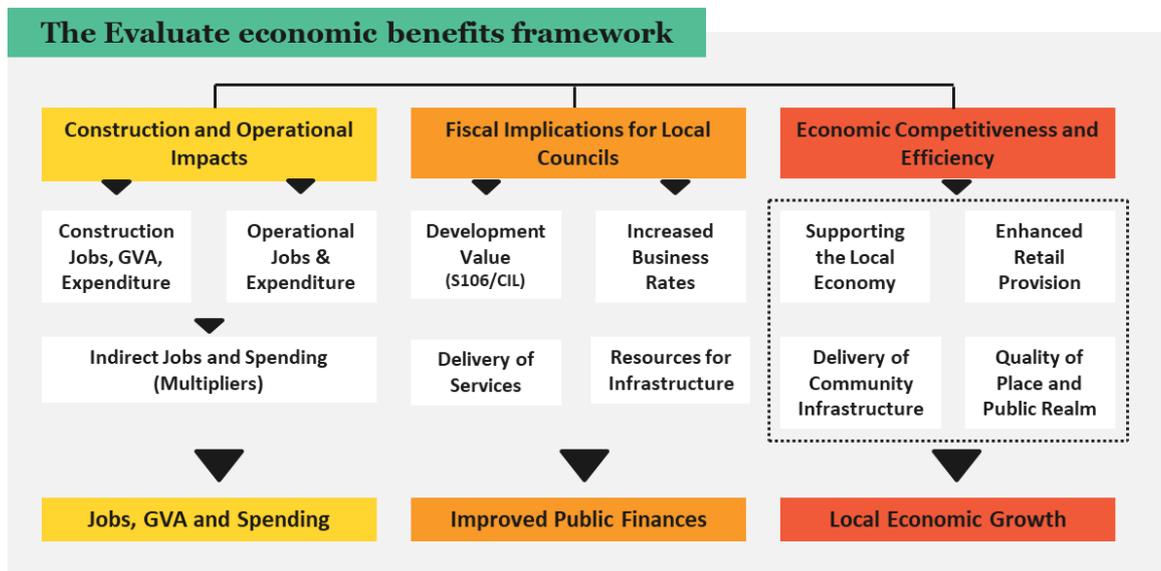
1.2 The site of the Proposed Development is situated adjacent to Thaxted Road to the East, with the south residential areas of Saffron Walden lying to the North and West of the site. The site is currently in agricultural use and occupied by arable fields.

1.3 The Proposed Development will deliver 170 new residential units, including 68 affordable homes, as well as new pedestrian and cycle routes, landscape areas and approximately 3 hectares of open space.

## Study Framework

1.4 This report draws on the [Evaluate](#) methodology developed by Lichfields, which provides an analytical framework for assessing the economic and social impacts arising from new development. The framework, as it relates to the analysis of the Proposed Development, is shown in Figure 1.1.

Figure 1.1 Evaluate Economic Benefits Framework



Source: Lichfields

1.5 The assessment focuses first on the key quantifiable impacts of the Proposed Development during its construction phase, before considering both the quantitative and qualitative effects the Proposed Development could have once complete and operational in the context of supporting economic growth.

1.6 The scale and type of economic impacts are determined primarily by:

- a The scale of capital investment in the scheme, including any significant infrastructure requirements, which generates employment and economic output during construction;
- b The quantum and type of residential dwellings proposed, and in turn, the socio-economic, demographic profile and spending patterns of the households within the Proposed Development; and
- c The scale of financial benefits that would be generated from the development such as increased council tax receipts and planning contributions.

## Report Structure

1.7 The remainder of this report is structured as follows:

- **Section 2.0** reviews the existing socio-economic, housing market and commercial property market conditions in the local area;
- **Section 3.0** assesses the temporary/short-term economic impacts associated with the construction phase of the Proposed Development;
- **Section 4.0** considers the resident expenditure impacts of the development once it is complete and occupied;
- **Section 5.0** examines the financial implications of the Proposed Development;
- **Section 6.0** assesses the wider impacts and effects on economic competitiveness associated with the Proposed Development; and
- **Section 7.0** concludes by highlighting some of the key quantifiable benefits the Proposed Development is anticipated to generate during both its construction phase, and once operational.

## 2.0 Economic, Regeneration and Housing Context

2.1 This section establishes the current socio-economic baseline context for the Proposed Development and highlights the key economic, social and housing trends at the local authority level.

### Population and Labour market

2.2 The resident population of Uttlesford District Council in 2020 amounted to just under 92,800 people<sup>1</sup> and is projected to increase by 15.3% to 2040<sup>2</sup>. This is an increase of approximately 14,200 residents, taking the District's total population to just under 107,000.

2.3 In the 12 months to December 2021, Uttlesford's working age population (i.e. people aged between 16-64) had an economic activity rate of 83.6%<sup>3</sup>. This is higher than the level of economic activity seen across the East of England (81.8%) and nationally (78.8%) over the same period. Only 2.8% of the District's working age population were unemployed in 2021, compared with 3.9% across the East and 4.6% nationally.

2.4 In 2021, 55.5% of Uttlesford's working age population held National Vocational Qualifications level 4 or above (NVQ4+)<sup>4</sup>. This is higher than the equivalent figures for the East and England, where just 39.6% and 43.2% of residents respectively hold higher level qualifications. In 2021, 62.4% of employed residents in Uttlesford held managerial, professional or associate occupations (groups 1-3 of the Standard Occupational Classification 2020)<sup>5</sup>. This is higher than the equivalent figures for the East (49.1%) and England (51.1%).

2.5 In 2021, median gross resident wages<sup>6</sup> in Uttlesford amounted to £728.30 per week. This is 15.9% higher than the average figure for the East (£628.60), and 18.8% higher than the national average (£613.30). In comparison, median workplace-based wages<sup>7</sup> in the District equated to £626.20 per week. This is 4% higher than the equivalent figure for the East of England (£601.90), and 2.1% higher than the national average (£613.30).

2.6 According to the Business Register and Employment Survey<sup>8</sup>, there were approximately 45,100 people employed in Uttlesford in 2020. Key sectors contributing to employment across the District include transport and storage (20%), professional, scientific and technical (8.9%), business administration (8.9%) and accommodation and food services (8.9%).

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<sup>1</sup> Office for National Statistics (ONS) Mid-Year population estimates (2020)

<sup>2</sup> ONS Population projections (2018 based)

<sup>3</sup> ONS Annual Population Survey (January-December 2021)

<sup>4</sup> ONS Annual Population Survey (January-December 2021)

<sup>5</sup> ONS Annual Population Survey (January-December 2021)

<sup>6</sup> ONS Annual Survey of Hours and Earnings – Resident analysis (2021)

<sup>7</sup> ONS Annual Survey of Hours and Earnings – Workplace analysis (2021)

<sup>8</sup> ONS Business Register and Employment Survey (2020)

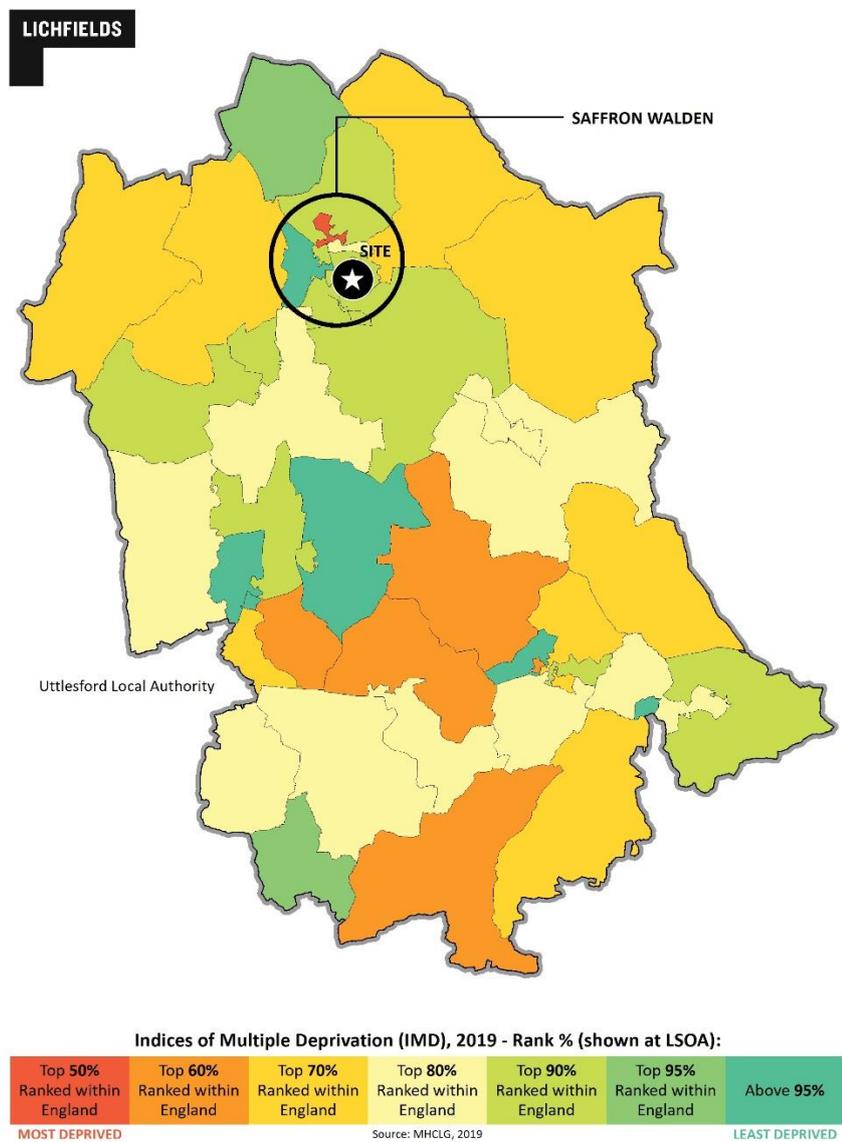
## Regeneration and Deprivation

- 2.7 Deprivation at the local level is measured using the 2019 Indices of Multiple Deprivation<sup>9</sup> ('IMD') published by the former Ministry of Housing, Communities and Local Government ('MHCLG'). This uses a number of datasets to rank areas across seven domains of deprivation, which include:
- Income;
  - Employment;
  - Education;
  - Health;
  - Crime;
  - Barriers to Housing and Services; and
  - Living Environment.
- 2.8 These categories are combined to produce an overall deprivation rank for each local authority in England. The 2019 IMD ranks Uttlesford as the 295<sup>th</sup> most deprived local authority (out of 317 local authorities), placing it amongst the 10% least deprived local authorities in England overall.
- 2.9 Figure 2.1 overleaf illustrates the 2019 IMD for Uttlesford District. The LSOA in which the site is located (Uttlesford 002G) falls within the 20% least deprived neighbourhoods across the country. With regards to the sub-domains of deprivation, the LSOA in which the site sits is relatively more deprived in terms of barriers to housing, where it ranks amongst the 40% most deprived areas nationally. However, the LSOA performs strongly in relation to health and disability, falling within the 10% least deprived areas nationally in relation to this domain. It also falls within the 20% least deprived areas in relation to the income, employment and crime sub-domains.

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<sup>9</sup> MHCLG Indices of Multiple Deprivation (2019)

Figure 2.1 Indices of Multiple Deprivation (2019)



Source: MHCLG / Lichfields analysis

## Housing

2.10 In terms of barriers to housing, Uttlesford is ranked as the 44<sup>th</sup> most deprived local authority in the country, suggesting that the District is affected by affordability pressures within the local housing market. Based on evidence from HM Land Registry<sup>10</sup>, the median house price in Uttlesford (in 2021) was £437,250 which was 35% higher than the East of England average (at £325,000) and 53% higher than the national average (at £285,000).

2.11 Affordability ratios assess the relationship between median house prices and median earnings in a local area. Based on ONS<sup>11</sup> data, the affordability ratio for Uttlesford was 11.68 in 2021, compared with 10.08 for the East and 9.05 for England.

<sup>10</sup> HM Land Registry (2021), Price Paid Data, 2021.

<sup>11</sup> ONS, House price to residence-based earnings ratio (2021)

- 2.12 The Housing Delivery Test<sup>12</sup> (2021) indicates a housing target of 1,848 net additional dwellings between 2018/19 and 2020/21, resulting in an annual housing target of 616 dwellings per annum. A total of 1,830 homes were delivered across the same period (i.e., 610 dwellings per annum), resulting in an overall delivery rate of 99%.

## Summary

- 2.13 The population of Uttlesford stood at around 92,800 in 2020, with a projected increase of 15.3% to 2040 taking the District's population to around 107,000.
- 2.14 The District performs well across a number of key labour market indicators when compared with East of England and national averages, with high economic activity, low unemployment, and a relatively large proportion of residents with higher level qualifications and employed in higher skilled occupations. Resident and workplace-based earnings are also higher than the regional and national averages.
- 2.15 Despite the District has been delivering housing provision that meets its housing targets in recent years, there are still significant pressures across the local housing market. These are highlighted by high ONS affordability ratios, as well as the IMD 'barriers to housing' domain, which ranks Uttlesford as the 44<sup>th</sup> most deprived local authority nationally in relation to housing. This could limit future economic growth and prosperity across the District.

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<sup>12</sup> DLUHC (2022), Housing Delivery Test: 2021 measurement

## 3.0 Construction Impacts

- 3.1 This section sets out the potential economic impacts arising from the construction phase of the Proposed Development. The key impacts relate to new employment opportunities and additional economic output that will be generated over the duration of the construction phase which is estimated to last approximately 2.5 years.

### Direct Employment

- 3.2 The construction cost of the Proposed Development is estimated to be around £27 million. Using labour coefficients from the Homes and Communities Agency<sup>13</sup> ('HCA') Calculating Cost per Job Best Practice Note, it is possible to estimate the number of direct construction jobs that could be supported by the Proposed Development over the course of the construction phase. Taking account of the composition of the proposed development, the coefficient for the development of 'new housing' is considered as the most appropriate for calculating the number of direct construction jobs. This coefficient assumes that 19.9 person years of construction would be supported for every £1 million spend on construction (in 2011 prices).
- 3.3 To use the coefficient, the construction cost of £27 million has been deflated to 2011 prices using the UK Government GDP Deflator<sup>14</sup>, resulting in an assumed construction cost of approximately £22.2 million in 2011 prices. Applying the 'new housing' coefficient to the deflated construction cost of £22.2 million and then dividing the result by the anticipated length of the construction period (i.e., 2.5 years) suggests that the Proposed Development could support around **177 direct FTE jobs annually over its construction phase**.
- 3.4 As construction is made up of many discrete elements of work undertaken by specialists (e.g. bricklaying, carpentry, plumbing, electrics etc.), the number of workers on site will inevitably fluctuate during different periods of the construction phase.

### Indirect and Induced Employment

- 3.5 Construction also involves the acquisition of goods and services from across a range of suppliers, who in turn purchase similar goods and services through their own supply chain. The relationship between the initial direct spending and total economic effects is known as the 'multiplier effect', which demonstrates that an initial investment can have much greater indirect effects as this spending is diffused through the economy.
- 3.6 In addition, local businesses would be expected to benefit to some extent from a temporary increase in expenditure by employees whose income is supported by the demolition and construction activity (i.e. either directly and/or indirectly through supply chain expenditure). This is referred to as the induced effect, which sees expenditure being recycled within the local economy through the wage spending of workers in local shops, bars and restaurants, as well as other services and facilities.

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<sup>13</sup> Homes and Communities Agency (2015), Calculating Cost per Job Practice Note

<sup>14</sup> UK Government, (2020); GDP Deflator

- 3.7 Research undertaken on behalf of the National Housing Federation<sup>15</sup> (‘NHF’) indicates that the construction industry has a composite (i.e. indirect and induced) employment multiplier of 2.23. Applying this to the 177 FTE direct construction jobs indicates that an additional **217 FTE indirect and induced jobs per annum** could be supported by the Proposed Development in sectors across the UK economy, generating an overall total of around 394 FTE jobs per year through construction activity.

## Economic Output

- 3.8 The construction phase of the Proposed Development will also contribute to local economic output, measured in terms of Gross Value Added (‘GVA’). GVA is a measure of the difference between what is produced as output (goods and services) and the inputs (raw materials, semi-finished products etc.) used in the production of those outputs. It represents the additional value that is added through economic activity.
- 3.9 Based on Experian data from March 2020<sup>16</sup>, the construction sector generates an average GVA of around £98,052 per FTE job, per annum in the East of England. Applying this to the direct employment impact of the scheme (as derived above), it is estimated the direct construction activity could generate around **£17.3 million of direct GVA** and an additional **£21.8 million of indirect and induced GVA** for each year of construction<sup>17</sup>. This equates to around **£39.2 million direct, indirect and induced GVA** in total per annum. It should be noted that not all of this will be retained locally.

## Summary

- 3.10 The Proposed Development will make a significant contribution to the local and regional economy during the construction phase by supporting 177 FTE direct jobs, 217 FTE indirect and induced jobs, and by generating a total of around £39.2 million direct, indirect and induced economic output (GVA) per annum.

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<sup>15</sup> National Housing Federation (2019), Local Economic Impacts Calculator. Methodology and assumptions. Indirect and induced employment has been calculated using an employment multiplier of 2.23 which implies that per direct job generated a further 1.23 induced jobs are supported in the supply chain across the East of England

<sup>16</sup> Experian, Gross Value Added (2020)

<sup>17</sup> National Housing Federation (2019) NHF Local Economic Impacts Calculator. Methodology and assumptions. This assumes a composite multiplier (i.e. indirect and induced) of 2.26 for GVA output

## 4.0 Expenditure Impacts

- 4.1 This section assesses the resident expenditure impacts generated by the Proposed Development once it is completed and fully occupied. For residential developments, the key economic impacts relate to the increase in local expenditure generated by the new households attracted to the area. The scale of the impacts will be determined by the expenditure patterns of the new households, and the extent to which residents of the new housing move into the area from elsewhere (i.e. rather than moving locally).

### ‘First Occupation’ Expenditure

- 4.2 Research suggests that the average homeowner spends £5,500 to make their house ‘feel like home’<sup>18</sup>. This money is generally spent on furnishing and decorating a property. This expenditure on goods and services will generate a range of economic benefits for the local economy, including supporting induced jobs within local businesses.
- 4.3 Applying this one-off expenditure on household goods and services, it is estimated that the residents of the 170 new dwellings delivered as part of the Proposed Development could generate around **£935,000 of ‘first occupation’ expenditure**. This injection of resident expenditure on ‘first occupation’ will help to support the vitality and viability of local businesses and could support in the region of **5 FTE additional local jobs**.

### Ongoing Resident Expenditure

- 4.4 Analysis of Output Area Classification data<sup>19</sup> (‘OAC’) published by the ONS indicates that the existing community of the local area surrounding the Proposed Development is largely populated by households in the ‘Urbanites’ socio-economic classification group. The population of this group are most likely to be located in urban areas in southern England and in less dense concentrations in large urban areas elsewhere in the UK. They are more likely to live in either flats or terraces, and to privately rent their home. Given this, and other local characteristics, it is therefore anticipated that the new households accommodated within the market housing of the Proposed Development would broadly fall within the same type of household group.
- 4.5 The latest ONS Family Spending Survey<sup>20</sup> provides data on household spending by socio-economic classification group. It shows that UK households within the ‘urbanites’ socio-economic group generate an average weekly household spend of £636.70. However, spend by households in the East of England is estimated to be 0.86% higher than this UK average.
- 4.6 It is assumed that households living within the affordable units in the Proposed Development will form part of the ‘hard-pressed living’ socio-economic group. Households within this group are more likely to socially rent and tend to have a smaller proportion of people with higher-level qualifications, with rates of unemployment above the national average. Based on data from the ONS Family Spending Survey, it is estimated that weekly expenditure by households within the ‘hard-pressed living’ socio-economic group amounts to £463.30 per week across the UK.

<sup>18</sup> Research carried out by OnePoll surveying around 2,000 UK adults in August 2014: [REDACTED]

<sup>19</sup> ONS (2011), Area Classification for Output Area.

<sup>20</sup> ONS (2021), Family spending in the UK: April 2019 to March 2020.

- 4.7 Based on these assumptions, it is estimated that once completed and fully occupied, households within the Proposed Development could generate **total gross expenditure of around £5.1 million per annum.**

## Net Additional Expenditure

- 4.8 It is recognised that not all residents of the Proposed Development will be ‘new’ to the local area, as some will move from elsewhere within Uttlesford or further afield. In addition, only a proportion of the gross expenditure generated by the households of the Proposed Development will be retained within the local area and the District. Based on retail expenditure rates set out within the latest Uttlesford District Council Retail Study<sup>21</sup>, it is estimated that around 67% of comparison and convenience goods spending will be retained within the study area. This takes account of existing shopping patterns within the local area, which show a proportion of retail expenditure leaks from the local area to other retail destinations outside of the District.
- 4.9 Taking these factors into account, it is estimated that the total net additional expenditure generated by households within the Proposed Development could equate to **£2.3 million per annum.** This additional spending will support the vitality and viability of local firms and could encourage other businesses to move into the local market as well as supporting the functioning of local town centres. It is estimated that this additional expenditure could support a further **18 FTE jobs in retail, leisure, hospitality, catering and other service sectors.**

## Summary

- 4.10 Overall, it is estimated that residents of the 170 new dwellings within the Proposed development could generate around £935,000 in ‘first occupation’ expenditure, in addition to around £2.3 million of net additional household expenditure each year in perpetuity, with the combined potential to support around 23 FTE jobs in the local economy.

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<sup>21</sup> Savills (2018), Uttlesford District Council Retail Study Update [https://www.uttlesford.gov.uk/media/8142/Uttlesford-Retail-Study-Update-June-2018/pdf/Uttlesford\\_Retail\\_Study\\_Update\\_2018\\_-\\_Final.pdf?m=637278247687900000](https://www.uttlesford.gov.uk/media/8142/Uttlesford-Retail-Study-Update-June-2018/pdf/Uttlesford_Retail_Study_Update_2018_-_Final.pdf?m=637278247687900000)

## 5.0 Fiscal Implications

- 5.1 This section analyses the financial benefits generated by the Proposed Development that will accrue to Uttlesford, and which will help fund the delivery of new social and community infrastructure, in addition to supporting essential local services.

### Council Tax Payments

- 5.2 The Proposed Development will generate an increase in Council Tax receipts for Uttlesford, providing an additional boost to the revenue base of the Council. Having regard for the Council Tax levied by the local authority in the 2022/2023 financial year<sup>22</sup> as a proxy, and the proposed housing mix, it is estimated that the Proposed Development could generate around **£377,000 per annum in Council Tax receipts** for the District of Uttlesford.

### Planning Contributions

- 5.3 In addition to council tax receipts, it is expected that planning contributions will be made to Uttlesford District Council to help pay for infrastructure and other services. The overall value of planning contributions is estimated to be **over £1 million** in the form of Section 106 contributions.

### Summary

- 5.4 The Proposed Development could generate £377,000 in Council Tax receipts in perpetuity once completed and fully occupied, as well as over £1 million in planning contributions.

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<sup>22</sup> Uttlesford District Council, Council Tax Charges 2022/23

## 6.0 Economic Competitiveness and Wider Impacts

6.1 This section considers the potential wider economic impacts of the Proposed Development and the effects it could have on local economic competitiveness.

### Labour Market Flexibility

6.2 The delivery of new homes can play a major role in supporting the flexibility of the local labour market, which is an important component of local economic competitiveness. The shortage of housing and/or lack of affordability (which limits access to housing) can be a key barrier to people accessing working opportunities, often resulting in long-distance commuting with adverse transport and environmental consequences. A geographic mismatch between labour supply and demand can, therefore, impede local and national economic productivity levels.

6.3 The increase in housing supply enabled by the Proposed Development could allow for a better match between labour supply and employment opportunities within the local area, which could in turn help improve the overall economic competitiveness of the local economy.

### Housing Delivery

6.4 The Proposed Development will assist the local planning authority in boosting housing delivery, which is a key objective of the emerging Local Plan. The Proposed Development will provide a number of new homes to help meet housing targets, in turn meeting future housing need.

6.5 The 170 units delivered as part of the Proposed Development will help Uttlesford meet its housing requirements and ensure that affordability pressures currently influencing the local housing market do not become exacerbated (in the form of upward pressures on house prices). If affordability gets worse, this could force workers to move further afield, increasing commuting, and reducing the local labour supply. This would limit the prospects for businesses to create and/or maintain the current level of employment in the District.

### Quality of Place and Sustainability

6.6 The Proposed Development site offers the opportunity to expand the urban extent of Saffron Walden, while also enriching the quality of the local urban environment and enhancing the supply of market and affordable housing. The 3.06 hectares of open space provision at the Proposed Development will contribute towards the creation of a high-quality urban environment, including 2.37 ha of natural & semi-natural greenspace, 0.65 ha of amenity greenspace and 0.04 ha of provision for children and young people.

6.7 The enhanced environment will improve opportunities for social interaction between people of different communities, fostering social inclusion and community development. This can have indirect economic benefits by increasing productivity as well as being a preventative measure on demand for health and social services that can impact on public budgets.

## Contribution to Economic Objectives

- 6.8 The potential economic impacts of the Proposed Development align with a range of national and local policy objectives.
- 6.9 Once delivered, the Proposed Development will increase the supply of market and affordable homes. This will help meet projected increases in population, enhance economic prosperity, increase the local labour supply and bring significant private sector investment to the area.
- 6.10 The table below summarises the strategic fit of the Proposed Development with relevant planning and economic development strategies at the national and local spatial levels.



Policy/Strategy		Relevant Key Message(s)	Contribution of Proposed Development to Policy Objective(s)
National	National Planning Policy Framework (2021)	<p>The document outlines local planning authorities should:</p> <ul style="list-style-type: none"> <li>• Encourage sustainable growth;</li> <li>• Be flexible enough to accommodate needs not anticipated in the plan and allow for new and flexible working practices; and</li> <li>• Seek to secure a wide choice of homes, high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• During the construction phase, the Proposed Development will support 177 FTE direct jobs and £17.3 million in direct GVA for each year of construction;</li> <li>• Support around 217 FTE jobs across Uttlesford and the East of England (through indirect/supply chain and induced effects);</li> <li>• Provide 170 new homes to meet local and wider housing needs; and</li> <li>• Support the vitality and viability of local businesses through ‘first occupation’ expenditure (i.e. to make the new dwellings ‘feel like home’) and continued resident expenditure. Overall, it is assumed that household expenditure will support around 18 FTE jobs in perpetuity.</li> </ul>
	Build Back Better (2021)	<p>This document sets out the government’s ambition to rebuild the economy around three core pillars of growth, which include:</p> <ul style="list-style-type: none"> <li>• Infrastructure – stimulate short-term economic activity which drives long-term productivity improvements, whilst also supporting the ‘crowding-in’ of private investment to accelerate progress to net zero and help to level up the UK economy. This includes working with local authority and the private sector to deliver essential infrastructure;</li> <li>• Skills – Support productivity growth through high-quality skills and training, and continue to focus on the quality of apprenticeships; and</li> <li>• Innovation – Support and incentivise the development of creative ideas that will shape the UK’s future growth, attract the brightest and best people, and support small and medium-sized enterprises (SMEs).</li> </ul>	<ul style="list-style-type: none"> <li>• Support skills development and training throughout the construction phase; and</li> <li>• Secure the vitality and viability of local businesses (including SMEs) through local supply chain impacts and induced effects, as well as ongoing resident expenditure.</li> </ul>
	Housing White Paper: Fixing our broken housing market (2017)	<p>The White Paper sets out how the Government intends to boost housing supply to create a more efficient housing market to match needs and aspirations and support wider economic prosperity. Key proposals include:</p> <ul style="list-style-type: none"> <li>• Planning for the right homes in the right places;</li> <li>• Building homes faster;</li> <li>• Diversifying the market; and</li> <li>• Helping people now.</li> </ul>	<ul style="list-style-type: none"> <li>• Deliver 170 additional dwellings to boost the market and affordable housing supply in Uttlesford; and</li> <li>• Support wider economic prosperity through new job opportunities during the construction phase.</li> </ul>

Policy/Strategy		Relevant Key Message(s)	Contribution of Proposed Development to Policy Objective(s)
Local	Uttlesford District Council Housing Strategy 2021-2016 (2021)	<p>The housing strategy sets out the Council’s vision and objectives in relation to the supply of housing across the District, as well as key issues and challenges facing the local housing market over the plan period. These include:</p> <ul style="list-style-type: none"> <li>• Demographics and availability of housing for the ageing population</li> <li>• Affordability and housing choice</li> <li>• Housing delivery</li> <li>• Quality of housing</li> <li>• The impact of Covid-19 on the housing market</li> </ul>	<ul style="list-style-type: none"> <li>• Delivery of 170 new homes including significant affordable housing provision (40%), boosting local housing supply and easing affordability pressures.</li> </ul>
Local	Uttlesford Adopted Local Plan (2005)	<p>Section 6 of the adopted local plan local plan sets out the Council’s housing policy including several key objectives:</p> <ul style="list-style-type: none"> <li>• To meet the structure plan housing requirements and provide sufficient housing to meet locally generated targets;</li> <li>• To concentrate housing development in the main urban areas and other locations well related to employment and facilities; and</li> <li>• To meet the need for affordable housing and retain mixed and balanced communities.</li> </ul>	<ul style="list-style-type: none"> <li>• Contributing towards the delivery of local housing targets, as well providing a significant proportion of affordable housing.</li> <li>• Providing a strategically located housing development on the outskirts of a main urban area, in close proximity to employment opportunities and amenities.</li> </ul>

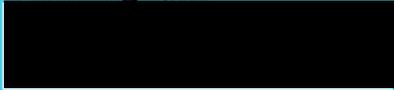
## 7.0 Conclusions

- 7.1 The Proposed Development represents an opportunity for delivering significant investment in the local area of Saffron Walden, and Uttlesford District more widely. The provision of market and affordable housing will ease pressure on the local housing market and create employment and economic growth opportunities, benefitting the residents of the new development but also the wider community of Uttlesford.
- 7.2 Some of the quantifiable economic impacts of the Proposed Development include:
- a Supporting around 177 direct FTE jobs during each year of the construction phase;
  - b Supporting a further 217 indirect and induced FTE jobs during each year of the construction phase;
  - c Generating £17.3 million direct GVA and £21.8 million indirect and induced GVA per annum from the construction phase of the Proposed Development;
  - d Helping to deliver a significant boost to the vitality and viability of the local economy by generating ‘first occupation’ expenditure in the region of £935,000, which could support 5 FTE additional local jobs;
  - e Generating a total gross expenditure of around £5.1 million per annum once the Proposed Development is completed and fully occupied, of which £2.3 million per annum is expected to be retained in the local area. This additional expenditure is expected to support around 18 FTE jobs in retail, leisure, hospitality, catering and other service sectors.
  - f Delivering £377,000 in additional Council Tax receipts per annum, as well as over £1 million in planning contributions.
- 7.3 As well as these quantitative impacts, the Proposed Development will also generate a range of other, non-quantifiable benefits including provision of additional housing to support local population growth and ease affordability pressures within the local housing market. The Proposed Development will also make a significant contribution to a wide range of economic and planning objectives at the local and national spatial levels.

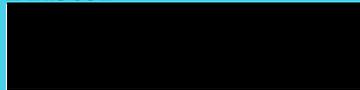


Celebrating  
**60**  
years

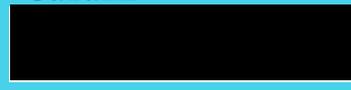
**Birmingham**



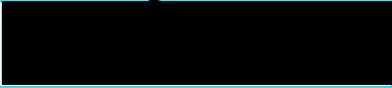
**Bristol**



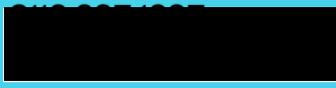
**Cardiff**



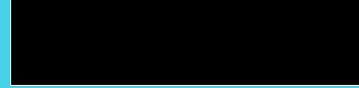
**Edinburgh**



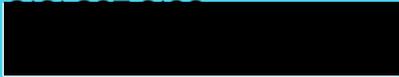
**Leeds**



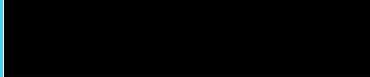
**London**



**Manchester**



**Newcastle**



**Thames Valley**

