

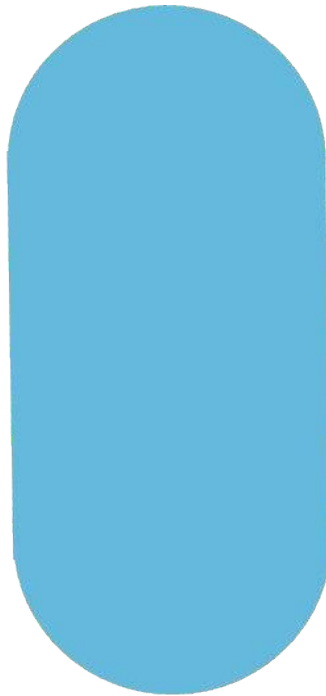


 Part of Shakespeare Martineau

Luxus Homes Limited

Land east of Pines Hill, Stansted Mountfitchet
Stansted Mountfitchet Local Housing Need Assessment

April 2023



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Proposed Residential Development at Land East of Pine Hills, Stansted Mountfitchet

The proposed development by Luxus Homes Limited comprise 31 new homes, in a mix of affordable and market tenures.

CONSTRUCTION PHASE

(Associated with delivery of the development over an 1.5 year construction period)

**38 FTE
Local Jobs**

**£3.2m
Local Economic Output
Over Construction Period**

**90 FTE
Regional/ UK Jobs**

**£7.6m
Total Economic Output
Over Construction Period**



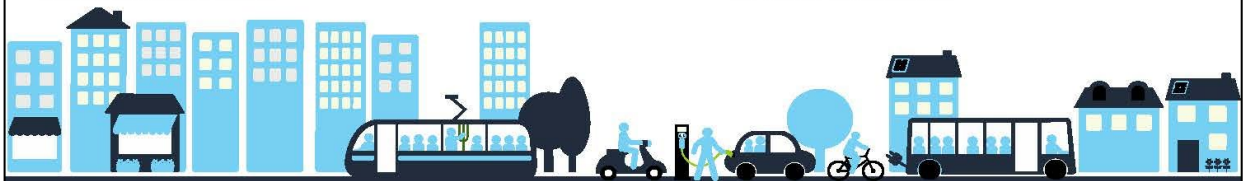
OPERATIONAL PHASE

**36 people
New resident population in
employment**

**£514,000 per annum
Residents Expenditure on Local
Retail and Services**

**£800,000 per annum
Local Economic Output
of New Residents**

**£1.9m per annum
Total Economic Output
of New Residents**



LOCAL AUTHORITY REVENUE

**£57,000 per annum
Council Tax**

**£62,000 single payment
New Homes Bonus**





1. INTRODUCTION AND CONTEXT

- 1.1 This local housing need assessment of Stansted Mountfitchet has been prepared by Marrons socio-economics team on behalf of Luxus Homes Limited. The report's purpose is to consider what the local housing need is for Stansted Mountfitchet, and whether there is a shortfall between this need and what has been delivered in the recent past.
- 1.2 The assessment supports Luxus Homes Limited's proposal for 31 new dwellings on Land east of Pine Hill, Stansted Mountfitchet, Uttlesford District.
- 1.3 The 31 dwellings proposed by Luxus Homes are proposed to be made up of 11 homes (35%) on the open market, 8 homes for affordable rent (26%), 4 as solely shared ownership (13%), 4 as self-build/custom build (13%), and 4 as first homes (13%).
- 1.4 In terms of Stansted Mountfitchet's place within Uttlesford District, the Adopted Local Plan classified Stansted Mountfitchet alongside Great Dunmow and Saffron Walden as *“service centres and hubs for surrounding rural areas. They are attractive places to live, work and for recreation.”*¹
- 1.5 Furthermore the withdrawn Regulation 19 Local Plan (Reg 19 Plan, 2018) classified the settlement as one of seven 'key villages', below the 'market towns' of Great Dunmow and Saffron Walden, and above several 'Type A' and 'Type B' villages.²
- 1.6 The importance of the key villages is described in the Reg 19 Plan as follows, *“Existing facilities and services in the Key Villages include day to day shopping, GP services, primary education, public houses, community halls and regular bus services to other key villages, nearby towns and London Stansted Airport. Key Villages are a major focus for development in the rural areas – suitable for a scale of development that would reinforce their role as provider of services to a wide rural area”*³ (Our emphasis).
- 1.7 This was to be reinforced in the proposed Policy SP 2 (The Spatial Strategy) of the Reg 19 Plan which stated *“Key Villages will be the major focus for development in the rural areas reflecting their role as provider of services to a wide rural area.”*⁴

¹ Paragraph 2.2.1, Uttlesford Local Plan 2005

² Paragraph 3.29, page 23, Uttlesford Regulation 19 Local Plan, June 2018

³ Paragraph 3.36, page 24, Uttlesford Regulation 19 Local Plan, June 2018

⁴ Policy SP2, page 26, Uttlesford Regulation 19 Local Plan, June 2018



This emphasised the importance of key villages such as Stansted Mountfitchet to the smaller settlements surrounding it.

- 1.8 Notwithstanding its classification as one of seven ‘key villages’, Stansted Mountfitchet was also proposed by the Reg 19 Plan to be classified as a ‘local centre’ for the purposes of retail planning. Only two of the key villages were proposed as local centres (Thaxted being the other). The Reg 19 Plan also confirmed “*Stansted Mountfitchet is the third largest retail centre in the District*”⁵, emphasising its importance compared with other key villages.
- 1.9 In the context of the above and Stansted Mountfitchet’s place within the rural area of Uttlesford District, the National Planning Policy Framework (NPPF) states “*In rural areas, planning policies and decisions should be responsive to **local circumstances** and support housing developments that reflect **local needs**. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet **identified local needs** and consider whether allowing some market housing on these sites would help to facilitate this*”⁶ (our emphasis).
- 1.10 The following paragraph of the NPPF moves on to state that “*To promote sustainable development in rural areas, housing should be located where it will **enhance or maintain the vitality** of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support **local services***”⁷ (our emphasis).
- 1.11 It is therefore essential that housing comes forward in Stansted Mountfitchet which will attract the demographic structure capable of continuing to support the settlement’s place as a ‘key village’ and ‘local centre’. Failure to do so will have a detrimental effect on the populations of the nearby Type A and Type B villages which rely on the range of amenities, services, and facilities in Stansted Mountfitchet.
- 1.12 This report considers past and future demographics, affordability trends, affordable housing need and housing delivery in Stansted Mountfitchet to determine the housing need for the settlement at the present time.

⁵ Paragraph 6.6, page 116, Uttlesford Regulation 19 Local Plan, June 2018

⁶ Paragraph 78, NPPF, July 2021

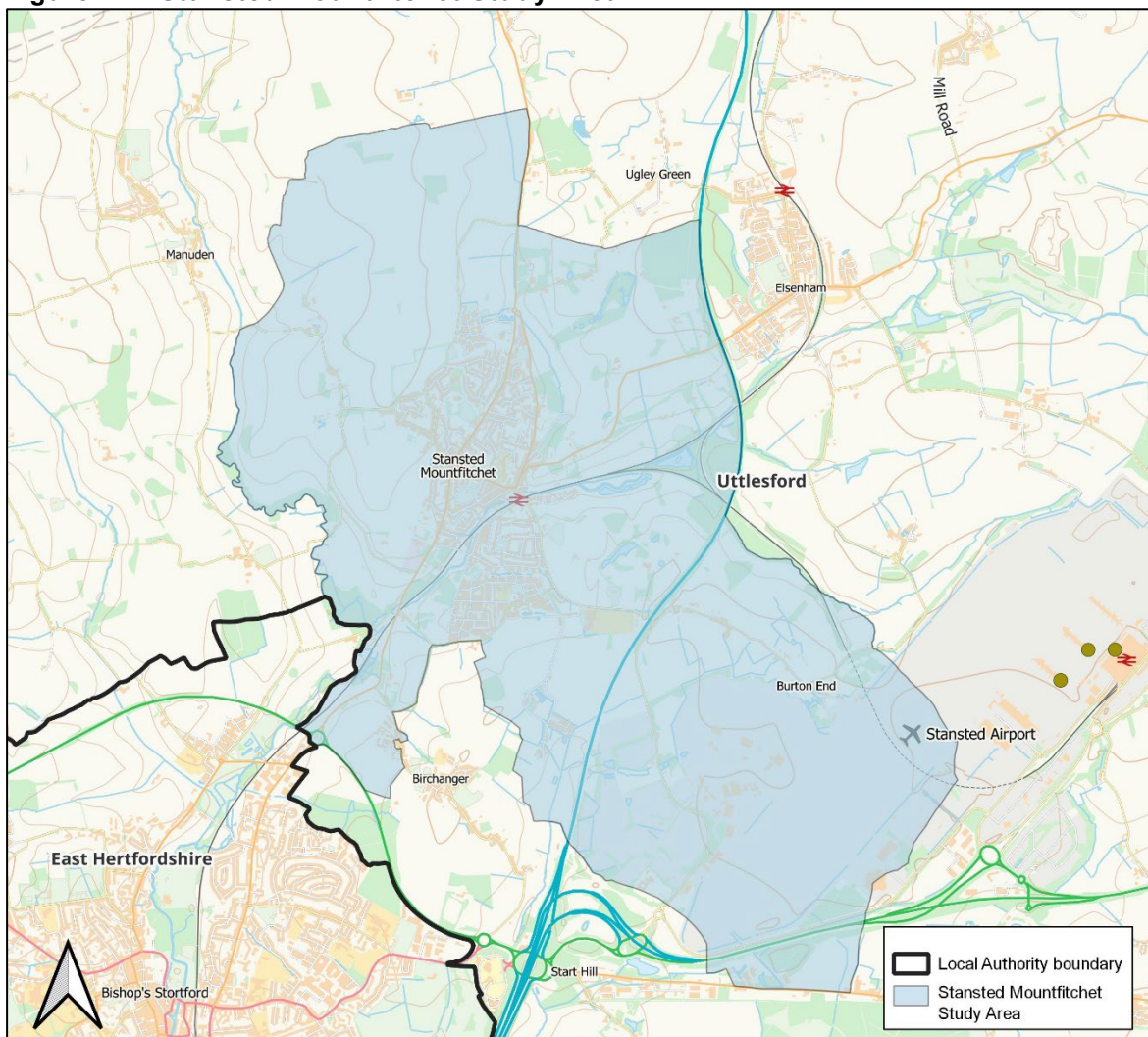
⁷ Paragraph 79, NPPF, July 2021



2. STANSTED MOUNTFITCHET'S DEMOGRAPHIC PROFILE

- 2.1 This section of our analysis draws on the most recent demographic information available from the Office for National Statistics (ONS) to build a demographic profile of Stansted Mountfitchet.
- 2.2 This process will assist in determining whether need exists, and what type of need exists, to ensure the continued place of the settlement as a key village and local centre as discussed in our introduction.
- 2.3 We have considered the demographic character for the settlement as closely as we can with the designated Neighbourhood Plan Area published by the Council on 17 September 2015. However, the area doesn't exactly match with the geographical areas published by the ONS and the area is marginally different. Our study area is illustrated in Figure 2.1.

Figure 2.1: Stansted Mountfitchet Study Area





Population change in Stansted Mountfitchet 2011-2021

2.4 The following table illustrates population change by broad age group in Stansted Mountfitchet from the 2011 Census to the 2021 Census. This is based on the smallest 'output area' geography available.

Table 2.1: Stansted Mountfitchet population by broad age group

	2011	2021		2011-2021	% change
0-19	1,644	2,228		584	36%
20-24	364	355		-9	-2%
25-44	2,028	2,583		555	27%
45-64	1,904	2,344		440	23%
65+	1,064	1,466		402	38%
	7,004	8,976		1,972	28%

Source: nomisweb.co.uk

2.5 As Table 2.1 shows, over the past 10-year period Stansted Mountfitchet has experienced an increase in all age groups with the exception of the 20-24 age group which has remained relatively stable.

2.6 This increase suggests that the village is an attractive place for people of all ages to live. Development of housing should therefore keep pace with this increase, particularly in a District where housing is unaffordable compared with many neighbouring local authorities. Affordability will be discussed in more depth later in this report.

Household Composition

2.7 The pattern described above becomes more evident when looking at household composition of the area. Table 2.2 sets this out below.

Table 2.2: Household Composition comparison (2011 vs 2021 Census)

Type of household	No. of households (2011 Census)	No. of households (2021 Census)	Household Change (%)
Dependent children	878	1,219	+341 (39%)
Non-dependent children	282	351	+69 (+24%)
No children	1,321	1,538	+217 (+16%)
Aged 65+	509	672	+163 (+32%)

Source: nomisweb.co.uk



2.8 Table 2.2 illustrates the increases in types of households, and largely reflects the population increase set out in Table 2.1. The largest increase (absolute numbers and proportionally) has been in the dependent children category. This indicates a significant influx of younger families with children.

2.9 In addition though, there has been a significant increase in the proportion of households with non-dependent children. In an area where there is poor affordability this could be due in part to a lack of affordable properties for young adults, forcing them to remain in the family home and become ‘concealed’ households.

2.10 Luxus Homes development will include six 1 and 2-bed affordable rent apartments, and seven 2 and 3-bed shared ownership/first homes. This will provide the type of homes capable of supporting younger adults who have had no choice but to move back into the family home.

2021 Census Occupancy Rating

2.11 The occupancy rating of properties in Stansted Mountfitchet can help us to understand the extent of family homes which are under-used and could potentially be better utilised by families. This data was recently released from the 2021 Census and we provide the data for the Stansted Mountfitchet area compared with other geographies.

Table 2.3: Occupancy Rating (Households) in Stansted Mountfitchet (2011 Census)

Area	Occupancy rating of bedrooms: +2 or more	Occupancy rating of bedrooms: +1	Occupancy rating of bedrooms: 0	Occupancy rating of bedrooms: -1	Occupancy rating of bedrooms: -2 or less
Stansted Mountfitchet	45%	31%	21%	2%	0%
Uttlesford District	49%	30%	19%	1%	0%
Essex	38%	34%	25%	3%	0%
East of England	39%	33%	25%	3%	0%
England	36%	33%	27%	4%	1%

Source: nomisweb.co.uk (Table TS052, 2021 Census)

Note: Figures may not sum due to rounding

2.12 The data in Table 2.3 reveals a significant proportion of homes in Stansted Mountfitchet were under-occupied at the time of the 2021 Census. Of the 3,577 households in Stansted Mountfitchet in 2021, 2,731 households (76%) were under-occupied, of which 1,606 households (45% of all households) had **at least** 2 bedrooms which were unoccupied.



- 2.13 The position in Stansted Mountfitchet compares similarly with the wider District, which has 79% of properties under-occupied.
- 2.14 The under-occupancy rates in Stansted Mountfitchet and Uttlesford District are significantly higher than the wider geographies of Essex and the East of England region (both 72%) and across England (69%).
- 2.15 The relevance of this is that the data suggests there are a significant number of family sized homes where bedrooms are unoccupied. It is likely that the majority of these properties house older people whose children have grown up and left home. These people have no financial reason or desire to leave their property, either because of a lack of supply of reasonable alternative accommodation in the local area, or because they simply do not want to leave their home.
- 2.16 The result is a high amount of stock which would be better utilised by younger families with children not coming back onto the market in any great numbers, fueling demand and prices.
- 2.17 A proportion of the Luxus Homes development provides the size and tenure of properties capable of providing for families with children, thereby helping to alleviate this pressure.

Demographic summary

- 2.18 The key points to note in respect of demographics are as follows:
- Stansted Mountfitchet has experienced an increase in all age groups over the past 10 years, with the exception of a marginal decline in the 20-24 (young adults) age group;
 - The largest increases have been in the child age and 65+ age groups;
 - There has been a noticeable increase in the number of households with non-dependent (adult) children, indicating an increase in ‘concealed’ households because of a lack of supply/affordability of property in the village;
 - Under-occupancy is high in the village and the District when compared with Essex, the East of England, and England. This indicates a high number of family sized homes remaining occupied and not coming back onto the market, fueling demand and prices for these properties.
- 2.19 This analysis should be considered in the context of the Local Plan policies for



Stansted Mountfitchet, which has been categorised in the past as a ‘local centre’ for retail, and as a ‘key village’ within the District. The village plays an important role in providing key services for smaller surrounding villages.

2.20 It is therefore essential that housing of a size and type to continue supporting growth in working families, whilst providing affordable properties for those younger adults who are unable to move out of the family home, is provided. Luxus Homes proposal would satisfy both of these groups by providing a range of smaller affordable rent properties and mid-size shared ownership/first homes, enabling younger adults to put a foot on the housing ladder.

2.21 The proposal for larger 3 to 5-bed private market properties will also encourage more settled families into the area who would contribute to the wider economy and help to continue the viability of important services in the village.



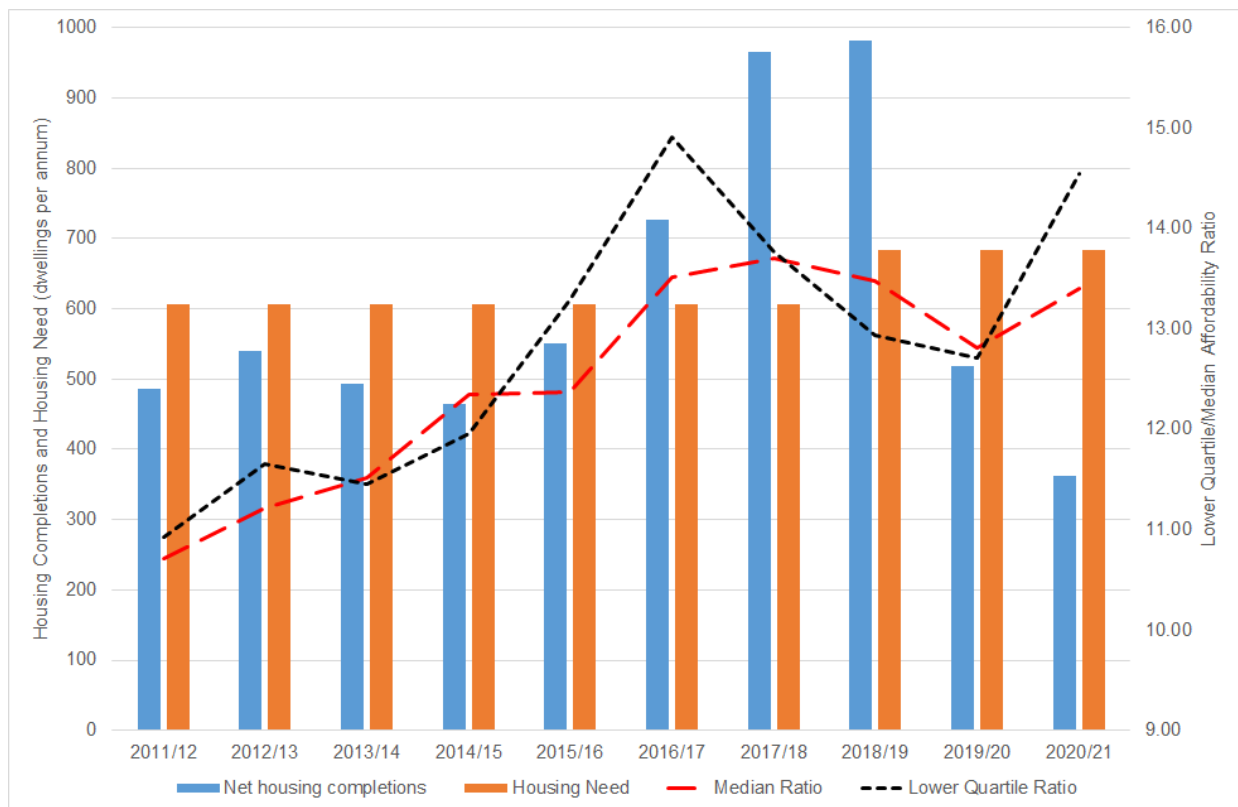
3. HOUSING AFFORDABILITY IN UTTLESFORD DISTRICT AND STANSTED MOUNTFITCHET

3.1 The affordability of housing is a key consideration and one which currently applies in the calculation of minimum housing need for local authorities, using the ‘standard method’ set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). In this section of the report we consider the affordability of housing in Uttlesford District and at the more local level in Stansted Mountfitchet.

Uttlesford District

3.2 Figure 3.1 illustrates the change in the median and lower quartile affordability ratios across Uttlesford District since 2011/12. We have also included net housing completions and net housing targets to consider the relationship between housing supply and affordability. The housing targets we have assumed are housing need under the 2012 NPPF (606 dpa 2011-2018) and the 2019 NPPF’s Standard Method 2019-2021 (684 dpa).

Figure 3.1: Affordability Ratio Change and Net Housing Targets & Completions 2011/12 to 2020/21



Source: Uttlesford District Housing Trajectory (December 2022) and ONS



- 3.3 As Figure 3.1 illustrates, Uttlesford failed to deliver its housing need between 2011/12 and 2015/16. This coincided with an increase in the affordability ratios before delivery outstripped need for the next three years (2016/17 to 2018/19).
- 3.4 Between 2016/17 and 2019/20 the affordability ratios fell owing to the higher rates of delivery, meaning the affordability of housing improved.
- 3.5 However, poor delivery against need in 2019/20 and 2020/21 has resulted in sharp increases in the median and lower quartile affordability ratios in the most recently recorded year (2020/21).
- 3.6 As of 2021 a resident with a median salary would need 13.4 times that salary to afford a median priced home. A resident with a lower quartile salary would require 14.54 times that salary to afford a lower quartile priced home.
- 3.7 To put this in context, Uttlesford is the 7th least affordable District of 45 local authorities in the East of England region in respect of median affordability. Outside of London, Uttlesford is the 24th least affordable of 297 local authorities in England (within the top 8% most unaffordable in the country outside London).
- 3.8 In respect of the lower quartile ratio, Uttlesford is the 5th least affordable of the 45 East of England authorities. Outside of London Uttlesford is the 13th least affordable of 297 authorities (within the top 5% most unaffordable in the country outside London).
- 3.9 This only serves to emphasise the acute affordability constraints in the District.

Sub-District Analysis of Housing Affordability

- 3.10 The ratio of median house prices to net annual household income (equivalised) before housing costs, by property type is available at sub-district level for the year 2018.
- 3.11 The smallest area of geography this data is available at is Middle Super Output Area (MSOA) rather than the smaller 'Output Area' we have used for our demographic analysis.
- 3.12 Notwithstanding this there are 9 MSOAs within Uttlesford District and this provides us with robust evidence of affordability in sub-markets of the district.



3.13 Stansted Mountfitchet is traversed by two MSOAs which are highlighted in the table below.

Table 3.1: Affordability Ratios in Uttlesford District

Middle Super Output Area	Affordability Ratio
Uttlesford 009	12.47
Uttlesford 006	12.44
Uttlesford 003	12.25
Uttlesford 004	12.08
Uttlesford 001	11.57
Uttlesford 005	10.87
Uttlesford 007	10.26
Uttlesford 008	10.22
Uttlesford 002	10.07

Source: Housing affordability ratios for middle layer super output areas, England and Wales, year ending March 2018, ONS, 19 March 2020

3.14 As Table 3.1 illustrates, part of Stansted Mountfitchet is located in one of the least affordable in the District with a ratio of 12.44 as of 2018. The other part of the village is located in a MSOA with a ratio of 10.87, which although lower remains unaffordable for the vast majority of the population.

3.15 Given the intervening period since the 2018 ratios, these are expected to have increased.

Sub-District Analysis of House Prices

3.16 The lack of affordability in Stansted Mountfitchet is further emphasised by more recent **house price data** published as part of the ONS' 'House Price Statistics for Small Areas' (HPSSA) series, the most recent of which (December 2022) published median house prices for the year ending June 2022.

3.17 HPSSA dataset 37 provides median house prices by electoral ward geographies in England and Wales. This is a more local area of geography than the MSOA data, but remains a slightly larger area than the output area geography used in our demographic analysis.

3.18 Stansted Mountfitchet is traversed by two wards, Stansted South & Birchanger, and Stansted North. Table 3.2 sets out the median price paid by ward in the year ending June 2022.



Table 3.2: Median House Prices in Uttlesford District (June 2022)

Ward name	Median house price (£)
Clavering	803,750
The Sampfords	695,000
Broad Oak & the Hallingburys	680,000
Felsted & Stebbing	662,500
Debden & Wimbish	550,000
High Easter & the Rodings	543,000
Thaxted & the Eastons	522,500
Saffron Walden Audley	520,000
Hatfield Heath	512,500
Newport	500,000
Stansted South & Birchanger	492,750
Stort Valley	490,000
Ashdon	485,000
Littlebury, Chesterford & Wenden Lofts	460,000
Takeley	430,000
Great Dunmow North	425,000
Elsenham & Henham	420,000
Stansted North	410,000
Saffron Walden Castle	405,000
Flitch Green & Little Dunmow	404,000
Saffron Walden Shire	360,000
Great Dunmow South & Barnston	330,000

Source: HPSSA dataset 37, ONS

3.19 As Table 3.2 illustrates, both wards have high median house prices of over £400,000, with the Stansted South & Birchanger ward more expensive than the Stansted North ward.

3.20 These median house prices remain very high in comparison to the median house price averages across Essex (£350,000), the East of England (£325,000), and England (£285,000).

Summary

3.21 In summary the key points to note from this section are as follows:



- Housing completions across Uttlesford District have not met minimum housing need since 2011 resulting in a shortfall of at least 200 dwellings;
- This lack of delivery has resulted in a significant increase in the median and lower quartile affordability ratios since 2011 (25% and 33% increases respectively);
- Uttlesford District is one of the least affordable districts outside of London, within the top 8% least affordable (median ratio) and top 5% least affordable (lower quartile) in the country;
- The median affordability ratio in Stansted Mountfitchet itself ranged between 10.87 and 12.44 as of 2018;
- Median house prices in Stansted Mountfitchet significantly exceed those across Essex, the East of England, and England.

3.23 This analysis ultimately shows Uttlesford District and the settlement of Stansted Mountfitchet to have acute affordability issues. Luxus Homes proposed development will help to alleviate these pressures by providing accommodation of a range of tenures and sizes, including approximately 50% affordable housing, and self-build/custom build.



4. HOUSING DELIVERY AND HOUSING NEED IN STANSTED MOUNTFITCHET

Introduction

- 4.1 This section of our report considers the amount of housing which has been delivered in Stansted Mountfitchet since 2006 and what the indicative housing need is moving forward.
- 4.2 The Uttlesford District Local Plan (2005) classified Stansted Mountfitchet alongside Great Dunmow and Saffron Walden as “*service centres and hubs for surrounding rural areas. They are attractive places to live, work and for recreation.*”⁸
- 4.3 In this context Policy H1 of the Adopted Plan allocated 121 dwellings in Stansted Mountfitchet on previously developed land, and 720 dwellings on an urban extension to the settlement (Rochford Nurseries).⁹ A further three sites within the village were proposed to deliver 45 additional dwellings.¹⁰ This means a **total of 886 dwellings** were allocated as part of the Adopted Local Plan.
- 4.4 Although withdrawn, Policy SP3 of the 2018 Regulation 19 Local Plan (The Scale and Distribution of Housing Development) set a housing target of at least 14,000 dwellings across the District, 2011-2033. A total of 618¹¹ were to be built in Stansted Mountfitchet, 2011-2033.
- 4.5 In this context we consider delivery and need in Stansted Mountfitchet below.

Housing Delivery in Stansted Mountfitchet (2006 to date)

- 4.4 In the context of the above we have used the Uttlesford District Council (UDC) web site to collate the number of units given planning permission in Stansted Mountfitchet since 2006.
- 4.5 UDC have published data on their housing trajectory (past completions and expected future supply) year on year since 2015, and these trajectories are available on their web site. The trajectories set out individual sites across the

⁸ Paragraph 2.2.1, Uttlesford Local Plan 2005

⁹ Policy H1, page 34, Uttlesford Local Plan 2005

¹⁰ Paragraph 17.3, page 69,, Uttlesford Local Plan 2005

¹¹ page 32, Uttlesford Local Plan (Regulation 19), 2018



District and how many units have been completed/are planned for.

- 4.6 The most recent trajectory (December 2022) provides data from 2019/20 to 2039/40 and shows the sites which have been developed since 2019/20 or to be developed in the future. Table 4.1 summarises the data.

Table 4.1: UDC Housing Trajectory Data for Stansted Mountfitchet (2019/20-2022/23)

Site	2019/20	2020/21	2021/22	2022/23	Total
Stansted Mountfitchet: Land at Walpole Farm	16				16
Stansted Mountfitchet: Land north of Water Lane				9	9
Stansted Mountfitchet: The Three Colts, Cambridge Road	6				6
Stansted Mountfitchet: Land To The West Of High Lane		35			35
Stansted Mountfitchet: Land Adjacent The Stables		6			6
TOTAL	22	41	0	9	72

Source: Uttlesford District Council Housing Trajectory 2020-2040 and Five-Year Land Supply 1 April 2022

- 4.7 As part of their most recent 5-year housing land supply calculation (4.89 over the 2022/23-2026/27 period) the trajectory data confirms that only 9 of the estimated 3,560 completions are expected in Stansted Mountfitchet. This is less than 0.5% of all delivery expected in UDC over the next five years.
- 4.8 The trajectory in Table 4.1 also confirms delivery of 63 units on sites in Stansted Mountfitchet over the past 3 years. However, we need to understand what delivery has been further back in the past to consider what need at the present time might be.
- 4.9 The previous housing trajectory published by the Council provides this information, repeated in Table 4.2 and showing delivery from 2006 onwards.



Table 4.2: UDC Housing Trajectory Data for Stansted Mountfitchet (2006-2019)

Site	06/07	07/08	08/09	09/10	10/11		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total 2006/07 – 2018/19
Stansted Mountfitchet: 68-70 Bentfield Road								3	6						9
Stansted Mountfitchet: 2 Lower Street												14			14
Stansted Mountfitchet: Land at Walpole Farm													25	106	131
Stansted Mountfitchet: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2										-23		25			2
Stansted Mountfitchet: Rochford Nurseries	0	16	61	69	92		84	148	64	35					569
Stansted Mountfitchet: 14 Cambridge Road													10		10
Stansted Mountfitchet: Land north of Water Lane															0
Stansted Mountfitchet: Land at Elms Farm													36	17	53
Stansted Mountfitchet: The Three Colts, Cambridge Road															0
Stansted Mountfitchet: Land To The West Of High Lane															0
Stansted Mountfitchet: Land Adjacent The Stables															0
Stansted Mountfitchet: Former Braefield Precision Engineers Ltd, High Lane									60						60
TOTAL	0	16	61	69	92	238	84	151	130	12	0	39	71	123	848

Source: Uttlesford District Council Housing Trajectory 2011-2040 and Five-Year Land Supply 1 April 2021

4.10 As Table 4.2 illustrates, there were 848 dwellings completed in Stansted Mountfitchet between 2006/07 and 2018/19.

4.11 With the addition of the 72 dwellings in Table 4.1, this means a **total of 920 units** either completed or planned for completion in Stansted Mountfitchet between 2006/07 and 2022/23.

Past Completions and the Development Plan

4.12 The 2005 Uttlesford Local Plan remains part of the Development Plan and as we have noted in the introduction to this report allocated 886 dwellings to Stansted Mountfitchet, 2000-2011.

4.13 As Table 4.2 shows, only 238 are recorded as having been completed on the



Rochford Nurseries urban extension by 2011 (See Table 2.2 above). This means there was a shortfall of 642 dwellings from the development proposed in Stansted Mountfitchet over this period.

- 4.14 Furthermore, although development on the Rochford Nurseries site continued until 2014/15, a total of only 569 dwellings were completed. This represents a shortfall of 151 dwellings from the 720 dwellings which the Local Plan stated would be delivered on this site.
- 4.15 This indicates there to have been a shortfall against the Adopted Local Plan as early as 2011.
- 4.16 In the intervening period, the most recent version of a draft Local Plan was the withdrawn Regulation 19 Local Plan in 2018.
- 4.17 As we have stated in the introduction to this report, the withdrawn Local Plan included a housing target of ‘at least’ 14,000 dwellings across the District (2011-2033), and stated that 618 dwellings were to be delivered in Stansted Mountfitchet over the same period.
- 4.18 As we outline below our analysis shows that the allocation of 618 dwellings to Stansted Mountfitchet is significantly lower than housing need.

Stansted Mountfitchet’s population as a proportion of Uttlesford District

- 4.19 To provide an indicative housing need figure for Stansted Mountfitchet we have considered what the population is in Stansted Mountfitchet as a proportion of the overall population for Uttlesford District. The 2021 Census is the most recent data source available for this purpose, having been published in late 2022.

Table 4.1: 2021 Census Population

Uttlesford District	91,341
Stansted Mountfitchet	8,972

Source: ONS

- 4.20 The above data means that Stansted Mountfitchet’s population represents 9.8% of the District’s population.



Calculating indicative housing need for Stansted Mountfitchet

- 4.21 As we have established above, Stansted Mountfitchet's population was recorded as 9.8% of Uttlesford District's total population by the 2021 Census.
- 4.22 To provide an indicative housing need figure we can then apply 9.8% to the most recent housing need and requirement figures.
- 4.23 The withdrawn Regulation 19 Local Plan referred to above, concluded on housing need of 13,332 dwellings, 2011-2033 (606 dpa) across Uttlesford District. If we take the need of 13,332 dwellings and apply Stansted Mountfitchet's proportion of the District's total population as of the 2021 Census (9.8%) then Stansted Mountfitchet needs to deliver at least 1,307 dwellings 2011-2033.
- 4.24 However if we use the housing target set out in Policy SP 3 of that Plan (at least 14,000 dwellings 2011-2033) this would increase from 1,307 dwellings to 1,372 dwellings 2011-2033.
- 4.25 Notwithstanding this, the National Planning Policy Framework (NPPF, 2021) has since introduced the Standard Method for calculating local housing need in a revision to the NPPF. This Standard Method provides local authorities with the **minimum starting point** of housing need which they should consider when developing their Local Plan.
- 4.26 The Standard Method for Uttlesford District is currently 684 dpa. However, this is a 'capped' housing need figure. This means that the figure is 'capped' at 684 dpa from the full Standard Method calculation, which in the case of Uttlesford is 775 dpa.
- 4.27 The Standard Method is capped at 40% above the household projection **or** the Local Plan housing target, whichever is the highest. As there is no recent Local Plan figure the Standard Method is capped at 40% above the household projection (488 dpa). So $488 \times 1.40 = 684$.
- 4.28 The cap was introduced by Government *"to help ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible"* according to the Government's Planning Practice Guidance (PPG).
- 4.29 The PPG provides guidance on how the policies of the NPPF are to be applied. However the PPG also states *"The cap reduces the minimum number generated by the standard method, but does not reduce housing need itself"* and *"Where the*



minimum annual local housing need figure is subject to a cap, consideration can still be given to whether a higher level of need could realistically be delivered.”

- 4.30 In this context it is reasonable to state that **minimum** housing need in Uttlesford ranges from 684 to 775 dpa (the uncapped Standard Method calculation).
- 4.31 The most recent version of the Uttlesford Local Development Scheme (LDS) confirms that the emerging new Local Plan will plan for the 2020-2040 period. This would mean total need of between 13,680 (684 dpa) and 15,500 (775 dpa) homes in Uttlesford District, 2020-2040.
- 4.32 It therefore follows that need in Stansted Mountfitchet, based on the settlement's proportion of the District population recorded by the 2021 Census (9.8%) would require between 1,341 and 1,519 homes 2020-2040.
- 4.33 Table 4.1 (above) shows that 63 homes have been completed in Stansted Mountfitchet since 2020, and only 9 more have planning permission but are yet to be completed (72 either built or to be built since 2020). This leaves a remaining need of between 1,269 and 1,447 homes for the settlement up to 2040.
- 4.34 Even if we were to consider the Standard Method figure over the withdrawn Plan period (2011-2033), and the delivery of 682 homes (9 with planning permission but yet to be built) between 2011 and the present day, there would remain a need for between 659 and 837 homes.

2018-based household projections

- 4.35 At present the standard methodology for calculating **minimum** housing need uses the 2014-based DLUHC household projections for its baseline housing need before adding the affordability uplift. However, recent Planning Reform proposals may require the most recent 2018-based ONS household projections to be used.
- 4.36 The 2018-based ONS household projections include a 'principal' projection alongside five variants. In Table 4.3 we have therefore set out what the standard method calculation would be for Uttlesford based on the six 2018-based household projection scenarios, and what this would mean for housing need in Stansted Mountfitchet. We have also included the Standard Method as currently used and discussed above.



Table 4.3: Uttlesford District and Stansted Mountfitchet Indicative Housing Need 2020-2040

Scenario	Step 1 household projection (per annum)	Step 2: Capped 40% affordability uplift to Step 1 (per annum)	Step 3: Uncapped 59% affordability uplift to Step 1 (per annum)	Total homes 2020-2040	Stansted Mountfitchet housing need 2020-2040 (9.8% of District need)
Standard Method	488	684	775	13,680 – 15,500	1,341 – 1,519
2018-based ONS household projection scenarios					
High international migration	486	680	773	13,600 – 15,460	1,333 – 1,515
Principal projection	442	619	703	12,380 – 14,060	1,213 – 1,378
10-year net-migration trend	418	585	665	11,700 – 13,300	1,147 – 1,303
Alternative internal migration	408	571	649	11,420 – 12,980	1,119 – 1,272
Low international migration	398	557	633	11,140 – 12,660	1,092 – 1,241
HRRs projected throughout	359	503	571	10,060 – 11,420	986 – 1,119

Source: ONS

4.37 As Table 4.3 illustrates, housing need in Stansted Mountfitchet would be **between 1,213 and 1,378 dwellings 2020-2040** even if the most recent 2018-based 'principal' household projection were to be used for the standard method calculation instead of the 2014-based household projection currently used.

4.38 Table 4.3 shows how the five alternative variants would indicate a need from 986 to 1,333 dwellings (based on the Standard Method cap) and from 1,119 to 1,515 dwellings (based on an unconstrained Standard Method).

4.39 These need figures compare with only 72 dwellings being completed, or benefitting from planning permission, since 2020 (Table 4.1 above). Against the lowest calculation of need (986 dwellings 2020-2040) there would be a shortfall of 914 dwellings 2020-2040. Against the highest (1,519 dwellings 2020-2040) there would be a shortfall of 1,447 dwellings.

4.40 Even if we were to consider all of the completions since 2011, and planned delivery yet to be completed (682 dwellings) there would remain a shortfall against the lowest 2018-based household projection of 304 dwellings.



Summary

4.41 This section shows that housing delivery in Stansted Mountfitchet has failed to keep up with housing need, as far back as 2006. The key points to note are as follows:

Uttlesford Local Plan 2005

- 886 dwellings were allocated to Stansted Mountfitchet by the 2005 Adopted Local Plan (841 by 2011) but only 238 were delivered by 2011, leaving a shortfall of 642 dwellings up to 2011;
- Of the 720 dwellings to be delivered at Rochford Nurseries by 2011, only 569 dwellings were completed by 2015 (shortfall of 151 dwellings);
- A shortfall is clearly evident from what was planned by the 2005 Plan.

Regulation 19 Local Plan (2018) – Withdrawn

- The (withdrawn) Regulation 19 Local Plan planned for 618 dwellings in Stansted Mountfitchet as part of 14,000 across the District, 2011-2033;
- Based on our analysis of need, 618 dwellings 2011-2033 in Stansted Mountfitchet does not reflect need;

Housing Need in Stansted Mountfitchet

- Stansted Mountfitchet's population as of the 2021 Census is 9.8% of Uttlesford District's population;
- 9.8% of the withdrawn Local Plan's housing requirement (1,372 dwellings 2011-2033) significantly exceeds the 618 dwellings in the withdrawn Plan;
- 9.8% of the existing Standard Method assessment of need ranges between 1,341 and 1,519 dwellings over the emerging Plan period (2020-2040);
- A Standard Method based on the principal 2018-based ONS household projection shows between 1,213 and 1,378 dwellings 2020-2040;
- The variant 2018-based household projections show need ranging between 986 and 1,515 dwellings 2020-2040.

Housing Need and Delivery in Stansted Mountfitchet

- Since 2020, 72 dwellings have been built or have planning permission in Stansted Mountfitchet;
- Housing Need ranges between 986 and 1,519 dwellings 2020-2040;
- There is a shortfall of between 914 and 1,447 dwellings 2020-2040;
- Even if we were to consider all of the completions since 2011, and planned delivery yet to be completed (both amounting to 682 dwellings) there would



remain a shortfall of between 304 and 837 dwellings in the village.

4.42 It is therefore considered there is a clear shortfall between housing need and housing delivery in Stansted Mountfitchet.



5. AFFORDABLE HOUSING DELIVERY AND NEED IN UTTLESFORD DISTRICT AND STANSTED MOUNTFITCHET

Introduction

- 5.1 This section of our report considers the delivery of affordable housing across Uttlesford District since 2011, and more locally in Stansted Mountfitchet (formed of the wards of Stansted North and Stansted South & Birchanger).
- 5.2 We have submitted a Freedom of Information (Fol) to Uttlesford District Council (UDC) and will report the findings of this at a later date. This section considers the data on affordable housing which is publicly available.

Uttlesford District Council Affordable Housing Delivery

- 5.3 The latest Annual Monitoring Report (AMR) from UDC reports there to have been 883 affordable completions 2000-2011. The AMR also reports this was a shortfall of 97 affordable dwellings from the target of 980 affordable dwellings over the same period.¹²
- 5.4 Post-2011 the AMR reports affordable housing delivery of 1,765 **gross** affordable dwellings, 2011-2021 (177 per annum).¹³ The Department for Levelling Up, Housing and Communities (DLUHC) record 106 affordable dwellings in 2022, meaning delivery of 1,871 **gross** affordable dwellings over 11 years (170 affordable dwellings per annum – adpa).
- 5.7 Net **overall** housing completions since 2011 have totalled 6,299 dwellings (573 per annum) according to the Council's latest AMR (2011-2021)¹⁴ and DLUHC live tables (for 2022). This means that the **gross** affordable completions (1,765) recorded by UDC have been 30% of all housing completions between 2011 and 2021.
- 5.8 These figures are set out in Table 5.1 below.

¹² Page 5, Uttlesford Authority Monitoring Report 2021

¹³ Table 20, page 55, Uttlesford Authority Monitoring Report 2021

¹⁴ Table 20, page 55, Uttlesford Authority Monitoring Report 2021



Table 5.1: All housing completions vs affordable completions 2011-2022

Year	All housing completions	Gross affordable housing completions	Affordable Housing as a percentage of Total Housing Completions in ESBC
2011/12	486	112	23%
2012/13	540	114	21%
2013/14	494	84	17%
2014/15	465	110	24%
2015/16	551	193	35%
2016/17	727	272	37%
2017/18	966	104	11%
2018/19	981	376	38%
2019/20	519	348	67%
2020/21	362	52	14%
2021/22	208	106	51%
TOTAL	6,299	1,871	30%

Source: UDC AMR 2020/21 and DLUHC live tables

Uttlesford District Council Affordable Housing Need

- 5.5 The most recent assessment of affordable housing need is set out in the Council's 'West Essex and East Hertfordshire SHMA – Affordable Housing Update' of July 2017. This shows affordable need of 2,167 dwellings 2016-2033 (**127 adpa**).¹⁵
- 5.6 However it is important to note that this SHMA hasn't been subject of public examination and was published nearly six years ago. There is the potential that affordable need is now higher than 127 adpa, particularly in the context of the cost-of-living crisis and worsening affordability.
- 5.7 Furthermore the 2017 SHMA determined overall housing need in UDC to be 606 dwellings per annum (dpa), and the calculation of affordable housing need was made in this context.
- 5.8 Using the Government's Standard Method for calculation housing need, the **minimum** housing need figure for UDC as of April 2023 is 684 dpa. However, this is a 'capped' Standard Method figure. *Without* applying the cap and because of the acute affordability constraints in UDC the Standard Method minimum would be

¹⁵ Figure 21, page 33, West Essex and East Hertfordshire SHMA – Affordable Housing Update, July 2017



769 dpa. PPG is clear that the “*cap reduces the minimum number generated by the standard method, but does not reduce housing need itself.*”¹⁶

- 5.9 This is another reason as to why the affordable housing need figure for UDC is likely to be higher than 127 adpa.
- 5.7 In this context it appears that UDC recognised this factor and set a corporate target of **150 adpa** in the 2018-2022 Corporate Plan, quoted in the now withdrawn Regulation 19 Local Plan rather than the need figure of 127 adpa¹⁷
- 5.10 Furthermore and importantly, the same author of the 2017 SHMA (ORS) prepared and published the ‘LCB East Sub-region Strategic Housing Market Assessment Update 2012’ (March 2013). This document determined there to be overall housing need of 11,500 dwellings 2011-2033 (523 dpa).
- 5.11 Notwithstanding the 2012 SHMA determining a *lower* overall housing need for Uttlesford than the 2017 SHMA or the more recent Standard Method minimum, it also determined affordable housing need to 6,200 dwellings over 22 years (282 adpa).¹⁸
- 5.12 In this context we consider it appropriate to assess whether need has been met on the basis of the Council’s own Corporate target (150 adpa) and the need determined by the 2012 SHMA (282 adpa).

Change in Affordable Housing Stock (Net Affordable Housing Delivery)

- 5.13 As stated above, the levels of reported affordable completions are **gross** figures only. They do not account for changes to the actual stock of affordable homes and those lost to demolition or sales. Consideration of the change in stock can assist in determining what the **net** change in affordable housing provision is on the ground.
- 5.12 DLUHC’s live tables on social housing sales, and specifically the ‘social housing sales open data’ provides data on the number of affordable dwellings lost for a range of reasons. This enables us to calculate a **net** affordable completions figure. This is a more true representation of delivery to date.

¹⁶ PPG ID: 2a-007-20190220

¹⁷ Page 290, Uttlesford District Regulation 19 Local Plan, 2018

¹⁸ Figure 48, page 40, LCB East Sub-region Strategic Housing Market Assessment Update 2012, March 2013



5.13 As Table 1.2 illustrates, the DLUHC data shows there to have been 313 losses for the reasons given in the table.

Table 5.2: DLUHC figures on the disposal of social housing stock: Uttlesford District

Reason for loss	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Grand Total
Demolition	0	18	0	1	27	12	27	0	0	0	0	85
LCHO Sales	2	1	9	17	11	7	5	2	9	6	15	84
Other Sales	1	0	2	2	2	3	18	0	1	2	0	31
Other sales to sitting tenants	0	0	0	0	0	0	0	0	0	0	0	0
Right to Buy	4	9	8	12	7	16	9	7	11	8	16	107
Sales to sitting tenants	0	1	4	0	1	0	0	0	0	0	0	6
Grand Total	7	29	23	32	48	38	59	9	21	16	31	313

Source: DLUHC live tables

5.14 The data set out in Table 5.2 has a significant impact on the figures already outlined in this report based on gross affordable housing completions. This impact is illustrated in Table 5.3:

Table 5.3: Gross/Net Affordable Housing Delivery and Net Affordable Housing Provision as a Proportion of All Net Housing Completions 2011-2022

Year	Gross affordable housing completions	Affordable stock losses	Net affordable housing completions	All housing completions	Affordable Housing as a percentage of Total Housing Completions in ESBC
2011/12	112	7	105	486	22%
2012/13	114	29	85	540	16%
2013/14	84	23	61	494	12%
2014/15	110	32	78	465	17%
2015/16	193	48	145	551	26%
2016/17	272	38	234	727	32%
2017/18	104	59	45	966	5%
2018/19	376	9	367	981	37%
2019/20	348	21	327	519	63%
2020/21	52	16	36	362	10%
2021/22	106	31	75	208	36%
TOTAL	1,871	313	1,558	6,299	25%

Sources: UDC AMR, DLUHC Live Tables



- 5.14 As Table 5.3 shows, once losses are taken account of there has been **net** affordable housing delivery of 1,558 affordable dwellings 2011-2022 (average of 142 adpa).
- 5.15 Against the 2012 SHMA's affordable housing need figure (3,102 affordable dwellings in total, 2011-2033) this would mean there has been a **shortfall** of 1,544 affordable dwellings since 2011. As we have already identified there was an additional **shortfall** of 97 affordable dwellings 2001-2011. Together this would mean a **total shortfall** of 1,641 affordable dwellings since 2001.
- 5.16 Against the Corporate Plan target (150 adpa, and 1,650 affordable dwellings 2011-2022) there would be a **shortfall** of 92 affordable dwellings since 2011. Added to this, the **shortfall** between 2001 and 2011 (97 affordable dwellings) means a **total shortfall** of 189 affordable dwellings.
- 5.17 However the Corporate Plan 2018-2022 target was published in the Regulation 19 Local Plan, which planned for the delivery of 150 adpa and appears to have been made in full knowledge of the 127 adpa concluded on in the 2017 SHMA.
- 5.18 Given that 150 adpa was set to be the affordable delivery target from 2018, prior to this the 2012 SHMA figure (282 dpa) would have been the most recent evidence available.
- 5.19 On the basis that affordable need was 282 adpa 2011/12-2017/18, and then 150 adpa 2018/19-2021/22, total need would have been 2,574 affordable dwellings, 2011-2022. This means a shortfall of 1,016 dwellings since 2011. Adding in the 2001-2011 shortfall (97 affordable dwellings) means a **total shortfall** of 1,113 affordable dwellings 2011-2022.
- 5.20 On the evidence available from Uttlesford District Council we therefore consider there to be unmet need of a **minimum** 1,113 affordable dwellings. Added to newly arising need based on the Corporate Plan target (150 adpa) this would mean **overall need** of 1,863 affordable dwellings over the next five years (372 adpa).



Households on the Council’s Housing Register, Concealed Households, and Overcrowded Households

5.21 Live Table 600 published by the DLUHC provides year on year records of housing waiting lists. The last 11 years are reproduced in Table 5.4.

Table 5.4: Number of households on Uttlesford District Council’s housing waiting list

2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
1,182	1,536	1,813	1,193	888	808	1,112	1,090	1,108	1,337	1,272

Source: DLUHC live table 600

5.22 Table 5.4 shows an increase in the number of households on the waiting list since 2016/17 (808 households) to a high of 1,337 households in 2020/21. This has reduced very slightly in 2021/22 (1,272 households), but the 2021/22 figure represents a **57% increase in the number of households on the waiting list** in only five years (2016/17 to 2021/22).

5.23 This is particularly important in respect of when the most recent SHMA was published (July 2017). The 2017 SHMA used housing waiting list data from 2016, which showed 7,210 households on the waiting list across the West Essex (Epping Forest, Harlow, and Uttlesford) and East Hertfordshire area. Reference to DLUHC live table 600 confirms these figures.

5.24 These were the latest housing register figures available to the 2017 SHMA author at the time of the SHMA’s preparation, and importantly the housing register showed **only 888 households** on the waiting list for Uttlesford. As Table 5.4 shows, this has now **increased by 43% to 1,272 households**.

5.25 This increase in the waiting list for Uttlesford would have increased affordable housing need.

5.26 Furthermore the 2017 SHMA reported the number of concealed households across the area as recorded by the 2011 Census. A significant proportion of these concealed households will include non-dependent children (i.e., adult children who have returned to the family home).

5.27 The 2011 Census recorded a figure of 3,037 family households including non-dependent children in Uttlesford. This has **increased by 48%** (1,444 more households) in the 2021 Census and is another indication that the affordable housing need determined by the 2017 SHMA is an underestimate as there will now



be more concealed households than the figure used to determine affordable housing need in the 2017 SHMA.

5.28 The 2017 SHMA also included data on **overcrowding** using the 2011 Census. This data showed 5,760 households across the three West Essex authorities and East Hertfordshire with an occupancy rating of -1 or more bedrooms (i.e., 1 less bedroom than required). This has increased to 7,250 households in the 2021 Census indicating an increase in overcrowding. This is another factor that will have increased the need for affordable housing.

Summary

5.29 The key points to note from this section are as follows:

- There was a shortfall of 97 affordable dwellings in UDC 2001-2011;
- There have been 1,871 **gross** affordable housing completions between 2011 and 2022;
- Over the same period, 313 affordable homes have been **lost** through schemes such as Right to Buy and other reasons such as demolitions;
- This means **net** affordable housing delivery of 1,558 affordable dwellings 2011-2022;
- 1,558 affordable dwellings 2011-2022 (142 adpa) represents a **shortfall** against the corporate target (150 adpa) included in the 2018 Regulation 19 Local Plan;
- With the addition of the shortfall between 2001 and 2011 (97 affordable dwellings) this means a total of **shortfall of 185 affordable homes**;
- However the LCB East Sub-region Strategic Housing Market Assessment Update 2012 (March 2013) determined affordable need of 282 adpa for UDC, significantly higher than the 2017 SHMA determined (127 adpa);
- We consider the 2012 SHMA represented need until the preparation of the Regulation 19 Local Plan in 2018 (i.e., 2011-2018), with the corporate plan target (150 dpa) 2018-2022;
- This approach means need of 2,574 affordable dwellings, 2011-2022 (234 adpa);
- This means a shortfall of 1,016 dwellings since 2011. Adding in the 2001-2011 shortfall (97 affordable dwellings) means a **total shortfall** of 1,113 affordable dwellings 2011-2022;
- The credibility of the 2017 SHMA's conclusion that affordable need was only 127 adpa is weakened by the evidence it was underpinned by, i.e., a housing waiting list which is now 43% higher, a 48% increase in non-



dependent children living at home, and 1,490 more overcrowded households than considered in the 2017 SHMA's calculation of affordable need.

5.28 For the reasons given above we consider there to have been a shortfall of 1,113 affordable dwellings 2001-2022, with 1,016 of this shortfall occurring since 2011.

5.30 In this context we consider what future need is in the following section of this report.



6. FUTURE AFFORDABLE HOUSING NEED IN UTTLESFORD

Introduction

- 6.1 The previous section of this report focussed on the delivery of affordable housing in Uttlesford District since 2011, and has showed a shortfall of 1,113 affordable dwellings 2001-2022, with 1,016 of this shortfall occurring since 2011.
- 6.2 Furthermore there has been 43% increase in the housing waiting list since 2016, a 48% increase in non-dependent children living at home between the 2011 and 2021 Census, and an increase of 1,490 overcrowded households between the 2011 and 2021 Census.

Future affordable housing need in Uttlesford District

- 6.3 Whilst we await the return of our Freedom of Information (FoI) request to Uttlesford District Council (UDC) we have analysed publicly available information regarding the future delivery of housing in the district, predominantly from UDC's 'Housing Trajectory and Five-Year Land Supply 1 April 2022' (December 2022).
- 6.4 Using this trajectory and the spreadsheet which accompanies it, we have identified the sites where affordable housing is expected by UDC to come forward over the 2022/23 to 2026/27 period.
- 6.5 Some of these sites are expected to come forward over a period which overlaps the 2022/23 to 2026/27 period. Where this is the case we have assumed a pro-rata delivery of the affordable housing which is expected to come forward.
- 6.6 Using this process, Table 6.2 sets out the UDC planning references, the site address, and the number of affordable homes expected to come forward over the 5-year period referred to above.
- 6.7 Table 6.2 also classifies the sites in terms of their status as set out in Table 6.1:

Table 6.1: UDC Housing Trajectory Key

Under construction	1
planning permission (full or reserved matters covering whole site)	2
outline permission with part(s) covered by reserved matters	3
Outline only	4

Source: UDC Housing Trajectory and Five-Year Land Supply 1 April 2022 (December 2022).



Table 6.2: UDC Housing Trajectory – sites delivering affordable housing 2022/23 to 2026/27

Site	Planning Application reference(s)	Status	Affordable Homes expected 2022/23 to 2026/27
Felsted: Land West Of Maranello	(UTT/18/1011/OP) UTT/20/0757/DFO	1	11
Great Chesterford: Land north of Bartholomew Close	(UTT/14/0425/OP) (UTT/17/2745/DFO) UTT/19/2288/FUL	1	13
Great Dunmow: Land East of St Edmunds Lane	(UTT/14/0472/OP) (UTT/17/3623/DFO) UTT/19/1508/FUL	1	6
Great Dunmow: West of Woodside Way	(UTT/13/2107/OP) (UTT/18/1826/DFO) UTT/20/3419/DFO	1	86
Great Dunmow: Woodlands Park Sectors 1 - 3	UTT/1006/04/DFO, UTT/1809/02/FUL UTT/0395/05/FUL, UTT/0496/05/FUL UTT/0386/05/DFO, UTT/0392/05/DFO; UTT/0246/07/FUL; UTT/17/1652/FUL	1	100
Great Dunmow: Woodlands Park Sector 4	UTT/2507/11/OP, UTT/13/1663/DFO	1	39
Great Hallingbury: Land South East of Great Hallingbury Manor	(UTT/16/3669/OP) UTT/20/0336/DFO	1	12
Little Chesterford: Land To The South West Of London Road	UTT/19/0573/OP UTT/20/3329/DFO	1	30
Saffron Walden: Commercial Centre Ashdon Road	UTT/17/3413/OP UTT/20/0921/DFO	1	22
Saffron Walden: Land Behind The Old Cement Works, Thaxted Rd	UTT/16/1444/OP UTT/17/3038/DFO UTT/20/0864/FUL	1	7
Saffron Walden: Land off Little Walden Road	UTT/16/2210/OP UTT/18/2959/DFO	1	34
Saffron Walden: Land East of Thaxted Road	UTT/18/0824/OP UTT/19/2355/DFO	1	60
Takeley: Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street	UTT/17/1852/FUL	1	8
Great Dunmow: West of Woodside Way	(UTT/13/2107/OP) (UTT/18/1826/DFO) UTT/20/2220/DFO	2	120
Great Hallingbury: Land east of Tilekiln Green	UTT/20/1098/FUL	2	6
Newport: Land at Holmwood, Whiteditch Lane	UTT/15/0879/OP UTT/19/1064/DFO	2	5
Newport: Land west of London Road	UTT/15/1869/FUL UTT/20/2632/FUL	2	37
Clavering: Land West of Stortford Road	UTT/20/2639/OP	3	12
Elsenham: Land northwest of Henham Road	UTT/17/3573/OP UTT/21/2799/DFO	3	90
Elsenham: Land south of Rush Lane	UTT/19/0437/OP	3	18
Elsenham: Land west of Isabel Drive	UTT/19/2470/OP	3	41
Felsted: Land East And North Of Clifford Smith Drive	(UTT/18/0784/OP) UTT/19/2118/OP	3	16
Great Dunmow: Land south of Stortford Road, Dunmow	UTT/18/2574/OP	3	67
Henham: Land south of Vernons Close	UTT/20/0604/OP	3	18
Manuden: Land north of Stewarts Way	UTT/19/0022/OP	3	9
Saffron Walden: Land North Of Shire Hill Farm	UTT/17/2832/OP	3	40
Stebbing: Land east of Warehouse Villas	UTT/19/0476/OP	3	7
Takeley: Land West Of Parsonage Road	UTT/19/0393/OP	3	48
Great Dunmow: Land west of Buttleys Lane	UTT/19/2354/OP	4	24



6.8 Using the classifications in Table 6.1, we can summarise the projected affordable delivery as follows in Table 6.3.

Table 6.1: UDC Housing Trajectory – Affordable Homes planned for delivery 2022/23 to 2026/27

UDC Housing Trajectory Classification		Number of affordable dwellings projected 2022/23-2026/27
Under construction	1	428
planning permission (full or reserved matters covering whole site)	2	168
outline permission with part(s) covered by reserved matters	3	354
Outline only	4	24
TOTAL		986

Source: UDC Housing Trajectory and Five-Year Land Supply 1 April 2022 (December 2022).

6.9 Table 6.1 shows how our analysis of the UDC housing trajectory shows that UDC expect to deliver 986 affordable dwellings 2022/23 to 2026/27.

6.10 However as Table 6.1 also shows, only 428 are on sites currently under construction, and only 168 benefit from full planning permission (596 in total under these two classifications).

6.11 Our view is that classifications 1 and 2 are the only sites which can be relied upon with any certainty at this stage (i.e., delivery of 596 affordable homes over the next five years).

6.12 As we outlined in the previous section of this report, we consider there to have been a shortfall of 1,113 affordable homes since 2001 and 1,016 since 2011.

6.13 Added to this over the next five years would be newly arising need. If we base this on the corporate plan requirement (150 per annum) the need over the next five years would be 750 affordable dwellings.

6.14 Historical shortfall since 2001 (1,113 affordable dwellings) plus newly arising need (750 affordable dwellings) would mean total need of 1,863 affordable dwellings over the next five years.

6.15 If we consider shortfall since 2011 (1,016 affordable dwellings) plus newly arising need (750 affordable dwellings) total need would be 1,766 affordable dwellings over the next five years.



6.16 This would mean the affordable housing which benefits from full planning permission or is under construction (596 units) would only deliver between 32% and 34% (based on shortfall from 2001 and 2011 respectively) of the full affordable need required over the next five years, and there would be a **shortfall of between 1,170 and 1,267 affordable units** in Uttlesford District over the next five years (see Table 5.1 for the calculations from 2011).

Table 6.1: Annual Affordable Housing Need incorporating Backlog Needs since 2011 (applying the Sedgefield Approach)

Step	Description	Households
A	Affordable housing need per annum for the period 2011/12 to 2021/22 identified in the 2013 LCB SHMA (282 per annum) to 2017 and the Corporate Plan Affordable Target (150 per annum) 2018-2022	234
B	Affordable housing need for the period 2011/12 to 2021/22 (A x 11)	2,574
C	Gross Affordable housing completions for the period 2011/12 to 2021/22 (GBC AMRs)	1,871
D	Losses to affordable housing disposals (i.e., demolitions and sales) recorded by DLUHC live tables	313
E	Net affordable housing completions 2011/12 to 2021/22 (C – D)	1,558
F	Shortfall/backlog of affordable housing need for the period 2011/12 to 2021/22 (B – E)	1,016
G	Baseline affordable housing need required 2022/23 to 2027/28 (150 x 5)	750
H	Full affordable housing need for the period 2022/23 to 2027/28 (F + G)	1,766
I	Number of affordable housing units under construction or with full planning permission/reserved matters 2022/23 to 2026/27	596
J	Shortfall in affordable housing delivery in Uttlesford District 2022/23 to 2027/28 (H – I)	1,170

6.17 The weight to be given to affordable housing need in Uttlesford District was recently (05 October 2022) established by the Planning Inspectorate in their appeal decision notice for Land South of (East of Griffin Place) Radwinter Road, Swards End, Saffron Walden.

6.18 The proposal which was subject of the appeal decision proposed the delivery of 40% affordable housing. The Inspector stated the following in this regard.

“The delivery of affordable housing would accord with the objectives of policy H9 of the UDLP. Based on the evidence I heard in relation to this matter, in a district where there is a clear need for such provision to be made, these factors also attract substantial weight.”¹⁹

¹⁹ Paragraph 68, page 13, APP/C1570/W/22/3296426



6.19 Furthermore the same appeal decision determined Uttlesford to have no five-year housing land supply, a position exacerbated by the shortfall in planned affordable housing. In this context the Inspector stated the following:

“The parties agree that there is no five-year land supply in Uttlesford. Accepting that the agreed housing land supply position is 3.52 years, this shortfall is to my mind very significant. Paragraph 11 (d) of the Framework and the associated footnote 8 is engaged and the lack of a 5 year supply of housing sites means that the policies most important for determining this appeal are deemed to be out of date.”²⁰ (our emphasis)

6.20 Appeal decision APP/C1570/W/22/3296064 (Helena Romanes School, Parsonage Downs, Great Dunmow CM6 2AU) is even more recent (13 March 2023) and is also of use in this context.

6.21 In this case the Inspector referenced the December 2022 five-year housing land supply position statement as of 1 April 2022 asserting a supply of 4.89 years.

6.22 However the appellant in this appeal disputed the scale of deliverable supply in the Council’s evidence and the Inspector agreed, stating supply was more likely to be closer to four years as follows:

“From all that is before me, there is some force to the appellant’s assessment of deliverable supply, including the need for more judicious lead-in times and delivery rates on larger outline planning permissions and otherwise a general lack of the evidential threshold set out in the PPG including agreed delivery statements with site promoters and/or developers.

The LPA have not sought to rebut the appellant’s evidence and suggested at the hearing that to some extent the consequence is immaterial, in that both parties agree there is not a requisite deliverable supply such that paragraph 11d) of the NPPF would be engaged. I return to the matter of the overall balances to be applied below, but conclude here based on the evidence before me, that the deliverable housing land supply to be closer to the 4 years invited by the appellant. The consequence of this is that the appeal proposal would make a significant contribution towards meeting housing need and given the extent of the shortfall identified, the public benefit arising from additional new homes should be given very significant weight in any balancing exercise.”²¹ (our emphasis)

²⁰ Paragraph 71, page 14, APP/C1570/W/22/3296426

²¹ Paragraph 71, page 14, APP/C1570/W/22/3296064



Overall housing need required in Uttlesford District to meet affordable housing need

- 6.21 It is also of use to consider what the overall housing need would have to be to deliver affordable housing need at historic rates of delivery.
- 6.21 The delivery of gross affordable housing since 2011 recorded by UDC's AMRs (1,871 affordable dwellings) represents 30% of all housing completions (6,299 dwellings) since 2011. This falls to 25% based on net affordable housing completions (1,558 affordable dwellings).
- 6.22 The UDC Corporate Plan target increases to 353 affordable dpa over the next five years to make up the shortfall in affordable delivery against the AMRs completions once losses are taken account of and a net figure is reached.
- 6.23 At a rate of 25% delivery, 353 affordable adpa would need overall housing delivery of 1,413 dpa, against an existing Standard Method minimum housing need figure of 684 dpa.
- 6.24 This is an entirely unrealistic level of delivery but is useful in demonstrating the acute affordable housing position which UDC finds itself in.

Affordable housing in Stanstead Mountfitchet

- 6.25 Our FoI request to UDC has sought to establish the number of affordable housing completions in Stanstead Mountfitchet since 2001/02. However the returned FoI is not due until later in April 2023 and we will provide an addendum to this report if required.
- 6.26 In respect of the Council's housing trajectory, 72 dwellings are included in the 2019/20 to 2039/40 period included in the trajectory. At the time of the housing trajectory's publication (December 2022), 63 dwellings had been completed, with 9 under construction according to the Council's evidence.
- 6.27 Of these 72 dwellings, only 9 (on Land north of Water Lane) are included in the most recent 5-year period we have analysed for affordable delivery above (i.e., 2022/23 to 2026/27).
- 6.28 Of the 9 dwellings to be developed on land north of Water Lane, none are to be affordable housing.
- 6.29 This means that of the 1,766 affordable dwellings needed in UDC over the next



five years, **none** are proposed in Stanstead Mountfitchet.

6.30 In the context of our assessment of overall need for Stanstead Mountfitchet, delivery based on the settlement's proportion of the overall population of Uttlesford District (9.8%) would mean a requirement to deliver **173 affordable dwellings** over the next five years.

6.31 The Luxus Homes proposal is for over 50% affordable housing and will help to provide much needed affordable housing for the settlement and the District.

Summary

6.32 The key points to note from this section are as follows:

- UDC's housing trajectory indicates that 986 affordable homes will come forward over the next five years;
- However only 596 of these affordable homes are under construction or benefit from full planning permission;
- Shortfall since 2011 (1,016 affordable dwellings) plus newly arising need (750 affordable dwellings) equals 1,766 affordable dwellings needed over the next five years (353 adpa);
- A shortfall of 1,170 affordable dwellings is evident over the next five years;
- The shortfall of affordable delivery was given 'substantial weight' by the Inspector in a recent (October 2022) appeal;
- No affordable dwellings are proposed in Stanstead Mountfitchet over the next five years (2022/23 to 2026/27);
- A total of 173 affordable dwellings should be delivered in Stanstead Mountfitchet over the next five years based on the settlement's proportion of the District's population;
- At the historic rate of affordable delivery (25%), meeting affordable need over the next five years in full would require overall housing delivery of 1,413 dpa.

6.33 In the context of the above we have identified significant under-delivery of affordable housing against need since 2011 across the District. Furthermore there is no affordable housing planned for Stanstead Mountfitchet over the next five years.

6.34 Luxus Homes proposal would be the first to deliver affordable housing need (of a variety of tenures) in the settlement over the next five years.



7. SUMMARY OF ECONOMIC BENEFITS RELATING TO THE PROPOSED RESIDENTIAL DEVELOPMENT AT LAND EAST OF PINE HILLS, STANSTEAD MOUNTFITCHET

- 7.1 The proposed development comprises a mix of 31 residential dwellings, in addition mix of affordable and market tenures.
- 7.2 The proposed development will generate significant economic benefits to the local area, both during construction as well as on occupation by new residents of the scheme. We summarise these economic benefits below and in the infographic presented at the start of this report.

Construction Phase

In summary, the construction jobs and GVA figures benefiting the local economy are:

- Total net (direct and indirect) FTE jobs generated during the 18 month construction period = 90 FTE jobs (of which 38 FTE jobs within Uttlesford)
- Total temporary economic output during the construction of the proposed development = £7.6m, of which £3.2m within Uttlesford.

Operational Phase

- Accommodating approximately 72 new residents, of which approximately 36 are likely to be in employment;
- Those residents in employment will generate a gross direct economic output of approximately £1.9m per annum, of which (based on typical commute flows) £800,000 per annum is likely to be generated within local businesses;
- Residents of the Proposed Development will spend a combined average of approximately £514,000 per annum on retail, leisure and service goods;
- The Proposed Development will generate Council Tax receipts totalling £57,000 per annum;
- The Proposed Development will also generate a New Homes Bonus payment totalling £62,000.



8. SUMMARY AND CONCLUSIONS

8.1 The purpose of this technical report has been to consider housing need in Stansted Mountfitchet, whether housing delivery has delivered this need over the recent past, and if there is a shortfall in delivery against need. We have also considered the level of housing need across Uttlesford District and important indicators of need such as housing affordability.

8.2 The evidence contained in this report proves there to be a need for housing in Stansted Mountfitchet for a number of reasons.

Demographics

- Stansted Mountfitchet has experienced an increase in all age groups over the past 10 years, with the exception of a marginal decline in the 20-24 (young adults) age group;
- The largest increases have been in the child age and 65+ age groups;
- There has been a noticeable increase in the number of households with non-dependent (adult) children, indicating an increase in ‘concealed’ households because of a lack of supply/affordability of property in the village and the wider District;
- Under-occupancy is high in the village and the District when compared with Essex, the East of England, and England. This indicates a high number of family sized homes remaining occupied by older people and not coming back onto the market, fueling demand and prices for these properties.

8.3 This analysis should be considered in the context of the Local Plan policies for Stansted Mountfitchet, which has been categorised in the past as a ‘local centre’ for retail, and as a ‘key village’ within the District. The village plays an important role in providing key services for smaller surrounding villages.

8.4 It is therefore essential that housing of a size and type to continue supporting growth in working families, whilst providing affordable properties for those younger adults who are unable to move out of the family home, is provided.

8.5 Luxus Homes proposal would satisfy both of these groups by providing a range of smaller affordable rent properties and mid-size shared ownership/first homes, enabling younger adults to put a foot on the housing ladder.



- 8.6 The proposal for larger 3 to 5-bed private market properties will also encourage more settled families into the area who would contribute to the wider economy and help to continue the viability of important services in the village.

Affordability

- 8.7 Our analysis shows Uttlesford District and Stansted Mountfitchet to have acute affordability problems. The key points to note are as follows:

- Housing completions across Uttlesford District have not met minimum housing need since 2011 resulting in a shortfall of at least 200 dwellings;
- This lack of delivery has resulted in a significant increase in the median and lower quartile affordability ratios since 2011 (25% and 33% increases respectively);
- Uttlesford District is one of the least affordable districts outside of London, within the top 8% least affordable (median ratio) and top 5% least affordable (lower quartile) in the country;
- The median affordability ratio in Stansted Mountfitchet itself ranged between 10.87 and 12.44 as of 2018;
- Median house prices in Stansted Mountfitchet significantly exceed those across Essex, the East of England, and England.

- 8.8 This analysis ultimately shows Uttlesford District and the settlement of Stansted Mountfitchet to have acute affordability issues. Luxus Homes proposed development will help to alleviate these pressures by providing accommodation of a range of tenures and sizes.

Stansted Mountfitchet's Overall Housing Delivery and Indicative Overall Housing Need

- 8.9 Our analysis of past housing delivery and housing need for Stansted Mountfitchet shows a significant deficit between delivery and need. The headline points are as follows:

- A shortfall of a **minimum** 151 dwellings against allocations to Stansted Mountfitchet for 2000-2011 in the Uttlesford Local Plan 2005;
- The housing target of the withdrawn Regulation 19 Local Plan (2018) was 14,000 dwellings 2011-2033, with 618 dwellings allocated to Stansted



Mountfitchet (4.4% of the total);

- A total of 682 dwellings have been completed or have planning permission since 2011;
- However, Marrons assessment indicates that need in Stansted Mountfitchet was at least 1,372 dwellings 2011-2033;
- Accounting for completions since 2011 and sites with planning permission, there remains a shortfall of 690 dwellings;
- The emerging Uttlesford Local Plan is planning for the 2020-2040 period;
- Since 2020, 72 dwellings have been built or have planning permission in Stansted Mountfitchet;
- Marrons assessment indicates that housing need in Stansted Mountfitchet ranges between 986 and 1,519 dwellings 2020-2040;
- Therefore a shortfall of between 914 and 1,447 dwellings 2020-2040 remains;
- Even if we were to consider all of the completions since 2011, and planned delivery yet to be completed (both amounting to 682 dwellings) there would remain a shortfall of between 304 and 837 dwellings in the village, 2020-2040.

Affordable Housing Need and Delivery in Uttlesford District and Stanstead Mountfitchet

8.10 Our analysis of affordable housing shows a significant shortfall in delivery against need since 2011 and further back to 2001.

8.11 It also shows a significant shortfall between projected delivery over the next five years and the combined need of newly arising need and the shortfall to date.

8.12 The key points of analysis are as follows:

- There was a shortfall of 97 affordable dwellings in UDC 2001-2011;
- There have been 1,871 **gross** affordable housing completions between 2011 and 2022;
- Over the same period, 313 affordable homes have been **lost** through schemes such as Right to Buy and other reasons such as demolitions;
- This means **net** affordable housing delivery of 1,558 affordable dwellings 2011-2022;
- 1,558 affordable dwellings 2011-2022 (142 adpa) represents a **shortfall** against the corporate target (150 adpa) included in the 2018 Regulation 19 Local Plan;
- With the addition of the shortfall between 2001 and 2011 (97 affordable



dwellings) this means a total of **shortfall of 185 affordable homes**;

- However the LCB East Sub-region Strategic Housing Market Assessment Update 2012 (March 2013) determined affordable need of 282 adpa for UDC, significantly higher than the 2017 SHMA determined (127 adpa);
- We consider the 2012 SHMA represented need until the preparation of the Regulation 19 Local Plan in 2018 (i.e., 2011-2018), with the corporate plan target (150 dpa) 2018-2022;
- This approach means need of 2,574 affordable dwellings, 2011-2022 (234 adpa);
- This means a shortfall of 1,016 dwellings since 2011. Adding in the 2001-2011 shortfall (97 affordable dwellings) means a **total shortfall** of 1,113 affordable dwellings 2011-2022;
- The credibility of the 2017 SHMA's conclusion that affordable need was only 127 adpa is weakened by the evidence it was underpinned by, i.e., a housing waiting list which is now 43% higher, a 48% increase in non-dependent children living at home, and 1,490 more overcrowded households than considered in the 2017 SHMA's calculation of affordable need;
- UDC's housing trajectory indicates that 986 affordable homes will come forward over the next five years;
- However only 596 of these affordable homes are under construction or benefit from full planning permission;
- Shortfall since 2011 (1,016 affordable dwellings) plus newly arising need (750 affordable dwellings) equals 1,766 affordable dwellings needed over the next five years (353 adpa);
- A shortfall of 1,170 affordable dwellings is evident over the next five years;
- The shortfall of affordable delivery was given 'substantial weight' by the Inspector in a recent (October 2022) appeal;
- No affordable dwellings are proposed in Stanstead Mountfitchet over the next five years (2022/23 to 2026/27);
- A total of 173 affordable dwellings should be delivered in Stanstead Mountfitchet over the next five years based on the settlement's proportion of the District's population;
- At the historic rate of affordable delivery (25%), meeting affordable need over the next five years in full would require overall housing delivery of 1,413 dpa.



Economic Benefits of the Proposal

8.13 Our analysis shows the development to contribute the following economic benefits:

- Total net (direct and indirect) FTE jobs generated during the 18 month construction period = 90 FTE jobs (of which 38 FTE jobs within Uttlesford);
- Total temporary economic output during the construction of the proposed development = £7.6m, of which £3.2m within Uttlesford;
- Accommodating approximately 72 new residents, of which approximately 36 are likely to be in employment;
- Those residents in employment will generate a gross direct economic output of approximately £1.9m per annum, of which (based on typical commute flows) £800,000 per annum is likely to be generated within local businesses;
- Residents of the Proposed Development will spend a combined average of approximately £514,000 per annum on retail, leisure and service goods;
- The Proposed Development will generate Council Tax receipts totalling £57,000 per annum;
- The Proposed Development will also generate a New Homes Bonus payment totalling £62,000.

Conclusions and Way Forward

8.14 In the context of the evidence set out in this technical report there is considered to be an existing and pressing local need for housing of any type or tenure in Stansted Mountfitchet which should be given **very significant** weight in the planning balance in line with the recent appeal decision reference APP/C1570/W/22/3296064.

8.15 We have shown there to have been significant under-delivery against the Adopted Local Plan housing allocations for the village. The withdrawn 2018 Local Plan also significantly underestimated the housing need for the village based on our analysis.

8.16 A shortfall of between 914 and 1,447 dwellings 2020-2040 remains, and Luxus Homes development will provide for some of this need, with tenures (including approximately 50% affordable housing) which provide for all types of residents.

8.17 The proposed development will also contribute to self-build/custom build need in the District, and will deliver a proportion of affordable housing which exceeds the



40% required by the Development Plan.

8.18 The delivery of this affordable housing should be afforded **substantial** weight as evidenced by the recent appeal decision reference APP/C1570/W/22/3296426.

8.19 The proposed development would also generate important economic benefits for the local economy and for Uttlesford District Council as we have quantified and this should be given significant weight in the planning balance.