

**MY UNDERSTANDING OF TOTAL HOUSING PROJECTIONS IN CHELMSFORD DIOCESE TO 2025 – Carol Richards, Mission in Regeneration**

**Adviser 18/10/12** Last updated 17/04/13

For ease of reference within Chelmsford Diocese, the Local Authority Areas are grouped into approximate Episcopal Areas of the Diocese – the Barking Episcopal Area, the Bradwell Episcopal Area and the Colchester Episcopal Area. .

LOCAL AUTHORITY AREA	NUMBER OF PEOPLE 2011 CENSUS	PROPOSED NUMBER OF NEW HOMES	INFORMATION TAKEN FROM	AVERAGE HOUSEHOLD SIZE 2011	ESTIMATED NUMBER OF NEW RESIDENTS	ESTIMATED NUMBER OF PEOPLE IN 2025	NOTES
Barking & Dagenham	185,900	25,000*	Core Strategy 2010# - 2025	2.7	67,500	253,400	
Havering	237,200	6,892 on larger sites	Core Strategy up to 2020	2.4	16,541	253,741	To 2020 only. Some extra homes expected on small sites, so the number will be more than this
Newham	308,000	37,500	Core Strategy 2012 - 2027	3.0	112,500	420,500	
Redbridge	279,000	9,050	Core Strategy 2008# - 2018	2.8	25,340	304,340	To 2018 only. A revised Core Strategy is expected to be agreed in 2013
Waltham Forest	258,200	10,320	Core Strategy up to 2026	2.6	26,832	285,032	
Epping Forest	124,700	8,900 (see note)	Draft Local Plan (issues & options) up to 2033	2.4	21,360	146,060	EFDC has recently consulted on 3 options 6,400 / 8,900 / 10,200 new homes. I have used the middle figure.
Harlow	81,900	No figure available		2.4	No figure available	No figure available	Harlow District Council consulted on 5 options with a target of 16,000 new homes by 2021. Following changes in the planning system, all these options have been withdrawn.
Brentwood	73,600	2,100 from 2009# - 2021	Local Development Plan up to 2021	2.4	5,040	78,640	To 2021 only. The Council is currently thinking about an extension up to 2031.
Basildon	174,500	6,500 This is the preferred option	Preferred Options Report (see note) strategy to 2031	2.4	15,600 (mainly flats, so could be over-estimate)	190,100	Preferred Option stage of Core Strategy so not yet agreed. Other options have proposals for more housing.

Chelmsford	168,300	9,902 2007# - 2021 (see note)	Core Strategy 2008 - 2021	2.4	23,765	192,065	The target is 14,000 new homes from 2001 – 2021. 4098 were built up to 2007. Balance 9,902.
Maldon	61,600	3,000 This is the preferred option. 2014 - 2029	Preferred Options Consultation 2012	2.4	7,200	68,800	Preferred Option stage of Core Strategy so not yet agreed. The preferred number is considerably more than in the old Regional Spatial Strategy (the East of England Plan)
Castle Point	88,000	No figure available	New Local Plan envisaged in 2014	2.4	No figure available	No figure available	The Core Strategy with the old RSS figure of 4000 from 2001-2021 has been withdrawn.
Southend	173,600	3,000 assumed 2011 – 2021 (see note)	Core Strategy up to 2021 (see note)	2.3	6,900	180,500	The Core Strategy is currently being revised. I have used the old Regional Spatial Strategy figure of 300 new homes a year from 2001 - 2021
Thurrock	157,700	17,924 from 2011 – 2026 (see note)	Core Strategy up to 2021 and projection to 2026	2.5	44,810	202,510	The target is 23,250 new homes from 2001 – 2026. 5326 were built up to 2011 leaving a balance of 17,924
Rochford	83,300	4,092 from 2008# - 2025 (see note)	Core Strategy up to 2025	2.5	10,230	93,530	The RSS was 4600 new homes from 2001 – 2021 (230 pa). In the Core Strategy the Council has kept this figure and extended it to 2025, which adds an extra 920 homes. 1428 were built up to 2008 leaving a balance of 4092.
Braintree	147,100	3,957 from 2011 – 2026 (see note)	Local Development Scheme	2.4	9,497	156,597	The RSS figure of 7700 from 2001 – 2021 has been revised to 9625 from 2001 – 2026. 5668 homes were built up to 2011 leaving a target of 3957.
Colchester	173,100	9,653 from 2011 – 2023 (see note)	2011 Annual Monitoring Report	2.3	22,202	195,302	The target is 19,000 new homes from 2001 – 2023. 9347 were built up to 2011. Balance 9,653.

Uttlesford	79,400	No figure available	Consultation starts early in 2013	2.5	No figure available	No figure available	Old RSS figures assumed a large development between Elsenham and Henham. This was very unpopular. The Council will now set its own figure and will start consultations early in 2013.
Tendring	138,000	4,000 from 2011 - 2021	Draft Local Plan 2011 – 2021 currently with Planning Inspector	2.2	8,800	146,800	Very high % people over 65 (27%) The main proposal is for a 6% increase in housing in every town & village up to 2021 (see note ~)

### FURTHER NOTES:

\* In the Planning documents, the final phases of the Barking Riverside development are dependent on the delivery of extra transport links.

# A few of the Planning documents are dated before 2011. This means some people may have moved into a new home and been counted twice – in the column for people resident on 27<sup>th</sup> March 2011 (the date of the Census) and in the projected numbers in the Core Strategy, which feeds into the estimate of new residents. Due to the recession very few homes were actually built and occupied in this area in the relevant period, so the affect on the numbers is negligible. I decided to ignore it, but people working on these projections could note that this figure is possibly a slight over-estimate.

~ My original figures drawn up in October 2012 used information for Tendring District from the Local Development Scheme which was in place at the time. This was for 6,300 new homes from 2011 – 2031. The new Local Plan is up to 2021 so the figures appear to be lower but it may well be that the aim is to increase the number of new homes from 2021 – 2031.

I have taken the proposed number of new homes and multiplied this figure by the average household size in 2011 to give the estimated number of new residents. If proposals are for a large number of family homes (3 or more bedrooms), then the estimated number will be on the low side. In effect, the Average Household Size will increase a little. However, it's possible that the household size could decrease elsewhere in a District leaving the AHS unchanged. My view is that I need a number of people per household and I think it's best to use an actual 2011 figure rather than resort to guesswork.

Most of the information above is taken from actual projections based on site specific allocations. I have shown where the information is not yet confirmed. I will obviously keep up-to-date with the planning documents in each of the Local Authority Areas and amend this document as further information becomes available.

I was asked for projections up to 2025. Where plans go beyond this date I have not scaled numbers back to the precise number that will have been built by 2025 with the extras expected in 2026, 2027 etc. I could have done this, but the information starts to get too detailed to be easily understood. The best way to read the information is numbers by 2025 or soon afterwards.

Disclaimer : The information above is my understanding of housing projections in Chelmsford Diocese to 2025 – 2030. Information has been taken from Council Core Strategy and other documents. I have tried to find out the correct figures, but I cannot guarantee the accuracy of the information contained in this document. People are advised to check the information themselves before acting on anything in this document.