

Epping Forest EiP: Matter 3 Quantitative Requirements

Addendum

This addendum is submitted on behalf of Bulwood Ltd by DAP Architecture, in respect of the site identified as Woolston Manor, Chigwell.

The note is to supplement the existing Hearing Statements submitted in response to the specific questions raised by the Inspector under Matter 3 (Quantitative Requirements).

Epping Forest District Council's Historic Delivery Rates

Table 1 below demonstrates that over the first 7 years of the Plan period the Council has consistently fallen short of the obligation set out within the NPPF to meet its housing needs. This fact is made worse by the fact that Table 2 illustrates a substantial shortfall against the delivery of affordable housing.

In light of these historic delivery rates it is the Inspector's view that the Council should have no confidence that Epping Forest District Council has the ability to ensure delivery of the minimum number of homes required to meet its assessment of objectively assessed need.

The consequence of these historic shortfalls requires a substantial uplift in housing delivery in excess of the projected annual requirements in order to "boost significantly" the supply of homes within the local housing market area, make a meaningful contribution towards addressing the national housing crisis (currently requiring a target of 300,000 homes to be delivered) and to ensure that the shortfall experienced over the early years of the Plan period is brought into account and is addressed in ensuring the minimum number of homes required to meet the District's objectively assessed housing needs – whatever the target eventually is and to unwind years of affordable housing neglect.

The Council's current target for housing delivery will simply exacerbate an existing unsavoury substantial undersupply of market and affordable homes.

Year	Net Completions	Requirement	Difference	% of Target Delivered
2011/12	288	518	-230	56%
2012/13	89	518	-429	17%
2013/14	299	518	-219	58%
2014/15	230	518	-288	44%
2015/16	267	518	-251	52%
2016/17	157	518	-361	30%
2017/18	526	518	+8	102%
Total	1,330	3,108	-1,770	51%

Table 1: Housing Delivery for the Plan period 2011-2018

Year	Affordable Housing Units	Requirement	Difference	% of Target Delivered
2011/12	33	207	-174	16%
2012/13	0	207	-207	0%
2013/14	104	207	-103	50%
2014/15	48	207	-159	23%
2015/16	38	207	-169	18%
2016/17	0	207	-207	0%
2017/18	89	207	-118	43%
Total	312	1,449	-1,137	29%

Table 2: Affordable Housing Delivery