



Your ref: Earls Colne Neighbourhood Plan
Ask for: Alan Massow
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Date: 01/02/22

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Earls Colne Parish Council
Via e-mail Clerk ECPC – clerk@earlscolne.org
Via e-mail Tony Calton – tonycalton@btinternet.com

Dear Tony,

Earls Colne Neighbourhood Plan

Thank you for your letter of the 2nd December 2021.

The Local Authority is obliged to provide its latest up to date evidence of housing need, if a neighbourhood plan is seeking to meet its housing need, and it is at an appropriate stage of plan production.

The local authority is not able to provide a specific housing figure at this time as the draft publication Local Plan is at an advanced stage, albeit a review will most likely be carried out relatively promptly.

Whilst we can't give a specific figure as set out above, in terms of an indicative figure, it would be considered appropriate for the Neighbourhood Plan to have a target which reflects the current level of sites proposed for development in Earls Colne up to 2033 which is 319 dwelling, and an estimate of growth between 2033 and 2038. The current level of permissions for major development (Sites of 10+ homes) in the parish are 319, which represents around 21 homes per year. An additional homes per year calculation is suggested to take the plan period to 2038.

It is therefore considered that a minimum target of **21** homes per year over a 15 year plan period is appropriate.

In order for the neighbourhood plan to benefit from additional protections under paragraph 14 of the NPPF it must be 2 years or less since its adoption, the plan contains policies and allocations to meet its identified housing requirement, the local authority must have a three year supply of deliverable housing sites, and the local authorities housing delivery must be at least 45% of that required over the previous three years. As such the neighbourhood plan should have an identified housing need, and have policies or allocations to meet that required.

While the identified housing need could be provided for through policies in the Neighbourhood Plan, a call for sites exercise would be supported by officers and would provide the neighbourhood plan with options for where its identified need could be specifically allocated, as it would enable to neighbourhood plan to consider available options for meeting the identified housing need within the parish.

I look forward to working with the neighbourhood plan group during the production of the Neighbourhood Plan.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Alan Massow".

Alan Massow - Principal Planning Policy Officer