

**East Hertfordshire: Summary of views set out in Participant Statements for OAN**

Issue	East Hertfordshire and West Essex HMA Establishing the FOAN July 2017	HBF	St William Homes LLP (NLP now Lichfields evidence)	Bovis Homes Ltd (DLP evidence)	Gladman Development (Gladman evidence)	Gladman Development (NLP evidence from July 2015)
<b>Housing market areas</b>	East Herts is part of an HMA with Epping Forest, Harlow and Uttlesford	Agree that East Herts is part of an HMA with Epping Forest, Harlow and Uttlesford	Not discussed	Not discussed in detail, but the report suggests that London's unmet needs should be considered  LPEG methodology applied only for East Herts	Not discussed, but implicitly accepted that East Herts is part of an HMA with Epping Forest, Harlow and Uttlesford	East Herts lies in a HMA with Epping Forest, Harlow and Uttlesford NLP also note that Broxbourne and Welwyn Hatfield have close links with East Herts
<b>Population projections</b>	Use long-term 10-year migration trends and take account of issues affecting local demography; including migration flows in Mid-Year Estimates  10-year trend 2005-15 suggests a need for 45,500 dwellings (2,068 dpa) before market signals are considered, 16,200 of these are in East Herts (736 dpa)	Suggest problems with SHMA migration, and see no reason to depart from migration assumptions in the 2012-based and 2014-based CLG household projections  Suggest using 2012-based CLG projections plus a 4.3% vacancy rate to give a dwelling need of 51,772 for demographic growth (2,353 dpa)	Favour using 2014 based SNPP with no correction for Unattributed Population Change (UPC)	Use ONS 2014-based SNPP and then convert to households via the LPEG methodology	Use ONS 2014-based SNPP to suggest a starting point UPC is excluded from all trends Consider that there is no justification for using a 10-year migration trend This gives a demographic led needs for East Herts of 877 dpa	Use ONS 2012-based SNPP to suggest a starting point UPC is excluded from all trends Consider that there is no justification for using a 10-year migration trend This gives a demographic led needs for East Herts of 802 dpa
<b>Household projections</b>	Use household representative rates from the CLG 2014-based household projections	Favour using either the 2012- or 2014-based CLG household projections	Suggest using a partial catch up rate for younger households, but do not explore the outcome in detail	Use 2014-based household representative rates, but allow for a 50% return to CLG 2008-based rates for 25-44 year olds	Use CLG 2014-based household representative rates	Use CLG 2012-based household representative rates, but scenarios include partial catch up to CLG 2008-based rates
<b>Housing market signals</b>	Recognises that housing market pressures are high in the areas and based on an assessment of migration pressures and suppressed household formation applies a 6,200 dwelling uplift for market signals, which includes a 2,200 dwelling increase in East Herts	Propose a 20% market signal adjustment based upon high local housing market pressures and low rates of past delivery	Consider a 20% uplift to be a minimum figure	25% uplift proposed in line with the LPEG methodology and also included a 3% vacancy rate	A 20% uplift is added which includes market signals and jobs and workers The effects are not separated	Note affordability issues and the views of the Uttlesford Local plan inspector and suggest a response of at least 10% for market signals
<b>Unmet needs from elsewhere</b>	The study identifies the Full Objectively Assessed Need for the housing market area  The study does not seek to identify where the identified needs should be met  Any unmet needs from other areas would be identified by the relevant Local Planning Authority and considered under the Duty to Cooperate	Note the potential impact of London, but do not suggest trying to accommodate any of its needs now	Not discussed	Note the potential role in meeting London's requirements but don't prove any additional figures as need	Not discussed	Place a specific uplift on the OAN for each LA in the HMA in line with their migration flows to London  This add 57 dwelling per annum to the figures for East Herts
<b>Housing-jobs balance</b>	The original SHMA identified that the East of England Forecasting Model (EEFM) combined with potential growth at Stanstead Airport will see a growth of 41,700 extra jobs over the period 2011-33 across the HMA  The population growth used in the OAN study provides sufficient workers for these jobs	Not discussed	No specific amendments suggested, but believe that alternative economic projections should be considered and the role of commuting linked to jobs growth around Stansted Airport should be considered in more detail	The study considers that to balance jobs and workers in East Herts would require 1,433 to 1,463 dwellings per annum  No consideration given to the rest of the HMA	A 20% uplift is added which includes market signals and jobs and workers The effects are not separated	Suggest that a 950 dwelling target would provide sufficient workers to sit between past trends and the EEFM figures
<b>Economic activity</b>	The OAN study uses a localised version of the OBR economic activity rates  These take account of increasing activity for older people, reduced activity for under 25s and a cohort effect for female workers	Not discussed	Believe that the SHMA uses a blanket set of economic activity rates across all 4 LA areas and that this is an incorrect assumption	The study uses a localised version of the OBR economic activity rates  These take account of increasing activity for older people, reduced activity for under 25s and a cohort effect for female workers	Not discussed	Economic activity rates uplifted to adjust for changing State Pension Age, but limited other adjustments are applied
<b>Affordable housing need</b>	The SHMA interim demographic update (August 2016) identifies the range of housing required using a whole market approach which relates directly to household projections and the OAN  The SHMA affordable housing update (July 2017) identifies the affordable housing need for 2011-2033 based on the latest data	Not discussed	Criticise the SHMA assumptions on measuring affordability, calculating affordability for newly forming households and the role of the private rented sector	Use the SHMA 2015 figures and conclude that no further uplift to the OAN is required	Criticise the SHMA assumptions on measuring affordability, calculating affordability for newly forming households and the role of the private rented sector	Use the SHMA 2012 figures
<b>Overall FOAN figure proposed</b>	51,700 dwellings for the HMA (2,350 dpa), which includes 18,400 dwellings in East Herts (836 dpa)	Applying a 20% market signal response to the demographic growth gives an HMA dwelling total of 62,126	No specific figure is provided, but the total would be at least CLG 2014 based projections plus a partial catch up for headship rates, a vacancy rate and a 20% market signal response	No figure provided for the HMA, but East Herts is 22,800 dwellings (1,036 dpa) Jobs led projections with all need met in East Herts range from 1,433 to 1,466 dpa	Suggest 1,050 to 1,200 per annum as OAN for East Herts Consider that the higher figure appears to provide for all affordable housing need	Central assumption of 950 dpa Could be as high as 1,100 dpa to provide for all affordable housing need