

Housing Policy Review

Essex Biodiversity Net Gain Viability Assessment

The purpose of this working paper is to provide an overview of the housing policy within each Local Authority in Essex. Our findings are set out in Table 1 below.

Table 1: Local Authority Housing Policy review

Local Authority	Housing need (HEDNA/ SHMA) (Minimum annual needs)	CIL policy		Affordable housing policy		
		Residential	Commercial	% of affordable	Tenure mix	Size mix
Basildon	1,041 ¹	Not adopted	Not adopted	15-30% ²	No guidance	No guidance
Braintree	716 ³	Not adopted	Not adopted	30% in main towns	No specified percentages – just states a ‘mix’ is needed	Details to be in SPD once released. For now –

¹ South Essex Housing Needs Assessment, 2023, p32

² Affordable housing policy from: Basildon District Local Plan, 2007

³ Affordable housing policy from: Tendring Braintree and Colchester’s shared local plan, written 2017

						40% elsewhere ⁴		<i>"A mix of units to reflect the current local need will be required." P123</i>
Brentwood	580 ⁵	Development Type	CIL Rate/ m²	Development Type	CIL Rate/ m²	35% ⁶	Affordable rent / Social rent – 86% Other types – 14%	Affordable rent/ social rent 1-bed 31% 2-bed 24% 3-bed 19% 4+ bed 26% Other forms of AH 1-bed 28% 2-bed 36% 3-bed 24% 4+ bed 12%
		Local Plan site allocations ⁷	Ranges £0-150	Brentwood Enterprise Park (non-residential)	£0			
		Other areas	£250	Highstreet (retail)	£340			
				Other areas (retail)	£0			
		Older people's housing	£220	Retail warehouse	£160			
				Greenfield land industrial >2000 sqm.	£80			
				<2000 sqm. Brownfield industrial	£0			
Castle Point		Development Type	CIL Rate/ m²	Distribution/ logistics	£140			No specific figures, just
				All other development	£0			

⁴The Braintree District Local Plan, published 2022, p123

⁵ South Essex Housing Needs Assessment, 2023, p32

⁶ Affordable housing policy from: Brentwood Local Plan 2022, p113

⁷ CIL data from: Community Infrastructure Charging Schedule, adopted 2023

	352 ⁸	Mainland Housing Flat ¹⁰	£250 £90	Convenience retail	First 450 sqm = £200 Anything over = £50	35% ⁹	Social/affordable rent – 72% Home ownership products (rent to buy, discounted market sale, shared ownership etc.) – 28%	advocates for a 'mix'
		Canvey Island Housing Flat	£120 (GF), £34 (BF) £30 (GF), £27 (BF)	Comparison retail outside of the town centre boundaries	£200			
		Older people's housing	£0	All other development	£0			
Chelmsford	764 ¹¹	Development Type	CIL Rate/ m²	Development Type	CIL Rate/ m²	35% ¹²	Social/affordable rent – Affordable/ social rent - 67% Shared ownership – 33%	No specific figures, states to refer to the housing need assessment.
		All residential ¹³	£125	Retail – Convenience Other	£150 £87			
				All other uses	£0			

⁸ South Essex Housing Needs Assessment, 2023, p32

¹⁰ CIL data from: Castle Point CIL Charging Schedule, 2023

⁹ Affordable housing policy from: Developers Contributions Guidance SPD, 2023

¹¹ Braintree, Chelmsford, Colchester & Tendring Councils HMA SHMA, 2015 update, p 136

¹² Affordable housing policy from: Chelmsford Local Plan, 2020, p188

¹³ CIL data from: Chelmsford CIL Charging Schedule 2014

Colchester	920 ¹⁴	Not adopted	Not adopted	30% ¹⁵	No guidance but social rent most needed.	<i>"The affordable housing provision should proportionately reflect the mix of market units unless otherwise specified by the Local Planning Authority."</i>
Epping Forest	572 ¹⁶	Not adopted	Not adopted	40% ¹⁷	Social/affordable rent – 81% Intermediate ownership options – 19%	<i>"The mix of units in respect of size will be determined on a site by site basis dependent on the overall needs for the local area and on the specific characteristics of the individual site."</i>

¹⁴ Tendring Braintree and Colchesters shared local plan, written 2017

¹⁵ Affordable housing policy from: Colchester Borough Local Plan, 2017, p176

¹⁶ West Essex and East Hertfordshire SHMA, p25

¹⁷ Affordable housing policy from: Epping Forest District Local Plan 2011-2033, p60

Harlow	337 ¹⁸	Not adopted – on hold	Not adopted – on hold	30% ¹⁹	Social/ affordable rent – 85% Intermediate options – 15%	1-bed flat 3% 2+-bed flat 16.4% 2-bed house 28.1% 3-bed house 41.8% 4+-bed house - 10.7%
Maldon	294 ²⁰	No charging schedule	No charging schedule	Ranges from 25-40% depending on the Borough's sub-area ²¹ . See LP, page 82	Affordable rent – 70% Intermediate options – 30% ²²	Should refer to the Housing Needs Survey which recommends: 1-bed 30-40% 2-bed 30-40% 3-bed 20-30% 4+-bed up to 10% ²³
Rochford	360 ²⁴	Not adopted	Not adopted	35% ²⁵	No guidance	No guidance

¹⁸ West Essex and East Hertfordshire SHMA, p25

¹⁹ Affordable housing policy from: Harlow Local Plan, 2020, p149

²⁰ Maldon SHMA, 2013, p46

²¹ Maldon District Local Development Plan, 2014-2029, p82

²² Maldon affordable housing SPD, 2019

²³ Maldon Housing needs assessment, 2021

²⁴ South Essex Housing Needs Assessment, 2023, p32

²⁵ Affordable housing policy from: Understanding Affordable Housing webpage, Rochford Council, [here](#)

Southend-on-Sea	1,177 ²⁶	Development Type²⁷	CIL Rate/m²	Development Type	CIL Rate/m²	10-49 dwellings = 20% 49+ dwellings = 30% ²⁸	Affordable rent = 60% ²⁹ Intermediate ownership – 40%	1-bed = 16% 2-bed = 43% 3-bed = 37% 4-bed = 4%
		Zone 1	£27.31	Retail over 280 sqm	£95.58			
		Zone 2	£40.96	Public or not-for-profit projects	£0			
		Zone 3	£81.92	All other uses	£0			
		Old people's housing	£27.21					
Tendring	550 ³⁰	Not adopted		Not adopted		30% ³¹	Not fixed requirement - determined on a case-by-case basis, with regard to SHMA and NPPF requirement for 10% ownership option. SHMA notes that there is a need for more	Case-by-case basis with regard to SHMA (though I can't see any mention of mix in SHMA)

²⁶ South Essex Housing Needs Assessment, 2023, p32

²⁷ CIL data from: Southend-on-Sea Community Infrastructure Levy, 2023

²⁸ Southend-on-Sea Core Strategy 2007

²⁹ Affordable housing policy from: Southend-on-Sea Development Management Document 2015

³⁰ Tendring Braintree and Colchesters shared local plan, written 2017

³¹ Tendring Local Plan part 2, adopted 2021

					shared ownership. Viability used 80/20	
Thurrock	1,181 ³²	Not adopted- suspended	Not adopted - suspended	35% ³³	Social/affordable rent – 70% Intermediate ownership – 30%	1-bed 40% 2-bed 35% 3-bed 15% 4-bed 10%
Uttlesford	606 ³⁴	Not adopted	Not adopted	2005 Local Plan – 40% on 11 dwellings+ New Local Plan (draft stage) – 35% ³⁵	New Local Plan (Draft) – 25% of homes to be available as First Homes 70% of the remaining qualifying development affordable/ social rented 30% as other forms of affordable homes.	Affordable rent: 1-bed 35% 2-bed 25% 3-bed 25% 4-bed + 5% Intermediate rent: 1-bed 20% 2-bed 45% 3-bed 25% 4-bed + 10%

³² South Essex Housing Needs Assessment, 2023, p32

³³ Affordable housing policy from: Thurrock Core Strategy Adopted 2015, p67-68

³⁴ West Essex and East Hertfordshire SHMA, p25

³⁵ Affordable housing policy from: 2005 Uttlesford Local Plan; and New Uttlesford Draft Local Plan, Chapter 11, p188