

Homes

What kind of housing should be built in Uttlesford in the next 20 years and beyond?

Achieving good quality homes

There are a number of standards and guides relating to space, comfort, energy, materials, water, layout etc which can be applied to ensure good quality build:

- Building for a Healthy Life (Homes England, 2020)
- Lifetime Homes (Habinteg)
- Passivhaus standard (Passivhaus Trust)
- Home Quality Mark (BRE)
- Essex Design Guide (ECC)
- National Design Guide (MHCLG)
- National Model Design Code (on consultation, MHCLG)

What should the local plan prioritise to ensure good design?

There are many considerations in the design and layout of new housing e.g.:

- Space to work – office, workshop
- Car parking – on or off plot
- Electric vehicle charging
- Outdoor space for enjoyment
- Gardens big enough to grow food
- Outbuildings for storage, hobbies
- Fibre broadband
- Shared spaces e.g. garden, outbuildings, workspace?

What kind of space and amenities should be included in new homes?



Mitigating homes against climate change

New houses can be built to use less energy by applying 'Fabric First' principles of:

- Excellent airtightness
- High levels of insulation in roof, walls, floor and windows
- Optimising heat energy from the sun (solar gain)
- Optimising ventilation with heat recovery
- Using the house structure to regulate internal temperature

Additional measures include:

- Water efficient fittings
- Renewable energy generation

How should the local plan ensure that the design and construction of homes mitigate against climate change?

Specialist Housing



Extra Care housing for the elderly – Essex County Council aims to support people to stay in their own homes longer



Custom & Self-build housing – 102 people living in the district have registered an interest in custom/self-build housing



Gypsies and Travellers – there is a need for up to 18 pitches over the next 12 years to meet the needs of Gypsies and Travellers and those wishing to live in mobile homes.

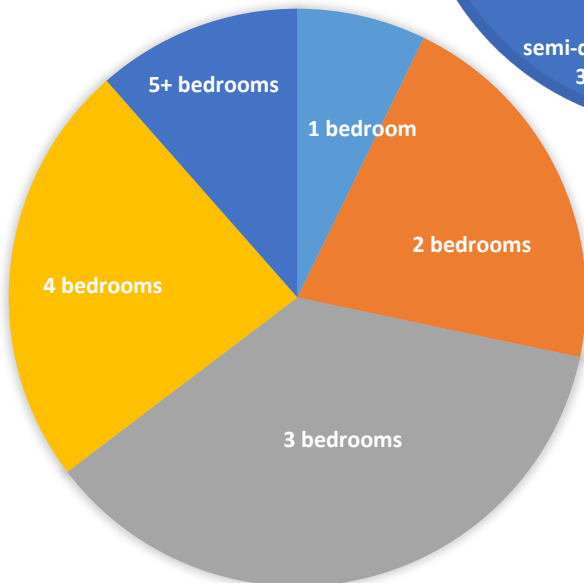
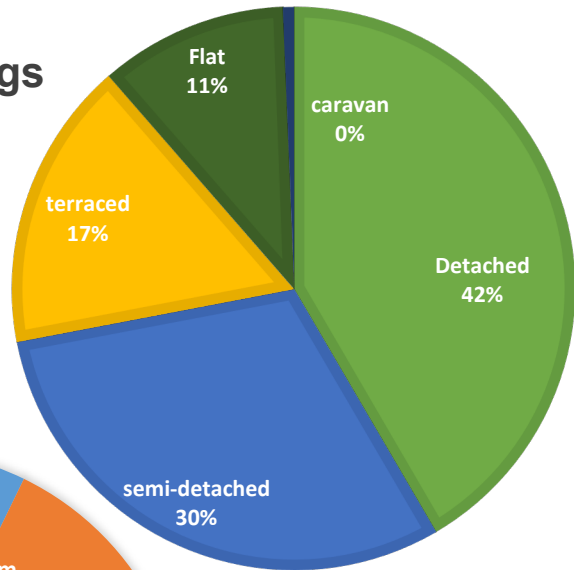
How should planning policy ensure that specialist housing is delivered?

Types and sizes of dwellings in Uttlesford

The different types of housing in the district are shown in the diagrams below. Studies show the need for 3 and 4+ bedroom market houses and for 2 and 3 bed affordable housing.

What type and size of homes do you think should be built?

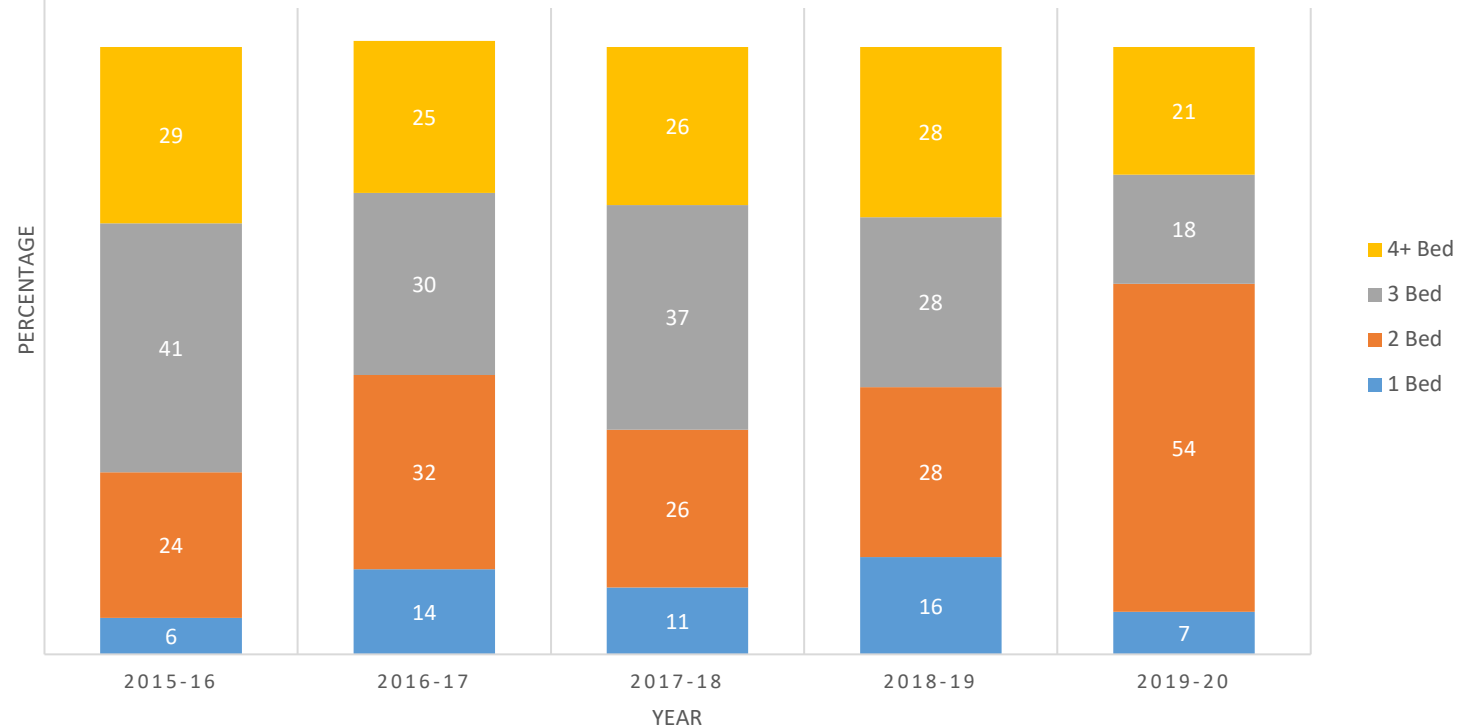
Types of dwellings in the district
(2011 Census)



Number of bedrooms
(2011 Census)

The chart below shows the dwellings sizes on developments completed over the last 5 years. Over half (54%) of new dwellings built in 2019-2020 had 2 bedrooms.

Number of bedrooms in new homes built in developments of 6 or more dwellings



How affordable are homes in Uttlesford?



£227k

£227,008 is the cost of the cheapest 2 bed property in Saffron Walden (Castle ward).

It needs a joint household income of c£48,500 with a 15% deposit or c£51,500 with a 10% deposit.

However, sixty percent of residents earn below £34,000pa and 40% earn below £25,000.

The median or mid-range income for Uttlesford is £30,000.

Social and affordable rented homes with 2 or 3 bedrooms can be rented without use of welfare benefits with household incomes of £15,000 - £27,000.



Different types of affordable housing

Social rent:

50% of open market rent (for households earning up to £16,000 per year)

Affordable rent:

80% of open market rent (for households earning £19,000 – £27,000 for up to 3 bedrooms)

Shared ownership:

buy 25% or more (mortgaged) / rent remaining %. Can increase % owned.

Key Worker: rental homes for people working in public sector roles across essential health, education and community safety services.

First Homes:

30% discount off the market price for first and subsequent purchasers. (Under consultation by Government)

Rent to buy:

lower rental cost with discount put towards a deposit.

Discounted Sale:

25-50% discount, may only apply to first purchaser.



Pocket living:

lower prices achieved through quickly built, small, modular construction, space compliant homes.

Joint public private venture:

joint investment strategies and/or construction partnerships, creating efficiencies and increasing the level of return.

How affordable housing can be delivered:

- 40% of new developments over 14 dwellings.
- Rural exception schemes – based on local needs survey conducted by Parish Council.
- Council developed sites – land owned or purchased to develop.
- Community led developments – Community Land Trusts, Co-housing

What method of delivery and what type of affordable housing should be given priority?