



## HOUSING SUPPLY STATEMENT 2012

This paper sets out the housing supply situation as at 31 March 2012.

The Council is preparing a new Local Plan to replace the Adopted Local Plan 2005. The Adopted Local Plan identified sites for the development of 5052 dwellings for the period up to 2011. The emerging Local Plan will identify sites for development for the period up to 2028.

Table 1 sets out the housing requirement for the period 2011 – 2028 based on the annual requirement of the East of England Plan for 2 years preceding adoption of the emerging Local Plan and the annual requirement as set out in the Proposals for a Draft Local Plan June 2012 for the period 2013 – 2028.

<b>Table 1: Requirement 2011 – 2028</b>	
2011/12 – 2012/13 @ RSS annual requirement of 430pa	860
2013/14 – 2027/28 @ locally derived requirement of 338 pa	5070
<b>Total requirement 2011/12 – 2027/28</b>	<b>5930</b>

The requirement of 5930 will be met through dwellings completed during 2011/12; committed sites which are those sites with planning permission and those sites without planning permission but are considered to be deliverable during the plan period; and new sites to be identified in the emerging Local Plan. This is set out in Table 2.

<b>Table 2: Supply 2011/12 – 2027/28</b>	
Built 2011/12	521
Sites of 6+ units with PP @ April 2012	1800
Sites without PP @ April 2012	458
<b>Total supply</b>	<b>2779</b>

Table 3 provides detailed information on the progress for each site with planning permission for 6 or more dwellings as at 31 March 2012.

Table 4 lists Rural Exception Sites completed 2011/12 and any outstanding Rural Exception Sites granted permission under Policy H11. Rural Exception Sites contribute to housing supply once completed.

Table 5 lists sites without planning permission which are considered will contribute to the supply of housing during the plan period.

<b>Table 3. Dwellings with Planning Permission on Large Sites (6+ units) @ 31 March 2012</b>							
<b>UTT Reference</b>		<b>Site Address</b>		<b>Site Capacity</b>	<b>Built 2011-12</b>	<b>Total Units completed</b>	<b>Total Units Outstanding</b>
<b>Woodlands Park, Great Dunmow</b>							
UTT/0458/93		Sector 1		93	0	93	0
UTT/1006/04		Emblems		105	0	0	99
0510/92		Sector 2 Woodlands Park	Market	0	0	0	0
1047/93				24	0	24	0
0753/96				1	0	1	0
0720/94				220	0	161	0
0817/98				70	0	70	0
1328/01				126	1	106	20
1809/02				130	23	99	31
0147/03				Affordable		156	0
0409/04		Pt of Sector 2 phase 1 (pt s/s 720/04)		36	0	36	0
0395/05				51	0	0	44
0496/05				253	0	0	253
0386/05		Sector 3		100	0	0	100
0392/05			Market	246	0	0	243
			Affordable	54	0	0	20
0246/07	s/s 395/05x7 392/05x3	Sectors 2&3		20	0	0	20
<b>TOTAL</b>					<b>24</b>	<b>746</b>	<b>830</b>
Total market					24	590	810
Total affordable					0	156	20

<b>Expired sites – see table 6</b>						
1910/07	s/s 1006/04	Sector 1 Emblems	6			
399/08			17			
0406/08	s/s 392/05x	Affordable	34			

UTT Reference	Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding	
<b>Oakwood Park Little Dunmow</b>						
0302/96/OP		650	-	-	-	
1135/99/DFO	Part s/s of 302/96	80	0	80	0	
0632/00/DFO		47	0	47	0	
1073/01/DFO		133	0	133	0	
0770/01/DFO		38	0	38	0	
1821/02/DFO Phase 3		120	0	120	0	
1829/03/DFO Phase 4		120	0	120	0	
0023/03/OP		56 (s/s 302/96) & 160 increase	216	-	-	-
0090/05/DFO Phase 5 & 5A	Part s/s 23/03	97	0	69	0	
1225/06/DFO Area 5B	s/s remainder of 23/03 (49 units) increasing capacity by 19	68	0	68	0	
1539/06/DFO Area 5D	s/s 28 units of 90/05	53	0	0	0	
1342/07 Area 5D The Poppies	Whole s/s of 1539/06 (capacity decrease of 12)	Market	25	12	25	0
		Affordable	16	0	16	0
<b>TOTAL</b>				12	716	0

Expired site – see table 6					
0537/05/OP Phase 6	70 (s/s 23/03) & 28 increase	Market	68		
		Affordable	30		
0302/96/OP	Village centre				56

UTT Reference		Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding
<b>Rochford Nurseries/Forest Hall Park, Birchanger and Stansted Mountfitchet</b>						
<b>0204/05</b>		Market	236	0	129	2.
		Affordable	79	0	59	0
1685/06	Part s/s of 204/05	Area P3 Rochford Nurseries	35	0 (affordable)	20	0.
1607/09	Part s/s of 1685/06	Phases E & F Stansted	14	14	14	0
0312/09	Part s/s of 204/05	Plot 80	1	0	1	0
0992/09		NW corner of Phase 2	16	0	16	0
0012/10		Phases C & D Stansted	24	6	6	18
0014/10		Phase B	9	0	0	9
<b>1123/01</b>			285	0	0	0
2265/07	Part s/s of 1123/01	Market	142	0	21	121.
		Affordable	66	0	12	40
0557/06		Market	72	1	70	0
		Affordable	5	0	5	0
0076/10	Wholly s/s 2264/07 Part s/s 2265/07 Affordable	Market	49	49	49	0
		Affordable	14	14	14	0
1229/09	Part s/s of 0557/06		2	0	2	0
0432/11	Part s/s 0204/05	Market	23	0	0	23
		Affordable	16	0	0	16
1032/11	Part s/s 0204/05		2	0	0	2
TOTAL				84	418	231
Total market				70	308	175
Total affordable				14	110	56
2264/07	Replacement dwellings	3&4 Cottages Rochford Nurseries	2	0	0	0

UTT Reference		Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding
<b>Priors Green, Takeley</b>						
UTT/0816/00		Land north of Dunmow Rd Takeley	650	0	0	0
UTT/1197/06		Phase 3B	38	0	38	0
UTT/1066/05		Phase 3A	54	0	54	0
UTT/1067/05		Phase 2	90	0	90	0
0664/06	Affordable	Phase 4A	25	0	25	0
0665/06	Affordable	Phase 4B	25	0	25	0
0519/07	Pt s/s of 632/07	Pt of Phase 7 Lot 1	13	0	13	0
0632/07		Phase 7&8 Lot 1	58	0	45	0
0841/07		Phase 10	49	1	49	0
1057/05		Phase 3c	18	0	18	0
1124/08	Market	Phase 9	8	0	8	0
	Affordable		30	0	30	0
0174/09	Market	Land north of Jacks Lane	262	0	0	7
	Affordable		65	0	0	0
1136/10 Partial s/s of 714/09	Market	Phase A	70	33	33	37
	Affordable		17	13	13	4
1642 Partial s/s of 714/09	Market	Phase B	36	5	5	31
	Affordable		10	0	0	10
1110/10 Partial s/s of 714/09	Market	Area C	78	24	24	54
	Affordable		20	0	0	20
1675/10 Partial s/s of 714/09	Market	Phase D	71	22	22	49
	Affordable		18	0	0	18
TOTAL				98	492	230
Total market				85	399	178
Total affordable				13	93	52

UTT Reference	Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding	
<b>Other sites within Priors Green Policy Area</b>						
1809/06	Market	Land at the Laurels	33	0	33	0
	Affordable		11	0	11	0
0515/10	Market	Takeley Nurseries	26	19	19	0
0423/09	Affordable		9	9	9	0
0337/11	Pt s/s 515/10		2	2	2	0
0338/11	Pt s/s 515/10		5	5	5	0
TOTAL				35	79	0
Total market			59	26	59	0
Total affordable			20	9	20	0

UTT Reference	Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding	
<b>Other sites within Priors Green Policy Area ("island sites")</b>						
2070/06	1 Hamilton Road	2	0	2	0	
0338/08 (x7 gross)	8 Hamilton Rd	6	0	6	0	
1467/08	Adj Homestead, Dunmow Rd	1	0	1	0	
1976/10	1 & 2 Broadfield Villas	7	0	0	7	
0169/09	The Rest	1	0	1	0	
1174/09	Land at The Rest	9	0	0	9	
1290/09	Westview Cottage	1	0	0	1	
1736/09	Morgan House, Dunmow Road	4	0	0	4	
1226/10	Willow Tree Cottage	10 (loss of 2)	0	0	8	
1262/10	Land adj 3 Hamilton road	2	0	0	2	
1443/10	S of Willow Tree Cottage, Broadfield Road	1	0	0	1	
			44	0	10	32

UTT Reference	Site Address		Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding
<b>Elsenham</b>						
1500/09	The Orchard, Station Rd,		53 (loss of 2)	0	0	51
<b>Felsted</b>						
2310/10	Hartford End Brewery, Mill Lane		43	0	0	43
<b>Great Dunmow</b>						
1185/02	R/o 37-75 High St	Market	61	7	51	0
		Affordable	10	0	10	0
1344/09	Former Dunmow Inn High Street (variation to 1185/02)		10	0	10	0
1412/09	South of Springfields Great Dunmow		25	0	0	25
1006/10	Former Primary School. Rosemary Lane	Market	18	18	18	0
		Affordable	12	12	12	0
0953/10	Lane		Market	2	2	0
2166/10	Former Council Offices, 46 High Street		10	0	0	10
0193/10	Perkins Garage, Stortford Rd		12	0	0	12
0912/10	Land adj Haolmans Yard, New Street		6	0	0	6
2388/10	9 Stortford Road (upper floors)		6	0	0	6
<b>Great Easton</b>						
0727/78	Brocks Mead Great Easton		41	0	32	4
0219/07	Part s/s 0727/78	1 Brocks Mead	1	0	1	0
1136/07	Part s/s 0727/78	Plots 14&15 Brocks Mead	2	0	2	0
1551/07	Part s/s 0727/78	Plots 16 & 17 Brocks Mead	2	0	2	0
<b>Great Hallingbury</b>						
0831/10	Newlands, Woodside Cottage & Oakside Church Road		6 (involves loss of 3 units)	0	0	3
<b>High Roding</b>						
1823/08	Land at Meadow House		25	0	0	25

UTT Reference	Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding	
<b>Leaden Roding</b>						
1357/11	21-33 & 23a-33a & 35-43 Holloway Crescent	8 (Involves loss of 18 units)	0	0	-10	
<b>Littlebury</b>						
1984/10	The Sidings, Peggy's Walk	14	2	2	12	
<b>Newport</b>						
1405/09	The Maltings, Station Road, Newport	11	0	0	11	
<b>Saffron Walden</b>						
1382/01	Kilncourt Thaxted Road Saffron Walden	60	0	28	32	
0284/05	Goddard's Yard, Thaxted Rd	12	0	0	12	
1733/08	8-10 King Street	8	0	0	8	
0828/09	Former Bell College, South Road	Market	37	0	0	37
		Affordable	25	25	25	0
1981/10	Road	Retirement apartments	27	0	0	27
0123/09	Former Gas Works site, Radwinter Road	9	0	0	9	
0503/10	Land East of former Bell College Peaslands Rd	Market	52	52	52	0
		Affordable	34	34	34	0
0188/10	Friends School, Mount Pleasant Rd	Market	45	0	0	45
		Affordable	31 (loss of 2)	0	0	17
2154/11	Pt s/s 188/10	Market	12	0	0	12
0609/11	Land at Emson Close	0	0	0	9	
<b>Stansted Mountfitchet</b>						



UTT Reference	Site Address	Site Capacity	Built 2011-12	Total Units completed	Total Units Outstanding	
2479/11	At 68-70 Bentfield Road	9	0	0	9	
2106/10	Almont House, High Lane	7	0		7	
<b>Thaxted</b>						
0477/11	Land off Wedow Road	Market	33	0	0	33
		Affordable	22	0	0	22

<b>Table 4: Rural Exception Sites</b> Affordable housing through Registered Social Landlord @ 31 March 2012				
UTT Reference	Site Address	Site Capacity	Total Units completed	Total Units Outstanding
1343/09	r/o village hall, Tye Green, Wimbish	14	14	0

#### Sites without Planning Permission

Table 5 lists sites without planning permission which are considered to contribute to the District's housing supply. The sites are either allocated in the Adopted Local Plan; have had planning permission which has expired or are the subject of pre-application discussions. All the sites have been considered as part of the Strategic Housing Land Availability Assessment (SHLAA).

<b>Table 5: Sites without planning permission @ 31 March 2012</b>	Net Capacity	SHLAA ref no.
Land off Riverside, Great Dunmow	8	GtDUN25
Council Depot, New Street, Great Dunmow	10	GtDUN30
Land South of Ashdon Road Saffron Walden	150	SAF01
Land west of Lt Walden Road Saffron Walden	15	SAF12 (part)
8 Station Street, Saffron Walden	10	SAF17
Land at Mont House, High Lane, Stansted	4	STA04
Land west of 8 Water Lane, Stansted	8	STA05
Priors Green, East of Takeley ("Island Sites")	42	TAK01 (part)
Phase 6 Oakwood Park Flitch Green (Expired permissions 0537/05 x 70 dwlgs)	98	LtDUN2
Flitch Green (village centre)	56	
Woodlands Park, Great Dunmow (expired permissions 1910/07x6 dwlgs; 0339/08x17 dwlgs; 0496/08x34 dwlgs)	57	GtDUN06 & 07
<b>TOTAL</b>	<b>458</b>	
Jossaume's Thaxted Road Saffron Walden - Availability within plan period uncertain	25	SAF18