

UTTLESFORD DISTRICT COUNCIL

HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY

Housing Trajectory

1. The Housing Trajectory is a way of showing past and future housing performance by identifying the predicted provision of housing over a period of time. The housing trajectory is illustrated in Diagram 1. The predicted annual completion rate is shown in Table 1. Detailed site information is provided in Appendix 1. The trajectory differentiates between the trajectory for committed sites (ie those with planning permission and those without planning permission but are considered will be delivered during the plan period) and sites proposed for development in the Proposals for a Draft Local Plan June 2012.

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2001 TO 2028

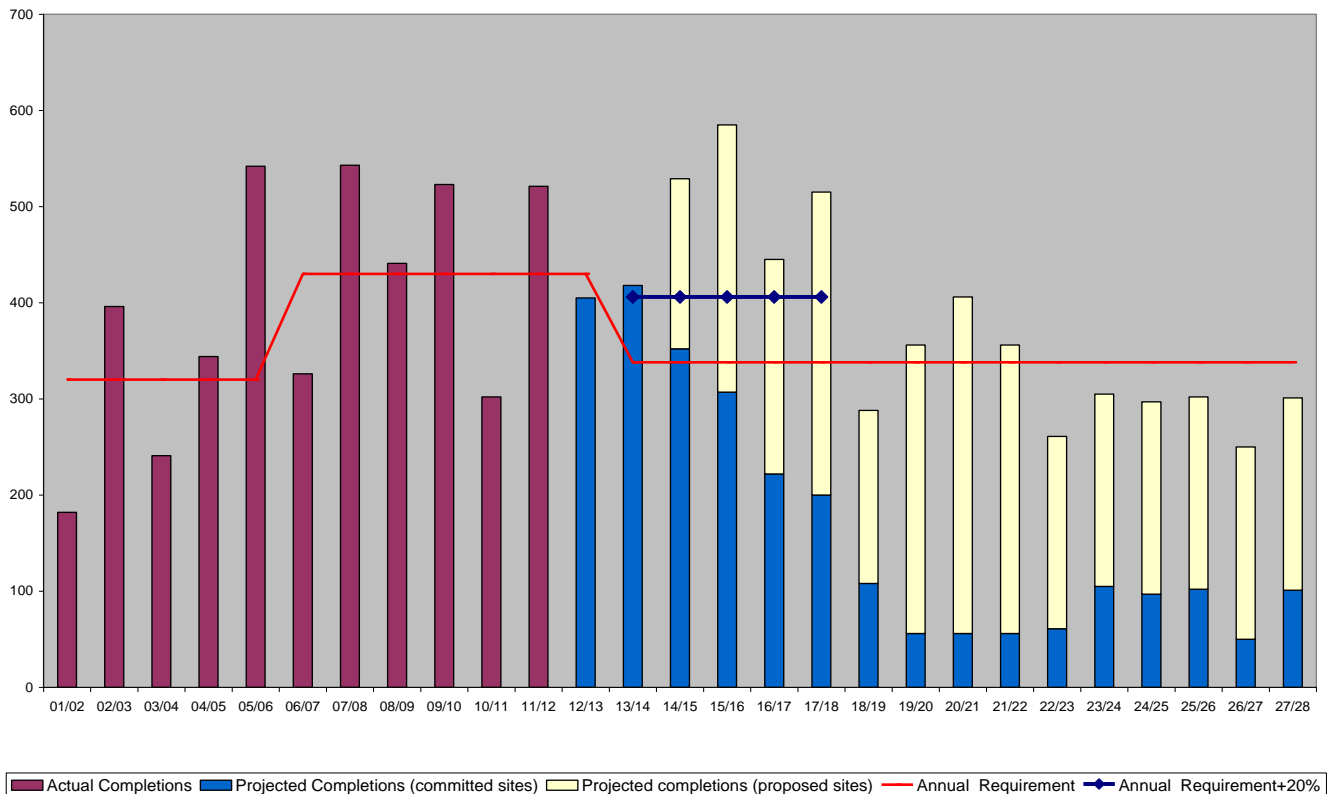


Table 1

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18
	Reporting Year	Current Year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Dwellings on committed Sites	521	405	418	352	307	222	200
Dwellings on Proposed sites Draft Local Plan June 2012			0	177	278	223	315
TOTAL	521	405	418	529	585	445	515

Year (continued)	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
Dwellings on committed Sites	108	56	56	56	61	105	99	97	102	101
Dwellings on Proposed sites Draft Local Plan June 2012	180	300	350	300	200	200	200	200	200	200
TOTAL	288	356	406	356	261	305	299	297	302	301

- The trajectory shows how the completion rate in the reporting year of 2011/12 rose considerably compared to the previous year. Over the previous 5 years the completion rate has exceeded the average annual requirement of 430 as required by the Regional Strategy for the East of England Plan every year except for 1 year.
- It is predicted that the current year (2012/13) will see a slight fall in completions to just below the regional requirement. From 2014 it is predicted that the annual completion rate of committed sites will fall reflecting the fact that the sites identified in the Adopted Local Plan have been completed and new Local Plan has not progressed sufficiently to propose new sites.
- The Draft Local Plan (June 2012) proposes new sites to provide 3323 dwelling over the period 2013 to 2028. The trajectory shows that it is anticipated that these sites will start to be developed in 2014/15. Together

the committed and proposed sites exceed the annual requirement of the emerging Local Plan.

Statement of 5-year Land Supply in Uttlesford 2013/14 – 2017/18

5. Paragraph 47 of the National Planning Policy Framework requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
6. It is the Government's intention to revoke Regional Strategies (including the East of England Plan). This will mean that the East of England Plan no longer forms part of the development plan and Uttlesford District Council will have the responsibility of establishing the level of housing provision in the District.
7. However, until the Regional Strategies are revoked the Council needs to ensure that there are sufficient deliverable sites to meet the requirements of the East of England Plan. Policy H1: Regional Housing Provision 2001-2021 specifies the annual average rate of provision for Uttlesford as 430 from 2006 onwards.
8. The 5 year period starts after the current monitoring year of 2012/13 and therefore covers the period 2013/14 to 2017/18.
9. Appendix 1 lists, in order of Parish, all the sites which are considered to provide housing during the period up to 2028. Sites with planning permission for less than 6 dwellings have been amalgamated but differentiating between those under construction and those currently undeveloped. All sites for 6 or more dwellings are individually listed. There are 9 categories of site
 1. under construction
 2. with planning permission (full or reserved matters covering whole site)
 3. with outline permission with part(s) covered by reserved matters
 4. with outline only
 5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
 6. with application submitted
 7. with pre-application discussions occurring
 8. allocation only.
 9. draft allocation

10. Table 1 above sets out the annual housing supply on deliverable sites for the period 2013-2028 differentiating between committed and proposed sites. A total of 1499 dwellings are assumed to be delivered within the 5 year period 2013/14 to 2017/18 taking committed sites only into account. This equates to an average annual completion rate of 300 dwellings. The average annual completion rate required by the East of England plan is 430 dwellings so over the 5 years the Plan's requirement is 2150 dwellings. Therefore the percentage of the plan target on deliverable sites for the 5-year period is 70%. This is equivalent to 3.5 years worth of supply.

Five Year Supply 2013/14 – 2017/18	
Total supply on deliverable <i>committed</i> sites years 1-5	1499
Total of Plan Target years 1-5 (5 x 430 dwellings)	2150
% of Plan Target available on deliverable sites years 1-5	70% or 3.5 years

11. When an additional 20% is frontloaded the percentage of the plan target on deliverable sites falls to 58% which is equivalent to just under 3 years worth of supply.

Five Year Supply 2013/14 – 2017/18	
Total supply on deliverable <i>committed</i> sites years 1-5	1499
Total of Plan Target years 1-5 including 20% frontloading	2580
% of Plan Target available on deliverable sites years 1-5	58% or 2.9 years

12. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

13. In light of not having a 5 year supply of deliverable sites the Council needs to proceed with the Plan making programme in a timely manner.

14. A revised Local Development Scheme (this is the document which sets out the Council's timetable for the preparation of the LDF) was approved by Cabinet on 24 May 2012. Consultation on proposals for a Draft Local Plan took place in June 2012 and pre-submission consultation is to take place in November 2012 with the aim of having the plan adopted by the end of 2013. (NB revised Local Development Scheme being presented to Cabinet 13 September 2012 which delays the pre-submission consultation until January 2013 and adoption early 2014)

15. If the proposed sites identified in the Proposals for a Draft Local Plan June 2012 are taken into account a total of 2492 are assumed to be delivered within the 5 year period. This equates to an annual completion rate of 499 dwellings. The average annual completion rate required by the Draft Local Plan (June 2012) is 338 dwellings. Therefore the percentage of the plan



target on deliverable sites for the 5 year period is 148%. This is equivalent to 7.4 years worth of supply.

Five Year Supply 2013/14 – 2017/18	
Total supply on deliverable <i>committed and proposed</i> sites years 1-5	2492
Total of Plan Target years 1-5 (5 x 338 dwellings)	1690
% of Plan Target available on deliverable sites years 1-5	148% or 7.4 years

16. When an additional 20% is frontloaded the percentage of the plan target on deliverable sites falls to 123% which is equivalent to just over 6 years worth of supply.

Five Year Supply 2013/14 – 2017/18	
Total supply on deliverable <i>committed and proposed</i> sites years 1-5	2492
Total of Plan Target years 1-5 including 20% frontloading	2028
% of Plan Target available on deliverable sites years 1-5	123% or 6.2 years

Appendix 1

TRAJECTORY DATA: 2013 - 2018 (Years 1-5)

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Small sites(< 6 Units) with PP	7.78	N			26	20	20					G	1. Under Construction
Small sites(< 6 Units) with PP	7.16	N			59	17	17	15				PDL	1. Under Construction
Small sites(< 6 Units) with PP	12	N						20	20	20	19	G	2. With planning permission (full or reserved matters covering whole site)
Small sites(< 6 Units) with PP	8.69	N						2	17	17	15	PDL	2. With planning permission (full or reserved matters covering whole site)
SMALL SITES(<6 UNITS) WITH PLANNING PERMISSION	35.63	N	0		85	37	37	37	37	37	34		
300 Birchanger Lane	0.38	N	9	-1	9							PDL/G	Built
BIRCHANGER TOTAL	0.38		9	-1	9	0	0	0	0	0	0		
Clavering 1: Land to the rear of the shop and Oxleys Close	0.84												9. Draft Allocation
CLAVERING TOTAL			20	0	0	0	0	0	20	0	0	G	
The Orchard	2	N	51 (53gross)	0		3	24	24				G	2. With planning permission (full or reserved matters covering whole site)
Elsenham 1: Land west of Station Road (Planning permission granted June 2012 UTT/0142/12/OP)	7												5. Where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
Elsenham 1 TOTAL			155					25	30	50	50	G	
Elsenham 2: Land west of Hall Road	6											G	9. Draft Allocation
Elsenham 2 TOTAL			115					40	40	35		G	



Utlesford District Council
Housing Trajectory and Statement of 5-Year Land Supply
2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Elsenham 3Land south Stansted Road	12		130									G	9. Draft Allocation
ELSENHAM TOTAL	2		451	0	0	3	24	89	70	85	50		
Felsted/Little Dunmow, Oakwood Pk	33	A	870	716								PDL	1. Under Construction
Hartford End Brewery	0.9	N	43	0								PDL	2. With planning permission (full or reserved matters covering whole site)
FELSTED TOTAL	33		913	716	0	0	0	0	0	0	0		
Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	1		40								20	G/PDL	9. Draft Allocation
Great Chesterford 2: Land south of Stanley Road	2.3		60								30	G	9. Draft Allocation
GREAT CHESTERFORD TOTAL			100		0	0	0	0	0	0	50		
Waldgroves	0.01	N	6	0	6							PDL	Built
Gt Dunmow 37-75 High Street	1	A	71	64	7	0						PDL	Built
Former Infants School Rosemary Lane	0.8	N	32	-1	31							PDL	Built
Gt Dunmow Chequers Inn	0.1	N	8	8	8							PDL	Built
39 The Causeway & land r/o 37&41-49	0.2	N	7	-1	7							PDL/G	Built
Gt Dunmow Woodlands Park	54	A	1633	722	24	40	50	50	81	80	50	G	1. Under Construction
Former Council Offices, 46 High Street	0.16	N	10	0			10					PDL	1. Under Construction
Gt Dunmow Springfields	0.58	A	25	0	0			12	13			G	1. Under Construction



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Land adj Haolmans Yard New Street	0.11	N	6	0	0					6		PDL	2. With planning permission (full or reserved matters covering whole site)
9 Stortford Road	0.05	A	6	0			6					PDL	2. With planning permission (full or reserved matters covering whole site)
Perkins Garage	0.15	N	12	0						12		PDL	2. With planning permission (full or reserved matters covering whole site)
South of Ongar Road	4	N	100				20	30	50			G	3. With outline only
Woodlands Park Sector 4	11.2		125				5	60	60			G	5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
Off Riverside	0.23	A	5	0	0					8		G	8. allocation only
Great Dunmow 1: Land north of Stortford Road and west of Great Dunmow	55		850									G	9. Draft Allocation
Great Dunmow 2 :Land west of Chelmsford Road	16.5		300								100	G	9. Draft Allocation
GREAT DUNMOW TOTAL	72.58		3196	792	83	40	91	152	204	106	150		
Gt Easton Brocks Mead	0.6	A	41	37	0					4		G	1. Under Construction
GREAT EASTON TOTAL	0.6		41	37	0	0	0	0	0	4	0		
Newlands, Woodside Cott, Oakside, Church Road	0.5	N	3 (6 gross)	0			3					PDL	2. With planning permission (full or reserved matters covering whole site)



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GREAT HALLINGBURY TOTAL	0.5	0	3	0	0	0	3	0	0	0	0		
Land at Meadow House, High Street	0.77	N	25	0	0	0	0			12	13	PDL	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
HIGH RODING TOTAL	0.77		25	0	0	0	0	0	0	12	13		
Henham 1: Land south and east of Vernons Close	1		20								20	G	9. Draft Allocation
Henham 2: land north of Chickney Road and east of Lodge Cottages	0.7		10								10	G	9. Draft Allocation
HENHAM TOTAL			30	0	0	0	0	0	0	0	30		
Holloway Crescent, Leaden Roding	0.21	N	-10 (8 gross)	0		-18	8						
LEADEN RODING TOTAL			-10	0	0	-10	8	0	0	0	0		
Peggys Walk	0.5	N	14		2	12						PDL	2. With planning permission (full or reserved matters covering whole site)
LITTLEBURY TOTAL	0.5	0	14	0	2	12	0	0	0	0	0		
Site off The Street	0.5	N	14								14	G	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
MANUDEN TOTAL	0.5		14	0	0	0	0	0	0	0	14		
The Maltings, Station Road	0.3	N	11	0						11		PDL	2. With planning permission (full or reserved matters covering whole site)
Newport 1: Bury Water Lane/Whiteditch	15.2		300									G	9. Draft Allocation



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Lane													
Newport 2: Land west of London Road by Primary School	4.6		70						20	50		G	9. Draft Allocation
NEWPORT TOTAL	0.3		381	0	0	0	0	0	20	61	0		
Radwinter 1: Land north of Walden Road	2.4		40							20	20	G	9. Draft Allocation
RADWINTER TOTAL			40	0	0	0	0	0	0	20	20		
Bell College Peaslands Road	2.09	N	86	0	86							PDL	Built
Bell college South Road	1.41	N	62	0	25	64						PDL	1. Under Construction
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	28			12			11		PDL	1. Under Construction (Partially completed. Work stopped)
Former Gas Works Site, Thaxted Rd/ Radwinter Rd	0.32	N	9	0			9					PDL	1. Under Construction
Friends School	2	N	74 (76 gross)	0		74						PDL	1. Under Construction
Emson Close	0.16	N	9	0							9	PDL	2. With planning permission (full or reserved matters covering whole site)
8-10 King Street	0.04	N	8								8	PDL	2. With planning permission (full or reserved matters covering whole site)
Goddards Yard	0.4	A	12	0							12	PDL	2. With planning permission (full or reserved matters covering whole site)
Ashdon Rd	5	A	150				30	35	30	35		G	3. With outline only
Lt Walden Rd	0.5	A	15				15					G	3. With outline only
8 Stations Street	0.1	N	10	0							10	PDL	8. Allocation only (WOPP)



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Saffron Walden 1: Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Lieusre Centre and west of Thaxted Road	79		800										9. Draft Allocation
Saffron Walden 2: Former Willis and Gambier Site, Radwinter Road	2.1		60					30	30				9. Draft Allocation
Saffron Walden 3: Land to the West of Debden Road	0.5		20				20						9. Draft Allocation
SAFFRON WALDEN TOTAL	9.42		1375	28	111	138	9	107	65	41	74		
Stansted Mountfitchet Rochford Nurseries	28	A	720	334	84	78	98	55				G	1. Under Construction
Almont House	0.37	N	7				7					G	2. With planning permission (full or reserved matters covering whole site)
68-70 Bentfield Road	0.41	N	9						9			PDL	2. With planning permission (full or reserved matters covering whole site)
8 Water Lane	0.2	N	8	0							8	G	8. Allocation only (WOPP)
Mont House	0.6	N	4	0						4		PDL	8. Allocation only (WOPP)
Stansted 1: Land at 10 Cambridge Road	0.3		14								14	PDL	9. Draft Allocation
Stansted 2: 14 - 28 Cambridge Road	0.36		11								11	PDL	9. Draft Allocation
Stansted 3: St Mary's Primary School, St Johns Rd	1.1		35						35			PDL	9. Draft Allocation



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STANSTED MOUNTFITCHET TOTAL	31.34		808	334	84	78	105	55	44	4	33		
Stebbing 1: Land to east of Parkside and Garden Fields	0.7		10								10	G	
STEBBING TOTAL			10	0	0	0	0	0	0	0	10		
Takeley Priors Green (including "Island Sites")	35	A	815	448	133	115	121	7	7	7	7	G/PDL	1. Under Construction
Takeley 1: Land at and to the rear of Takeley Primary School	2		80						40	40		G/PDL	9. Draft Allocation
Takeley 2: Land South of Dunmow Road and east of The Pastures/Orchard Fields	1.4		28					12	13	13		G	9. Draft Allocation
Takeley 3: North View and 3 The Warren	1.8		40					20	20			PDL	9. Draft Allocation
Takeley 4: Land at Former Takeley Service Station and between Ridge House and Remarc	0.4		15								15	PDL	9. Draft Allocation
Takeley 5: Land to the south of the B1256 between Olivias and New Cambridge House	1.1		30							15	15	PDL	9. Draft Allocation
TAKELEY TOTAL	35		1008	448	133	115	121	39	80	75	37		
Wedow Road			55	0	0		20	20	15			G	2. With planning permission (full or reserved matters covering whole site)
Thaxted 1: Sampford Road	11		60					30	30			G	9. Draft Allocation
THAXTED TOTAL	0		115	0	0	0	20	50	45	0	0		



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Rural Exception Site		N			14							G	Built
RURAL EXCEPTION SITE TOTAL				0	14	0	0	0	0	0	0		
DISTRICT TOTAL					521	405	418	529	585	445	515		

TRAJECTORY DATA: 2018 - 2028 (Years 6-15)																
Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Estimated Completions @ 31/3/2016 (Year 5)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Comments G=Greenfield PDL=Previously developed land	Status
					18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28		
Elsenham 3: Land south Stansted Road	12		130		30	50	50								G	9. Draft Allocation
ELSENHAM			130	0	30	50	50	0	0	0	0	0	0	0		
Felsted/Little Dunmow, Oakwood Pk	33	A	870	716					49	53	52				PDL	1. Under Construction
Hartford End Brewery	0.93	N	43	0	43										PDL	2. With planning permission (full or reserved matters covering whole site)
FELSTED	33		913	716	43	0	0	0	0	49	53	52	0	0		
Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	1		40		20										G/PDL	9. Draft Allocation
Great Chesterford 2: Land south of Stanley Road	2.3		60		30										G	9. Draft Allocation



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GREAT CHESTERFORD			100	0	50	0	0	0	0	0	0	0	0	0		
Gt Dunmow Woodlands Park	54	A	1633	1121	50	50	50	50	55	40	40	50	50	101	G	1. Under Construction
Council Depot New Street		N	10	0	0					10					PDL	8. Allocation only (WOPP)
Great Dunmow 1: Land north of Stortford Road and west of Great Dunmow	55		850												G	9. Draft Allocation
Great Dunmow 2 :Land west of Chelmsford Road	16.5		300												G	9. Draft Allocation
					100	100										
GREAT DUNMOW	54		2973	1121	150	200	150	150	155	150	140	140	150	201		
Newport 1: Bury Water Lane/Whiteditch Lane	15.2														G	9. Draft Allocation
			300			100	100	100								
NEWPORT			300	0	0	100	100	100	0	0	0	0	0	0		
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	51	9										PDL	1. Under Construction (Partially completed. Work stopped)
Saffron Walden 1:Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Lieusre Centre and west of Thaxted Road	79		800												G	9. Draft Allocation
							100	100	100	100	100	100	100	100		
SAFFRON WALDEN	1		860	51	9	0	100	100	100	100	100	100	100	100		
Takeley Priors Green	35	A	815	845	6	6	6	6	6	6	4				G/PDL	1. Under Construction / 2. With Planning Permission / 8. Allocation
TAKELEY	35		815	845	6	6	6	6	6	6	4	0	0	0		
TOTAL					288	356	406	356	261	305	297	302	250	301		