

**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, and updated in the Position Statement March 2013.

**Diagram 1:  
HOUSING COMPLETIONS AND TRAJECTORY 2001 TO 2028**

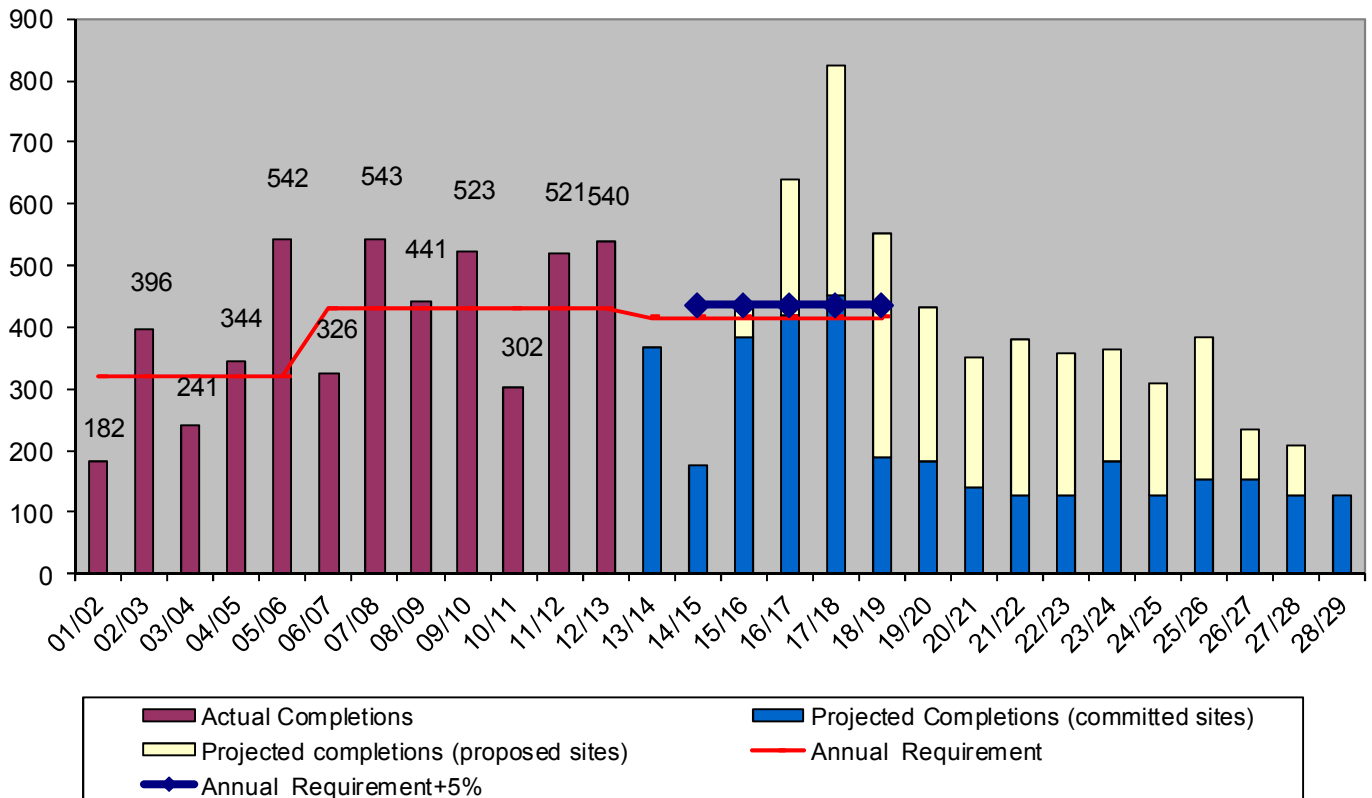


Table 1

Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19
	Reporting Year	Current Year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Dwellings on committed Sites	540	366	177	383	419	451	188
Dwellings on Proposed sites Draft Local Plan June 2012/Position Statement March 2013	0	0	0	50	220	373	363
<b>TOTAL</b>	<b>540</b>	<b>366</b>	<b>177</b>	<b>433</b>	<b>639</b>	<b>824</b>	<b>551</b>

Year (continued)	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
Dwellings on committed Sites	181	141	129	129	183	129	154	154	127	126
Dwellings on Proposed sites Draft Local Plan June 2012/Position Statement March 2013	251	210	250	230	180	180	230	80	80	0
<b>TOTAL</b>	<b>432</b>	<b>351</b>	<b>379</b>	<b>359</b>	<b>363</b>	<b>309</b>	<b>384</b>	<b>234</b>	<b>207</b>	<b>126</b>

- The number of dwellings required to be provided by the Regional Strategy for the East of England to date 2001 to 2013 is 4620. The trajectory shows that the number of dwelling provided within this period is 4901. There has therefore been an oversupply of 281 dwellings.
- The trajectory shows how the completion rate in the reporting year of 2012/13 is similar to the previous year and exceeds the requirement of the Regional Strategy for the East of England Plan of 430 dwellings per annum. Over the previous 5 years the completion rate has exceeded this average annual requirement every year except for 1 year.
- It is predicted that completion rates for the current year (2013/14) and the following year will fall reflecting the fact that the sites identified in the Adopted Local Plan have been completed, and there will be a delay before

there are completions on new sites granted permission while detailed planning applications are negotiated and determined.

5. The Draft Local Plan (June 2012) supplemented by the Position Statement 2013 proposes new sites to provide 3192 dwelling over the plan period. A number of these sites have now been granted permission or have been granted permission subject to a S106 Agreement and are included as committed sites. The trajectory shows that it is anticipated that the outstanding proposed sites will start to be developed in 2015/16.

### **Statement of 5-year Land Supply in Uttlesford 2014/15 – 2018/19**

6. 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.
7. The trajectory shows that there has not been a record of persistent under delivery of housing and therefore the 5-year land supply includes a 5% buffer.
8. The East of England Regional Strategy was revoked in January 2013. Up to this date Regional Housing Provision 2001-2021 specified the annual average rate of provision for Uttlesford, from 2006 onwards as 430 dwellings per annum. After January 2013 the East of England Plan no longer formed part of the development plan and Uttlesford District Council has the responsibility of establishing the level of housing provision in the District.
9. The Council worked with Essex and neighbouring authorities in commissioning Demographic Forecasts. The forecasts considered a number of scenarios of which 2010 based Sub-national Population Projection (SNPP) gives a high housing and job figure; and the economic scenario provides a mid-range housing and jobs figure, whilst the Annual Monitoring Report and Net-Nil migration provide a low growth scenario. These latter two scenarios are not considered sound options for further consideration.
10. In May 2013 the Government published the Interim Household Projections 2011 to 2021 for England. The figures are based on the interim 2011-based Sub-national population projections (SNPP). They are interim projections because they assume a continuation of the estimated trends in fertility, mortality and migration used in the 2010-based projections. The

interim 2011-based household projections indicate that over the 10 year period the number of household is projected to grow by 4774 but the average household size decreases by 0.01%.

11. Additional homes required to accommodate an additional 4774 households equates to an additional 477 dwellings per year 2011 to 2021. This is significantly lower than the 523 dwellings per year based on the 2010-based SNPP calculated in Phase 3 of the Greater Essex Demographic forecasts. This lower growth in household formation is likely to be due to the projected fall in households headed by younger people.
12. The following table sets out the average dwellings per year required by each of the scenarios including the RSS requirement as this is the only figure which has been tested at an Examination in Public.

<b>Scenario</b>	<b>Average dwellings per year</b>
SNPP 2010- R	523
Household Projection 2011	477
Approved RSS - R	430
Economic - R	415
<i>Note: The 'R' suffix on scenarios indicates that they have used headship rates that have been scaled to ensure consistency with Council Tax property statistics provided for each district.</i>	

13. This 5-year land supply statement will consider the supply of housing against each of these scenarios.
14. The 5 year period starts after the current monitoring year of 2013/14 and therefore covers the period 2014/15 to 2018/19.
15. Appendix 1 lists, in order by Parish, all the sites which are considered to provide housing during the period up to 2029. It includes an allowance for windfall sites of 50 dwellings per year based on historic rates of completions on windfall sites and the policy context in which they are likely to continue to be provided at this rate. 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

16. Table 1 above sets out the annual housing supply on deliverable sites for the period 2014-2029 differentiating between committed and proposed sites. A total of 1618 dwellings are assumed to be delivered within the 5 year period 20014/15 to 2018/19 taking committed sites only into account. This equates to an average annual completion rate of only 324 dwellings, well below the requirement of the four growth scenarios as shown in the table below.

	<b>RSS</b>	<b>Economic</b>	<b>Household projections - 2011 (interim)</b>	<b>SNPP-2010</b>
<b>Annual requirement</b>	430	415	477	523
<b>Total supply on deliverable committed sites</b>	1618	1618	1618	1618
<b>Requirement years 1-5 plus 5% frontloading</b>	2258	2179	2504	2746
<b>% of requirement available on deliverable sites years 1-5</b>	72	74	65	59
<b>Supply in Years</b>	3.6	3.7	3.2	2.9
<b>Shortfall (dwellings)</b>	640	561	886	1127

17. 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.

18. 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.

19. Consultation on proposals for a Draft Local Plan took place in June 2012 and a Position Statement summarising the amendments officers are minded to recommend having considered all the representations received,

national guidance, the results of the sustainability appraisal work and other available evidence was published in March 2013

20. If the proposed sites identified in the Proposals for a Draft Local Plan June 2012 and updated by the position statement are taken into account a total of 2624 are assumed to be delivered within the 5 year period. This equates to an annual completion rate of 525 dwellings which exceeds the requirements of three of the growth scenarios as shown in the table below. However, it does fall short of the SNPP-2010 based requirement with the 5% front loading.

	<b>RSS</b>	<b>Economic</b>	<b>Household projections - 2011 (interim)</b>	<b>SNPP-2010</b>
<b>Annual requirement</b>	430	415	477	523
<b>Total supply on deliverable committed and proposed sites</b>	2624	2624	2624	2624
<b>Requirement years 1-5 plus 5% frontloading</b>	2258	2179	2504	2746
<b>% of requirement available on deliverable sites years 1-5</b>	116	120	105	96
<b>Supply in Years</b>	5.8	6	5.2	4.8
<b>Shortfall (dwellings)</b>				122

## Appendix 1

TRAJECTORY DATA: 2014 - 2019 (Years 1-5)													
Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or Draft Local Plan (D) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/13	Reporting Year	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5	Comments G=Greenfield PDL=Previously developed land	STATUS
					12/13	13/14	14/15	15/16	16/17	17/18	18/19		
Small sites(< 6 Units)		N			40							G	
Small sites(< 6 Units)		N			22							PDL	
Windfall Allowance		N				50	50	50	50	50	50	G	
<b>Small sites (&lt;6 Units) / Windfall Allowance</b>		<b>N</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>		
<b>CLAVERING</b>													
Land to the rear of the shop and Oxleys Close	0.7	D	14					14				G	2. With planning permission (full or reserved matters covering whole site) (June 2012 Consultation proposes slightly larger site for 20)
	0.6		13									G	Draft Allocation
Jubilee Works	0.63	N	24						12	12		PDL	2. With planning permission (full or reserved matters covering whole site)
<b>CLAVERING TOTAL</b>			<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>25</b>	<b>12</b>	<b>0</b>		
<b>ELSENHAM</b>													
The Orchard	2	N	51 (53 gross)				20	20	11			G	2. With planning permission (full or reserved matters covering whole site)
Land at Alsa Leys	0.19	N	6						6			G	2. With planning permission (full or reserved matters covering whole site)
Land west of Station Road	7	D	155					25	30	50	50	G	5. where full, outline or reserved matters at post committee resolution subject so S106



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Land west of Hall Road	6.5	D	130					40	45	45		G	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
Land south Stansted Road	6.5	D	140						40	50	50	G	7. with pre-application discussions occurring
<b>ELSENHAM TOTAL</b>	<b>2</b>		<b>451</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>85</b>	<b>132</b>	<b>145</b>	<b>100</b>		
<b>FELSTED</b>													
Felsted/Little Dunmow, Oakwood Pk	33	A	870	716				7				PDL	1. Under Construction
Lyndfields, Bannister Green	0.21	N	6	6	6							PDL	Built
<b>FELSTED TOTAL</b>	<b>33</b>		<b>870</b>	<b>716</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>GREAT CHESTERFORD</b>													
New World Timber and Great Chesterford Nursery, London Road	0.9	D	40								15	G/PDL	7. with pre-application discussions occurring
Land south of Stanley Road	1.85	D	50					20	30			G	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
	0.45		10									G	Draft Allocation
<b>GREAT CHESTERFORD TOTAL</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>0</b>	<b>15</b>		
<b>GREAT DUNMOW</b>													
Gt Dunmow Springfields	0.58	A	25	25	25							G	Built
Gt Dunmow Woodlands Park (Sectors 1-3)	54	A	1633	769	23	28	25	25	25	25	25	G	1. Under Construction
Former Council Offices, 46 High Street	0.16	N	10	8	8	2						PDL	1. Under Construction
Land adj Harmans Yard New Street	0.11	N	6	0	0	6						PDL	1. Under Construction
Perkins Garage	0.15	N	12	0						12		PDL	2. With planning permission (full or reserved matters covering whole site)





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Barnetson Court, Braintree Road	0.43	N	10						10			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
North of Ongar Road	3.62	N	73						33	40			3. With outline only
Woodlands Park Sector 4; Lt Easton/Gt Dunmow	11.2	N	125					25	50	49		G	3. With outline only
Land north of Stortford Road and west of Woodside Way	55	D	850						50	50	50	G	7. with pre-application discussions occurring
Land west of Chelmsford Road	20.4	D	350					50	50	50	50	G	7. with pre-application discussions occurring
<b>GREAT DUNMOW TOTAL</b>	<b>149.07</b>		<b>3194</b>	<b>802</b>	<b>56</b>	<b>36</b>	<b>25</b>	<b>120</b>	<b>248</b>	<b>276</b>	<b>125</b>		
<b>HIGH RODING</b>													
Land at Mushroom Farm, Meadow House, High Street	0.77	N	25	0	0	0	0			12	13	PDL	3. With outline only
<b>HIGH RODING TOTAL</b>	<b>0.77</b>		<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>13</b>		
<b>HENHAM</b>													
Blossom Hill Farm, Chickney Road	0.8	D	25							25		G	Draft Allocation
land north of Chickney Road and west of Lodge Cottages	0.7	D	10							10		G	Draft Allocation
<b>HENHAM TOTAL</b>			<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>0</b>		
<b>LEADEN RODING</b>													
Holloway Crescent, Leaden Roding	0.21	N	-10	0	-18	8						PDL	1. under construction
<b>LEADEN RODING TOTAL</b>			<b>-10</b>	<b>0</b>	<b>-18</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>LITTLEBURY</b>													
Peggys Walk	0.5	N	14	14	12							PDL	Built
<b>LITTLEBURY TOTAL</b>	<b>0.5</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>MANUDEN</b>													
Site off The Street	0.5	N	10			10						G	5. where full, outline or reserved matters at post committee resolution subject



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													so S106 negotiations
<b>MANUDEN TOTAL</b>	<b>0.5</b>		<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>NEWPORT</b>													
The Maltings, Station Road	0.3	N	11	11	11					0		PDL	Built
Carnation Nurseries, Cambridge Road	0.7	N	17							7	10	G	3. With outline only
Bury Water Lane/Whiteditch Lane	4.5	D	100							50	50	G	7. with pre-application discussions occurring
<b>NEWPORT TOTAL</b>	<b>5.5</b>		<b>128</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>60</b>		
<b>QUENDON AND RICKLING</b>													
Land rear of Foxley House	0.64	N	14							14		G	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
<b>QUENDON AND RICKLING TOTAL</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>		
<b>SAFFRON WALDEN</b>													
Bell college South Road	1.41	N	89	89	64							PDL	Built
Former Gas Works Site, Thaxted Rd/ Radwinter Rd	0.32	N	9	4	4	5						PDL	1. Under Construction
Friends School	2	N	74 (76 gross)	30	30	30	14					PDL	1. Under Construction
The Sun Inn, Gold Street	0.07		6			6							1. Under Construction
8-10 King Street	0.04	N	8							8		PDL	2. With planning permission (full or reserved matters covering whole site)
Goddards Yard, Thaxted Road	0.4	A	12	0						12		PDL	2. With planning permission (full or reserved matters covering whole site)
Land south of Ashdon Road	5	A	130			31	43	46	10	15		G	2. With planning permission (full or reserved matters covering whole site)
Land at Lt Walden Road	0.5	A	15					15				G	2. With planning permission (full or reserved matters covering whole site)



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Land at Lodge Farm, Radwinter Road	0.27		31					31				PDL	2. With planning permission (full or reserved matters covering whole site)
Tudor Works, Land to the West of Debden Road	0.5	D	24						24			PDL	3. With outline only
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	28					11		9	PDL	6. with application submitted for remainder of site
Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Lieusre Centre and west of Thaxted Road	79	D	800						50	50	50	G	7. with pre-application discussions occurring
Former Willis and Gambier Site, 119-121 Radwinter Road	2.1	D	60						30	30		G	7. with pre-application discussions occurring
<b>SAFFRON WALDEN TOTAL</b>	<b>92.61</b>			<b>151</b>	<b>98</b>	<b>72</b>	<b>57</b>	<b>92</b>	<b>125</b>	<b>115</b>	<b>59</b>		
<b>STANSTED MOUNTFITCHET</b>													
Stansted Mountfitchet Rochford Nurseries	28	A	720	566	148	85						G	1. Under Construction
68-70 Bentfield Road	0.41	N	9	3	3	6						PDL	1. Under Construction
2 Lower Street	0.19	N	14								14	PDL	2. With planning permission (full or reserved matters covering whole site)
St Mary's Primary School, St Johns Rd	1.1	D	35								35	PDL	Draft Allocation
<b>STANSTED MOUNTFITCHET TOTAL</b>	<b>29.7</b>		<b>778</b>	<b>569</b>	<b>151</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>		
<b>TAKELEY/LT CANFIELD</b>													
Takeley Priors Green (including "Island Sites")	35	A	815	743	162	84	5	5	3	3	3	G/PDL	1. Under Construction
Stansted Motel & 2 Hamilton Road	0.46	N	13								13	PDL	3. With outline only
Land South of Dunmow Road and east of The Pastures/Orchard Fields	1.4	D	41						13	14	14	G	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations



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North View and 3 The Warren	1.8	D	46							23	23	PDL	6. with application submitted
Land at and to the rear of Takeley Primary School	3.2	D	75							35	40	G/PDL	Draft Allocation
Land to the south of the B1256 between Olivias and New Cambridge House	0.48	D	13									PDL/G	Draft Allocation
	0.62	D	6					6				PDL/G	2. With planning permission (full or reserved matters covering whole site)
<b>TAKELEY TOTAL</b>	<b>42.96</b>		<b>1009</b>	<b>743</b>	<b>162</b>	<b>84</b>	<b>5</b>	<b>5</b>	<b>22</b>	<b>88</b>	<b>80</b>		
<b>THAXTED</b>													
Wedow Road	1.9	N	55	0	0	15	20	20				G	2. With planning permission (full or reserved matters covering whole site)
Land at Sampford Road	5.17	D	60					20	20	20		G	2. With planning permission (full or reserved matters covering whole site)
<b>THAXTED TOTAL</b>	<b>7.07</b>		<b>115</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>20</b>	<b>40</b>	<b>20</b>	<b>20</b>	<b>0</b>		
<b>DISTRICT TOTAL</b>					<b>540</b>	<b>366</b>	<b>177</b>	<b>433</b>	<b>639</b>	<b>824</b>	<b>551</b>		

STATUS

1. under Construction
2. with planning permission (full or reserved matters covering whole site)
3. with outline only
4. with outline only
5. where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
6. with application submitted
7. with pre-application discussions occurring
8. allocations only



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TRAJECTORY DATA: 201 - 2029 (Years 6-15)																
Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Estimated Completions @ 31/3/2019 (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
					19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29		
Windfall Allowance		N			50	50	50	50	50	50	50	50	50	50		
<b>Small sites (&lt;6 Units) / Windfall Allowance Total</b>		<b>N</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>		
<b>CLAVERING</b>																
Land to the rear of the shop and Oxleys Close	0.7	D	14	14											G	2. With planning permission (full or reserved matters covering whole site)
	0.6		13		13										G	Draft Allocation
<b>CLAVERING TOTAL</b>				<b>14</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>FELSTED</b>																
Felsted/Little Dunmow, Oakwood Pk	33	A	870	723								49	49	49	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)
<b>FELSTED TOTAL</b>				<b>723</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>49</b>	<b>49</b>		
<b>GREAT CHESTERFORD</b>																
Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	1		40	15	20										G/PDL	Draft Allocation
Land south of Stanley Road	1.85	D	50	50											G	5. where full, outline or reserved matters at



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																	post committee resolution subject so S106 negotiations
	0.45		10		10											G	Draft Allocation
<b>GREAT CHESTERFORD TOTAL</b>					<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>GREAT DUNMOW</b>																	
Gt Dunmow Woodlands Park	54	A	1633	922	75	75	75	75	129	75	101	53	26	27		G	1. Under Construction
Great Dunmow 1: Land north of Stortford Road and west of Great Dunmow	55		850	150	60	80	80	80	80	80	80	80	80			G	Draft Allocation
Great Dunmow 2 :Land west of Chelmsford Road	16.5		300	200	50	50	50									G	Draft Allocation
<b>GREAT DUNMOW TOTAL</b>	<b>54</b>		<b>2783</b>	<b>1272</b>	<b>185</b>	<b>205</b>	<b>205</b>	<b>155</b>	<b>209</b>	<b>155</b>	<b>181</b>	<b>133</b>	<b>106</b>	<b>27</b>			
<b>NEWPORT</b>																	
Newport 2: Land west of London Rd by Primary Sch.	15.2		70				20	50								G	Draft Allocation
<b>NEWPORT TOTAL</b>			<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>RADWINTER</b>																	
Land north of Walden Road	2.44	D	40		20	20										G	Draft Allocation
<b>RADWINTER TOTAL</b>			<b>40</b>		<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>SAFFRON WALDEN</b>																	
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	48		12										PDL	1. Under Construction (Partially completed. Work stopped)
Emson Close	0.16	N	9	0	9											PDL	2. With planning permission (full or reserved matters covering whole site)



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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	D	800	150	50	50	100	100	100	100	150				G	Draft Allocation
<b>SAFFRON WALDEN TOTAL</b>	<b>1</b>		<b>869</b>	<b>198</b>	<b>59</b>	<b>62</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>STEBBING</b>																
Land east of Parkside and Garden Fields	0.7	D	10			10									G	Draft Allocation
<b>STEBBING TOTAL</b>			<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>TAKELEY</b>																
Takeley Priors Green	35	A	815	846	4	4	4	4	4	4	3	2	2		G/PDL	1. Under Construction / 2. With Planning Permission / 8. Allocation
Land at Former Takeley Service Station and between Ridge House and Remarc	0.4	D	15		15										PDL	Draft Allocation
Land to the south of the B1256 between Olivias and New Cambridge House	0.48	D	13		13										PDL/G	Draft Allocation
	0.62	D	6	6											PDL/G	2. With planning permission (full or reserved matters covering whole site)
<b>TAKELEY TOTAL</b>	<b>35</b>		<b>849</b>	<b>852</b>	<b>32</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>0</b>		
<b>DISTRICT TOTAL</b>					<b>432</b>	<b>351</b>	<b>379</b>	<b>359</b>	<b>363</b>	<b>309</b>	<b>384</b>	<b>234</b>	<b>207</b>	<b>126</b>		

STATUS

1. under Construction
2. with planning permission (full or reserved matters covering whole site)
3. with outline only
4. with outline only

5. where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
6. with application submitted
7. with pre-application discussions occurring
8. allocations only