

Committee: Local Plan Working Group

Agenda Item

Date: 17 October 2013

5

Title: 5-year land supply update

Author: Sarah Nicholas, Senior Planning Officer

Summary

1. This report updates members on the degree to which the council is meeting its 5-year supply of land for housing.

Recommendations

2. For information

Financial Implications

3. None

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Uttlesford Residential Land Survey 2013

Impact

- 5.

| | |
|---------------------------------|-----------------------------------|
| Communication/Consultation | Will be made available on website |
| Community Safety | N/A |
| Equalities | N/A |
| Health and Safety | N/A |
| Human Rights/Legal Implications | N/A |
| Sustainability | N/A |
| Ward-specific impacts | All |
| Workforce/Workplace | N/A |

Situation

6. At the meeting of the LDF Working Group on the 14 June, Members considered the 2013 Housing Trajectory and 5-year land supply statement. This paper updates the 5-year land supply from April 2013 to October 2013. This updated trajectory still has a base date of April 2013 but takes into account applications permitted up to and including the Planning Committee on 2 October 2013. It does not reflect any planning permissions on sites of less than 6 dwellings (net) which are included in the assumption of 50 windfall sites a year; nor any completions.
7. The 5-year Land Supply Statement April 2013 distinguished between committed and proposed sites and four growth scenarios.
8. This updated 5-year land supply statement will consider the supply of housing against the Council's objectively assessed need which is based on the SNPP-2010 projections of 523 dwellings a year.
9. Since April 2013 an additional 505 dwellings have been granted planning permission on sites of 6 or more dwellings; 308 dwellings have been granted planning permission on sites proposed in the Draft Local Plan June 2012; and planning permission on land south of Ongar Road, Great Dunmow for 100 dwellings is currently quashed.
10. Detailed site information is provided in Appendix 1 to this report. Committed sites are those with planning permission and are shown with a status of between 1 and 5. Proposed sites are those proposed for development in the Proposals for a Draft Local Plan June 2012 and Report of Representations on site allocations. These sites are shown with a status of 6, 7 or 8.
11. The estimated number of completions each year is shown in the table below.

| Year | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 |
|------------------------------|--------------|------------|------------|------------|------------|------------|
| | Current Year | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Dwellings on committed Sites | 391 | 228 | 347 | 527 | 698 | 495 |
| Dwellings on Proposed sites | 0 | 0 | 75 | 205 | 290 | 240 |
| TOTAL | 391 | 228 | 422 | 732 | 988 | 735 |

12. It is estimated that 2295 dwellings on committed sites will be built during the 5 year period, whilst the requirement is for 2746 dwellings to be built. This relates to 84% of the requirement which is equivalent to just over 4 years. There is therefore a shortfall of 451 dwellings as set out in the table below.

| | |
|---|---------------------|
| | Housing Requirement |
| Annual requirement | 523 |
| Total supply on deliverable committed sites | 2295 |
| Requirement years 1-5 plus 5% frontloading | 2746 |
| % of requirement available on deliverable sites years 1-5 | 84% |
| Supply in Years | 4.2 |
| Shortfall (dwellings) | 451 |

14. 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.
15. In view of the lack of a 5 year supply of housing the Council still needs to consider sustainable development favourably.
16. Councillors are reminded that even when the Council has a 5 year land supply it will be important for the Council to continue to approve development which is sustainable. This is especially true for proposals on draft allocation sites, but others as well, to ensure delivery in the future and to ensure that the level of housing supply is robust.

Risk Analysis

17.

| Risk | Likelihood | Impact | Mitigating actions |
|--|---|--|--|
| That Councillors have sufficient information to make an informed decision on planning applications | Low: likelihood of un-informed decision being made due to information and advice made available | High: Impact Local Plan process if unsound decisions are made. | Annual assessments of monitoring to take place to ensure the Council knows the number of units planned, commenced and constructed within its area. |

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

| 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:- |
|---|-----------------|---|-----------------------------|-----------------------|----------------|--------------|--------|--------|--------|--------|--------|---|------------------|
| The Orchard | 2 | N | 51 (53 gross) | | | 25 | 26 | | | | | G | 2. |
| Land at Alsa Leys | 0.19 | N | 6 | | | | | | 6 | | | G | 2. |
| Land west of Station Road | 7 | D | 155 | | | | | 25 | 30 | 50 | 50 | G | 3 |
| Land west of Hall Road | 6.5 | D | 130 | | | | | 40 | 45 | 45 | | G | 5 |
| Land south Stansted Road | 6.5 | D | 165 | | | | | | 55 | 55 | 55 | G | 5 |
| ELSENHAM TOTAL | 2 | | 482 | 0 | 0 | 25 | 26 | 65 | 136 | 150 | 105 | | |
| FELSTED | | | | | | | | | | | | | |
| Lyndfields, Bannister Green | 0.21 | N | 6 | 6 | 6 | | | | | | | PDL | Built |
| Felsted/Little Dunmow, Oakwood PK | 33 | A | 870 | 716 | | | | 9 | | | | PDL | 1 |
| Land at Watch House Green | 2 | N | 25 | | | | 12 | 13 | | | | G | 2 |
| FELSTED TOTAL | 35.21 | | 901 | 722 | 6 | 0 | 12 | 22 | 0 | 0 | 0 | | |
| GREAT CHESTERFORD | | | | | | | | | | | | | |
| Land south of Stanley Road | 1.85 | D | 50 | | | | | 20 | 30 | | | G | 3 |
| | 0.45 | | 10 | | | | | | | | | G | Draft Allocation |
| New World Timber and Great Chesterford Nursery, London Road | 0.9 | D | 40 | | | | | | | | 15 | G/PDL | 7 |

| 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:- |
|---|-----------------|---|-----------------------------|-----------------------|----------------|--------------|--------|--------|--------|--------|--------|---|----------|
| GREAT CHESTERFORD TOTAL | 3.2 | | 100 | | 0 | 0 | 0 | 20 | 30 | 0 | 15 | | |
| GREAT DUNMOW | | | | | | | | | | | | | |
| 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 |
| Former Council Offices, 46 High Street | 0.16 | N | 10 | 8 | 8 | 2 | | | | | | PDL | 1 |
| Land adj Harmans Yard New Street | 0.11 | N | 6 | 0 | 0 | 6 | | | | | | PDL | 1 |
| Perkins Garage | 0.15 | N | 12 | 0 | | | | | | 12 | | PDL | 2 |
| Barnetson Court, Braintree Road | 0.43 | N | 10 | | | | | | 10 | | | PDL | 2 |
| North of Ongar Road | 3.62 | N | 73 | | | | | | 33 | 40 | | G | 3 |
| Woodlands Park Sector 4; Lt Easton/Gt Dunmow | 11.2 | N | 125 | | | | | 25 | 50 | 49 | | G | 3 |
| Land at Brick Kiln Farm, St Edmunds Lane | 12.8 | N | 65 | | | | | | 30 | 35 | | G/PDL | 3 |
| Land north of Stortford Road and west of Woodside Way | 55 | D | 850 | | | | | | 50 | 50 | 50 | G | 6 |
| Land west of Chelmsford Road | 20.4 | D | 350 | | | | | 50 | 50 | 50 | 50 | G | 6 |
| South of Ongar Road | 4 | N | 100 | | | | | 25 | 25 | 50 | | G | 6 |
| GREAT DUNMOW TOTAL | 188.85 | | 3759 | 802 | 56 | 36 | 25 | 125 | 273 | 311 | 125 | | |

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|--|-----------------|---|-----------------------------|-----------------------|----------------|--------------|--------|--------|--------|--------|--------|---|------------------|
| HENHAM | | | | | | | | | | | | | |
| land north of Chickney Road and west of Lodge Cottages | 0.7 | D | 10 | | | | | | | 14 | | G | 3 |
| Blossom Hill Farm, Chickney Road | 0.8 | D | 25 | | | | | | | 25 | | G | Draft Allocation |
| HENHAM TOTAL | 1.5 | | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 0 | | |
| HIGH RODING | | | | | | | | | | | | | |
| Land at Mushroom Farm, Meadow House, High Street | 0.77 | N | 25 | 0 | 0 | 0 | 0 | | | 12 | 13 | PDL | 3 |
| HIGH RODING TOTAL | 0.77 | | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 13 | | |
| LEADEN RODING | | | | | | | | | | | | | |
| Holloway Crescent, Leaden Roding | 0.21 | N | -10 | 0 | -18 | 8 | | | | | | PDL | 1 |
| LEADEN RODING TOTAL | | | -10 | 0 | -18 | 8 | 0 | 0 | 0 | 0 | 0 | | |
| LITTLEBURY | | | | | | | | | | | | | |
| Peggys Walk | 0.5 | N | 14 | 14 | 12 | | | | | | | PDL | Built |
| LITTLEBURY TOTAL | 0.5 | 0 | 14 | 14 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| MANUDEN | | | | | | | | | | | | | |
| Site off The Street | 0.5 | N | 10 | | | 10 | | | | | | G | 2 |

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| MANUDEN TOTAL | 0.5 | | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | | |
| NEWPORT | | | | | | | | | | | | | |
| The Maltings, Station Road | 0.3 | N | 11 | 11 | 11 | | | | | | | PDL | Built |
| Carnation Nurseries, Cambridge Road | 0.7 | N | 22 | | | | | | | 11 | 11 | G | 5 |
| Bury Water Lane/Whiteditch Lane | 4.5 | N | 84 | | | | | | | 42 | 42 | G | 5 |
| Hillside and land to rear, Bury Water Lane | 2.1 | N | 45 | | | | | | | | 45 | G | 5 |
| NEWPORT TOTAL | 7.6 | | 162 | 11 | 11 | 0 | 0 | 0 | 0 | 53 | 98 | | |
| QUENDON AND RICKLING | | | | | | | | | | | | | |
| Land rear of Foxley House | 0.64 | N | 14 | | | | | | | 14 | | G | 3 |
| QUENDON AND RICKLING TOTAL | | | | | 0 | 0 | 0 | 0 | 0 | 14 | | | |
| SAFFRON WALDEN | | | | | | | | | | | | | |
| 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 |
| Friends School | 2 | N | 74 (76 gross) | 30 | 30 | 30 | 14 | | | | | PDL | 1 |

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| The Sun Inn, Gold Street | 0.07 | | 6 | | | 6 | | | | | | PDL | 1 |
| Land south of Ashdon Road | 5 | A | 130 | | | 31 | 43 | 46 | 10 | | | G | 1 |
| Land at Lodge Farm, Radwinter Road | 0.27 | | 31 | | | | 31 | | | | | PDL | 1 |
| 8-10 King Street | 0.04 | N | 8 | | | | | | | 8 | | PDL | 2 |
| Goddards Yard, Thaxted Road | 0.4 | A | 12 | 0 | | | | | | 14 | | PDL | 2 |
| Land at Lt Walden Road | 0.5 | A | 15 | | | | | 15 | | | | G | 2 |
| Tudor Works, Land to the West of Debden Road | 0.5 | D | 24 | | | | | | 24 | | | PDL | 3 |
| rear of The Kilns, Thaxted road | 1 | A | 60 | 28 | | | | | | 26 | 26 | PDL | 5 |
| Former Willis and Gambier Site, 119-121 Radwinter Road | 2.1 | D | 60 | | | | | | 30 | 30 | | G | 6 |
| Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Leisure Centre and west of Thaxted Road | 20 | D | 300 | | | | | | 50 | 50 | 50 | G | 6 |
| | 59 | | 500 | | | | | | | | | | Draft Allocation |
| SAFFRON WALDEN TOTAL | 105.61 | | 1411 | 151 | 98 | 72 | 88 | 61 | 164 | 178 | 126 | | |
| STANSTED MOUNTFITCHET | | | | | | | | | | | | | |
| Stansted Mountfitchet Rochford | 28 | A | 720 | 566 | 148 | 85 | | | | | | G | 1 |

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| Nurseries | | | | | | | | | | | | | |
| 68-70 Bentfield Road | 0.41 | N | 9 | 3 | 3 | 6 | | | | | | PDL | 1 |
| 2 Lower Street | 0.19 | N | 14 | | | | | | | | 14 | PDL | 2 |
| Mead Court Cannons Mead | 0.7 | N | 2 | | | | 2 | | | | | PDL | 2 |
| Walpole Farm, Cambridge Road | 10.3 | N | 160 | | | | | | 50 | 50 | 60 | G | 5 |
| Elms Farm, Church Road | 2.64 | N | 51 | | | | | | | 25 | 26 | G | 5 |
| St Mary's Primary School, St Johns Rd | 1.1 | D | 35 | | | | | | | | 35 | PDL | Draft Allocation |
| STANSTED MOUNTFITCHET TOTAL | 43.34 | | 991 | 569 | 151 | 91 | 2 | 0 | 50 | 75 | 135 | | |
| TAKELEY/LT CANFIELD | | | | | | | | | | | | | |
| Takeley Priors Green (including "Island Sites") | 35 | A | 815 | 743 | 162 | 84 | 5 | 5 | 3 | 3 | 3 | G/PDL | 1 |
| Land South of Dunmow Road and east of The Pastures/Orchard Fields | 1.4 | D | 41 | | | | | | 13 | 14 | 14 | G | 2 |
| Land at Chadhurst, Dunmow Road | 0.6 | N | 12 | | | | | 12 | | | | G/PDL | 2 |
| South of Dunmow Road, Brewers End | 9.7 | N | 100 | | | | | | 25 | 37 | 38 | G | 3 |
| Stansted Motel & 2 Hamilton Road | 0.46 | N | 13 | | | | | | | 13 | | PDL | 3 |

| 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:- |
|--|-----------------|---|-----------------------------|-----------------------|----------------|--------------|--------|--------|--------|--------|--------|---|------------------|
| North View and 3 The Warren | 1.8 | D | 46 | | | | | | | 22 | 23 | PDL | 5 |
| 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 |
| TAKELEY TOTAL | 53.26 | | 1121 | 743 | 162 | 84 | 5 | 17 | 47 | 124 | 118 | | |
| THAXTED | | | | | | | | | | | | | |
| Wedow Road | 1.9 | N | 55 | 0 | 0 | 15 | 20 | 20 | | | | G | 2 |
| Land at Sampford Road | 5.17 | D | 60 | | | | | 20 | 20 | 20 | | G | 2 |
| Land east of Barnard's Fields | 0.3 | N | 8 | | | | | 8 | | | | G | 3 |
| THAXTED TOTAL | 7.37 | | 123 | 0 | 0 | 15 | 20 | 48 | 20 | 20 | 0 | | |
| RURAL EXCEPTION SITES | | | | | | | | | | | | | |
| Rural Exception Site | | N | | | 0 | | | | | | | G | |
| RURAL EXCEPTION SITE TOTAL | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| DISTRICT TOTAL | | | | | 540 | 391 | 228 | 422 | 732 | 988 | 735 | | |

