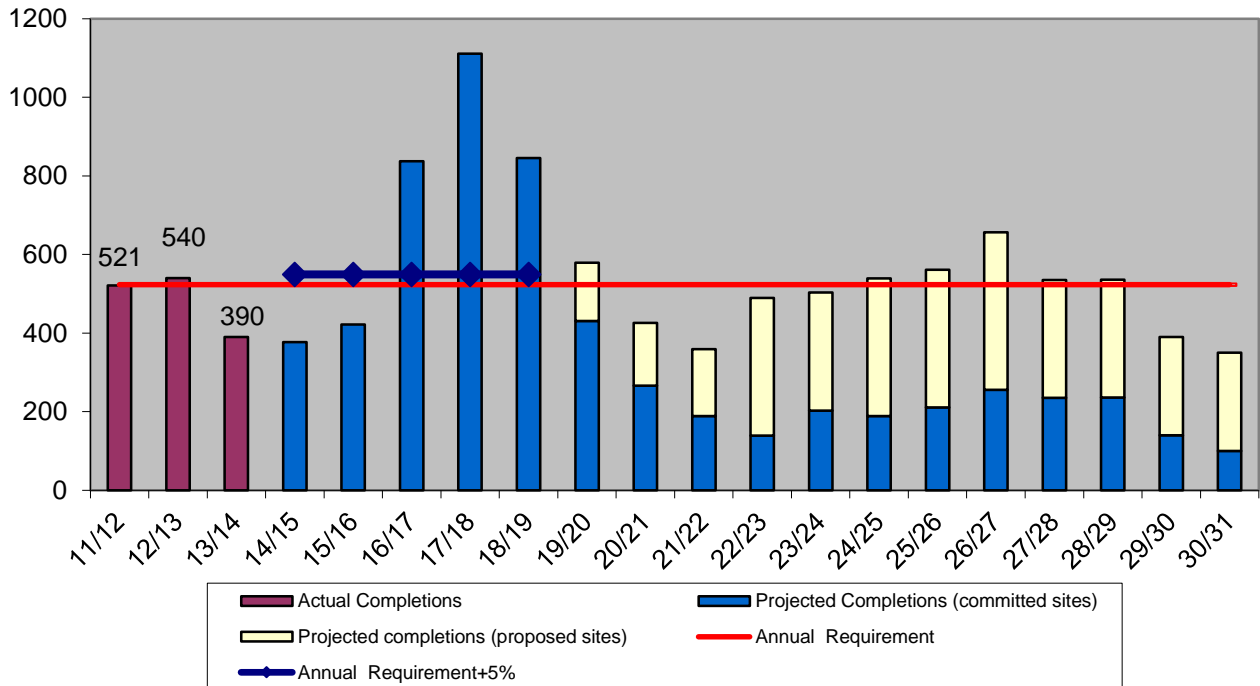


APPENDIX 1

UTTLESFORD DISTRICT COUNCIL
HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY
1 April 2014

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2031



Housing Trajectory

1. Planning Policy Guidance requires Local Authorities to undertake housing and economic land available assessment. Planning Practice Guidance (PPG) paragraph ID3-006-20140306 sets out the overall methodology. This paper considers the deliverability (5 year supply) and developability of housing i.e. Stage 5.
2. The Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA) which is updated annually; an assessment of its windfall allowance, and as assessment of its objectively assessed need.
3. The council's adopted Local Plan 2005 pre-dates the National Planning Policy Framework (NPPF) and a new Local Plan reflecting the NPPF is being prepared and is programed to be submitted in July 2014 and adopted in 2015. As the adopted Local Plan does not provide an adequate basis for the identification of the objectively assessed need the Council needs to refer to the advice of the PPG and its own demographic work.
4. PPG paragraph ID 2a-015-20140306 recommends that household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.

5. For Uttlesford, the 2008-based household projections forecast an increase in 8000 households between 2008 and 2028 which equates to 400 household per annum, which equates to the need to provide 415 dwellings per annum.
6. The interim-2011-based household projections indicate that over the 10 year period the number of households is projected to grow by 4774 which equates to 5005 dwellings 2011 to 2021 or an average of 500 dwellings a year.
7. Uttlesford District Council has worked with Essex and other adjoining authorities in commissioning demographic forecasts. Edge Analytics has undertaken the work through five separate phases and delivered the analysis using the POPGROUP suite of demographic forecasting models. The Council has examined a range of scenarios presented in this work. The scenario based on the 2010-based sub-national population projections (SNPP) forecasts a high housing and jobs growth; the economic scenario which constrains population growth, and the approved (but now revoked) Regional Plan forecast a mid-range housing and jobs figure; and growth based on the Annual Monitoring Report and nil net migration forecast a low growth scenario. The most recent work produced by Edge Analytics took into account the 2011 census statistics, revisions to mid-year population estimates, the new 2011-based household projections and the 2012 mid-year estimates.
8. The Council has prepared its Plan on the most robust official projections available at the time and considers that its objectively assessed need is that identified by the SNPP-2010 which estimates a need for 523 dwellings a year over the plan period. This exceeds both the official 2008 and 2011 household projections mentioned above. The Plan is based on projections from when the economy was strong. It recognises that if conditions in the housing market and the economy more generally improve there may be a return towards these trends. To base a plan on a projection influenced by the economic downturn, with the knowledge that the housing market in Uttlesford is relatively strong, is not considered sound. This 5-year land supply statement will consider the supply of housing against this target.
9. 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.
 - The calculation of the 5 year housing supply is shown in Table 2.
 - The number of completions since 2001 is shown in Table 3.
 - Detailed site information is provided in Appendix 1.
10. All the sites in the trajectory are considered developable; they are in suitable locations for housing development, are available for development, and are viable at the point envisaged. The Council undertakes an annual assessment of the sites, to identify as at 31 March 2014 the number of dwellings built during 2013/14, the outstanding number of dwellings with planning permission and whether the site is under construction or not started. It also identifies those sites without planning permission which are considered deliverable including sites proposed in the draft Local Plan. The status of each site is shown in Appendix 1.
11. In accordance with PPG paragraph ID 3-037-20140306 the trajectory includes housing provided for older people, including residential institutions in Use Class C2.
12. The number of dwellings required to be provided by the Regional Strategy for the East of England (revoked January 2013) from 2001 to 2013 was 4620. The trajectory shows

that the number of dwelling provided within this period is 4901. There has therefore been an oversupply of 281 dwellings.

13. The trajectory shows how the completion rate in the reporting year of 2013/14 is lower than in previous year and falls short of the Council's target of 523 dwellings per annum. This undersupply is planned to be met within the following 5 years.
14. It is predicted that completion rates for the next two years will remain relatively low 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.

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

15. 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.
16. The trajectory illustrates a pattern of alternating years of high and low delivery which is not considered to be a record of persistent under delivery. Therefore the 5-year land supply includes a 5% buffer. This approach was supported by an Inspector in his decision letter dated 7 August 2013 relating to an appeal inquiry in May 2013 reference APP/C1570/A/12/2181608 and APP/C1570/A/12/2181612 relating to land at Oakwood Park, Felsted UTT/0365/09/OP and UTT/0190/09/FUL.
17. The 5 year period covers the period 2014/15 to 2018/19.
18. The 5-year land supply data is wholly retrospective, using a base date of 31 March 2014 and only uses known data i.e. actual completions and actual planning permissions.
19. Appendix 1 lists, in order by Parish, all the sites which are considered to provide housing during the period up to 2031. 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

Table 1 below sets out the actual and estimated completions for each year during the plan period. As set out in Table 2 the Council's overall target over the next 5 year period is 2885 dwellings which includes making up the shortfall of 133 dwellings and the frontloading of 5%. The Council estimates that 3592 dwellings will be provided over the next 5 years which provides the District with 6.2 years of supply.

| Table 1 Actual and estimated completion rates 2011 - 2031 | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Year | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 |
| | | | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
| completions | 521 | 540 | 390 | | | | | |
| estimated completions years 1-5 (sites with permission or resolution to approve) | | | | 377 | 422 | 837 | 1111 | 845 |

| Year | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| (1) Estimated completions | 431 | 266 | 189 | 139 | 203 | 189 | 211 | 256 | 235 | 236 | 140 | 100 |
| (1) sites with permission, resolution to approve, expired permissions | | | | | | | | | | | | |
| (2) Estimated completions | 579 | 426 | 359 | 489 | 503 | 539 | 561 | 656 | 535 | 536 | 390 | 350 |
| (2) sites with permission, resolution to approve, expired permissions and sites allocated in draft Local Plan which do not have permission or resolution to approve. | | | | | | | | | | | | |

| Table 2 Calculation of 5 year housing supply | | |
|--|---------------|-------------|
| Annual Target | AT | 523 |
| Target years 1 - 5 | AT x 5 | 2615 |
| Shortfall | AT - 390 | 133 |
| Target plus shortfall | | 2748 |
| 5% of target plus shortfall | | 137 |
| Overall target | T+ | 2885 |
| Supply | S | 3592 |
| % of target available on deliverable sites | (S/T+)x100 | 124 |
| Supply in years | S/(T+ /5) | 6.2 |
| Deficit/Surplus | S-(T+) | 707 |



| Year | Net |
|--------------------------|-------------|
| 01/02 | 182 |
| 02/03 | 396 |
| 03/04 | 241 |
| 04/05 | 344 |
| 05/06 | 542 |
| 06/07 | 326 |
| 07/08 | 543 |
| 08/09 | 441 |
| 09/10 | 523 |
| 10/11 | 302 |
| 11/12 | 521 |
| 12/13 | 540 |
| Total 2001 - 2013 | 4901 |



| YEAR | | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status | | |
|------------|--|---|--------------------|----------|-------|-------|-------|-----|-----|-----|-----|-----|---|----|---|---|----|----|----|----|----|----|----|----|-------|--------|-------|---|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | | | |
| SAF7 | Saffron Walden: Ashdon Road | UTT/1572/12/DFO | 21-Nov-12 | 108 | | | 22 | 68 | 40 | | | | | | | | | | | | | | | | | G | 1 | |
| SAF7 | Saffron Walden: Former Gas Works Thaxted Rd | UTT/0123/09 | 24-Mar-09 | 0 | | 4 | 5 | | | | | | | | | | | | | | | | | | | PDL | Built | |
| SAF7 | Saffron Walden: Friends School | UTT/0188/10 | 31-Mar-11 | 7 | | 30 | 37 | 7 | | | | | | | | | | | | | | | | | | PDL | 1 | |
| SAF7 | Saffron Walden: Goddards Yard | UTT/13/0669/FUL | 21-Jun-13 | 14 | | | | | 14 | | | | | | | | | | | | | | | | | PDL | 1 | |
| SAF7 | Saffron Walden: Land to the West of Debden Road (Tudor Works) | UTT/1252/12/OP UTT/14/0356/DFO pending | 21-Nov-12 | 24 | | | | | | 24 | | | | | | | | | | | | | | | | PDL | 3 | |
| SAF7 | Saffron Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes) | UTT/12/5226/FUL | 04-Jan-13 | 31 | | | | 31 | | | | | | | | | | | | | | | | | | PDL | 1 | |
| SAF7 | Saffron Walden: Thaxted Rd (Kiln Court) | UTT/13/1937/OP | 11-Oct-13 | 52 | | | | | | | 26 | 26 | | | | | | | | | | | | | | PDL | 3 | |
| SAF7 | Saffron Walden: The Sun Inn Gold Street | UTT/0681/12 | 07-Jul-12 | 0 | | | 6 | | | | | | | | | | | | | | | | | | | PDL | Built | |
| SAF7 | Saffron Walden: Emson Close | UTT/0609/11/REN of UTT/0536/07/FUL | 14-Jul-11 | 9 | | | | | | | | | 9 | | | | | | | | | | | | | PDL | 2 | |
| SM3 | Stansted : Land at Walpole Farm | UTT/13/1618/OP | 1 April 2014 | 160 | | | | | | 50 | 50 | 60 | | | | | | | | | | | | | | G | 3 | |
| | Stansted: Braefield Engineering High Lane : Care home | UTT/0310/12/FUL | 28-Jun-12 | 60 | | | | 60 | | | | | | | | | | | | | | | | | | PDL | 1 | |
| SM1 | Stansted: lotus garage 2 Lower Street | UTT/1522/12/FUL | 07-Jan-13 | 14 | | | | | | 14 | | | | | | | | | | | | | | | | PDL | 2 | |
| SM2 | Stansted: Rochford Nurseries | See Housing Supply Statement | | 35 | 84 | 148 | 64 | 35 | | | | | | | | | | | | | | | | | | G | 1 | |
| SM4 | Stansted: Land at Elms Farm | UTT/13/1959/OP | 17-Jan-14 | 51 | | | | | | | 25 | 26 | | | | | | | | | | | | | | G | 3 | |
| SM5 | Stansted: 68-70 Bentfield Road | UTT/2479/11/FUL | 07-Feb-12 | 0 | | 3 | 6 | | | | | | | | | | | | | | | | | | | PDL | Built | |
| SM5 | Stansted: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2 | UTT/13/0749/FUL | 06-Jun-13 | 2 | | | | 2 | | | | | | | | | | | | | | | | | | PDL | 2 | |
| STE1 | Stebbing: Land to east of Parkside and Garden Fields | | | 10 | | | | | | | | | | 10 | | | | | | | | | | | | | | 8 |
| | Takeley: Priors Green, Takeley Nurseries | UTT/0515/10 | | 0 | 35 | | | | | | | | | | | | | | | | | | | | | G | Built | |



Utlesford District Council
Housing Trajectory and Statement of 5-Year Land Supply
June 2014

| YEAR | | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status | | |
|----------------------|---|--|---|----------|------------|------------|------------|------------|------------|------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------|--------|-----------------------------|---|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | | | |
| TAK1 | Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields | UTT/1335/12/FUL | 24-Sep-13 | 41 | | | | | | 13 | 14 | 14 | | | | | | | | | | | | | | G | 2 | |
| TAK2 | Takeley 3: North View and 3 The Warren | UTT/13/1779/FUL | 03-Oct-13 | 45 | | | | | | | 22 | 23 | | | | | | | | | | | | | | PDL | 2 | |
| TAK3 | Takeley: Land adj Olivias, Dunmow Rd | UTT/12/5142/FUL | 14-Dec-12 | 6 | | | | | | 6 | | | | | | | | | | | | | | | | G | 1 | |
| TAK3 | Takeley: Land to the south of the B1256 between Olivias and New Cambridge House | | | 13 | | | | | | | | | 13 | | | | | | | | | | | | | | | 8 |
| TAK4 | Takeley: Priors Green | See Housing Supply Statement | | 64 | 98 | 162 | 76 | 14 | 6 | 6 | 6 | 8 | 4 | 4 | 4 | 4 | 4 | 4 | | | | | | | | | | 1 |
| TAK5 | Takeley: Brewers End Takeley | UTT/13/1393/OP | 23-Aug-13 | 100 | | | | | 25 | 37 | 38 | | | | | | | | | | | | | | | G | 3 | |
| TAK6 | Takeley: Chadhurst Takeley | UTT/13/1518/FUL | 12-Sep-13 | 12 | | | | | 12 | | | | | | | | | | | | | | | | | G | 2 | |
| TAK6 | Takeley: Priors Green Stansted Motel & 2 Hamilton Rd | UTT/0240/12/OP | 03-Sep-12 | 13 | | | | | 13 | | | | | | | | | | | | | | | | | PDL | 3 | |
| THA1 | Thaxted: Sampford Road | UTT/12/5754/FUL | 08-Feb-13 | 60 | | | | | 20 | 20 | 20 | | | | | | | | | | | | | | | G | 1 | |
| THA3 | Thaxted: Land East of Barnards Fields Thaxted | UTT/13/0108/OP | 07-Jun-13 | 8 | | | | | 8 | | | | | | | | | | | | | | | | | G | 3 | |
| THA3 | Thaxted: Wedow Road | UTT/1562/11/OP UTT/12/5970/DFO; UTT/13/1153/DFO ; UTT/13/3420 x 4 | 9 December 2011; 18 February 2013; 3 July 2013 : Feb 2014 | 59 | | | | 15 | 20 | 20 | 4 | | | | | | | | | | | | | | | G | 1 | |
| | Wendens Ambo: Mill House Royston Road | UTT/13/3474/P3JPA | 24 February 2014 | 6 | | | | | 6 | | | | | | | | | | | | | | | | | PDL | Prior Notification accepted | |
| | rural exception site completions | | | 0 | 14 | | | | | | | | | | | | | | | | | | | | | G | | |
| ANNUAL TOTALS | | | | | 521 | 540 | 390 | 377 | 422 | 837 | 1111 | 845 | 579 | 426 | 359 | 489 | 503 | 539 | 561 | 656 | 535 | 536 | 390 | 350 | | | | |