

APPENDIX 1

UTTLESFORD DISTRICT COUNCIL

HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY 1 April 2014

1200 1000 800 540 600 521 390 400 200 0 18/19 19/20 20121 21/22 16/17 **Actual Completions** Projected Completions (committed sites) ☐ Projected completions (proposed sites) Annual Requirement Annual Requirement+5%

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2031

Housing Trajectory

- 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		1 0	044 000	14				
Actual and estimated co	ompletioi	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 p	permission	n, resolu	ution to a	approve,	expired	permissi	ons			•		
(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



Table 3	
Total Dwelling completions w	ithin East of England Plan Period
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



Appendix 1 Trajectory Data 2011 - 20131

KEY TO STATUS

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

2. With planning permission (full or reserved matters covering whole site)

3. Outline with some reserved matters determined

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

YEAR								Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16	17		
Policy No.	Site	UTT Reference	Date of Permission	Capacity	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	PDL/G	Status
	Small sites(< 6 Units)				26	40	49																		G	
	Small sites (< 6 units)				59	22	19																		PDL	
	Windfall Allowance			850				50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50		
	Birchanger 300 Birchanger Lane	UTT/1527/09/DFO		0	9																				PDL	Built
CLA1	Clavering: Land rear of the Shop and Oxleys Close	13/0327/OP	13-Jan-14	13					13																G	3
CLA1	Clavering: Land to the rear of the shop and Oxleys Close	UTT/2251/11/FUL	22-Nov-13	14					14																G	2
CLA2	Clavering: Jubilee works	UTT/2149/11/OP	29 November 2012.	24						12	12														PDL	3
LS1	Elsenham: Land to the north east			2100									100	100	100	200	200	200	200	200	200	200	200	200		8
ELS3	Elsenham: Land west of Station Road	UTT/0142/12/OP	09-May-13	154					24	30	50	50													G	3
ELS3	Elsenham: Land west of Station Road Care Home	UTT/0142/12/OP	09-May-13	55								55													G	3
ELS4	Elsenham: Land west of Hall Road	UTT/13/0177/OP	19-Dec-13	130					40	45	45														G	3
ELS5	Elsenham: Land south Stansted Road	UTT/13/1790/OP	23-Dec-13	165						55	55	55													G	3
ELS6	Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/6116/FUL	07-Feb-14	10						10															PDL	2
ELS6	Elsenham: Hailes Wood	UTT/13/2917/FUL	Resolution to approve 12/1/14.	31							31														G	5
ELS6	Elsenham: Land at Alsa Leys	UTT/13/2836/FUL	12-Mar-14	6						6															G	2
LS6	Elsenham: The Orchard	UTT/1500/09/OP UTT/2166/11/DFO	OP = 25/11/2010 DFO = 10 August 2012	7			44	7																	G	1
F-GRE1	Felsted/Little Dunmow: Oakwood Park	See Housing Supply Statement		154					9											47	49	49				2/6
	Felsted: Lyndfields Bannister Green	UTT/0799/08		0		6																			PDL	Built
EL1	Felsted: Hartford End Brewery	UTT/2310/10/FUL	21-Feb-12	43									43												PDL	2



YEAR								Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16	17		
Policy No.	Site	UTT Reference	Date of Permission	Capacity	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	PDL/G	Status
FEL2	Felsted: Watchhouse Green Felsted	UTT/13/0989/OP	11-Jul-13	25				12	13																G	3
GreatCHE1	Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	Resolution to approve 9 April 2014	42							21	21													G/PDL	5
GreatCHE2	Great Chesterford: Land south of Stanley Road	UTT/12/5513/OP UTT/13/3444/DFO	12 July 2013; 13 February 2014	50					20	30															G	2
GreatCHE2	Great Chesterford: Land south of Stanley Road			10									10													8
	Great Dunmow 37-75 High St	UTT/1185/02/FUL		0	7																				PDL	Built
	Great Dunmow 39 Causeway and land r/o 37& 41-49 The Causeway	UTT/0601/08/Ful		0	7																				G	Built
	Great Dunmow Chequers Inn	UTT/1200/02/FUL		0	8																				PDL	
	Great Dunmow rosemary lane infants school	UTT/1006/10		0	31																				PDL	Built
	Great Dunmow Waldgrooms	UTT/0644/09/FUL		0	6																				PDL	Built
	Great Dunmow: Springfields	UTT/1412/09		0		25																			G	Built
GD1	Great Dunmow: west of Woodside way	UTT/13/2107/OP	Resolution to approve 12/2/14	790						50	50	50	60	60	60	60	60	60	60	60	60	60	40		G	5
GD1	Great Dunmow Policy Area 1 West of Woodside Way (part) x 60			0																						8
GD2	Great Dunmow: Land south of Stortford Road			400														50	50	100	100	100				8
GD4	Great Dunmow: Helena Romanes School Site			100																			50	50		8
GD5	Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	Resolution to approve 23/10/13	300						50	50	50	50	50	50	0									G	5
GD5	Great Dunmow: Land west of Chelmsford Road x 70 bed care home	UTT/13/1684/OP	Resolution to approve 23/10/13	70								70													G	5
GD6	Great Dunmow: Woodlands Park Sector 1-3	See Housing Supply Statement		842	24	23	22	25	25	25	25	25	25	25	25	25	89	75	101	99	76	77	50	50		1
GD6	Great Dunmow: Woodlands Park Sector 4	UTT/2507/11/OP. UTT/13/1663/DFO	2 August 2012; 31 October 2013	124					25	50	49														G	2
GD7	Great Dunmow: South of Ongar Road	UTT/1255/11/OP	12 July 2012;	100					25	25	50														G	3



YEAR								Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16	17		
Policy No.	Site	UTT Reference	Date of Permission	Capacity	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	PDL/G	Status
GD8	Great Dunmow: North of Ongar Road	UTT/1147/12/OP	23-Aug-12	73						33	40														G	3
GD9	Great Dunmow: Brick Kiln Farm	UTT/13/0847/OP UTT/14/0265/DFO	11/07/2013; 4 June 2014	65						30	35														G	3
GD10	Great Dunmow: Perkins Garage	UTT/12/5270/FUL	08-Oct-13	12							12														PDL	2
GD10	Great Dunmow: Barnet ton Court	UTT/1519/12/FUL	19-Apr-13	10						10															PDL	1
GD10	Great Dunmow: Former Council Offices, 46 High Street	UTT/2116/10		0		8	2																		PDL	Built
GD10	Great Dunmow: Land Adj Harmans Yard	UTT/0912/10/FUL	12-Jul-13	0			6																		PDL	Built
	Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11	29/07/2011	26				26																	PDL	1
	Hatfield Heath: Broomfield	UTT/12/5349/FUL	Oct-13	14				14																	G	1
	Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL	Nov-13	6				6																	PDL	1
HEN1	Henham Policy Area Blossom Hill			25									25													8
HEN2	Henham: land north of Chickney Road and west of Lodge Cottages	UTT/13/0909/OP. UTT/14/0065/FUL	resolution to approve 12/3/14	16							16														G	5
H-ROD1	High Roding: Meadow House Nursery	UTT/13/1767/FUL	07-Jan-14	30							15	15													PDL	2
L-ROD1	Leaden Roding: Holloway Crescent	UTT/1357/11		0		-18	8																		PDL	Built
Lt-DUN1	Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP	Resolution to approve 12/3/14	38							19	19													PDL	5
	Littlebury: Peggys Walk	UTT/1984/10		0	2	12																			PDL	Built
MAN1	Manuden: Site off the Street	UTT/0692/12/FUL	12-Feb-13	5			9	5																	G	1
	Newport: The Maltings Station Rd	UTT/1405/09		0		11																			PDL	Built
NEW1	Newport: Bury Water Lane/Whiteditch Lane	UTT/13/1769/OP	29-Nov-13	84							42	42													G	3
NEW2	Newport: Hillside and land to rear, Bury Water Lane Retirement village (40 retirement units; 120 extra care; 5 market houses) [5 respite care bungalows not included] Loss of 2 units	UTT/13/1817/OP	30-Oct-13	163								43	60	60											G	3



YEAR								Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16	17		
Policy No.	Site	UTT Reference	Date of Permission	Capacity	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	PDL/G	Status
NEW3	Newport: Land west of London Road by Primary School			70											20	50										8
NEW4	Newport: Carnation Nurseries	UTT/12/5198/OP	10-Oct-13	22							11	11													G/PDL	3
QUE1	Quendon: land r/o Foxley House	UTT/1359/12/OP & UTT/13/0027/OP	30-Aug-13	19							19														G	3
RAD1	Radwinter: Land north of Walden Road	UTT/13/3118/OP	28-Feb-14	35							15	20													G	3
	Saffron Walden Bell College Peaslands Road	UTT/0503/10		0	86																				PDL	Built
	Saffron Walden: Bell College South Road	UTT/0828/09		0	25	37																			PDL	Built
	Saffron Walden: Bell College South road (retirement flats)	UTT/1981/10		0		27																			PDL	Built
SAF1	Saffron Walden 1: Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Leisure Centre and west of Thaxted Road			600										50	50	100	100	100	100	100						8
SAF1	Saffron Walden 1:Land south of Radwinter Road	UTT/13/3467/OP	Resolution to grant 30 April 2014	200						50	50	50	50												G	5
SAF1	Saffron Walden: Land south of Radwinter Road for retirement village (60 bed care home; 12 extra care bungalows; 30 extra care apartments)	UTT/13/3467/OP	Resolution to grant 30 April 2014	102							60	12	30												PDL	5
SAF3	Saffron Walden: Former Willis and Gambier Site, Radwinter Road	UTT/13/3406/FUL	Resolution to approve 12/2/14	52						26	26														PDL	5
SAF3	Saffron Walden: Former Willis and Gambier Site, Radwinter Road Extra Care Home	UTT/13/1981/OP	resolution to approve 20 November 2013	60						60															PDL	5
SAF4	Saffron Walden: Lt Walden Road	UTT/1576/12/DFO	15-Nov-12	0			15																		G	Built
SAF6	Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP	Resolution to approve 30 April 2014	167							50	50	50	17											PDL	5
SAF7	Saffron Walden: 8-10 King Street	UTT/0280/12/REN of UTT/1733/08/FUL	21-Jun-12	8							8														PDL	2



YEAR								Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16	17		
Policy No.	Site	UTT Reference	Date of Permission	Capacity	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	PDL/G	Status
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



YEAR								Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16	17		
Policy No.	Site	UTT Reference	Date of Permission	Capacity	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	PDL/G	Status
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
ТАК3	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 ANNUAL TOTALS			0	14 521	540	390	377	422	837	1111	845	579	426	359	489	503	539	561	656	535	536	390	350	G	