

Committee: Uttlesford Planning Policy Working Group

Agenda Item

Date: 26 January 2015

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Title: 5-Year Land Supply Update

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Summary

1. This report updates members on the Council's 5 year supply of housing taking into account the Inspector's conclusions following the Local Plan Examination.

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.

None

Impact

- 5.

Communication/Consultation	Will be published 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. In June 2014 the Council published its Housing Trajectory and 5 year land supply statement which demonstrated that the Council had a 6.2 year supply of deliverable housing. This was based on a requirement of 523 dwellings per annum, plus a shortfall of 133 and an additional buffer of 5%.
7. In his conclusions dated 19 December 2014, the Local Plan Inspector concluded that 10,460 dwellings over the plan period did not represent the Council's Objectively Assessed Need. He considered that the demographically-modelled household projections required some upward adjustment to take into account market signals such as affordability. The Inspector made clear that the new Objectively Assessed Housing Need should be based on an update Strategic Housing Market Assessment (SHMA). In his view it would be appropriate to examine an overall increase of around 10% to about 580pa (11,600 over a 20 year period). Until the SHMA is concluded and discussions have taken place between the four authorities to ensure that the total needs the SHMA area are delivered, it is considered that the Inspector's figure of 580pa is a sound figure as the basis for calculating a 5 year supply.
8. In relation to other aspects of requirement and supply the Inspector makes the following comments at paragraph 3.7 of his conclusions.
 - The table at EX149 (housing Targets and Delivery) indicates that housing delivery performance over the past 13 years has not fallen significantly below appropriate targets for the years in question. The buffer discussed in the NPPF therefore does not need to be increased beyond the 'standard' 5%.
 - There is no local or contemporary evidence which would justify the application of a standard 'lapse rate' for outstanding residential planning permissions: -the Council's evidence on the windfall allowance (set out at H109) uses the stringent criteria of the Essex County Council definition and, at 50pa, is reliably based upon well-evidenced research and consistent with para 48 of the NPPF.
 - There is no requirement, as some have urged, to add to the OAN to cater for any 'backlog' calculated against years preceding the 2011 base-year of the plan (see Zurich Assurance Ltd v Winchester City Council & South Downs National Park Authority [2014] EWHC 758 Admin).
 - The Council's housing trajectory (H108) provides a generally sound view of the years during which deliverable/developable land can be brought forward over the plan period, while the high level of potential completions shown in years 3-5 reflects a generally healthy current land-supply situation, with deliverable sites of various sizes controlled by a wide range of house-builders across a good range of locations. Indeed, the controllers of some sites took a more optimistic view of potential delivery than H108. If the out-turn in delivery during years 3-5 were to prove slower than indicated in H108 the evidence does not

suggest that this would be due to constraints in-built within the plan (eg unresolvable infrastructure issues or the over-dominance of allocated sites by a small number of house-building companies). It is also notable that the situation reflected in H108 does not rely upon completions on the land north-east of Elsenham during the 5-year period.

9. In relation to the supply of deliverable sites, since the 1 April 2014 a number of permissions which had a resolution to grant subject to signing of a S106 have now had the decision notice issued; and a number of outline permissions are now the subject of detailed applications. This all reinforces the view that these sites are deliverable. The table appended to this report lists the supply of deliverable sites.
10. The following sites which in April 2014 were considered developable in years 6 onwards have since been granted planning permission or a resolution to grant planning permission and therefore likely to be delivered earlier than anticipated.

Policy	UTT Reference	Decision Date	Capacity
F-GRE1	UTT/14/0005/OP	12-09-14	98
GtCHE2	UTT/14/0425/OP	16-10-14	14 (increase of 4)
HEN1	UTT/14/2655/FUL	Resolution to Grant 10-12-14	21 (decrease of 4)
STE1	UTT/14/1069/OP	Resolution to Grant 17-9-14	30 (increase of 20)
TAK3	UTT/14/0122/FUL	15-9-14	14 (increase of 1)

11. Furthermore, since 1 April 2014 a number of windfall sites have been granted planning permission. As well as small sites of 5 or less dwellings (which are not listed below) the following larger sites have been permitted. All the sites will contribute to the 250 windfall sites to be delivered within the 5 year period.

UTT reference number	Development Address	Development Description	Capacity
UTT/14/0733/P3JP A	The Mill Royston Road Wendens Ambo	Prior notification of change from offices to 14 dwellings	14
UTT/13/1170/OP	Land Off Wedow Road, Thaxted,	Erection of up to 47 dwellings (allowed on appeal)	47
UTT/14/0787/OP	Land rear of Canada Cottages Stortford Road Great Dunmow	Outline application, with all matters reserved except access, to demolish all buildings on site, extinguish use and erect 7 no. dwellings	7

UTT/14/2514/FUL	Garage site at Catons Lane Saffron Walden	The demolition of existing garages (40 No.) and erection of 6 residential units. UDC APPLICATION	6
UTT/14/0779/FUL	Windmill Works Aythorpe Roding	Demolition of existing buildings and redevelopment of site to provide 11 residential units	11
The following windfall sites have a resolution to grant planning permission subject to the signing of a S106			
UTT/14/1688/FUL	Land east of Mill Road, Wimbish	Affordable Housing Development consisting of 11 dwellings, 3 of which to be "open market".	11
UTT/14/2003/FUL	Moores Garage, Thaxted Road, Saffron Walden	Demolition of existing buildings erection of mixed use building for flats, shops and office use	10

12. The following table sets out an updated 5 year land supply using the revised target of 580pa. It shows that the Council can demonstrate 5.4 years supply of deliverable sites.

Table 1		
Calculation of 5 year housing supply		
Annual Target	AT	580
Target years 1 - 5	AT x 5	2900
Shortfall 11/12 – 13/14	(3xAT) -1451	289
Target plus shortfall		3189
5% of target plus shortfall		159
Overall target	T+	3348
Supply	S	3592
% of target available on deliverable sites	$(S/T+) \times 100$	107
Supply in years	$S/(T+ /5)$	5.4
Deficit/Surplus	S-(T+)	244

13. The next Housing Trajectory and 5 Year Land Supply Statement will be published in June 2015 when the Council has information on the number of dwellings permitted and completed during 2014/15.

Risk Analysis

14.

Risk	Likelihood	Impact	Mitigating actions
That Councillors have insufficient information to make an informed decision on planning applications	1. Low likelihood of un-informed decisions being made due to information and advice made available	2. High impact on Local Plan process if unsound decisions made	Annual assessments and 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.

Deliverable Sites Contributing to 5-year supply of housing

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
	Windfall Allowance			50	50	50	50	50
CLA1	Clavering: Land south of Oxleys Close	UTT/13/0327/OP	13/01/14		13			
CLA1	Clavering: Land to the rear of the shop and Oxleys Close	UTT/2251/11/FUL	22/11/13		14			
CLA2	Clavering: Jubilee works	UTT/2149/11/OP UTT/13/3357/DFO	29/11/12 12/03/14			12	12	
ELS3	Elsenham: Land west of Station Road	UTT/0142/12/OP UTT/14/3279/DFO	09/05/13 Decision pending		24	30	50	50
ELS3	Elsenham: Land west of Station Road Care Home	UTT/0142/12/OP	09/05/13					55
ELS4	Elsenham: Land west of Hall Road	UTT/13/0177/OP UTT/14/0721/DFO	19/12/13 Decision pending		40	45	45	
ELS5	Elsenham: Land south Stansted Road	UTT/13/1790/OP UTT/14/3513/DFO	23/12/13 Decision pending			55	55	55
ELS6	Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/6116/FUL	07/02/14			10		
ELS6	Elsenham: Hailes Wood	UTT/13/2917/FUL	23/07/14				31	
ELS6	Elsenham: Land at Alsa Leys	UTT/13/2836/FUL	12/03/14			6		
ELS6	Elsenham: The Orchard	UTT/1500/09/OP UTT/2166/11/DFO	25/11/10 10/08/12	7				

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
F-GRE1	Felsted/Little Dunmow: Oakwood Pk	See Housing Supply Statement			9			
FEL2	Felsted: Watchhouse Grn Felsted	UTT/13/0989/OP UTT/14/2591/DFO	11/07/13 Decision pending	12	13			
GtCHE1	Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	8/12/14				21	21
GtCHE2	Great Chesterford: Land south of Stanley Road	UTT/12/5513/OP UTT/13/3444/DFO	12/07/13 13/02/14		20	30		
GD1	Great Dunmow: west of Woodside Way	UTT/13/2107/OP	Resolution to approve 12/2/14			50	50	50
GD5	Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	03 November 2014			50	50	50
GD5	Great Dunmow: Land west of Chelmsford Road x 70 bed care home	UTT/13/1684/OP	03 November 2014					70
GD6	Gt Dunmow:Woodlands Pk Sector 1-3	See Housing Supply Statement		25	25	25	25	25
GD6	Gt Dunmow: Woodlands Park Sector 4	UTT/2507/11/OP. UTT/13/1663/DFO	02/08/12 31/10/13		25	50	49	
GD7	Gt Dunmow: South of Ongar Road	UTT/1255/11/OP	12/07/12		25	25	50	
GD8	Gt Dunmow: North of Ongar Road	UTT/1147/12/OP	23/08/12			33	40	

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
GD9	Gt Dunmow:Brick Kiln Farm	UTT/13/0847/OP UTT/14/0265/DFO	11/07/13; 04/0614			30	35	
GD10	Gt Dunmow: Perkins Garage	UTT/12/5270/FUL	08/10/13				12	
GD10	Gt Dunmow: Barnetston Court	UTT/1519/12/FUL	19/04/13			10		
	Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11/FUL	29/07/11	26				
	Hatfield Heath: Broomfield	UTT/12/5349/FUL	01/10/13	14				
	Hatfield Heath: The Stag Inn,	UTT/13/2387/FUL	01/11/13	6				
HEN2	Henham: land north of Chickney Road and west of Lodge Cottages	UTT/14/0065/FUL	15/05/14				16	
H-ROD1	High Roding: Meadow House Nursery	UTT/13/1767/FUL	07/01/14				15	15
Lt-DUN1	Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP UTT/14/3675/DFO	27/10/14 Decision pending				19	19
MAN1	Manuden: Site off the Street	UTT/0692/12/FUL	12/02/13	5				
NEW1	Newport: Bury Water Lane/Whiteditch Lane	UTT/13/1769/OP	29/11/13				42	42

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
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 UTT/14/2900/DFO to UTT/14/2904/DFO (5 market houses)	30/10/13 18/12/14					43
NEW4	Newport: Carnation Nurseries	UTT/12/5198/OP UTT/14/3506/DFO	10/10/13 Decision Pending				11	11
QUE1	Quendon: land r/o Foxley House	UTT/1359/12/OP UTT/13/0027/OP UTT/14/3662/FUL	30/08/13 Decision Pending				19	
RAD1	Radwinter: Land north of Walden Road	UTT/13/3118/OP	28/02/14				15	20
SAF1	Saffron Walden 1: Land south of Radwinter Road	UTT/13/3467/OP	Resolution to grant 30 April 2014			50	50	50
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				60	12
SAF3	Saffron Walden: Former Willis and Gambier Site, Radwinter Road	UTT/13/3406/FUL	25/07/14			26	26	

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
SAF3	Saffron Walden: Former Willis and Gambier Site, Radwinter Road Extra Care Home	UTT/13/1981/OP UTT/14/3182/FUL	25/07/14 Decision pending			60		
SAF6	Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP	26/11/14				50	50
SAF7	S Walden: 8-10 King Street	UTT/0280/12/REN of UTT/1733/08/FUL	21/06/12				8	
SAF7	S Walden: Ashdon Road	UTT/1572/12/DFO	21/11/12	68	40			
SAF7	S Walden: Friends School	UTT/0188/10/FUL	31/03/11	7				
SAF7	S Walden: Goddards Yard	UTT/13/0669/FUL	21/06/13		14			
SAF7	S Walden: Land to the West of Debden Road (Tudor Works)	UTT/1252/12/OP UTT/14/0356/DFO	21/11/12 24/07/14			24		
SAF7	S Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes)	UTT/12/5226/FUL	04/01/13	31				
SAF7	S Walden: Thaxted Rd (Kiln Court)	UTT/13/1937/OP	11/10/13				26	26
SM1	S Mountfitchet: lotus garage 2 Lower Street	UTT/1522/12/FUL	07/01/13			14		

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
SM2	S Mountfitchet: Rochford Nurseries	See Housing Supply Statement		35				
SM3	Stansted : Land at Walpole Farm	UTT/13/1618/OP	01/04/14			50	50	60
SM4	Stansted: Land at Elms Farm	UTT/13/1959/OP UTT/14/2133/DFO	17/01/14 18/12/14				25	26
SM5	S Mountfitchet: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2	UTT/13/0749/FUL	06/06/13	2				
	Stansted: Braefield Engineering High Lane : Care home	UTT/0310/12/FUL	28/06/12	60				
TAK1	Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields	UTT/1335/12/FUL	24/09/13			13	14	14
TAK2	Takeley 3: North View and 3 The Warren	UTT/13/1779/FUL	03/10/13				22	23
TAK3 (part)	Takeley: Land adj Olivias, Dunmow Rd	UTT/12/5142/FUL	14/12/12			6		
TAK4	Takeley: Priors Green	See Housing Supply Statement		14	6	6	6	8
TAK5	Takeley: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO	23/08/13 Decision Pending		25	37	38	

Policy No.	Site	UTT Reference	Date of Permission	YR1 14/15	YR2 15/16	YR3 16/17	YR4 17/18	YR5 18/19
TAK6	Takeley: Chadhurst Takeley	UTT/13/1518/FUL	12/09/13		12			
TAK6	Takeley: Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL	03/09/12 29/10/14		13			
THA1	Thaxted: Sampford Road	UTT/12/5754/FUL	08/02/13		20	20	20	
THA3	Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO	07/06/13 17/10/14		8			
THA3	Thaxted: Wedow Road	UTT/1562/11/OP UTT/12/5970/DFO UTT/13/1153/DFO UTT/13/3420/OP x 4	09/12/11 18/02/13 3/07/13 17/01/14	15	20	20	4	
	Wendens Ambo: Mill House Royston Road	UTT/13/3474/P3JPA	24 February 2014		6			
	All sites			377	422	837	1111	845