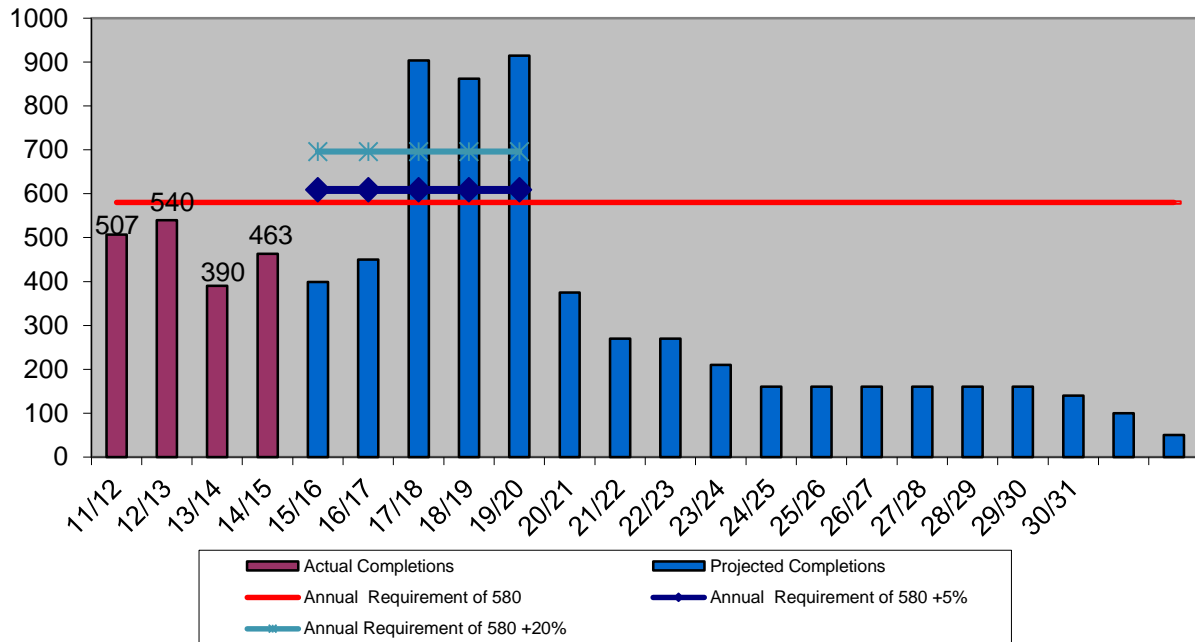


UTTLESFORD DISTRICT COUNCIL
HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY
1 April 2015

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2033



Introduction

1. 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.
2. The purpose of this paper is to set out the Council's 5 year housing supply and an indicative trajectory of housing delivery during the plan period. The 5 year period covers the period 2015/16 to 2019/20.
3. The 5-year land supply data uses a base date of 31 March 2015 and only uses known data i.e. actual completions and actual planning permissions.

Housing Need

4. 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 August 2016 and adopted in 2017. The Council is currently undertaking a call for sites and an assessment of its objectively assessed need. In the meantime, the Council need to refer to the advice of the PPG and its own

demographic work and reference can be made to the conclusions of the Inspector who considered the Local Plan submitted in 2014 and subsequently withdrawn.

5. 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.
6. The Council has made an initial consideration of DCLG's recently published 2012-based household projections. Between 2012 and 2037 the projections estimate a total increase of 12,054 households which equates to an average annual increase of 482 households¹ which equates to 506 dwellings per year². An uplift to take into account market signals would need to be applied to this figure. If the same approach taken by the Local Plan inspector (i.e. plus 10%) is applied this would increase to 557 dwellings per annum.
7. In his conclusions, dated 19 December 2014, the Local Plan Inspector considered that the demographically modelled household projections required some upward adjustment to take into account market signals such as affordability. In his view it would be appropriate to examine an overall increase of around 10% to about 580 dwelling per annum. In a recent appeal decision (APP/C1570/A/14/2223280) the inspector considered that the figure of 580 is representative of the objectively assessed housing needs in the District at the present time and afforded it significant weight.
8. In relation to other aspects of housing requirement the Local Plan Inspector made the following comments
 - a. That housing delivery performance over the last 13 years has not fallen significantly below appropriate targets for the years in question and therefore the buffer does not need to be increased beyond the standard 5%. However, in the recent appeal decision (APP/C1570/A/14/2223280) the Inspector found the requirement for a 20% buffer. The Council is awaiting decisions on a number of other appeals which will hopefully clarify the position.
 - b. There is no local or contemporary evidence which would justify the application of a standard 'lapse rate; for outstanding residential planning permissions.
 - c. There is no requirement to add to the Objectively Assessed Need to cater for any 'backlog' calculated against years preceding the 2011 base- year.
9. It is therefore considered that it would be prudent to consider a range of housing requirements ranging from the most recent official Household Projections to the Inspector's conclusions.

		+ 5% buffer	+ 20% buffer
Requirement A based on Inspector's conclusions (December 2014)	580	609	696
Requirement B based on 2012 based Household projections plus 10% (published Feb/Mar 2015)	557	585	668

¹ DCLG live tables on household projections: Table 425 Total change, average change and percentage change in household projections for local authority districts, England 2012-2037

² To convert number of households to the number of dwellings one applies the conversion factor of 0.953 (based on figures from the 2011 census of households divided by dwellings).

Housing Supply

10. In relation to supply of housing, the Local Plan Inspector concluded that the windfall allowance of 50dpa is reliably based upon well-evidenced research and consistent with the NPPF.
11. He considered that the housing trajectory at the time of the examination reflects a generally healthy land supply with deliverable sites of various sizes controlled by a wide range of house-builders across a good range of locations. The housing supply has now been rolled forward a year and updated with completions and new planning permissions.
12. Appendix 1 lists, in order by Parish, all the sites which are considered to provide housing during the period up to 2033. 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. The current trajectory does not include any sites in categories 7 to 9.
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
13. Tables 1 to 3 below sets out the actual and estimated completions for each year during the plan period.

Table 1 Actual completion rate since 2011					
Year	11/12	12/13	13/14	14/15	total
completions	521	540	390	463	1914

Table 2 Estimated completion rate for 5 year period						
Year	15/16	16/17	17/18	18/19	19/20	Total
	Yr1	Yr 2	Yr 3	Yr 4	Yr 5	
estimated completions years 1-5	399	450	904	862	915	3530

Table 3 Estimated completion rate for years 6 to 18													
Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
	6	7	8	9	10	11	12	13	14	15	16	17	18
Estimated completions	375	270	270	210	160	160	160	160	160	160	140	100	50

14. As set out in Table 4 the Council's overall target over the next 5 year period is estimated to range between 3254 and 3967 dwellings which includes making up the shortfall of dwellings and the buffer of 5% or 20%.

15. The Council estimates that 3530 dwellings will be delivered over the next 5 years which provides the District with 5.4 – 4.4 years of supply depending on the housing target and whether a 5% or 20% buffer is applied.

Table 4 Calculation of 5 year housing supply		Requirement A (Inspector's conclusions)		Requirement B (2012-based household projections)	
Annual Target	AT	580		557	
Target years 1 – 5	AT x 5	2900		2785	
Shortfall	(ATx4) minus completions since 11/12	406		314	
Target plus shortfall		3306		3099	
5% of target plus shortfall		165	-	155	-
20% of target plus shortfall		-	661	-	620
Overall target	T+	3471	3967	3254	3719
Supply	S	3530	3530	3530	3530
% of target available on deliverable sites	(S/T+)x100	102%	89%	108%	95%
Supply in years	S/(T+ /5)	5.1	4.4	5.4	4.7
Deficit/Surplus	S-(T+)	+59	-437	276	-189



Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Takeley: Chadhurst Takeley	UTT/13/1518/FUL	12-Sep-13	13					12																		2
Takeley: North View and 3 The Warren	UTT/13/1779/FUL	03-Oct-13	46				-1	22	23																	1
Takeley: Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL	Sep-14	15							15																2
Thaxted: Wedow Road	UTT/1562/11/OP UTT/12/5970/DFO; UTT/13/3420/OP x 4	9 December 2011; 18 February 2013; Feb 2014	59				30	25		4																1
Thaxted: Land off Wedow Road	UTT/13/1170/OP	May-14	47							15	15	17														3
Thaxted: Sampford Road	UTT/12/5754/FUL	08-Feb-13	60				23	18	19																	1
Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO	07/06/2013 15 October 2014	8					8																		1
Thaxted: Artington, Orange Street	UTT/13/1678/FUL	Aug-13	6						6																	2
Wendens Ambo: Mill House Royston Road	UTT/13/3474/P3JPA	24 February 2014	6						6																	2
Wendens Ambo: The Mill, Royston Road	UTT/14/3091/P3JPA	Dec-14	16				2	14																		1
Wimbish: Land at Mill Road	UTT/14/1688/FUL	Mar-15	11						11																	2

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