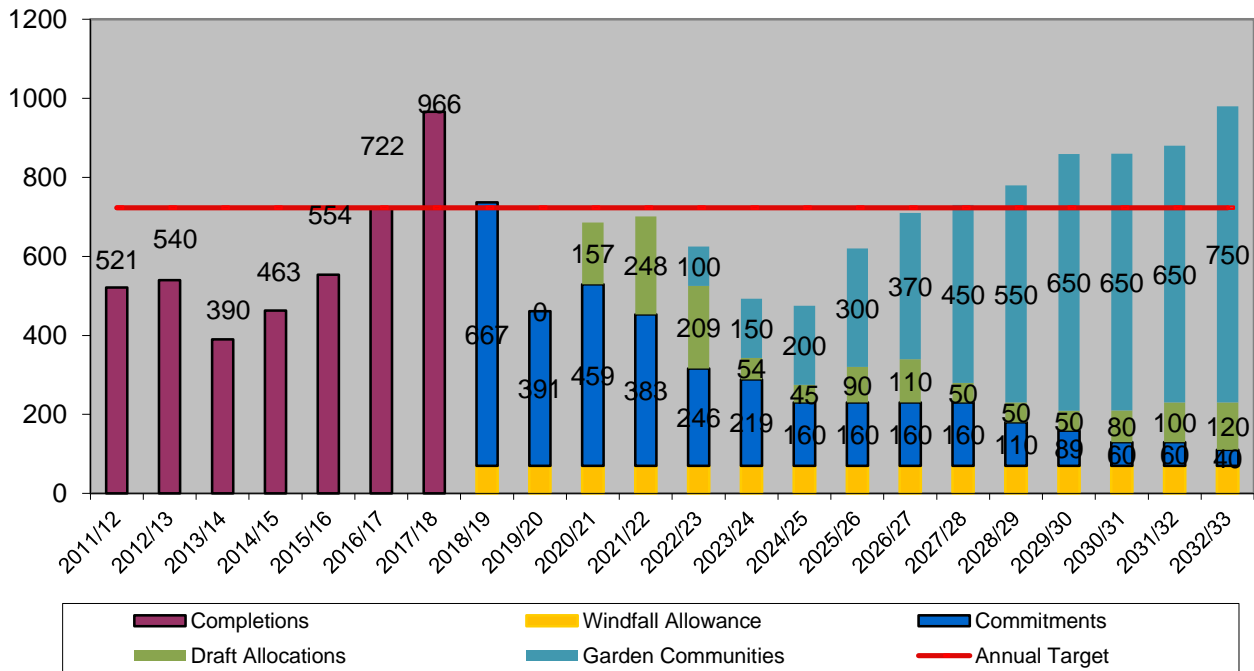




UTTLESFORD DISTRICT COUNCIL

**HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY STATEMENT
1 April 2018**

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2033



Introduction

1. The purpose of this Statement is to set out the Council’s 5 year housing supply and an indicative trajectory of housing delivery during the plan period for the purposes of decision-making. The 5 year period covers the period 2018/19 to 2022/23.
2. The 5-year land supply data uses a base date of 31 March 2018 and only uses known data i.e. actual completions, permission and allocation in the Regulation 19 Pre-Submission Local Plan (2018).
3. Paragraph 73 of the National Planning Policy Framework 2018 (NPPF 2018) 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) where there has been significant under delivery of housing of the previous 3 years, to provide a realistic prospect of achieving the planned supply.



- Paragraph 74 of the NPPF 2018 sets out the circumstances a 5-year land supply can be demonstrated, with the appropriate buffer, these are either through a recently adopted plan, or in a subsequent annual position statement.

Housing Need

- The Council's adopted Local Plan 2005 pre-dates the National Planning Policy Framework (NPPF) and a new Local Plan reflecting the NPPF 2012 is being prepared. This Framework applies to Plans being submitted prior to 24 January 2019 and it is the Council's intention to submit the Local Plan in January before this date.
- Paragraph 214 Annex 1: Implementation of the NPPF 2018 states that policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of publication. This includes the use of the standard methodology for calculating housing supply as set out in Planning Practice Guidance on Housing and economic development needs assessments. The new methodology is based on the government's official household formation projections, adjusted to reflect local housing affordability and then subject to a 40% cap on any increase above projected household growth or current local plan annual requirements. Appendix 1 to this report sets out the calculation of minimum annual local housing need for Uttlesford using the standard methodology.
- The standard methodology identifies a housing need of 632.8 dwellings per annum. This is slightly lower than the Interim SHMA 2016 of 641 dwellings per annum and higher than the SHMA 2017 of 606 dwellings per annum.
- NPPF 2018 Paragraph 73(a) states that an additional buffer of 5% is required and paragraph (c) states that a buffer of 20% is required where there has been significant under delivery of housing over the previous three years. Table 1 below shows that over the last 3 years there has been an oversupply of dwellings whether based on the housing need calculated by the standard methodology or the SHMA. The Council therefore considers it is appropriate to apply a 5% buffer.

Table 1: Delivery over last 3 years

Year	Delivery	Target based SHMA / standard methodology	Target based on standard methodology
2015/2016	554	568 ¹	632.8
2016/2017	722	641 ²	632.8
2017/2018	966	723 ³	632.8
TOTAL	2242	1932	1898.4
Over Supply		+310	+343.6

Housing Supply

- Appendix 2 lists, all the sites which are considered to provide housing during the period up to 2033. There are 9 categories of site and Appendix 2 lists the sites with planning permission first followed by the draft allocations in the Regulation 19 Pre-submission

¹ SHMA September 2015

² SHMA Interim update August 2016

³ Standard methodology



Local Plan (June 2018) split into sites in the towns and villages followed by the Garden Communities.

10. It also includes an allowance for windfall sites of 70 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. The evidence for this allowance is set out in the Housing Supply Windfall Allowance (UDC, 2017) paper available on the [website](#).
11. Appendix 2 includes 10 large sites which have not been identified through the SLAA nor are they identified in the Pre-submission Local Plan 2018 and are therefore technically windfall sites. They are identified by the word “windfall” in the SLAA Reference column. In total these sites will provide 66 dwellings net. Nine of these sites were permitted in the year 2017/18. Two of these sites are for 10 or more dwellings and would be identified in the Local Plan.
12. There is currently outstanding planning permission for 275 dwellings on windfall sites (sites for 5 or less dwellings which are not garden land). The Housing Supply Windfall Allowance paper demonstrates that 63% of windfall sites are built and the majority of completions take place in the second and third year following consent. It can therefore be estimated that of the 275 dwellings 173 dwellings will be completed over the next 3 years. In addition there will be new windfall sites permitted which will be delivered during that time. The trajectory includes an allowance of 210 dwellings over the next 3 years. It is therefore considered that the windfall allowance covers these small sites and the Council is justified in identify the 10 large sites in the trajectory.
13. The 9 categories are
 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
14. Tables 2 to 4 below sets out the actual and estimated completions for each year during the plan period. The tables show estimated completions with and without the draft allocations.

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	total
completions	521	540	390	463	554	722	966	4156



Table 3 Estimated completion rate for 5-year period

Year	18/19	19/20	20/21	21/22	22/23	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
estimated completions years 1-5 (sites with planning permission + windfall allowance)	737	461	529	453	316	2496
estimated completions years 1-5 (sites with planning permission + windfall allowance + draft allocations)	737	461	686	701	625	3210

Table 4 Estimated completion rate for years 6 to 18

Year	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
Estimated completions (sites with planning permission + windfall allowance)	289	230	230	230	230	180	159	130	130	110
estimated completions (sites with planning permission + windfall allowance + draft allocations)	493	475	620	710	730	780	859	860	880	980



Calculation of 5 year housing land supply

15. Table 5 shows the calculation of the 5 year housing land supply. It is based on the target of 632.8 dwellings per annum calculated by the standard methodology as set out in Appendix 1. It applies a 5% buffer, as justified in paragraph 7 above, of 171.88 dwellings. It includes making up the shortfall since 2011 of 905.70 dwellings within the first 5 years (the Sedgefield Methodology).
16. The Council's overall target over the next 5 year period is 4747 dwellings.
17. The Council estimates that from sites with planning permission and windfall sites 2496 dwellings will be delivered over the next 5 years which provides the District with 2.63 years of supply.
18. If the draft allocations are included in the supply the Council estimates that 3210 dwellings will be delivered over the next 5 years which provides the District with 3.38 years of supply.

Table 5 Calculation of 5 year housing supply		Supply from sites with planning permission+ windfall allowance only	Supply from sites with Planning permission, windfall allowance and sites with draft allocation
Annual Target	AT	632.8	632.8
Target years 1 – 5	AT x 5	3164	3164
Shortfall	(ATx7) – completions since 11/12	273.6	273.6
Target plus shortfall		3437.6	3437.6
5% of target plus shortfall		171.88	171.88
Overall target	T+	3609.48	3609.48
Supply	S	2496	3210
% of target available on deliverable sites	(S/T+)x100	69.15	88.93
Supply in years	S/(T+ /5)	3.46	4.45
Deficit/Surplus	S-(T+)	-1113.48	-399.48



19. Appendix 3 of the Regulation 19 Pre-Submission Local Plan showed a 5 year land supply of 5.98 years as at April 2017. It was calculated using the 'Liverpool methodology' which spread any backlog from previous years throughout the plan period. The reason for this was that the development strategy plans to deliver a significant amount of housing in the new Garden Communities. These have a longer lead-in time which means that they do not deliver early in the plan period, but once they start delivering, they will provide significant levels of housing throughout the rest of the plan period, and beyond.
20. Furthermore the trajectory is 'stepped' to reflect the higher delivery in the later years once the garden communities start to see housing completions. The annual requirement is stepped from 568 dwellings a year from 2011/12 to 2021/22 up to 704 dwellings a year from 2022/23 to the end of the plan period.
21. Table 6 below calculates the 5 year land supply as at April 2018 using the methodology used in the Local Plan and demonstrates a 5 year supply of houses.

Table 6 Calculation of 5 year housing supply		Supply from sites with Planning permission, windfall allowance and sites with draft allocation
Target – years 2018/19 – 2022/23	$(4 \times 568) + (1 \times 704)$	2976
Shortfall years 2011/12 – 2016/12	$(568 \times 7) - (521+540+390+463+554+722+966)$	+180 surplus
As there is no shortfall the target remains at -		2976
Adding in 5% of target – Final Target	2976×1.05	3125
Supply – years 2018/19 – 2022/23	$737+461+686+701+625$	3210
% of target available of deliverable sites	$100 \times (3210 / 3125)$	103
Supply in years	$5 \times (3210 / 3125)$	5.1



**Appendix 1:
Calculation of minimum local housing need using the standard method.**

The methodology is set in the Planning Practice Guidance on [Housing and economic development needs assessments](#).

Step 1 – Setting the baseline

Set the baseline using national [household growth projections](#), for the area of the local authority. Taking the most recent projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being the first year).

Number of households 2018	34,920
Number of households 2028	39,440
Household growth 2018-2028	4,520
Average annual household growth	452 per year
Source: 2016-based Live Tables on household projections: Table 406: Household projections by District, England, 2001 - 2041	

Step 2 – An adjustment to take account of affordability

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level, should be used.

For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

Uttlesford's most recent median workplace based affordability ratio		13.37
Adjustment factor	$((13.37 - 4)/4) \times 0.25 =$	0.585625
Minimum annual local housing need figure	$(1 + 0.585625) \times 452 =$	716.70

Step 3 – Capping the level of any increase

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.



Where these policies were adopted within the last five years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the five year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

Average annual housing requirement in the existing relevant policies		374
Average annual household growth over ten years	as per step 1	452
The minimum annual local housing need figure	as per step 2	716.70
The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth	$452 + (40\% \times 452) = 452 + 180.8$	632.8
Average annual household requirement		632.8
This equates to a housing requirement over 22 years		13,921.6



Appendix 2 Trajectory Data 2011 - 2033

- KEY TO STATUS
1. under Construction
 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
 9. Draft allocations

Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	YR1 2018/19	YR2 2019/20	YR3 2020/21	YR4 2021/22	Yr5 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2018	PDL/G
COMPLETIONS AND EXISTING COMMITMENTS (AT APRIL 2017)																																
Small sites (< 6 Units) with PP								99	62	68	70	114	127	127																		
Aythorpe Roding: Windmill Works	UTT/14/0779			Nov-14	11							11																	Built	0	PDL	
Birchanger 300 Birchanger Lane	UTT/1527/09/DFO			built	9		300 Birchanger Lane	9																					Built	0	PDL	
Broxted: Whitehall Hotel, Church End	UTT/16/3549/FUL		windfall	24-Apr-17	10		Whitehall Hotel, Church End, Broxted, Dunmow, Essex, CM6 2BZ								10														1	10	PDL	
Clavering: Jubilee works	UTT/13/3357/DFO			26-Sep-14	23		Jubilee Works Stickling Green Clavering Essex CB11 4WA				2	21																	Built	0	PDL	
Clavering: Land to the rear of the shop and Oxleys Close	UTT/2251/11/FUL			07-Aug-12	14		Land Rear Of Oxley Close Clavering CB11 4PB					14																	Built	0	G	
Elsenham: Elsenham Nurseries, Stansted Road	UTT/14/2991/OP UTT/17/0335/DFO UTT/18/0024/FUL	ELSE4		02-Dec-15 06-Jul-17 12-Mar-18	40 4	2	Elsenham Nurseries Stansted Road Elsenham CM22 6LJ								21	21													1	42	G	
Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/6116/FUL	ELSE4		07-Feb-14	10		The Old Goods Yard Old Mead Lane Elsenham CM22 6JL							10															Built	0	PDL	
Elsenham: Hailes Wood	UTT/13/2917/FUL UTT/15/1121/FUL			01-Jul-14 8 Dec 2015	32 3		Land Adj Hailes Wood Elsenham CM22 6DQ					9	25																Built	0	G	
Elsenham: Land at Alsa Leys	UTT/13/2836/FUL			12-Mar-14	6		Land At Alsa Leys Alsa Leys Elsenham CM22 6JS						6																Built	0	G	
Elsenham: Land north Stansted Road	UTT/14/3279/DFO	ELSE4		01-May-15	155		Land north of Stansted Road Elsenham (CM22 6DL??)					-1	34	121															built	0	G	
Elsenham: Land north of Leigh Drive	UTT/15/3090/OP UTT/17/2542/DFO	ELSE3	02Els15	14-Nov-16 22-Dec-17	20		Land North Of Leigh Drive Elsenham								20														3	20	G	
Elsenham: Land south Stansted Road	UTT/13/1790/OP UTT/15/2632/DFO	ELSE4		23-Dec-13 05-Feb-16	165		Land South Of Stansted Road Elsenham						49	81	35														1	35	G	
Elsenham: The Orchard	UTT/1500/09/OP UTT/2166/11/DFO			25/11/2010 10 August 2012	51		The Orchard Station Road Elsenham CM22 6LG			44	7																		Built	0	G	



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Felsted: Former Ridleys Brewery, Hartford End	UTT/16/2149/FUL	FEL3		13-Jan-17	22		Former Ridleys Brewery Mill Lane Hartford End Essex CM3 1JZ						1	21																Built	0	PDL
Felsted: Land East of Braintree Road	UTT/14/2591/DFO			01-Dec-14	25		Land East Of Braintree Road Braintree Road Felsted (CM6 2EF??)						25																	Built	0	G
Felsted: Gransmore Meadow, Chelmsford Road	UTT/17/0034/FUL		12Fel15	10-Oct-17	9		Gransmore Meadow Chelmsford Road Felsted										9													2	9	G
Felsted: Lyndfields Bannister Green	UTT/0799/08/FUL			Built	7	1	Lyndfields Bannister Green Felsted CM6 3NH		6																					Built	0	PDL
Fritch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL			Jul-13	9		Fritch Green					9																		Built	0	PDL
Fritch Green: Land off Tanton Road	UTT/15/2089/DFO	FL11		Dec-15	98		Land Off Tanton Road Fritch Green Dunmow Essex						51	47																Built	0	G
Fritch Green: Village Centre, Land at Webb Road and Hallett Road	UTT/14/3357/FUL	FL11		15-Oct-15	25		Land At Webb Road And Hallett Road Fritch Green Essex							25																built	0	PDL
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL			20-Oct-15	7		Canfield Nursery Bullocks Lane Takeley CM22 6TA								7															1	7	G
Great Chesterford: Land south of Stanley Road	UTT/12/5513/OP UTT/13/3444/DFO			12 July 2013; 13 February 2014	50		Land South Of Stanley Road And Four Acres Great Chesterford				41	9																		Built	0	G
Great Chesterford: Land at Thorpe Lea, Walden Road	UTT/15/2310/OP UTT/17/0712/DFO	GtCHE2	05GtChe15	13-Jun-16 17-Jul-17	31	2	Land At Thorpe Lea Walden Road Great Chesterford Essex CB10 1PS							-2	16	15														1	31	G
Great Chesterford: land north of Bartholomew Close	UTT/14/0425/OP UTT/17/2745/DFO	GtCHE1		01-Oct-14 12-Dec17	11		Land North Of Bartholomew Close Great Chesterford CB10 1QA										11													2	11	G
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	GtCH2		Dec-14	42		New World Timber Frame/Gravelden e Nurseries London Road							7	35															1	35	G/PDL
Great Dunmow: Canada Cottages	UTT/14/0787/OP			Sep-14	7		Ld R/o Canada Cottages, Stortford Rd, Gt Dunmow, CM6 1DA									7														3	7	PDL
Great Dunmow: Kings Head, North Street	UTT/15/1544/FUL			Jul-15	6		Kings Head North Street Dunmow CM6 1BA									6														1	6	PDL



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Great Dunmow: Land adjacent Tower House, St Edmunds Lane	UTT/15/2425/FUL			Oct-15	7		Land Adj To Tower House St Edmunds Lane Great Dunmow CM6 3BA						6	1																Built	0	G	
Great Dunmow: Land East of St Edmunds Lane	UTT/14/0472/OP (UTT/17/3623/DFO)	GtDUN7		15-May-15 (11-May-18)	22		Land east of St Edmunds Lane, Great Dunmow								2	5	5	5	5											3	22	G	
Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	GtDUN8		04-Nov-14	370		Land At Smiths Farm Chelmsford Road Great Dunmow Essex (West of Chelmsford Road) (CM6 1JA??)										20	50	50	50	50	50	50	50						1	370	G	
Great Dunmow: Melville House, High Street	UTT/15/0293/P3JPA			Mar-15	7		Melville House, High Street, Dunmow CM6 1AF						7																	Built	0	PDL	
Great Dunmow: West of Woodside Way	UTT/13/2107/OP	GtDUN9		22-Oct-15	790		Land West Of Woodside Way Woodside Way Great Dunmow Essex									50	50	50	60	60	60	60	60	60	60	60	60	60	60	40	3	790	G
Gt Dunmow 37-75 High St	UTT/1185/02/FUL			Built	51		The Dunmow Inn & Land To Rear Of 37-75 High Street Great Dunmow	7																						Built	0	PDL	
Gt Dunmow 39 Causeway and land r/o 37& 41-49 The Causeway	UTT/0601/08/Ful			built	7		39 The Causeway & Land Rear Of 37 & 41-49 The Causeway Great Dunmow CM6 2AA	7																							Built	0	G
Gt Dunmow Chequers Inn	UTT/1200/02/ful			Built	8		Land At Rear Of Chequers Inn Stortford Road Great Dunmow	8																							Built	0	PDL
Gt Dunmow rosemary lane infants school	UTT/1006/10			built	31		Former Great Dunmow Primary School Rosemary Lane Great Dunmow CM6 1DW	31																							Built	0	PDL
Gt Dunmow Waldgrooms	UTT/0644/09/FUL			built	6		Site Adjacent To 17 Waldgrooms Great Dunmow CM6 1EA	6																							Built	0	PDL
Great Dunmow: Barnetston Court	UTT/1519/12/FUL			19-Apr-13	10		Barnetston Court Braintree Road Great Dunmow CM6 1HS				5	5																			Built	0	PDL
Great Dunmow: Brick Kiln Farm	UTT/13/0847/OP UTT/14/0265/DFO	GtDUN10		11 July 2013 4 June 2014	68		Brick Kiln Farm St. Edmunds Lane Dunmow Essex CM6 3BB					-2	28	32	8															1	8	G	
Great Dunmow: Former Council Offices, 46 High Street	UTT/2116/10			Built	10		(Built)		8	2																					Built	0	PDL
Great Dunmow: Land Adj Harmans Yard	utt/0912/10/ful			12-Jul-13	6		Land At Harmans Yard Great Dunmow Essex CM6 1AS			6																					Built	0	PDL



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Great Dunmow: North of Ongar Road	UTT/16/1435/FUL	GtDUN10		13-Jan-17	60		Land North Of Ongar Road Great Dunmow CM6 1EX							27	33															1	33	G
Great Dunmow: South of Ongar Road	UTT/14/0127/FUL	GtDUN10	05GtDun15	03-Dec-15	99		Land South of Ongar Road, Great Dunmow							68	31															1	31	G
Great Dunmow: Springfields	UTT/1412/09			Built			(Built)		25																				Built	0	G	
Great Dunmow: Woodlands Park Sectors 1 - 3	UTT/1006/04; UTT/1809/02; UTT/0395/05; UTT/0496/05; UTT/0386/05; UTT/0392/05; UTT/0246/07; UTT/13/1600	GtDUN10		ranges between 26 November 1992 - July 2013	1633		Woodlands Park, Great Dunmow	24	23	22	43	42	62	59	50	50	50	50	50	50	50	50	50	50	50	50	29			1	579	G
Great Dunmow: 2-2A Twyford Court, High Street	UTT/16/2605/PAP3 O			07-Nov-16	9		2 - 2A Twyford Court High Street Dunmow CM6 1AE							9															Built	0	PDL	
Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11			29-Jul-11	26		Moat House Dunmow Road Great Easton CM6 2DL				26																		Built	0	PDL	
Great Easton: The Moat House Dunmow Road Care home	UTT/16/2233/FUL		Windfall	16-Dec-16	9		The Moat House Dunmow Road Great Easton Dunmow Essex CM6 2DL								9														1	9	G	
Great Easton: Land between Brocks Mead and the Endway	UTT/17/0259/OP (UTT/18/0103/DFO)		Windfall	04-Aug-17 11-May-18	9		Land Between Brocks Mead And The Endway Great Easton										9												4	9	PDL	
Hatfield Heath: Broomfield	UTT/12/5349/FUL	0		01-Oct-13	14						14																		Built	0	G	
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL			01-Nov-13	6		The Stag Inn, The Heath, Hatfield Heath				6																		Built	0	PDL	
Henham: Elsenham Goods Yard (north)	UTT/15/0362/FUL			30-Jul-15	6		Elsenham Goods Yard (North) Old Mead Lane Elsenham CM22 6JL							6															Built	0	PDL	
Henham: Land north of Chickney Road	UTT/16/1988/FUL		07Hen16	22-Sep-16	9		Land North Of Chickney Road Chickney Road Henham Hertfordshire							3	6														1	6	G	
Henham: land north of Chickney Road and west of Lodge Cottages	UTT/14/0065/FUL			15-May-14	16		Land At Chickney Road Chickney Road Henham (CM22 6BG)				10	6																	Built	0	G	
Henham: Land south of Chickney Road	UTT/14/2655/FUL			01-Jan-15	21		Ld South of Chickney Rd, Henham					21																	Built	0	G	
High Roding: Meadow House Nursery	UTT/13/1767/FUL UTT/15/3663/FUL	HROD1	01HRod15	07-Jan-14 17-May-16	31 9		Land At Meadow House Nursery The Street High Roding CM6 1NP							-1	40														Built	0	PDL	



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Leaden Roding: Holloway Crescent	UTT/1357/11			Built	8		21-33 & 23A-33A & 35-43 Holloway Crescent Leaden Roding Dunmow CM6 1QD		-18	8																			Built	0	PDL	
Little Canfield (Takeley): Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL			01-Sep-14	15		Ersamine, Dunmow Rd, Little Canfield, Dunmow, CM6 1TA					14																	Built	0	PDL	
Little Canfield (Takeley): North View and 3 The Warren	UTT/13/1779/FUL			03-Oct-13	46		Land At Northview And 3 The Warren Dunmow Road Little Canfield Great Dunmow Essex CM6 1TA				-1	21	25																Built	0	PDL	
Little Canfield: Land at Dunmow Road	UTT/16/0270/FUL	TAK2		08-Jul-16	12		Land At Dunmow Road Little Canfield Essex							12															Built	0	G	
Little Canfield (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL			03-Sep-12 29-Oct-14	13		Stansted Motel & 2 Hamilton Road Dunmow Road Little Canfield CM6 1SS					12																	Built	0	PDL	
Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP UTT/15/1615/DFO	LtDUN1		27-Oct-14 30-Jul-15	40		Former Dunmow Skips Site, Station Road Felsted CM6 3HG				-2	34	6																Built	0	PDL	
Little Easton (Gt Dunmow): Woodlands Park Sector 4	UTT/2507/11/OP. UTT/13/1663/DFO	GtDUN10		2 August 2012; 31 October 2013	125	1	Woodlands Park, Great Dunmow							-1	10	28	29	29	29										1	125	G	
Little Hallingbury: Land at Dell Lane	UTT/15/1046/FUL	LtHal1		03-Aug-15	16		Land At Dell Lane Little Hallingbury							16															Built	0	G	
Littlebury: Peggys Walk	UTT/1984/10			Built	14		Land at Peggys Walk, Littlebury	2	12																				Built	0	PDL	
Manuden: Site off the Street	UTT/0692/12/FUL			12-Feb-13	14		Land At The Street The Street Manuden			9	5																		Built	0	G	
Newport : Land at Bury Water Lane (Retirement village : Reserved Matters (appearance, landscaping, layout and scale) pursuant to UTT/16/0459/OP for a 40 bed care home facility and 81 extra care units plus associated communal facilities; vehicular parking; internal roads and footpaths; and ancillary works and structures	UTT/16/0459/OP UTT/17/1561/DFO	NEWP4	08New15	01/11/2016 10 Nov 2017	90 (+50) 81 (+40)		Land At Bury Water Lane Bury Water Lane Newport Essex					-1			30	30	21												1	81	G	



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Newport: Bury Water Lane/Whiteditch Lane	UTT/13/1769/OP UTT/16/1574/DFO	NEWP5		29-Nov-13 17-Nov-16	84		Land At Bury Water Lane Bury Water Lane Newport						42	42															1	42	G			
Newport: Carnation Nurseries	UTT/14/3506/DFO			01-Feb-15	21		Carnation Nurseries, Cambridge Rd, Newport Saffron Walden CB11 3TR					20																		Built	0	G/PDL		
Newport: Land South Of Bury Grove, Whiteditch Lane	UTT/14/1794/OP UTT/16/2024/FUL	NEWP5	10New15	23/07/2015 2 August 2017	15 20		Land South Of Bury Grove Whiteditch Lane Newport CB11 3UD								10	10														1	20	G		
Newport: Land south of Wyndhams Croft, Whiteditch Lane	UTT/14/3266/OP UTT/15/3824/DFO UTT/17/1493/FUL	NEWP5		18-Dec-15 29-Jun-16 22-Dec17	15 1		Land South Of Wyndhams Croft Whiteditch Lane Newport Essex CB11 3UD								8	8														1	16	G		
Newport: Land west of Cambridge Road	UTT/15/2364/FUL	NEWP5		15-Mar-16	34		Land West Of Cambridge Road Newport							34																Built	0	G		
Newport: Land at Holmwood, Whiteditch Lane	UTT/15/0879/OP	NEWP3		23-May-16	12		Land At Holmwood Whiteditch Lane Newport Saffron Walden CB11 3UD									12														3	12	G		
Newport: Bricketts, London Road	UTT/16/1290/OP	NEWP2	02New15	25-Nov-16	11	1	Bricketts London Road Newport CB11 3PP											10												3	10	G		
Newport: Reynolds Court, Gaces Acre	UTT/14/3655/FUL	NEWP5		01-Mar-15	41	31	Reynolds Court Gaces Acre Newport CB11 3RJ					-12	15	-19	26															1	26	PDL		
Newport: The Maltings Station Rd	UTT/14/05/09			Built	11		(Built)		11																					Built	0	PDL		
Newport: Land west of London Road	UTT/15/1869/FUL	NEWP1	06New15	27-Oct-17	94		Land West Of London Road; Newport, Essex										47	47												2	94	G		
Quendon: Ventnor Lodge, Cambridge Road	UTT/16/0873/FUL	QUE2	03Que15	01-Nov-16	12		Ventnor Lodge Cambridge Road Quendon Saffron Walden CB11 3XQ						-1	12																Built	0	G		
Quendon: land r/o Foxley House	UTT/14/3662/FUL			16-Jun-15	19		Land At Foxley House Green Road Rickling Green CB11 3YD						19																	Built	0	G		
Radwinter: Land north of Walden Road	UTT/13/3118/OP UTT/15/1467/DFO	RAD1		28-Feb-14 03-Aug-15	35		Land Off East View Close And Walden Road East View Close Radwinter CB10 2TZ						13	10	12															1	12	G		
S Walden Bell College Peaslands Road	UTT/0503/10			Built	86		Land To The East Of The Former Bell Language School Peaslands Road Saffron	86																						Built	0	PDL		



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							Walden CB11 3ED																									
S Walden: Bell College South road (retirement flats)	UTT/1981/10			Built	27		(Built)		27																				Built	0	PDL	
Saffron Walden: 8-10 King Street	UTT/0280/12/REN of UTT/1733/08/FUL			21-Jun-12	8		8 King Street Saffron Walden Essex CB10 1ES					8																	Built	0	PDL	
Saffron Walden: Ashdon Road	UTT/1572/12/DFO			21-Nov-12	130		Land At Ashdon Road Saffron Walden			22	72	36																	Built	0	G	
Saffron Walden: Bell College South Road	UTT/0828/09			Built	62		(Built)	25	37																				Built	0	PDL	
Saffron Walden: Former Gas Works Thaxted Rd	UTT/0123/09			24-Mar-09	9		(Built)		4	5																			Built	0	PDL	
Saffron Walden: Former Willis and Gambier Site, 119 Radwinter Road	UTT/14/3182/FUL	SAF10		30-Jun-16	73		Site At 119 Radwinter Road (CB11 3HY?)								73														1	73	PDL	
Saffron Walden: Former Willis and Gambier Site, 121 Radwinter Road	UTT/13/3406/FUL	SAF10		25-Jul-14	52		Site At 121 Radwinter Road Saffron Walden Essex (CB11 3HY??)					3	38	11															Built	0	PDL	
Saffron Walden: Friends School	UTT/0188/10			31-Mar-11	76		Friends School Mount Pleasant Road Saffron Walden Essex CB11 4AL		30	37	7																		Built	0	PDL	
Saffron Walden: Garage Site, Catons Lane	UTT/14/2514/FUL			01-Oct-14	6		Garage Site at Catons Lane, Saffron Walden (CB10 2DU?)						6																Built	0	PDL	
Saffron Walden: Goddards Yard	UTT/13/0669/FUL UTT/13/2395/FUL			21-Jun-13 23-Jul-14	14		Goddards Yard Thaxted Road Saffron Walden Essex CB11 3AA				12	2																	Built	0	PDL	
Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP UTT/16/2701/DFO	SAF10		26-Nov-14 13-Feb17	167 160		Ashdon Road Commercial Centre (Ridgeons) CB10 2NQ							33	42	42	43	7											1	134	PDL	
Saffron Walden: Land to the West of Debden Road (Tudor Works)	UTT/1252/12/OP UTT/14/0356/DFO			21-Nov-12 24 July 2014	24		Tudor Works Debden Road Saffron Walden CB11 4AN					24																	Built	0	PDL	
Saffron Walden: Land west of 9 and 10 Everitt Road	UTT/15/1218/FUL			14-Oct-15	7		Land West Of 9 And 10 Everitt Road Saffron Walden Essex CB10 2YY								7														1	7	G	
Saffron Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes)	UTT/12/5226/FUL			04-Jan-13	31		Land At Lodge Farm Radwinter Road Saffron Walden Essex (CB11 3JB??)				31																		Built	0	PDL	
Saffron Walden: Moores Garage, Thaxted Road	UTT/14/2003/FUL	SAF10		03-Sep-15	10		Moores Garage Thaxted Road Saffron Walden								10														1	10	PDL	



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							Essex CB11 3BJ																									
Saffron Walden: Land rear of The Kilns, Thaxted Rd	UTT/16/1444/OP UTT/7/3038/DFO	SAF9		15-Nov- 016 15 Feb 2018	49 35		Land Behind The Old Cement Works Thaxted Road Saffron Walden Essex CB10 2UR										17	18											3	35	PDL	
Saffron Walden: The Sun Inn Gold Street	utt/0681/12			07-Jul-12	6		The Sun Public House 57/59 Gold Street Saffron Walden CB10 1EJ			6																			Built	0	PDL	
Saffron Walden:Land south of Radwinter Road	UTT/13/3467/OP UTT/16/1856/DFO	SAF8		26-May-15 13 Jan 2017	200		Land south of Radwinter Road (CB10 2JP)							25	44	44	44	43											1	175	G	
Saffron Walden:Land south of Radwinter Road for retirement village ("Extra care housing within class C2 provision" - 60 bed care home; 12 extra care bungalows; 30 extra care apartments. Trajectory excludes 60 bed car home)	UTT/13/3467/OP	SAF8		26-May-15	102		Land south of Radwinter Road (CB10 2JP)												12	30									3	42	PDL	
Saffron.Walden: Lt Walden Road	UTT/1576/12/DFO			15-Nov-12			Land At Little Walden Road Saffron Walden Essex			15																			Built	0	G	
Saffron Walden: Land East of Little Walden Road	UTT/16/2210/OP	SAF2	10SAF15	21-Aug-17	85		Land Off Little Walden Road Saffron Walden Essex										5	40	40										3	85	G	
Saffron Walden: Land to the West of Lime Avenue	UTT/17/0255/FUL	SAF7	12SAF15	04-Dec-17	31		Land To The West Of Lime Avenue Saffron Walden Essex								15	16													1	31	G	
Saffron Walden: Hill House, 75 High Street	UTT/17/0728/FUL		Windfall	14-Jul-17	11	17	Hill House 75 High Street Saffron Walden Essex CB10 1AA							-17	11														1	11	PDL	
Saffron Walden: Police Station, East Street	UTT/17/3662/FUL		Windfall	15-Feb-18	7		Police Station East Street Saffron Walden Essex CB10 1LR								7														1	7	PDL	
Stansted Mountfitchet: 68- 70 Bentfield Road	UTT/2479/11/FUL			07-Feb-12	9		(Built)		3	6																			Built	0	PDL	
Stansted Mountfitchet: 2 Lower Street	UTT/1522/12/FUL			07-Jan-13	14		2 Lower Street Stansted CM24 8LP					14																	Built	0	PDL	



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Stansted Mountfitchet: Land at Walpole Farm	UTT/13/1618/OP UTT/15/2746/DFO	STA3		1 april 2014 15 Feb 2016	147		Land At Walpole Farm Cambridge Road Stansted CM24 8TA							25	40	40	42													1	122	G
Stansted Mountfitchet: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2	UTT/13/0749/FUL			06-Jun-13	29		Mead Court Cannons Mead Stansted Essex CM24 8EL				-23		25																	Built	0	PDL
Stansted Mountfitchet: Rochford Nurseries	UTT/2265/07/DFO			28-Feb-08	663		Foresthall Park, Stansted Mountfitchet	84	148	64	35																			Built	0	G
Stansted Mountfitchet: 14 Cambridge Road	UTT/16/2632/FUL UTT/17/1382/FUL	STA5	26Sta16 (part)	13-Feb-17 12-Jul-17	7 3		14 Cambridge Road Stansted CM24 8BZ							10																Built	0	PDL
Stansted Mountfitchet: Land north of Water Lane	UTT/16/2865/OP	STA2		09-Feb-17	10		Land North Of Water Lane Stansted Essex										10													3	10	G
Stansted Mountfitchet: Land at Elms Farm	UTT/13/1959/OP UTT/14/2133/DFO	STA3		17-Jan-14 18-Dec-14	53		Elms Farm Church Road Stansted Essex CM24 8PX							36	17															1	17	G
Stansted Mountfitchet: The Three Colts, Cambridge Road	UTT/17/1304/FUL		Windfall	03-Jul-17	6		The Three Colts 86 Cambridge Road Stansted CM24 8DB										6													3	6	PDL
Stebbing: land to east of Parkside and rear of Garden Fields	UTT/14/1069/OP (UTT/17/3583/DFO)	STE1		01-Feb-15 (16-Apr-18)	30		Ld Nth of Stebbing primary school R/o Gdn Fields & Parkside, Stebbing (CM6 3RA?)									15	15													3	30	G
Stebbing: Sabre House, Dunmow Road	UTT/17/2480/OP		windfall	28-Nov-17	9		Sabre House Dunmow Road Stebbing CM6 3LF										9													3	9	PDL
Takeley: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO			23/08/2013 Feb 2015	100		Land South Of Dunmow Road Brewers End Takeley					40	60																	Built	0	G
Takeley: Chadhurst Takeley	UTT/13/1518/FUL			12-Sep-13	13		Chadhurst Dunmow Road Takeley Bishop's Stortford CM22 6SL					-1	13																	Built	0	G
Takeley: Land adj Olivias, Dunmow Rd	UTT/12/5142/FUL			14-Dec-12	6		Land Adjacent To The Olivias Dunmow Road Takeley CM22 6SP				1	2	0	3																Built	0	G
Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields	UTT/1335/12/FUL			24-Sep-13	41		Land At Brewers End Dunmow Road Takeley CM22 6QH				15	26																		Built	0	G
Takeley: Land west of The Chalet, Dunmow Road	UTT/14/2387/FUL			01-Mar-15	10		Land west of The Chalet, Dunmow Road, Takeley					10																		Built	0	G



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Takeley: Land north of Dunmow Road, East of Church Lane	UTT/15/2424/FUL			19-Jun-16	7		Land North Of Dunmow Road East Of Church Lane Takeley							7																built	0	G	
Takeley: Priors Green					799			98	162	76	32	16																		Built	0	G	
Takeley: Priors Green, Takeley Nurseries	UTT/0515/10			Built	35		Priors Green Takeley	35																						Built	0	G	
Thaxted: 25 Barnards Fields	UTT/15/1959			17-Sep-15	9		25 Barnards Field Thaxted Essex CM6 2LY						9																	Built	0	PDL	
Thaxted: Former Molecular Products Ltd site, Mill End	UTT/16/0171/FUL	THA2	10Tha15	29-Sep-16	29		Molecular Products Ltd. Mill End Thaxted Essex CM6 2LT							7	22															1	22	PDL	
Thaxted: Artington, Orange Street	UTT/15/1541/FUL			21-Sep-15	6		Artington Orange Street Thaxted Dunmow Essex CM6 2LH					-1	6																	Built	0	PDL/G	
Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO			07-Jun-13 15-Oct-14	8		Land East Of Barnard's Field Barnards Field Thaxted (CM6 2LY)					8																		Built	0	G	
Thaxted: East of Weaverhead Close	UTT/13/1170/OP UTT/16/1572/DFO	THA2		01-May-14 27-Sep-16	47		Land Off Wedow Rd, Thaxted						7	32	8															1	8	G	
Thaxted: Sampford Road	UTT/12/5754/FUL			08-Feb-13	60		Land To South Walden Road Thaxted (CM6 2FE)				23	37																		Built	0	G	
Thaxted: Wedow Road	UTT/1562/11/OP UTT/12/5970/DFO;			9-Dec-11 18-Feb-13	55		Land Off Wedow Road Thaxted (CM6 2JZ / CM6 2JY)				30	25																		Built	0	G	
Thaxted: Land at Little Maypole	UTT/16/3255/FUL		Windfall	05-Apr-18	9		Land At Little Maypole Thaxted Essex										9														2	9	G
Wendens Ambo: The Mill, Royston Road	UTT/14/3091/P3JPA UTT/14/3788/FUL		windfall	01-Dec-14 17-Mar-15	16 1		The Mill, Royston Road, Wendens Ambo CB11 4JX				2	14	1																	Built	0	PDL	
Wendens Ambo: Mill House, Royston Road	UTT/17/2270/PAP3 O		windfall	17-Sep-17	6		Mill House Royston Road Wendens Ambo Saffron Walden Essex CB11 4JX										6														2	6	PDL
White Roding: Westons Yard, Chelmsford Road	UTT/17/0952/OP			16-Jun-17	7		Westons Yard (between Westons And The Lilacs) Chelmsford Road White Roding Dunmow CM6 1RF											7													3	7	PDL
Wimbish: Land at Mill Road	UTT/14/1688/FUL			01-Mar-15	11		Land At Mill Road, Wimbish						11																	Built	0	G	
TOTAL COMPLETIONS								521	540	390	463	554	722	966																	4156	3364	



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TOTAL EXISTING COMMITMENTS															667	391	459	383	246	219	160	160	160	160	110	89	60	60	40		3364	
WINDFALL ALLOWANCE															70	70	70	70	70	70	70	70	70	70	70	70	70	70	70		1050	
ALLOCATIONS - TOWNS / VILLAGES																																
Clavering: Land south of Oxleys Close	UTT/15/2606/DFO	CLA1	expired PP	17-Feb-16	13		Land South Oxleys Close Stortford Road Clavering (CB11 4PB?)												13											3	13	G
Debden: Land west of Thaxted Road		DEB1	02Deb15 & 03Deb15		25												12	13												9	25	G
Elsenham: Land south of Rush Lane		ELS1	08Els15		40													20	20	0										9	40	G
Elsenham: Land west of Hall Road		ELS2	expired PP		130		Land West Of Hall Road Elsenham										30	30	35	35	0	0								9	130	G
Felsted: Land east of Bury Farm, Station Road,		FEL1	01Fel15		40												20	20													40	G
Felsted: Land east of Braintree Road, Watch House Green		FEL2	17Fel15		30												15	15													30	G
Great Dunmow: Land west and south of Great Dunmow		GtDUN1	12GtDun15		400																20	30	50	50	50	50	50	50	50	9	400	G
Great Dunmow: Land at Helena Romanes School		GtDUN2	08GtDun15		150																						30	50	70	9	150	PDL
Great Dunmow: Woodfield, Woodside Way		GtDUN3	07GtDun15		120																	60	60							9	120	G
Great Dunmow: Land south of B1256 (Stortford Road) and west of Buttleys Lane		GtDUN4	01GtDun15		60													30	30	0										9	60	G
Great Dunmow: Oaklands, Ongar Road		GtDUN5	06GtDun15		25														25											9	25	G
Gt Dunmow: 14 Stortford Road CM6 1DA, former Perkins Garage		GtDUN6	expired PP		12														12											9	12	PDL
Great Easton: Land off Brocks Mead		GtEAS1	04GtEast15		20													20												20	G	
Quendon: Land east of Foxley House		QUE1	02Que15		19															19					0					9	19	G
Saffron Walden: Land north and south of Thaxted Road		SAF1	07Saf15		150												50	50	50	0	0									9	150	G
Saffron Walden: Land at Viceroy Coaches		SAF3	13Saf15		10														10											9	10	PDL



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Housing Trajectory and 5-Year Land Supply Statement
October 2018

Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	YR1 2018/19	YR2 2019/20	YR3 2020/21	YR4 2021/22	Yr5 2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2018	PDL/G
Saffron Walden: Jossaumes		SAF4	16Saf16		12															12		0							9	12	PDL	
Saffron Walden: Land at De Vigier Avenue		SAF5	03Saf15		14													14											9	14	G	
Saffron Walden: Land south of Tiptofts Lane, Thaxted Road		SAF6	04Saf15		13															13		0							9	13	PDL	
Stansted Mountfitchet: land east of Cambridge Road (B1383) and west of High Lane		STA1	09Sta15		40											20	20			0									9	40	G	
Takeley: Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street		TAK1	01Tak15		20											10	10	0											9	20	G	
Thaxted: Claypits Farm, Bardfield Road		THA1	14Tha15		20												20												20	PDL		
TOTAL ALLOCATIONS - TOWNS / VILLAGES															0	157	248	209	54	45	90	110	50	50	50	80	100	120		1350		
GARDEN COMMUNITIES																																
Easton Park Garden Community		SP6	06LtEas15															50	75	100	125	150	175	200	250	250	250	300	9	1925	G	
West of Braintree Garden Community		SP8	05Ste15 & 06Ste15																	50	70	100	150	150	150	150	150	150	9	970	G	
North Uttlesford Garden Community		SP7	10GtChe15															50	75	100	125	150	175	200	250	250	250	300	9	1925	G	
TOTAL GARDEN COMMUNITIES																		100	150	200	300	370	450	550	650	650	750		4820			
TOTAL DELIVERY								521	540	390	463	554	722	966	737	461	686	701	625	493	475	620	710	730	780	859	860	880	980		14753	

KEY TO STATUS
 1. under Construction
 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
 9. Draft allocations