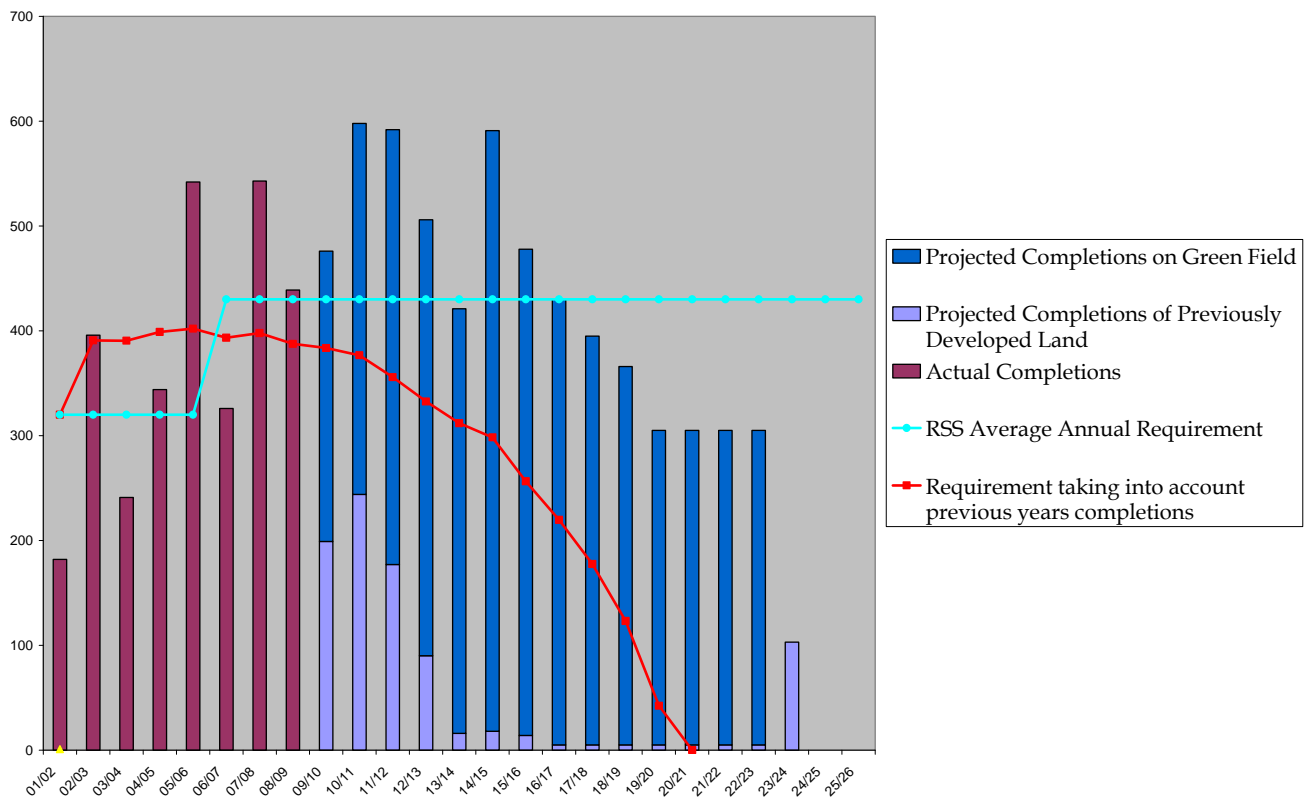


Housing Trajectory

- The Housing Trajectory is a way of showing past and future housing performance by identifying the predicted provision of housing over the period of the plan. Appendix 1 tables the net additional dwellings expected to come forward over a 15 year period. The data is shown in the Diagram 1 below and Table 1a

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY TO 2026



- Within the trajectory there is considerable reliance on a limited number of major sites. These major sites are:

- Woodlands Park, Great Dunmow
- Priors Green, Takeley/Little Canfield
- Oakwood Park, Felsted/Little Dunmow
- Rochford Nurseries, Stansted Mountfitchet
- Land north east of Elsenham

- At March 09 all the sites were under construction. The trajectory anticipates that the majority of Oakwood Park will be completed by April 2011, with the remainder being built towards the end of the 15 year period once the sewage treatment works are relocated and improved. Advice from the developers indicates that Woodlands Park will proceed at about 80 per year and be completed by April 2019. Development has commenced at Priors Green and will proceed at an assumed rate of between 50-80 per year with completion anticipated by April 2017. It is anticipated that Rochford

Nurseries will be completed by April 2016 and will be developed at a rate of between 60 to 90 dwellings per year. The Council's Core Strategy identifies a development of 3000 houses to the north east of Elsenham as its Preferred Option to meet the housing requirement of the Regional Plan. The trajectory includes this development commencing in 2011/12 with an annual rate of development gradually increasing to 300 dwellings per year.

Statement of 5-Year Housing Supply in Uttlesford 2010/11 – 2014/15

4. Uttlesford District Council's five year land requirement are based upon the District's housing allocations in RSS East of England Plan. The aim is to identify and maintain a rolling 5 year supply of deliverable land for housing.
5. The 5 year period starts after the current monitoring year of 2009/10 and will therefore cover the period 2010 to 2015.
6. The East of England Plan sets a minimum target of 430 dwellings per annum for the period 2010 – 2015, totalling 2150.
7. Table 1(a) sets out the annual housing supply on deliverable sites for the period 2010-2015. Appendix 1 identifies the sites that have the potential to deliver housing during the five year period. These include sites which have planning permission, sites allocated for housing in the Development Plan, unallocated sites that are considered to be developed during the five year period, and sites identified in the Local Development Framework Core Strategy Preferred Option. A total of 2724 dwellings are assumed to be deliverable within the next five years.
8. The percentage of plan target on deliverable sites for the period 2010-2015 is therefore 127% indicating that the Council has identified sufficient land to provide the required level of housing over the next 5 years.

Five Year Supply 2010/11 – 2014/15	
Total on deliverable sites years 1-5	2724
Total of Plan Target years 1-5	2150
% of Plan Target available on deliverable sites in years 1-5	127%

9. The significant risk to achieving this supply is the deliverability of the land to the North East of Elsenham as the key element of the Core Strategy. It may be that this site provides housing later in the 5 year period. However, to take the extreme position, if this site is removed from the Trajectory the Council achieves 99% of its Plan Target on deliverable sites as set out in Table 1(b) and summarised below.

Five Year Supply 2010/11 – 2014/15	
Total on deliverable sites years 1-5	2124
Total of Plan Target years 1-5	2150
% of Plan Target available on deliverable sites in years 1-5	99%

10. In light of the risk of not having a 5 year supply of deliverable sites the Council needs to proceed with the Plan making programme in a timely manner.
11. In circumstances where the deliverability of sites would be likely to fall significantly short of the required 5 years requirement, the Council would then need to have regard to Paragraph 71 of PPS3 when determining planning applications. This states that councils should consider favourably planning applications for housing having regard to achieving high quality housing; ensuring developments achieve a good mix of housing reflecting the accommodation of specific groups, in particular families and older people; the suitability of a site for housing, including its environmental sustainability and using land effectively and efficiently.

Table 1(a) - H2 Net additional dwellings

(b) – for the reporting year

(c) – In future years (i) area in hectares & (ii) annualised plan target

(d) – Managed delivery target taking into account previous years performance

Year	08/09 Reporting Year	09/10 Current Year	10/11 Yr 1	11/12 Yr 2	12/13 Yr 3	13/14 Yr 4	14/15 Yr 5	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2(b)	439																	
H2(c)		467	605	589	518	421	591	478	430	395	366	305	305	305	305	113		
(i)			27	25	23	14	18											
(ii)			430	430	430	430	430											
H2(d)	388	384	377	356	333	312	298	257	220	178	123	42	0					

Table 1(b) - H2 Net additional dwellings – Excluding Land to the north east of Elsenham

Year	08/09 Reporting Year	09/10 Current Year	10/11 Yr 1	11/12 Yr 2	12/13 Yr 3	13/14 Yr 4	14/15 Yr 5	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
H2(b)	439																	
H2(c)		467	605	539	418	271	291	178	130	95	66	5	5	5	5	113		
(i)			27	24	21	11	12											
(ii)			430	430	430	430	430											
H2(d)	388	384	377	356	338	329	336	342	370	418	498	642	961					

APPENDIX 1

TRAJECTORY DATA: UTTLESFORD DISTRICT COUNCIL: AS AT 31 APRIL 2009

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units	Completions @ 31/3/09	Reporting Year	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5	Comments G=Greenfield PDL=Previously developed land	Status
					08/09	09/10	10/11	11/12	12/13	13/14	14/15		
Small sites(< 6 Units) with PP	7.23	N	50		35	15						G	1. Under Construction
Small sites(< 6 Units) with PP	25.23		143		63	80						PDL	1. Under Construction
Small sites(< 6 Units) with PP	11.2	N	57				19	19	19			G	2. With planning permission (full or reserved matters covering whole site)
Small sites(< 6 Units) with PP	7.79		122				40	41	41			PDL	2. With planning permission (full or reserved matters covering whole site)
SMALL SITES(<6 UNITS) WITH PLANNING PERMISSION	51.45	N			98	95	59	60	60	0	0		
300 Birchanger Lane	0.3	N	6	0							6	PDL	2. With planning permission (full or reserved matters covering whole site)
BIRCHANGER	0.3		6	0	0	0	0	0	0	0	6		
Adj Barlee Close	0.15	N	7	0							7	PDL	2. With planning permission (full or reserved matters covering whole site)
CLAVERING	0.15		7	0	0	0	0	0	0	0	7		
Felsted/Little Dunmow, Oakwood Pk	33	A	870	687	60	41	44					PDL	1. Under Construction
FELSTED	33		870	687	60	41	44	0	0	0	0		
Gt Dunmow Woodlands Park	54	A	1467	486	45	45	80	125	125	90	151	G	1. Under Construction
Gt Dunmow 37-75 High Street	1	A	71	0	21	25	25					PDL	1. Under Construction
Elmscroft	0.17	N			3	2						PDL	1. Under Construction
2 Chequers Lane & r/o Westbury House	0.13	N	7	0	-1		7						1. Under Construction

Buildings Farm Downs road	0.27	N	6				6						1. Under Construction
Gt Dunmow Springfields	0.7	A	20	0			10	10				G	2. With planning permission (full or reserved matters covering whole site)
Former Infants School Rosemary Lane	0.8	N	30	0			9	9	12			PDL	2. With planning permission (full or reserved matters covering whole site)
Gt Dunmow Chequers Inn	0.1	N	8	0			8					PDL	2. With planning permission (full or reserved matters covering whole site)
39 The Causeway & land r/o 37&41-49	0.2	N	7	0					7			PDL	2. With planning permission (full or reserved matters covering whole site)
Waldgrooms	0.01	N	6	0			6					PDL	6. With application submitted
Perkins Garage	0.15	N					5					PDL	7. with pre-application discussions occurring
Off Riverside	0.23	A	5	0							5	G	8. allocation only
GREAT DUNMOW	57.76		1627	486	68	72	156	144	144	90	156		
Gt Easton Brocks Mead	0.6	A	41	35	10	6						G	1. Under Construction
GREAT EASTON	0.6		41	35	10	6	0	0	0	0	0		
Opp 35 Broomfield Corner	0.06	N	6	0		6						PDL	1. Under Construction
HATFIELD HEATH	0.06		6	0	0	6	0	0	0	0	0		
Holloway Crescent	0.08	N	39	0				4				PDL	7. with pre-application discussions occurring
LEADEN RODING	0.08		39	0	0	0	0	4	0	0	0		
Dunmow Road Former DJR Car site	0.5	N	11	0			5	6				PDL	7. with pre-application discussions occurring
LITTLE CANFIELD	0.5		11	0	0	0	5	6	0	0	0		
Former ECC depot Bury Water Lane	0.5	N	14	0		7	7					PDL	1. Under Construction
NEWPORT	0.5		14	0	0	7	7	0	0	0	0		
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	28				12		11		PDL	1. Under Construction (Partially completed. Work stopped)
Former Gas Works Site, Thaxted Rd/ Radwinter Rd	0.32	N	9	0					9			PDL	2. With planning permission (full or reserved matters covering whole site)
S.Walden 8 Stations Street	0.1	N	12	0			10					PDL	2. With planning permission (full or reserved matters covering whole site)

S.Walden Paxtons Depot	0.4	A	12	0				12				PDL	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
S.Walden Ashdon Rd	5	A	150				35	40	35	40		G	6. With application submitted
S.Walden Lt Walden Rd	0.5	A	15							15		G	6. With application submitted
Friends School	2	N	53	0				25	28			PDL	7. with pre-application discussions occurring
Bell college School Bldgs	1.3	N	65	0			30	35				PDL	7. with pre-application discussions occurring
Bell College Butler Hall	1	N	50	0			25	25				PDL	7. with pre-application discussions occurring
SAFFRON WALDEN	11.62		426	28	0	0	100	149	72	66	0		
Stoner House	0.05				6								Completed
Stansted Mountfitchet Rochford Nurseries	28	A	600	121	105	92	92	91	60	60	60	G	1. Under Construction
8 Water Lane	0.2	N	8	0			8					G	2. With planning permission (full or reserved matters covering whole site)
Almont House	0.37	N	7								7	PDL	2. With planning permission (full or reserved matters covering whole site)
Mont House	0.6	N	4	0			4					PDL	8. Allocation only (WOPP)
STANSTED MOUNTFITCHET	29.22		615	121	111	92	104	91	60	60	67		
Old Chapel Stebbing	0.2	N	9	0			9					PDL	1. Under Construction
STEBBING	0.2		9	0	0	0	9	0	0	0	0		0
Adj Westwood House	0.3	N	10			10							1. Under Construction
Takeley Priors Green	35	A	815	169	71	114	115	85	82	55	55	G	1. Under Construction
TAKELEY	35.3		825	169	71	124	115	85	82	55	55		
Bellrope Meadow	1.4	A	30	20	11	10						G	1. Under Construction
Weaverhead Lane	0.3	N	14	0		14							1. Under Construction
THAXTED	1.7		44	20	11	24	0	0	0	0	0		
Orford House	1.7	N	6	0			6					PDL	1. Under Construction
UGLEY	1.7		6	0	0	0	6	0	0	0	0		
Rural Exception Site					10								
Rural Exception Site					10	0	0	0	0	0	0		
Land NE of Elsenham	250	N(Preferred Option)	3000	0				50	100	150	300	G	Core Strategy Preferred Option
HENHAM/ELSENHAM	250		3000	0	0	0	0	50	100	150	300		
TOTAL			7820		439	467	605	589	518	421	591		

