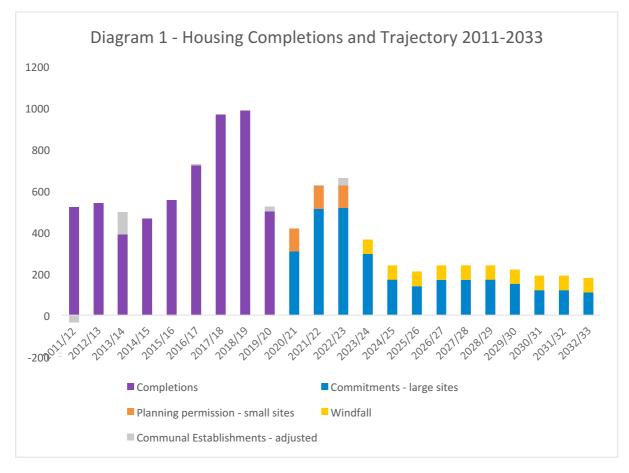


UTTLESFORD DISTRICT COUNCIL HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY STATEMENT STATUS AT APRIL 2020



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 2020/21 to 2024/25
- 2. The 5-year land supply data uses a base date of 31 March 2020 and only uses known data i.e. actual completions.
- 3. Paragraph 73 of the National Planning Policy Framework 2019 (NPPF 2019) 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.



4. Paragraph 74 of the NPPF 2019 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

- 5. The Council's adopted Local Plan 2005 pre-dates the NPPF 2019. The Regulation 19 Local Plan was withdrawn in April 2020. A new draft Local Plan is being prepared.
- 6. Paragraph 212 Annex 1: Implementation of the NPPF 2019 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 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.
- 7. The standard methodology identifies a housing requirement of 706 dwellings per annum (dpa) for Uttlesford.
- 8. NPPF 2019 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. Whether there has been significant under delivery is measured using the Housing Delivery Test (HDT). The latest <u>HDT</u> for Uttlesford, measured in 2020, indicates that there has been 124% of the required delivery in the last three years. Furthermore, completions data for the current monitoring year (2019/20) indicates substantially reduced numbers of completions, due to the coronavirus pandemic.

Table 1: Delivery ov	Table 1: Delivery over last 3 years													
Year	Delivery	Target based	Target based on											
		emerging Local Plan	standard methodology											
2017/2018	966	568	706											
2018/2019	985	568	706											
2019/2020	522	568	706											
TOTAL	2473	1,704	2,118											
Over Supply		+ 769	+355											

Housing Supply

- 9. 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.
- 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 <u>website</u>.



- 11. To avoid double counting, no allowance for windfall is made in the three years 2020/21-2022/23, and all deliverable sites are assumed to have planning permission. Small sites with planning permission have been included and are assumed to be completed in the next three years, this is in line with the evidence presented in the windfall allowance paper. This source of supply has been discounted to 63% to reflect the evidence around delivery of windfall sites, again this is in line with the evidence presented in the windfall allowance paper. There are 526 dwellings with planning permission on sites delivering 5 or less homes (net), discounting this source to 63% results in 330 homes assumed to be deliverable.
- 12. 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 zero currently from this source
- 13. 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.

Table 2 Actua	al comp	letion ra	ate sinc	e 2011						
Year	11/1	12/1	13/1	14/1	15/1	16/1	17/1	18/1	19/2	Total
Completions	486	540	496	463	551	727	966	985	522	5,736

Table 3 Forecast comple	etions for r	next 5-yea	r period			
Veer	20/21	21/22	22/23	23/24	24/25	Total
Year	Year 1	Year 2	Year 3	Year 4	Year 5	
estimated completions years 1-5	417	627	661	365	240	2,310

Table 4 Forecast co	mpletion	is for yea	rs 6 to 1	3				
Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
	6	7	8	9	10	11	12	13
Estimated completions (sites with planning permission + windfall allowance)	210	240	240	240	220	190	190	180



Calculation of 5 year housing land supply

- 14. Table 5 shows the calculation of the 5 year housing land supply. It is based on the target of 706 dwellings per annum calculated by the standard methodology as set out in Appendix 1. It applies a 5% buffer, as justified in paragraph 8 above, of 177 dwellings.
- 15. Note the below calculation does not include an element of 'shortfall'. The PPG states that:

The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.

16. The draft Uttlesford Local Plan (2020) is at a very early stage and does not include any proposed housing allocations at this stage, future stages will include draft housing allocations The Uttlesford Local Plan 2005 is adopted, but the end date for this plan is 2011 and the target is no longer relevant.

Table 5 Calculation of 5 year housing sup	ply	Supply from sites with planning permission+ windfall allowance only
Annual Target		706
Target years 1 – 5	706 x 5	3,530
5% of target	3,530 x 0.05	176.5
Overall target	3,530 + 176.5	3,711.5
Supply	417 + 627 + 661 + 365 + 240	2310
% of target available on deliverable sites	2,310/ 3,712 x 100	62.2%
Supply in years	(2,310 / 3712) x 5	3.11 years
Deficit/Surplus	2,310 – 3,712	-1,402

17. The HDT allows for any under delivery in the last three years to feed into the 5YHLS calculation.



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

The methodology is set in the Planning Practice Guidance on <u>Housing and economic</u> <u>development needs assessments.</u>

Step 1 – Setting the baseline

Set the baseline using national <u>household growth projections</u> (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.

Number of households 2020	36,550
Number of households 2030	41,593
Household growth 2020 - 2030	5,043
Average annual household growth	504.3 per year
Source: 2014-based Live Tables on household projections	: Table 406: Household projections by District,
	England, 1991 - 2039

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 <u>median workplace-based affordability ratios</u>, 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:

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

Uttlesford's most recent median workplace based affordability ratio		13.54
Adjustment factor	$((13.54 - 4) / 4) \times 0.25 =$	0.59625
Minimum annual local housing need figure	(1 + 0.59625) x 504.3 =	804.98
c ,	n England and Wales: 2019, Table 5 able) workplace-based earnings by loc	-



Step 3 – Capping the level of any increase

A cap is then applied which limits the increases 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 5 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 5 year period and found to not require updating.

For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.

Where the relevant strategic policies for housing were adopted more than 5 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		N/a
requirement in existing relevant		
policies		
Average annual household	As per step 1	504.3
growth over ten years		
The minimum annual local	As per step 2	804.98
housing need figure		
The cap is set at 40% above the		
projected household growth for		
the area over the 10 year period	504.3 + (40% x 504.3) = 504.3 +	706.02
identified in step 1	201.72	
Average annual household require	ement	
		706



Site	PLANNING APPLICATIO	ON POLICY REFERENCE	SLAA REFERENCE	Date of Permission	n Capacity (Gross)	units lost	Site Address	2012/13	2013/14 2014/15	2015/16	2016/17	2018/19	2019/20	2021/22	2022/23	2023/24 2024/25	2025/26	2026/27 2027/28	2028/29	2029/30 2030/31	2031/32	Status	Capacity at April 2020	PDU/G	Notes	check 1 - completions	check 2 capacity
														Yr1 Yr	2 Yr3	Yr4 Yr	5 6	7 8	9	10	11 12	13					
COMPLETIONS AND EXISTING COMMITMENTS (AT APRIL 2020)																											
Small sites(< 6 Units) with PP							Windmill Works	99 62	68	70 11	4 127	127 141	162						-				-				
Aythorpe Roding: Windmill Works	UTT/14/0779/FUL UTT/1527/09/DFO			Nov-14	11		Aythorpe Roding, CM6 1PU 300 Birchanger Lane			1'		_								+		Built Built	0	PDL			
Birchanger 300 Birchanger Lane Broxted: Whitehall Hotel, Church End	UTT/16/3549/FUL		windfall	24-Apr-17	9		Whitehall Hotel, Church End, Broxted, CM6 2BZ	9							_		_					Built	0	PDL		0	
	UTT/19/1932/FUL		winutan		10		Jubilee Works Stickling Green					°	2		_					++				FDL			
Clavering: Jubilee works	UTT/13/3357/DFO			26-Sep-14	23		Clavering Essex CB11 4WA			2 2'					_							Built	0	PDL		0	0
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		0	0
Clavering: Land West Of Stortford Road	UTT/18/3326/PIP UTT/19/2852/FUL			11/07/2019 24 July 2020	4 8		Land West Of Stortford Road Clavering Essex							8								2	8	G	Agent 29.10.20 Site currently on the market and under offer to a developer. Anticipate delivery in 2021/22. Permission for 8 dwellings approved	8	0 Amend category 4 to include PIP? Not sure which category PIP falls in. 4 = with outline only.
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	42		Elsenham Nurseries Stansted Road, Elsenham CM22 6LJ					33	9									Built	0	G		o	0
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		0	0
Elsenham: Hailes Wood	UTT/13/2917/FUL UTT/15/1121/FUL			01-Jul-14 8 Dec 2015	34		Land Adj Hailes Wood Elsenham CM22 6DQ			9	25											Built	0	G		0	0
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		0	0
Elsenham: Land north Stansted Road	UTT/14/3279/DFO	ELSE4		01-May-15	155		Land north of Stansted Road Elsenham			-1	34	121			_		_		_	+ +		built	0	G		0	0
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										Built	0	G		0	0
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										Built	0	G		0	o
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		0	0
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		0	0
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		0	o
Felsted: Gransmore Meadow, Chelmsford Road	UTT/17/0034/FUL		12Fel15	10-Oct-17	9		Gransmore Meadow Chelmsford Road Felsted						6	3								1	3	G		3	0
Felsted: Lyndfields Bannister Green	UTT/0799/08/FUL			Built	7	1	Lyndfields Bannister Green Felsted CM6 3NH	6														Built	0	PDL		1	1 One loss, so ok.
Felsted: Land off Stevens Lane	UTT/17/0649/OP		windfall	16-Mar-18	8		Land Off Stevens Lane							8								4	3	G		8	5
Felsted: Land East And North Of Clifford Smith Drive	UTT/18/0784/OP UTT/19/2118/OP		17Fel15	20-Jun-19	41		Felsted CM6 3NJ Land East And North Of Clifford Smith Drive Watch House Green Felsted								21	20						3	41	G	Agent 23.10.20 UTT/18/0764/OP superseded by UTT/19/2118/OP - increased units to up to 41. Start construction Autumn 2021. First houses delivered Q1 or Q2 in 2022, maybe at a rate thereafter of 4 dwelling per month.		The site might be marketed this Autumn, in which case I would anticipate that the eventual developer would then seek the necessary reserved matters/conditions approval and be looking to start construction on site Autumn 2021 with the first houses delivered either Q1 or Q2 in 2022, maybe at a rate thereafter of say 4 dwellings per month.
Felsted: Land To The South Of Braintree Road	UTT/18/3529/OP			15-Jan-20	30		Land To The South Of Braintree Road Felsted								30							3	30	G		30	0 Agent not replied, estimated completions in 22/23
Felsted: Land West Of Maranello	UTT/18/1011/OP UTT/20/0757/DFO			30/05/2019 23 July 2020	3 28		Land West Of Maranello Watch House Green Felsted Land At Webb Road And Hallett					_		28	3		_					3	28	G	Agent 23.10.20 due to commence sometime next month with completion the following year.	28	0
Flitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL			Jul-13	9		Road, Webb Road Little Dunmow			9												Built	0	PDL		0	0
Flitch Green: Land off Tanton Road	UTT/15/2089/DFO	FLI1		Dec-15	98		Land Off Tanton Road Flitch Green Dunmow Essex				51	47										Built	0	G		0	0
Flitch Green: Village Centre, Land at Webb Road and Hallett Road	UTT/14/3357/FUL	FLI1		15-Oct-15	25		Land At Webb Road And Hallett Road Flitch Green					25										built	0	PDL		0	0
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL			20-Oct-15	7		Essex Canfield Nursery Bullocks Lane Takeley CM22 6TA					7			-							Built	0	G		0	o
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		0	0
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 CB10 1PS					-2 31										Built	0	G		0	o
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	UDC purchsed site. Planning to develop 13 affordable homes within 1-5 years. Potential capacity increase in future.	11	o
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	GtCH2		Dec-14	42		New World Timber Frame/Graveldene Nurseries London Road					7 35										Built	0	G/PDL		0	0
Great Dunmow: Canada Cottages	UTT/14/0787/OP UTT/17/2255/OP			21.2.2020	4		London Road Ld R/o Canada Cottages, Stortford Rd, Gt Dunmow, CM6 1DA															4	0	PDL		4	4
Great Dunmow: Kings Head, North Street	UTT/19/2016/FUL UTT/15/1544/FUL			Jul-15	6		Kings Head North Street Dunmow CM6 1BA						6							++		Built	0	PDL		0	0
Great Dunmow: Land adjacent Tower House, St Edmund				Oct-15	7		Land Adj To Tower House St Edmunds Lane				6	1										Built	0	G		0	0
Great Dunmow: Land East of St Edmunds Lane	UTT/14/0472/OP (UTT/17/3623/DFO)	GtDUN7		15-May-15 (11-May-18)	22		Great Dunmow CM6 3BA Land east of St Edmunds Lane, Great Dunmow							10) 12							2	22	G	Agent confirmed details correct (26-Feb 19). Confirme 27.10.20 delivery is anticipated as 2021 – 10 houses and 2022 – 12 houses	22	o
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??)										30	50 50	50	50	50 50	40 1	370	G	Agent proposes amending details changing 120 dwellings in Yrs1-5 to 0; 250 dwellings in Yrs 6-10 to 180 and 0 dwellings in Yrs 11-15 to 190 (3-Apr-19).	370	Agent 23.10.20 We are not involved with the site anymore. Suggest you pick it up direct with Andrew Owers at Crest who may be able to assist.
Great Dunmow: Melville House, High Street	UTT/15/0293/P3JPA			Mar-15	7		Melville House, High Street, Dunmow CM6 1AF				7											Built	0	PDL	Appeal in progress	0	0
Great Dunmow: West of Woodside Way	UTT/13/2107/OP UTT/18/1826/DFO	GtDUN9		22-Oct-15	790		Land West Of Woodside Way Woodside Way Great Dunmow							60	60	60 60	0 60	70 70	70	70	70 70	70 2	790	G	Agent agreed with trajectory last year. However this included completions in 2019/20. Site visit in August 2020 showed the development had not commenced. Pushed back two years.	790	0
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	, usitou baun timu years.	44	44 Site complete, capacity includes completions before 2011, so ok.
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		0	0
Gt Dunmow Chequers Inn	UTT/1200/02/FUL			Built	8		Land At Rear Of Chequers Inn Stortford Road Great Dunmow	8														Built	0	PDL		0	0
Gt Dunmow rosemary lane infants school	UTT/1006/10/FUL			built	31		Former Great Dunmow Primary School, Rosemary Lane, Great Dunmow CM6 1DW	31														Built	0	PDL		0	0
Gt Dunmow Waldgrooms	UTT/0644/09/FUL			built	6		Site Adjacent To 17 Waldgrooms Great Dunmow CM6 1EA	6														Built	0	PDL		0	0
Great Dunmow: Barnetston Court	UTT/1519/12/FUL			19-Apr-13	10		Barnetson Court Braintree Road Great Dunmow CM6 1HS			5 5												Built	0	PDL		0	0
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										Built	0	Ne		0	0



Site	PLANNING APPLICATIO REFERENCE	N POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost Site Address	2011/12 2012/13	2013/14	2014/15 2046/46	2015/16 2016/17	2017/18 2018/10	2010/19	2020/21	2021/22	2023/24 2023/24 2024/2E	2024/25	2026/27 2027/28	2028/29	2029/30 2030/31	2031/32	2032/33 Status	Capacity at April 2020	PDL/G	botes	check 1 - completions	check 2 capa	icity	
Great Dunmow: Former Council Offices, 46 High Street	UTT/2116/10/FUL			Built	10	Former Council Offices 46 High Street, Great Dunmow' CM6 1AN	8	2													Built	0	PDL		0	0		
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		0	0		
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									Built	0	G		0	0		
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									Built	0	G		0	0		
Great Dunmow: Springfields	UTT/1412/09			Built	25	(Built)	25	5													Built	0	G		0	0		
Great Dunmow: Woodlands Park Sectors 1 - 3	UTT/1006/04/DFO UTT/1809/02/FUL UTT/0395/05/FUL UTT/0396/05/FUL UTT/0386/05/DFO; UTT/0322/05/DFO; UTT/0324/07/FUL; UTT/17/1652/FUL	GtDUN10		ranges between 26 November 1992 - February 2018	1633	Woodlands Park, Great Dunmow	24 23	3 22	43	42 62	59	35 6	4 50	50	50 50	50 50	50	50 50) 30		1	480	G		1259	779		
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	2 () 38	29	29 27						1	123	G	Under construction	123	0		
Great Dunmow: 2-2A Twyford Court, High Street	UTT/16/2605/PAP3O			07-Nov-16	9	2 - 2A Twyford Court High Street, Dunmow CM6 1AE					9										Built	0	PDL		0	0		
Great Dunmow: Spire House, White Street	UTT/18/0362/FUL		windfall	30-May-18	6	Spire House White Street Great Dunmow CM6 1BD						e	5								Built	o	PDL		o	0		
Great Dunmow: The Old Mill, Haslers Lane	UTT/18/3172/PAP3O		windfall	14-Jan-19	10	The Old Mill Haslers Lane Dunmow CM6 1XS								10							2	10	PDL	Roger Barnard: conversion will take place between Ap 2021 and March 2022	^{ill} 10	0		
Great Dunmow: Oaklands, Ongar Road	UTT/17/2238/FUL	GtDUN5	06GtDun15	05-Oct-18	25	Oaklands, Ongar Road, Dunmow, CM6 1EX						-1 3	22								1	22	G		22	0		
Great Dunmow: 14 Stortford Road	UTT/12/5270/FUL			19-Sep-12	12	14 Stortford Road, Great Dunmow, CM6 1DA						1	2								Built	0	PDL		0	0		
Great Dunmow: Tiggers	UTT/18/3089/FUL		21GtDun17	20-Aug-19	9	1 Tiggers, Ongar Road Great Dunmow, CM6 1EX									8						2	8	G		9	1		
Great Easton: The Moat House Dunmow Road Care	UTT/0874/11/FUL			29-Jul-11	26	Moat House Dunmow Road Great			26												Built	0	PDL		0	0	++	
home Great Easton: The Moat House Dunmow Road Care home	UTT/16/2233/FUL		windfall	16-Dec-16	9	Easton CM6 2DL The Moat House Dunmow Road, Great Easton, CM6 2DL						9									Built	0	G		0	0	+	
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	Agent 8-Apr-19: details correct. Agent 28.10.20: in the process of selling site. not be proceeding with the build Houses unlikely to be delivered April 2021.	9	0		
Great Hallingbury: Land South East of Great Hallingbury Manor	UTT/16/3669/OP		windfall	22-Jan-19	35	Land South East Of Great Hallingbury Manor, Bedlars Green Road, Tilekiln Green,									15 20						4	35	G	Agent 30.10.20 no finalised programme, but given progress re Reserved Matters being granted and	35	0		
Great Hallingbury: Barnmead, Start Hill	UTT/18/1982/FUL		windfall	04-Jan-19	9	Great Hallingbury Barnmead Start Hill Stane Street Great Hallingbury Bishops Stortford							-1	9							2	8	PDL	outline conditions discharged, trajectory is realistic.	9	1		
Great Hallingbury: Newlands, Woodside Cottage & Oakside	UTT/0831/10/FUL		windfall	09-Jul-10	6	Hertfordshire Newlands, Woodside Cottage & Oakside, Church Road, Great Hallingbury						3	8 0								1	0	PDL	Applicant 17.11.2020 Two dwellings demolished and 4 semi detached properties and one detached built. One dwelling remains but still has consent. One new net detached house.	3	3		
Hatfield Broad Oak: Oakbourne	UTT/18/1704/OP		windfall	31-Aug-18	7	Oakbourne Hammonds Road Hatfield Broad Oak CM22 7JN									6						2	6	PDL	Existing house remains, no development started. Potential purchaser looking at a revised scheme - existing house remaining and 5 new houses proposed i.e one less nett gain of houses. Cannot see additional houses being finished by March 2022.	- 7	1	Colum F needs to be consistent with colum AP. Left at 7 until another application is received	
Hatfield Broad Oak: Great Chalks	UTT/18/0386/FUL		05HBO15	28-May-19	8	Great Chalks, High Street Hatfield Broad Oak, CM22 7HQ						4	4 4								1	4	PDL		4	0		
Hatfield Heath: Broomfield	UTT/12/5349/FUL	0		01-Oct-13	14	Land At Broomfields Hatfield Heath, CM22 7FB			14												Built	0	G		0	0		
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL			01-Nov-13	6	The Stag Inn, The Heath, Hatfield			6				_					_	+		Built	0	PDL		0	0		
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		0	0		
Henham: Land north of Chickney Road	UTT/16/1988/FUL		07Hen16	22-Sep-16	9	Land North Of Chickney Road Chickney Road Henham					3	6									Built	0	G		0	0		
Henham: land north of Chickney Road and west of Lodge Cottages	UTT/14/0065/FUL			15-May-14	16	Hertfordshire Land At Chickney Road Chickney Road Henham (CM22 6BG)			10	6		-				_		-	++		Built	0	G		0	0	++	
Henham: Land south of Chickney Road	UTT/14/2655/FUL			01-Jan-15	21	Ld South of Chickney Rd, Henham				21											Built	0	G		0	0	++	
Henham: Land south of The Farmhouse	UTT/18/3370/OP		06ELS15 / 07ELS15 (Part)	15-Apr-19	9	Land South Of The Farmhouse, Old Mead Road, Henham									9						2	9	PDL	Agent 26.10.20 unable to confirm timimg. Reserved matters need to be confirmed by UDC. Doubt it will sta before 2022	rt 9	0		
High Roding: Meadow House Nursery	UTT/13/1767/FUL UTT/15/3663/FUL	HROD1	01HRod15	07-Jan-14 17-May-16	39	Land At Meadow House Nursery The Street High Roding CM6 1NP				-1	40										Built	0	PDL		-1	-1	There is a loss, so check ok	
Leaden Roding: Holloway Crescent	UTT/1357/11			Built	8	21-33 & 23A-33A & 35-43 Holloway Crescent Leaden Roding , CM6 1QD	-1	8 8													Built	0	PDL		0	0		
Little Canfield (Takeley): Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL			01-Sep-14	15	1 Ersamine, Dunmow Rd, Little Canfield, CM6 1TA				14											Built	0	PDL		1	1	INCLUDED ONE LOSS IN 2014/2015	
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, CM6 1TA			-1	21 25											Built	0	PDL		0	0		
Little Canfield: Land at Dunmow Road	UTT/16/0270/FUL	TAK2		08-Jul-16	12	Land At Dummow Road Little Canfield Essex					12										Built	0	G		0	0		
Little Canfiled (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL			03-Sep-12 29-Oct-14	13	1 Stansted Motel & 2 Hamilton Road Dunmow Road Little Canfield CM6 1SS				12									T		Built	0	PDL		1	1	Not clear why 13 in column F and 12 in column W. Demolition of Former motel/restaurant, associated outbuildings and No. 2 <u>Hamilton Road</u> . Erection of 13 Dwellings with associated access off Dunmow Road. One dwelling was lost. Included -1 and amended built figure to 13.	
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		0	0	19	
Little Dunmow: Priory Lodge, Station Road	UTT/17/3556/OP UTT/19/2185/DFO		windfall	16-Apr-18	8	Priory Lodge Station Road Little Dunmow, CM6 3HF									8						4	8	PDL	Agent 26.1.20 Applicant is keen to build as soon as possible. Early 2023 is a reasonable timeframe for completion but could easily be differ either way.	8	0		
Little Dunmow: Land East of Station Road	UTT/18/1039/OP		windfall	21-Mar-19	9	Land To The East Of Station Road, Little Dunmow									9						4	9	G	Agent 26.10.20 site is up for sale. Unable to confirm timing. Reserved matters need to be confirmed by UDC. Doubt it will start before 2022	9	0		
Little Dunmow: The Moors	UTT/18/2600/FUL		windfall	12-Apr-19	16	12 The Moors, Moors Lane Little Dunmow							-12	16							1	4	PDL	UDC Housing 10/11/20: We're on site and everything is demolished. Due for completion 11th June 2021.	3 16	12		
Little Hallingbury: Land at Dell Lane	UTT/15/1046/FUL UTT/1984/10/FUL	LtHal1		03-Aug-15 Built	16	Land At Dell Lane Little Hallingbury Land at Pergys Walk Littlebury	2 4	,			16										Built	0	G		0	0		
Littlebury: Peggys Walk Manuden: Site off the Street	UTT/1984/10/FUL UTT/0692/12/FUL			12-Feb-13	14	Land at Peggys Walk, Littlebury Land At The Street The Street Manuden	2 12	9	5												Built	0	G		0	0	++	
Newport : Land at Bury Water Lane (Retirement village for 40 bed care home facility and 81 extra care units plus		NEWP4	08New15	01/11/2016 10 Nov 2017	81	Land At Bury Water Lane Bury Water Lane, Newport				-1		7 7	4								Built	0	G	Agent 26.10.20 the village is now fully operational. That applies to the care home and the extra care	t 0	0		
associated communal facilities	UTT/13/1769/OP										+		-											accommodation.				
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									Built	0	G		0	0		



Site	PLANNING APPLICATION REFERENCE	N POLICY REFERENCE	SLAA REFERENCE	Date of Permissio	n Capacity (Gross)	units lost	Site Address	2012/13 2013/14	2014/15	2015/16	2016/17 2017/18	2018/19 2019/20	2020/21	2021/22 2022/23	2023/24	2024/25 2025/26	2026/27	2028/29	2029/30 2030/31	2031/32	Status	Capacity at April 2020	PDL/G	Notes	check 1 - completions	check 2 capa	icity	
Newport: Carnation Nurseries	UTT/14/3506/DFO			01-Feb-15	21	1	Carnation Nurseries, Cambridge Rd, Newport Saffron Walden CB11 3TR			20											Built	0	G/PDL		1	1	Not clear why column F & W are different. 1 bungalow demolished, 21 new dwellings. Loss added to previous year and number increased to 21 instead of 20	
Newport: Land South Of Bury Grove, Whiteditch Lane	UTT/14/1794/OP UTT/16/2024/FUL	NEWP5	10New15	23/07/2015 2 August 2017	20		Land South Of Bury Grove Whiteditch Lane Newport, CB11 3UD					20									Built	0	G		0	0		
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	16		Land South Of Wyndhams Croft Whiteditch Lane Newport, CB11 3UD					16									Built	o	G		o	0		l
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		0	0		
Newport: Land at Holmwood, Whiteditch Lane	UTT/15/0879/OP UTT/19/1064/DFO	NEWP3		23-Jan-20	12		Land At Holmwood Whiteditch Lane Newport CB11 3UD							1:	2						2	12	G	Agent confirmed details correct (4-Apr-19)	12	0		
Newport: Bricketts, London Road	UTT/16/1290/OP UTT/19/2900/DFO	NEWP2	02New15	25-Nov-16	11		Bricketts London Road Newport CB11 3PP							1							2	11	G	Applicant 17.11.20: existing building not yet been demolished, plan to do so in near future, once pre- commencement planning conditions discharged. Hope to be on site Feb 2021 and off by Jan 2022 with sales completing soon after that	11	0	Loss, so check ok. Addedd in DFO and emailed agent 10.11.20	
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									Built	0	PDL		0	0		
Newport: The Maltings Station Rd	UTT/1405/09/FUL			Built	11		(Built)	11													Built	0	PDL		0	0		
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	Conditions being discharged	94	0		
Newport: Site of Redbank	UTT/18/0742/FUL		windfall	14-May-18	6		Site Of Redbank , Bury Water Lane, Newport, CB11 3TZ						6								Built	0	PDL		0	0		
Newport: The Joyce Frankland Academy	UTT/18/0739/FUL		12New15	29-Mar-20	24		The Joyce Frankland Academy Cambridge Road Newport CB11 3TR							2							2	24	PDL	Agent 31.10.20: should all be completed by 2022	24	0		
Quendon: Ventnor Lodge, Cambridge Road	UTT/16/0873/FUL	QUE2	03Que15	01-Nov-16	12		Ventnor Lodge Cambridge Road Quendon Saffron Walden CB11				-1 12										Built	0	G		0	0		
Quendon: land r/o Foxley House	UTT/14/3662/FUL			16-Jun-15	19		3XQ Land At Foxley House Green Road Rickling Green CB11 3YD				19										Built	0	G		0	0		
Quendon: Land East Of Foxley House	UTT/19/1301/FUL		02Que15	18-Nov-19	9		Rickling Green CB11 3YD Land East Of Foxley House Cambridge Road, Quendon						9								1	9	G	Agent 23.10.20 Foxley House development has started and should be finished this year.	9	0		
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									Built	0	G		0	0		
S Walden Bell College Peaslands Road	UTT/0503/10/FUL			Built	86		Land To The East Of The Former Bell Language School Peaslands Road Saffron Walden CB11 3ED	86													Built	0	PDL		0	0		
S Walden: Bell College South road (retirement flats)	UTT/1981/10/FUL			Built	27		Former Bell Language School South Road, Saffron Walden, CB11 3DG	27													Built	0	PDL		o	0		
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 Land At Ashdon Road Saffron				8		_								Built	0	PDL		0	0		
Saffron Walden: Ashdon Road	UTT/1572/12/DFO			21-Nov-12	130		Walden		22 72	36			_								Built	0	G		0	0		
Saffron Walden: Bell College South Road Saffron Walden: Former Gas Works Thaxted Rd	UTT/0828/09/FUL UTT/0123/09/FUL			Built 24-Mar-09	62		South Road, CB11 3DG Former Gas Works, Radwinter	25 37	5	_			_								Built	0	PDL		0	0		
Saffron Walden: Former Willis and Gambier Site, 119	UTT/14/3182/FUL	SAF10		30-Jun-16	72		Road, CB11 3JB Site At 119 Radwinter Road (CB11			_		72	_		+ +			_			Ruit	0	PDI			, ,		
Radwinter Road Saffron Walden: Former Willis and Gambier Site, 121 Radwinter Road	UTT/13/3406/FUL	SAF10		25-Jul-14	52		3HY?) Site At 121 Radwinter Road Saffron Walden Essex (CB11 3HY??)		_	3	38 11	73									Built	0	PDL		o	0		
Saffron Walden: Friends School	UTT/0188/10/FUL			31-Mar-11	76		Friends School Mount Pleasant Road Saffron Walden Essex CB11 4AL	30	37 7									_			Built	0	PDL		2	2	Loss of 2, so check ok	
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		0	0		
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		0	0		
Saffron Walden: Land at Ashdon Road Commercial	UTT/13/2423/OP	SAF10		26-Nov-14	167		Ashdon Road Commercial Centre				33	88 3	9								Built	0	PDL	39 dwellings completed in 2019/2020 now complete	7	7	Not clear why F = 134 and estimated completions = 167. UTT/13/2423/OP was for up to	
Centre Saffron Walden: Commercial Centre Ashdon Road	UTT/16/2701/DFO UTT/17/3413/OP			13-Feb17 10/10/19	55		(Ridgeons) CB10 2NQ Commercial Centre Ashdon Road			_			_	1	5 20	20	+ +	_			3	55	PDL		55	0	167 dwellings. DFO is for 160 dwellings. Emailed agent 16.11.20 Contact agents again about when completions start	
Saffron Walden: Land to the West of Debden Road (Tudor Works)				21-Nov-12 24 July 2014	24		Saffron Walden CB10 2NQ Tudor Works Debden Road Saffron Walden CB11 4AN			24											Built	0	PDL		0	0		
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		_	-		7						_			Built	0	G		0	0		
Saffron Walden: Lodge Farm, Radwinter Rd (Pt of	UTT/12/5226/FUL			04-Jan-13	31		Essex CB10 2YY Land At Lodge Farm Radwinter Road Saffron Walden Essex (CB11		34											+	Built	0	PDL		0	0		
Jossaumes)	UTT/12/5226/FUL	SAF10			10		Koad Saffron Walden Essex (CB11 3JB??) Moores Garage Thaxted Road Saffron Walden Essex		31			10								+	Built	0	PDL			ľ		
Saffron Walden: Moores Garage, Thaxted Road	UTT/14/2003/FUL UTT/16/1444/OP			03-Sep-15	10		CB11 3BJ Land Behind The Old Cement					10									Bullt	0	FUL			ľ		
Saffron Walden: Land Behind The Old Cement Works, Thaxted Rd	UTT/17/3038/DFO	SAF9		15-Nov-016 15 Feb 2018	35		Works Thaxted Road Saffron Walden Essex CB10 2UR							17 1	3						2	35	PDL		35	0		
Saffron Walden: The Sun Inn Gold Street	UTT/0681/12/FUL UTT/13/3467/OP			07-Jul-12 26-May-15	6		The Sun Public House 57/59 Gold Street Saffron Walden CB10 1EJ Land south of Radwinter Road		6	-										+	Built	0	PDL	60 bed care home not included - UTT/17/3426/OP	0	0		
Saffron Walden:Land south of Radwinter Road	UTT/16/1856/DFO	SAF8		13 Jan 2017	200		(CB10 2JP)			_	25	56 3	44	38				_			1	82	G	refused - appeal lodged	82	0		J
Saffron Walden:Land south of Radwinter Road for retirement village (C2: 12 extra care bungalows; 30 extra care apartments. Trajectory excludes 60 bed care home)	UTT/13/3467/OP	SAF8		26-May-15	42		Land south of Radwinter Road (CB10 2JP)							1:	2 30						3	42	PDL	60 bed care home not included - UTT/17/3426/OP refused (failure to complete S106 obligation) - appeal lodged. Agent confirmed detailscorrect (5-Feb-19)	42	0	Amend column F = 42	
Saffron.Walden: Lt Walden Road	UTT/1576/12/DFO			15-Nov-12	15		Land At Little Walden Road Saffron Walden Essex		15												Built	0	G		0	0		
Saffron Walden: Land off Little Walden Road	UTT/16/2210/OP UTT/18/2959/DFO	SAF2	10SAF15	21-Aug-17	85		Land Off Little Walden Road Saffron Walden Land to The West Of						5	40 4)						3	85	G	DFO awaiting decision Agent confirmed details correct (5-Feb-19)	85	0		
Saffron Walden: Land to the West of Lime Avenue	UTT/17/0255/FUL	SAF7	12SAF15	04-Dec-17	31		Line Avenue Saffron Walden					31									Built	0	G		0	0		
Saffron Walden: Hill House, 75 High Street	UTT/17/0728/FUL		windfall	14-Jul-17	11	17	75 High Street Saffron Walden				-17	11									Built	0	PDL		0	0		
Saffron Walden: Police Station, East Street	UTT/17/3662/FUL		windfall	15-Feb-18	7		East Street Saffron Walden Esser						7								Built	0	PDL		0	0	Amend AP = 0	
Saffron Walden: Former Walden Dairy	UTT/18/3399/FUL		windfall	08-Nov-19	7		Former Walden Dairy 135 Thaxted Road Saffron Walden, CB11 3BJ							7							2	7	PDL		7	0		
Saffron Walden: Land at Thaxted Road	UTT/18/2820/FUL	SAF6	04Saf15	23-Oct-19	14		Land At Thaxted Road Saffron Walden							14							2	14	PDL	UDC Housing: 27.10.20 site programmed to complete by Dec 2021.	14	0		



Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost Site Address	2011/12	2012/13	2014/15	2015/16 2016/17	2017/18 2018/19 2019/20	2020/21 2021/22	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 2020	PDUG	check 1 - completions	check 2 capacity
Saffron Walden: Land East of Thaxted Road	UTT/18/0824/OP	SAF1	07Saf15	12-Apr-19	150	Land East Of Thaxted Road						50 50	50							3	150	Approved subject to S106 19 Dec 2018 G Agent confirmed details correct (31-Jan-19). UTT/19/2355/DFO Appeal in progress 27.10.20	150	0
Stansted Mountfitchet: 68-70 Bentfield Road	UTT/2479/11/FUL			07-Feb-12	9	68-70 Bentfield Road		3	6											Built	0	PDL	0	0
Stansted Mountfitchet: 2 Lower Street	UTT/1522/12/FUL			07-Jan-13	14	Stansted, CM24 8HS 2 Lower Street Stansted CM2	24 8LP			14										Built	0	PDL	0	0
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 Camb Road Stansted CM24 8TA	ridge				25 106 1	6								Built	0	G	0	0
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			4	23 25										Built	0	UDC Housing: 16 Nov 2020: All 29 were built. 4 were PDL transferred to the General Fund as temporary homeless accommodation.	4	4 Not clear why only 25 built of 29. 4 are used as temporary homeless accomodation
Stansted Mountfitchet: Rochford Nurseries	UTT/2265/07/DFO			28-Feb-08	663	Foresthall Park, Stansted Mountfitchet	84	148	64 3	35										Built	0	G	332	332 Not clear why built does not equal 663
Stansted Mountfitchet: 14 Cambridge Road	UTT/16/2632/FUL UTT/17/1382/FUL	STA5	26Sta16 (part)	13-Feb-17 12-Jul-17	10	14 Cambridge Road Stanstee CM24 8BZ	d				10									Built	0	PDL	0	0
Stansted Mountfitchet: Land north of Water Lane	UTT/16/2865/OP UTT/19/2388/DFO	STA2		09/02/2017 19 Jun 2020	9	Land North Of Water Lane Stansted Essex						9								3	9	G Agent confirmed details correct (3-Apr-19)	9	0
Stansted Mountiftchet: Land at Elms Farm	UTT/13/1959/OP UTT/14/2133/DFO	STA3		17-Jan-14 18-Dec-14	53	Elms Farm Church Road Sta Essex CM24 8PX	insted				36 17									Built	0	G	0	0
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								Built	0	PDL Agent confirmed details correct (3-Apr-19)	0	0
Stansted Mountfitchet: Land To The West Of High Lane	UTT/18/1993/FUL UTT/20/2520/NMA	STA1	09Sta15	30-May-19	35	Land To The West Of High Lane Stansted						15 20								1	35	Approved subject to S106 5 Dec 2018 Agent proposes that capacity of the site is 35 to accord with the 2018 application. (17-Apr-19). Agent 27.10.20 site passed onto someone else	35	0
Stebbing: land to east of Parkside and rear of Garden Fields	UTT/14/1069/OP UTT/17/3538/DFO	STE1		01-Feb-15 (16-Apr-18)	30	Ld Nth of Stebbing primary s R/o Gdn Fields & Parkside, Stebbing (CM6 3RA?)	chool				14 1	6	-							Built	0	DFO approved 16 April 2018 G Building Regulation Initial Notice accepted 14-May-18 Agent confirmed details correct (1-Feb-19)	0	o
Stebbing: Sabre House, Dunmow Road	UTT/17/2480/OP		windfall	28-Nov-17	9	Sabre House Dunmow Road Stebbing							9							3	9	agent 27.10.20 Actually I spoke to him and I think nothing has happened unless there is a new application	9	0
Takeley: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO			23/08/2013 Feb 2015	100	CM6 3LF Land South Of Dunmow Roa Brewers End Takeley	d			40 60					_					Built	0	G	0	0
	UTT/13/1518/FUL			12-Sep-13	13	Chadhurst Dunmow Road Ta Bishop's Stortford CM22 6SL	keley			-1 13									-	Built	0	G	0	0
Takeley: Land adj Olivias, Dunmow Rd	UTT/12/5142/FUL			14-Dec-12	6	Land Adjacent To The Olivias Dunmow Road Takeley CM2	3 2 6SP			1 2 0	3									Built	0	G	0	0
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 Dunmo Road Takeley CM22 6QH	w		1	15 26										Built	0	G	0	o
Takeley: Land west of The Chalet, Dunmow Road	UTT/14/2387/FUL			01-Mar-15	10	Land west of The Chalet, Dur Road, Takeley	nmow			10										Built	0	G	0	o
Takeley: Land north of Dunmow Road, East of Church Lane	UTT/15/2424/FUL			19-Jun-16	7	Land North Of Dunmow Road Of Church Lane Takeley	d East				7									built	0	G	0	o
Takeley: Priors Green				Built	799			162	76 3	32 16										Built	0	G	415	415
Takeley: Priors Green, Takeley Nurseries	UTT/0515/10/DFO			Built	35	PG23 Priors Green, Land No Dunmow Road Takeley, CM22 6SP	orth Of 35													Built	0	G	0	0
Takeley: Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street	UTT/17/1852/FUL	TAK1	01Tak15	18-May-18	20	Land Adj To Coppice Close Dunmow Road, Takeley						10 10								2	20	G	20	0
Takeley: Land North Of Dunmow Road	UTT/18/2917/FUL		windfall	22-Jan-19	8	Land North Of Dunmow Road Of Church Lane Dunmow Road, Takeley	d East					3 5								1	5	G	5	0
Takeley: Land To The South Of School Lane	UTT/19/1583/FUL		windfall	24-Oct-19	8	Land To The South Of School Lane, Takeley							8							1	8	G	8	0
Takeley:	UTT/19/0393/OP		12Tak15 (part)	31-Jan-20	119	Land West Of Parsonage Ro Takeley	ad						39	40 40	40					4	119	G	119	0 Contact agents again about when completions start
Thaxted: 25 Barnards Fields	UTT/15/1959/FUL			17-Sep-15	9	25 Barnards Field Thaxted Essex CM6 2LY				9										Built	0	PDL	0	0
Thaxted: Former Molecular Products Ltd site, Mill End	UTT/16/0171/FUL UTT/17/1444/FUL	THA2	10Tha15	29-Sep-16	29	Molecular Products Ltd. Mill E Thaxted Essex CM6 2LT	End				7 8	7 7								1	7	PDL 27.10.20 architect confirmed completeion rates for 33	7	0
Thaxted: Former Molecular Products Ltd site	UTT/19/0671/FUL			29-Oct-19	8	1 Molecular Products Ltd. Mill B Thaxted, CM6 2LT	End,					8							-	2		Amendment to UTT/17/1444/FUL change from 4 PDL dwellings (1x2bed, 1x3bed and 2x4bed) into 8	8	o
Thaxted: Artington, Orange Street	UTT/15/1541/FUL			21-Sep-15	6	Artington Orange Street Thaxted, CM6 2LH				-1 6									+	Built	0	apartments (1x1 bed and 7 x 2 bed) PDL/G	0	o
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				8										Built	0	G	0	0
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	d			7	32 8									Built	0	G	0	0
	UTT/12/5754/FUL			08-Feb-13	60	Land To South Walden Road Thaxted (CM6 2FE)			2	23 37										Built	0	G	0	0
	UTT/1562/11/OP UTT/12/5970/DFO			9-Dec-11 18 -Feb-13	55	Land Off Wedow Road Thaxt (CM6 2JZ / CM6 2JY)	ted		3	30 25										Built	0	G	0	0
Thaxted: Land at Little Maypole	UTT/16/3255/FUL		windfall	05-Apr-18	9	Land At Little Maypole Thaxted						9								built	0	G Agent confirmed details correct (3-Apr-19) Building Regulation Initial Notice Accepted Aug-18	0	0
Thaxted: Warners Field, Copthall Lane	UTT/17/1896/FUL		11Tha15	19-Apr-18	7	J F Knight Roadworks Ltd (W Field), Copthall Lane, Thaxte CM6 2LG	varners id,					7								2	7	PDL	7	0
Thaxted: Land East of Claypit Villas	UTT/17/3571/FUL		05Tha15	10-Dec-18	9	Land East Of Claypit Villas Bardfield Road Thaxted						9								2	9	G	9	o
Thaxted: Cutlers Green Farm	UTT/18/2055/FUL		windfall	14-Mar-19	7	Cutlers Green Farm Cutlers Green, Cutlers Green Thaxted	n Lane,						7							2	7	PDL Looking for a developer to advance the project. Unlikely that much action will happen before 2022	7	p
Thaxted: Claypits Farm, Bardfield Road	UTT/18/0750/OP	THA1	14Tha15	14-Mar-19	15	Land At Claypits Farm Bardfield Road Thaxted, CM6 3PU							15							3	15	Agent 26.10.20 Claypits farm site has some footpath PDL issues, a revised application is currently lodged with UDC. Doubt will start before 2022	15	o
Ugley: Pound Lane	UTT/17/3751/OP		04Ugl15	12-Feb-19	11	Hft Bradley Resource Centre Pound Lane Ugley, CM22 6HP								11						4	11	G The project at the Orchard has been put on hold for now. It is unlikely that it will be delivered between April 2022 and March 2023	11	0
Wendens Ambo: The Mill, Royston Road	UTT/14/3091/P3JPA UTT/14/3788/FUL		windfall	01-Dec-14 17-Mar-15	17	The Mill, Royston Road, Wer Ambo CB11 4JX	ndens			2 14 1										Built	0	PDL	0	0
	UTT/17/2270/PAP3O UTT/18/3455/PAP3O UTT/19/1631/PAO3		windfall	17-Sep-17	15	Mill House Royston Road We Ambo, CB11 4JX	endens					15								2	15	PDL Agent: intention is to deliver 15 no. Units before 2022/23 (17-Apr-19)	15	o
White Roding: Westons Yard, Chelmsford Road	UTT/17/0952/OP UTT/18/2523/FUL			16-Jun-17	7	Westons Yard, Chelmsford R White Roding, CM6 1RF	toad,					3 4								3	4	PDL Agent confirmed details correct (4-Apr-19)	4	0
Wimbish: Land at Mill Road	UTT/14/1688/FUL			01-Mar-15	11	Land At Mill Road, Wimbish				11										Built	0	G	0	0
TOTAL COMPLETIONS							521	540	390 4	63 554 722	966 985 5	00											-5641	-5641 Not a site



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Site	PLANNING APPLICATION REFERENCE	N POLICY REFERENCE	SLAA REFERENCE	Date of Permission	n Capacity (Gross)	units lost	Site Address	2011/12 2012/13	2013/14	2014/15	2015/16	2016/17 2017/18	2018/19	2019/20 2020/21	2021/22	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 Apri 2020	PDL/G	Notes		check 1 - completions	check 2	capacity
TOTAL EXISTING COMMITMENTS															308 8	513 518	295	170 1	140 1	170 170	170	150	120 1	120 110		2949				0	-2949	Not a site
Planning permission small sites (526 net permissions assume 63% delivered - spread over three years)	s .														110	110 110	,													0	0	Not a site
WINDFALL ALLOWANCE																	70	70	70	70 70	70	70	70	70 70		700				0	-700	Not a site
commitments and windfall total															418 6	623 628	3 365	240 2	210 2	240 240	240	220	190 1	190 180						0	0	Not a site
Communal Establishments																														0	0	Not a site
Felsted: Felsted School, Braintree Road	UTT/13/0388/FUL			30-Apr-13	62	62	Felsted School, Braintree road, Felsted	-62	62																Built	0	PDL			o	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Felsted: Glendale Residential Home, 14 Station Road	UTT/13/0683/REN			15-May-13	6	2	Glendale Residential Home 14 Station Road Felsted					4													Built	0	PDL			2	2	Need to adjust figures based on PPG ID: 63-016a-20190626
Great Dunmow: Barnetson Court, Braintree Road	UTT/12/1519/FUL			19-Apr-13	0		Barnetson Court Braintree Road Great Dunmow				-16														Built	0	PDL			0	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Great Easton: Moat Cottage, Dunmow Road	UTT/08/2001/FUL UTT/14/0394/FUL			20-Mar-09 14-Apr-14	60 12		Moat Cottage Dunmow Road Great Easton		60		12														Built	0	PDL			#VALUE!	#VALUE	! Need to adjust figures based on PPG ID: 63-016a-20190626
Little Hallingbury: Falcoln House	UTT/17/2091/FUL			08-Sep-17	6		Falcon House George Green Latchmore Bank Little Hallingbury					6													Built	0	PDL			0	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Newport: Land at Bury Water Nursuries	UTT/17/1561/DFO			10-Nov-17	40		Land At Bury Water Nurseries Whiteditch Lane Newport							40											Built	0	G			0	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Saffron Walden: Hatherley Care Home, Chatters Hill	UTT/10/1512/REN			13-Oct-10	10		Hatherley Care Home Chaters Hill Saffron Walden		10																Built	0	PDL			0	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Saffron Walden: Land south of Radwinter Road	UTT/13/3467/OP			26-May-15	60		Land South Of Radwinter Road Radwinter Road Saffron Walden									60									4	60	PDL			60	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Stansted Mountfitchet: Former Braefield Precision Engineers Ltd, High Lane	UTT/12/0310/FUL			28-Jun-12	60		Braefield Precision Engineers Ltd High Lane Stansted Mountfitchet		60																Built	0	PDL			0	0	Need to adjust figures based on PPG ID: 63-016a-20190626
Takeley: Tudorberry, The Street	UTT/16/1996/FUL			14-Sep-16	8	1	Tudorberry The Street Takeley								-1	8									2	7	PDL	Cou fam	ential loss of house to HMO uncil tax 2018 - occupied by new owners living as nily dwelling. unknown at 22.9.2020 wrote to agent, reply	8	1	Need to adjust figures based on PPG ID: 63-016a-20190626
TOTAL COMMUNAL ESTABLISHMENTS								-62	0 192	0	-4	10 0	0	40	-1	8 60	0	0	0	0 0	0	0	0	0 0		243						Not a site
TOTAL COMMUNAL ESTABLISHMENTS ADJUSTED								-35	0 106	0	-3	5 0	0	22	-1	4 33	0	0	0	0 0	0	0	0	0 0		127						
TOTAL DELIVERY								486 5	40 496	463	551	727 96	985	522	417 6	627 66	365	240 2	210 2	240 240	240	220	190 1	190 180		975	3					
								2011/12 201 521 540	2/13 2013/1	14 2014/15	2015/102	2016/172017	/1 2018/19	2019/220	020/21/202	21/22 2022	/2 2023/24	2024/2120	25/2620	26/2 2027	/2 2028/29	2029/20	030/31 20	31/32032	/33						-	
								521 540	390	463	554 7	722 966	985	500 0	0	0	0	0 0	0	0	0	0 0	0	0								
	+							0 0	0	0	0 0		0	0 30	08 513	3 518 0 110	295	170 14 0 0	0 17	0 170	170	150 12	20 12	0 110								
								0 0	0	0	0 0	0 0	0	0 0	0	10	1/0	70 70	70	70	70	70 70	70	70								
								-35 0	106	0	-3 5	5 0	0	0 0 22 -1	4	33	0	0 0	0	0	0	0 0	0	0								