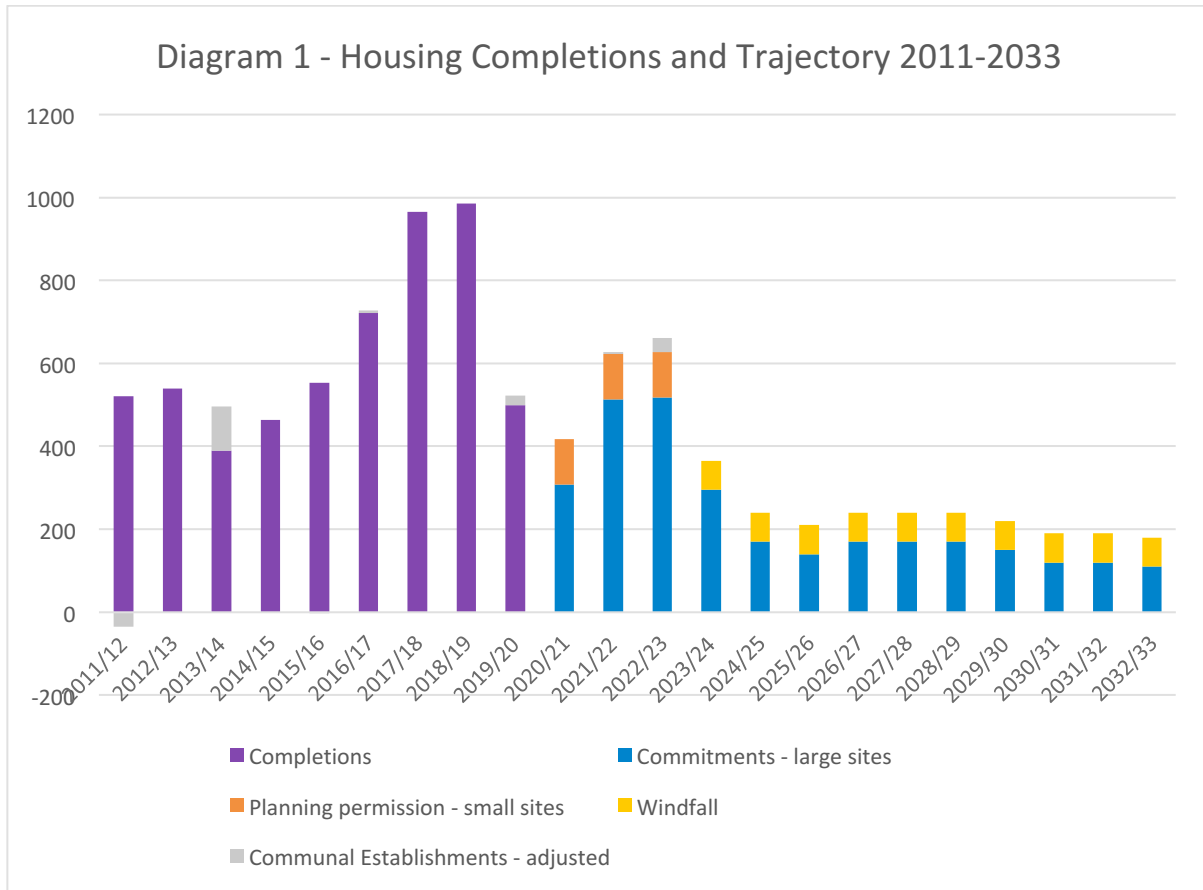


**UTTLESFORD DISTRICT COUNCIL  
HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY STATEMENT  
STATUS AT APRIL 2020**



**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.

- 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

- 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 The Regulation 19 Local Plan was withdrawn in April 2020.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.
- 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.
- The standard methodology identifies a housing requirement of 706 dwellings per annum (dpa) for Uttlesford.
- 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 [HDT](#) 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 over last 3 years**

Year	Delivery	Target based emerging Local Plan	Target based on 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

- 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.
- 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. 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.

<b>Table 2 Actual completion rate since 2011</b>										
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

<b>Table 3 Forecast completions for next 5-year period</b>						
Year	20/21	21/22	22/23	23/24	24/25	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
estimated completions years 1-5	417	627	661	365	240	2,310

<b>Table 4 Forecast completions for years 6 to 13</b>								
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.

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

<b>Table 5</b> Calculation of 5 year housing supply		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
<b>Overall target</b>	<b>3,530 + 176.5</b>	<b>3,711.5</b>
<b>Supply</b>	<b>417 + 627 + 661 + 365 + 240</b>	<b>2310</b>
% of target available on deliverable sites	2,310/ 3,712 x 100	62.2%
Supply in years	(2,310 / 3712) x 5	<b>3.11 years</b>
Deficit/Surplus	<b>2,310 – 3,712</b>	-1,402

## 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](#) (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 [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		13.54
Adjustment factor	$((13.54 - 4) / 4) \times 0.25 =$	0.59625
Minimum annual local housing need figure	$(1 + 0.59625) \times 504.3 =$	804.98
Source: Housing affordability in England and Wales: 2019, Table 5c Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2018		

### 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 requirement in existing relevant policies		N/a
Average annual household growth over ten years	As per step 1	504.3
The minimum annual local housing need figure	As per step 2	804.98
The cap is set at 40% above the projected household growth for the area over the 10 year period identified in step 1	$504.3 + (40\% \times 504.3) = 504.3 + 201.72$	706.02
Average annual household requirement		706



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	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 as April 2020	PDL/G	Notes	check 1 - completions	check 2 capacity															
																	Y1	Y2	Y3	Y4	Y5	6	7	8	9	10	11	12	13																					
<b>COMPLETIONS AND EXISTING COMMITMENTS (AT APRIL 2020)</b>																																																		
Small sites (< 6 Units) with PP																																																		
Aythorpe Roding: Windmill Works	UTT/14/0779/FUL			Nov-14	11		Windmill Works Aythorpe Roding, CM6 1PU		99	62	68	70	114	127	127	141	162													Built	0	PDL																		
Birchanger 300 Birchanger Lane	UTT/1527/09/DFO			built	9		300 Birchanger Lane		9																					Built	0	PDL		0	0															
Broxted: Whitehall Hotel, Church End	UTT/16/03549/FUL UTT/19/1932/FUL		windfall	24-Apr-17	10		Whitehall Hotel, Church End, Broxted, CM6 2BZ									8	2													Built	0	PDL		0	0															
Clavering: Jubilee works	UTT/13/3357/DFO			26-Sep-14	23		Jubilee Works Sticking Green Clavering Essex CB11 4WA				2	21																		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 July 2020	24 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	2	Elsenham Nurseries Stansted Road, Elsenham CM22 6LJ																							Built	0	G		0	0															
Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/8116/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																								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	0														
Elsenham: The Orchard	UTT/15/0009/OP UTT/12/1661/DFO			25/11/2010 10 August 2012	51		The Orchard Station Road Elsenham CM22 6LG				44	7																			Built	0	G		0	0														
Felsted: Former Riddleys Brewery, Hartford End	UTT/16/2149/FUL	FEL3		13-Jan-17	22		Former Riddleys 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??)																								Built	0	G		0	0														
Felsted: Gramsmore Meadow, Chelmsford Road	UTT/17/0034/FUL		12Fel15	10-Oct-17	9		Gramsmore Meadow Chelmsford Road Felsted																								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 Felsted CM6 3NJ																									8	3	G		8	5													
Felsted: Land East And North Of Clifford Smith Drive Watch House Green Felsted	UTT/18/0784/OP UTT/19/2118/OP		17Fel15	20-Jun-19	41		Land East And North Of Clifford Smith Drive Watch House Green Felsted													21	20											3	41	G	Agent 23.10.20 UTT/18/0784/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 say 4 dwellings per month.	41	0	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																									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 July 2020	23 28		Land West Of Maranello Watch House Green Felsted																										3	28	G	Agent 23.10.20 due to commence sometime next month with completion the following year.	28	0												
Fitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL			Jul-13	9		Land At Webb Road And Hallett Road, Webb Road Little Dunmow Essex					9																				Built	0	PDL		0	0													
Fitch Green: Land off Tanton Road	UTT/15/2089/DFO	FL11		Dec-15	98		Land Off Tanton Road Fitch Green Dunmow Essex							51	47																	Built	0	G		0	0													
Fitch 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 Fitch Green Essex																									built	0	PDL		0	0													
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL			20-Oct-15	7		Canfield Nursery Bullocks Lane Takeley CM22 6TA																									Built	0	G		0	0													
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	GICHE2	05GIChe15	13-Jun-16 17-Jul-17	31	2	Land At Thorpe Lea Walden Road, Great Chesterford CB10 1PS																									Built	0	G		0	0													
Great Chesterford: Land north of Bartholomew Close	UTT/14/0425/OP UTT/17/2745/DFO	GICHE1		01-Oct-14 12-Dec-17	11		Land North Of Bartholomew Close, Great Chesterford CB10 1QA																										2	11	G	UDC purchased site. Planning to develop 13 affordable homes within 1-5 years. Potential capacity increase in future.	11	0												
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	GICH2		Dec-14	42		New World Timber Frame/Graveldene Nurseries London Road																									Built	0	G/PDL		0	0													
Great Dunmow: Canada Cottages	UTT/14/0787/OP UTT/17/2255/OP UTT/19/2018/FUL			21.2.2020	4		Ld Rio Canada Cottages, Stortford Rd, Gt Dunmow, CM6 1DA																										4	0	PDL		4	4												
Great Dunmow: Kings Head, North Street	UTT/15/1544/FUL			Jul-15	6		Kings Head North Street Dunmow CM6 1BA																									Built	0	PDL		0	0													
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																										Built	0	G		0	0												
Great Dunmow: Land East of St Edmunds Lane	UTT/14/0472/OP (UTT/17/3623/DFO)	GIDUN7		15-May-15 (11-May-18)	22		Land east of St Edmunds Lane, Great Dunmow																											2	22	G	Agent confirmed details correct (26-Feb 19). Confirmed 27.10.20 delivery is anticipated as 2021 – 10 houses and 2022 – 12 houses	22	0											
Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	GIDUN8		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	50	40	1	370	G	Agent proposes amending details changing 120 dwellings in Yrs 1-5 to 0, 250 dwellings in Yrs 6-10 to 180 and 0 dwellings in Yrs 11-15 to 190 (3-Apr-19). Appeal in progress	370	0	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/PIJPA			Mar-15	7		Melville House, High Street, Dunmow CM6 1AF																											Built	0	PDL		0	0											
Great Dunmow: West of Woodside Way	UTT/13/2107/OP UTT/18/1826/DFO	GIDUN9		22-Oct-15	790		Land West Of Woodside Way Woodside Way Great Dunmow																											60	60	60	60	60	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		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																											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																																											









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	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	PDL/G	Notes	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 Saffron Walden										50	50	50									3	150	G	Approved subject to S106 19 Dec 2018 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 Stansted, CM24 8HS		3	6																			0	PDL		0	0			
Stansted Mountfitchet: 2 Lower Street	UTT/1522/12/FUL			07-Jan-13	14		2 Lower Street Stansted CM24 8LP						14																	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 Cambridge Road Stansted CM24 8TA						25	106	16															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					-23	25																0	PDL	UDC Housing: 16 Nov 2020: All 29 were built. 4 were 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	35																		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 Stansted CM24 8BZ							10															0	PDL		0	0			
Stansted Mountfitchet: Land north of Water Lane	UTT/16/2865/OP UTT/19/2388/DFO	STA2		09/02/2017 Jun 2020	19	9	Land North Of Water Lane Stansted Essex										9												3	9	G	Agent confirmed details correct (3-Apr-19)	9	0		
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															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													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	G	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/17/9538/DFO	STE1		01-Feb-15 (16-Apr-18)	30		Ld Nth of Stebbing primary school Rio Gdn Fields & Parkside, Stebbing (CM6 3RA7)								14	16														0	G	DFO approved 16 April 2018 Building Regulation Initial Notice accepted 14-May-18 Agent confirmed details correct (1-Feb-19)	0	0		
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	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		Land South Of Dunmow Road Brewers End Takeley					40	60																	0	G		0	0		
Takeley: Chadhurst Takeley	UTT/13/1518/FUL			12-Sep-13	13		Chadhurst Dunmow Road Takeley Bishop's Stortford CM22 6SL					-1	13																	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 CM22 6SP					1	2	0	3															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 Dunmow Road Takeley CM22 6QH					15	26																	0	G		0	0		
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																		0	G		0	0		
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															0	G		0	0		
Takeley: Priors Green				Built	799			98	162	76	32	16																		0	G		415	415		
Takeley: Priors Green, Takeley Nurseries	UTT/0515/10/DFO			Built	35		PG23 Priors Green, Land North Of Dunmow Road Takeley, CM22 6SP	35																						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 East Of Church Lane Dunmow Road, Takeley										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: Land West Of Parsonage Road	UTT/19/0393/OP		12Tak15 (part)	31-Jan-20	119		Land West Of Parsonage Road Takeley												39	40	40									4	119	G		119	0	Current figure above when completions start
Thaxted: 25 Barnards Fields	UTT/15/1959/FUL			17-Sep-15	9		25 Barnards Field Thaxted Essex CM6 2LY																								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 End Thaxted Essex CM6 2LT						7	8	7	7														1	7	PDL	27.10.20 architect confirmed completion rates for 33 plots	7	0	
Thaxted: Former Molecular Products Ltd site	UTT/19/0671/FUL			29-Oct-19	8	1	Molecular Products Ltd. Mill End, Thaxted, CM6 2LT																							2	8	PDL	Amendment to UTT/17/1444/FUL change from 4 dwellings (1x2bed, 1x3bed and 2x4bed) into 8 apartments (1x1 bed and 7 x 2 bed)	8	0	
Thaxted: Arlington, Orange Street	UTT/15/1541/FUL			21-Sep-15	6		Arlington Orange Street Thaxted, CM6 2LH						-1	6																0	PDL/G		0	0		
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																			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						7	32	8																0	G		0	0	
Thaxted: Sampford Road	UTT/12/5754/FUL			08-Feb-13	60		Land To South Walden Road Thaxted (CM6 2FE)				23	37																			0	G		0	0	
Thaxted: Wedow Road	UTT/15/2211/OP UTT/12/5970/DFO			9-Dec-11 18-Feb-13	55		Land Off Wedow Road Thaxted (CM6 2JZ / CM6 2JY)				30	25																			0	G		0	0	
Thaxted: Land at Little Maypole	UTT/16/3255/FUL		windfall	05-Apr-18	9		Land At Little Maypole Thaxted																							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 (Warners Field), Copthall Lane, Thaxted, CM6 2LG																							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																							2	9	G		9	0	
Thaxted: Cutlers Green Farm	UTT/18/2055/FUL		windfall	14-Mar-19	7		Cutters Green Farm Cutlers Green, Cutlers Green Lane, Thaxted																							2	7	PDL	Looking for a developer to advance the project. Unlikely that much action will happen before 2022	7	0	
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	PDL	Agent 26.10.20 Claypits farm site has some footprint issues, a revised application is currently lodged with UDC. Doubt will start before 2022	15	0	
Ugley: Pound Lane	UTT/17/3751/OP		04Ug15	12-Feb-19	11		11t Bradley Resource Centre Pound Lane Ugley, CM22 6HP																							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/P3/PA UTT/14/3788/FUL		windfall	01-Dec-14 17-Mar-15	17		The Mill, Royston Road, Wendens Ambo CB11 4JX				2	14	1																	0	PDL		0	0		
Wendens Ambo: Mill House, Royston Road	UTT/17/2270/PAP30 UTT/18/3455/PAP30 UTT/19/1631/PA03		windfall	17-Sep-17	15		Mill House Royston Road Wendens Ambo, CB11 4JX													15											2	15	PDL	Agent: intention is to deliver 15 no. Units before 2022/23 (17-Apr-19)	15	0
White Roding: Westons Yard, Chelmsford Road	UTT/17/0952/OP UTT/18/2523/FUL			16-Jun-17	7		Westons Yard, Chelmsford Road, White Roding, CM6 1RF									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																	0	G		0	0		
<b>TOTAL COMPLETIONS</b>								<b>521</b>	<b>540</b>	<b>390</b>	<b>463</b>	<b>554</b>	<b>722</b>	<b>966</b>	<b>985</b>																					

