



Uttlesford Housing Trajectory 2021-2041

Uttlesford District Council

June 2024

Introduction

1. The purpose of this document is to set out the Council's position with regard to housing supply across the Local Plan period 2021-2041 to support the Regulation 19 Local Plan. This trajectory uses a base date of 1st April 2024 and comprises of completed dwellings (between 1st April 2021 – 31st March 2024), committed developments (i.e., extant planning permissions), draft allocations proposed within the Local Plan itself, and a windfall allowance. A summary of the housing delivery anticipated as a result of these factors, as well as a breakdown of sites included within the Housing Trajectory, are set out within Appendices 1 and 2 respectively.

Housing Need and Supply

2. Paragraph 75 of the NPPF 2023 requires demonstration of a trajectory illustrating the expected rate of housing delivery over the plan period. The standard methodology identifies a housing requirement of 675 dwellings per annum (dpa) for Uttlesford¹.
3. In addition to the dwelling completions and commitments data, this Housing Trajectory includes an allowance for windfall sites of 110 dwellings per year (beginning from the Year 27/28) based on historic rates of completions on small sites (1-4 dwellings over the period 2014/15-2023/24) below the Housing and Economic Land Availability Assessment (HELAA) minimum site size threshold. The long-term trend is for 123 dwellings per annum to be completed on small sites (Table 1) however a cautious 110 dwellings is assumed. To avoid double counting existing commitments, no allowance for windfall is made in the three years 2024/25 – 2026/27. Small sites with planning permission have been included and are assumed to be completed in the next three years.

2014/15	76
2015/16	148
2016/17	144
2017/18	95
2018/19	156
2019/20	155
2020/21	166
2021/22	79
2022/23	127

¹ Justin Gardner Consulting, Local Housing Needs Assessment, 2024, Available at: <https://www.uttlesford.gov.uk/reg-19-evidence>

2023/24	87
Total	1233
Annual Average	123

4. It is noted that the Government’s Planning Practice Guidance does not suggest including a “lapse rate” or “non-implementation rate”, however, it is not realistic to assume that all extant permissions will be implemented at a particular date in time and a 10% lapse rate on small sites has been applied to accommodate this.

5. Finally, in addition to the strategic allocations, an allowance of 900 dwellings has been made for non-strategic allocations, with 600 of these dwellings being accommodated by the Larger Villages band within the settlement hierarchy, and the remaining 300 at Newport. Further detail and the justification for these allowances is provided in the ‘Larger Villages and Newport Housing Requirement Topic Paper’². In broad terms, respective Parish Councils have been provided a housing requirement for which they have agreed to take ownership of through the preparation non-strategic allocations made within new or updated Neighbourhood Plans. In accordance with Core Policies 6 and 19, should a Neighbourhood Plan with sufficient allocations not materialise, then Uttlesford District will address this through a review of the Local Plan.

6. Delivery projections have been determined with consideration to several factors, including the planning status of the site, the scale of the site, the submission / approval of corresponding planning and building control applications, industry average lead-in times and delivery rates, and site visits.

7. The Council will need to demonstrate that at the point of adoption of the Local Plan, it has sufficient deliverable sites to meet a minimum of 5-years' worth of the District’s housing need, including the appropriate buffer which, for Uttlesford, comprises 20%. For the purposes of the trajectory, the point of adoption of the Local Plan is anticipated to be 1st April 2026. Table 2 below demonstrates the Council’s 5 Year Housing Land Supply as it is anticipated to exist at the 1st April 2026, with supply figures directly correlating to the trajectory summary in Appendix 1.

² Uttlesford District Council, Larger Villages and Newport Housing Requirement Topic Paper, 2024, Available at: <https://www.uttlesford.gov.uk/reg-19-evidence>

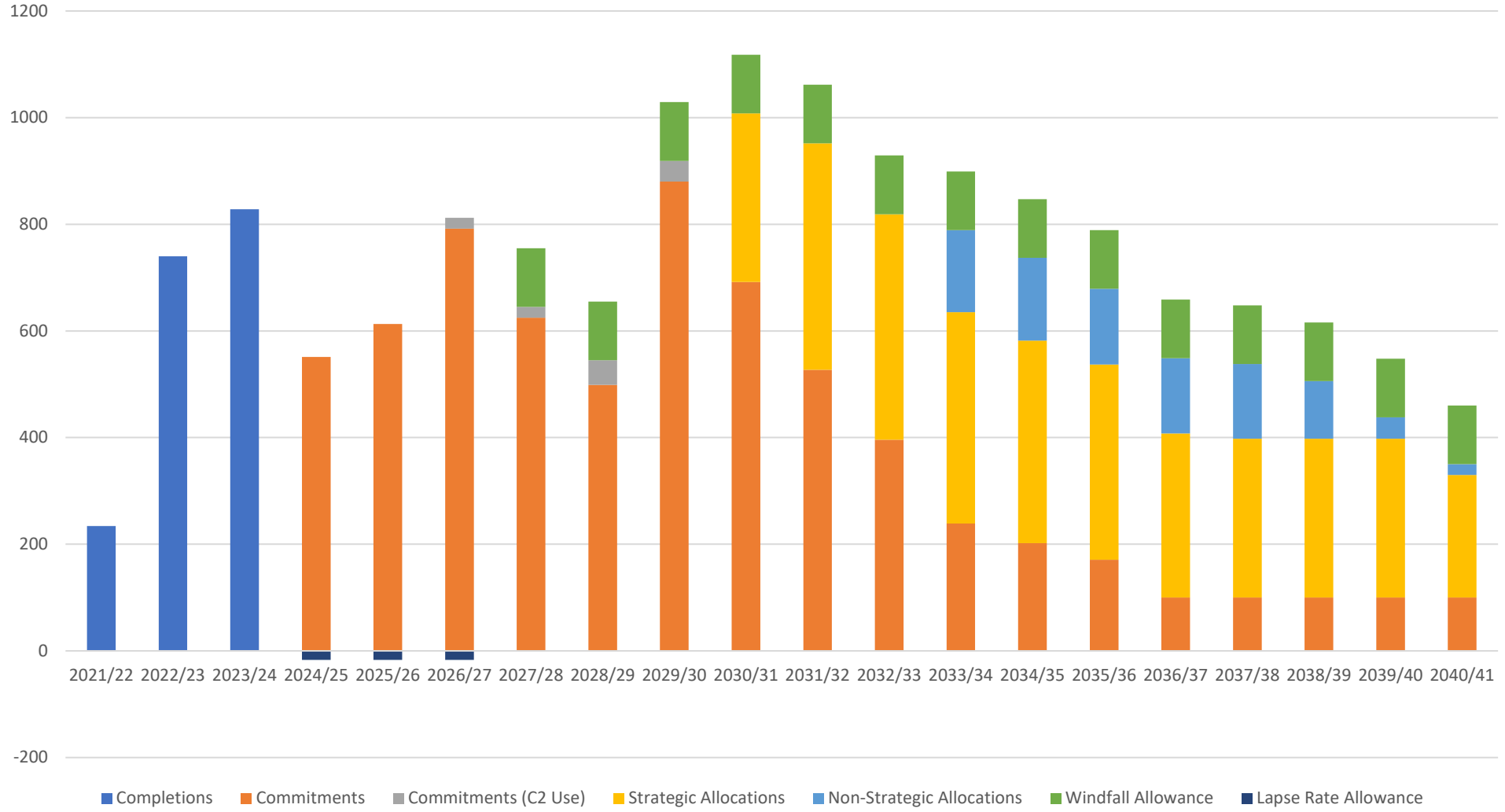
Table 2: 5-Year Housing Land Supply (April 2026)	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Housing Requirement	675	675	675	675	675	3375
Housing Requirement (Incl. 20% Buffer)	810	810	810	810	810	4050
Housing Supply	795	755	655	1029	1118	4352

8. The anticipated Housing Supply of **4,352** represents **107%** of the Housing Requirement (incl. 20% buffer) over the same period which is **4,050**. At point of Local Plan adoption, it is therefore anticipated that the Council would be able to demonstrate a 5-Year Housing Land Supply of **5.35 years**.

Appendix 1: Housing Trajectory Summary

Site Source	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Dwellings Delivered During Plan Period
Completions	234	740	828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1802
Commitments	0	0	0	551	613	792	625	499	880	692	527	396	239	202	171	100	100	100	100	100	6687
Commitments (C2 Use)	0	0	0	0	0	20	20	46	39	0	0	0	0	0	0	0	0	0	0	0	125
Strategic Allocations	0	0	0	0	0	0	0	0	0	316	425	423	396	380	366	308	298	298	298	230	3738
Non-Strategic Allocations	0	0	0	0	0	0	0	0	0	0	0	0	154	155	142	141	140	108	40	20	900
Windfall Allowance	0	0	0	0	0	0	110	110	110	110	110	110	110	110	110	110	110	110	110	110	1540
Lapse Rate Allowance	0	0	0	-17	-17	-17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-51
Total	234	740	828	534	596	795	755	655	1029	1118	1062	929	899	847	789	659	648	616	548	460	14741

Housing Trajectory 2021-2041 Summary



Appendix 2: Housing Trajectory Site Breakdown