



HOUSING SUPPLY STATEMENT 2014

This paper sets out the housing supply situation as at 31 March 2014

The Council's housing supply is made up of dwelling completions; committed sites which are those sites with planning permission and those sites without planning permission but are considered to be deliverable during the plan period; including new sites to be identified in the emerging Local Plan; and a windfall allowance based on historic rates and current planning policy. This is set out in the table below.

2011/12 – 2030/31

Supply

Built since April 2011	1451
Sites of 6+ units with PP @ April 2014	2903
Sites without PP @ April 2014	282
Proposal sites without PP @ April 2014	5232
Windfall allowance 50dpa for 17 years	<u>850</u>
TOTAL	<u>10718</u>

Table 1 provides detailed information on the progress for each site with planning permission for 6 or more dwellings as at 31 March 2014.

Table 2 lists any Rural Exception Sites completed 2013/14 and any outstanding Rural Exception Sites granted permission under Policy H11.

Table 3a and 3b lists sites without planning permission which are considered to contribute to the supply of housing during the plan period.

Table 4 lists annual completion rates since 2000.

Table 1. Dwellings with Planning Permission on Large Sites (6+ units) @ 31 March 2014							
UTT Reference		Site Address		Site Capacity (gross)	Built 2013-2014 (net)	Total Units complete (net)	Total Units Outstanding (net)
Woodlands Park, Great Dunmow							
UTT/0458/93		Sector 1		93	0	93	0
UTT/1006/04		Emblems		105	0	0	99
0510/92		Sector 2	Market	0	0	0	0
1047/93				24	0	24	0
0753/96		Woodlands Park		1	0	1	0
0720/94				220	0	161	0
0817/98				70	0	70	0
1328/01				126	3	126	0
1809/02				130	6	111	17
0147/03			Affordable	156	0	156	0
0409/04		Pt of Sector 2 phase 1 (pt s/s 720/04)		36	0	36	0
0395/05				51	0	0	44
0496/05				253	13	13	240
0386/05		Sector 3		100	0	0	100
0392/05			Market	246	0	0	243
			Affordable	54	0	0	20
0246/07	s/s 395/05x7 392/05x3	Sectors 2&3		20	0	0	20
13/1663		Sector 4 Lt Easton	Market	75 (minus potential loss of 1)	0	0	74
			Affordable	50	0	0	50
13/1600	s/s 1809/02	Plot 540 & 541 Elm Rd		2	0	0	2
TOTAL					22	791	909
Total market						635	839
Total affordable						156	70

Expired sites – see table 6						
1910/07	s/s 1006/04	Sector 1 Emblems	6			
399/08			17			
0406/08	s/s 392/05	Affordable	34			

UTT Reference	Site Address	Site Capacit	Built 2013-	Total Units	Total Units Outstanding
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			y (gross)	14 (net)	complete (net)	(net)
Oakwood Park Little Dunmow						
0302/96/OP			650	-	-	-
1135/99/DFO	Part s/s of 302/96		80	0	80	0
0632/00/DFO			47	0	47	0
1073/01/DFO			133	0	133	0
0770/01/DFO			38	0	38	0
1821/02/DFO Phase 3			120	0	120	0
1829/03/DFO Phase 4			120	0	120	0
0023/03/OP			56 (s/s 302/96) & 160 increase		216	-
0090/05/DFO Phase 5 & 5A	Part s/s 23/03		97	0	69	0
1225/06/DFO Area 5B	s/s remainder of 23/03 (49 units) increasing capacity by 19		68	0	68	0
1539/06/DFO Area 5D	s/s 28 units of 90/05		53	0	0	0
1342/07 Area 5D The Poppies	Whole s/s of 1539/06 (capacity decrease of 12)	Market	25	0	25	0
		Affordable	16	0	16	0
1123/13 Land at Webb Rd & Hallet Rd	Erection 9 Residential units & 1 no. retail unit (A1)		9	0	0	9
TOTAL				0	716	9

Expired site – see table 6						
0537/05/OP Phase 6	70 (s/s 23/03) & 28 increase Part s/s by 1123/13	Market	68			59
		Affordable	30			30
0302/96/OP	Village centre		56			56

UTT Reference		Site Address	Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
Rochford Nurseries/Forest Hall Park, Birchanger and Stansted Mountfitchet						
0204/05		Market	236	0	129	0
		Affordable	79	0	59	0
1685/06	Part s/s of 204/05	Area P3 Rochford Nurseries	35	0	20	0
1607/09	Part s/s of 1685/06	Phases E & F Stansted	14	0	14	0
0312/09	Part s/s of 204/05	Plot 80	1	0	1	0
0992/09		NW corner of Phase 2	16	0	16	0
0012/10		Phases C & D Stansted	24	0	24	0
0014/10		Phase B	9	0	9	0
1123/01			285	0	0	0
2265/07	Part s/s of 1123/01	Market	131	56	106	25
		Affordable	91	4	67	10
0557/06		Market	72	0	70	0
		Affordable	5	0	5	0
0076/10	Wholly s/s 2264/07 Part s/s 2265/07 Affordable	Market	49	0	49	0
		Affordable	14	0	14	0
1229/09	Part s/s of 0557/06		2	0	2	0
0432/11	Part s/s 0204/05	Market	23	0	23	0
		Affordable	16	0	16	0
1032/11	Part s/s 0204/05		2	0	2	0
1960/11	Phase H Part s/s 204/05		4	4	4	0
TOTAL				64	630	35
Total market					469	25
Total affordable					161	10
2264/07 s/s by 0076/10	Replacement dwellings	3&4 Cottages Rochford Nurseries	2	0	0	0

UTT Reference		Site Address	Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
Priors Green, Takeley						
UTT/0816/00		Land north of Dunmow Rd Takeley	650	0	0	0
UTT/1197/06		Phase 3B	38	0	38	0
UTT/1066/05		Phase 3A	54	0	54	0
UTT/1067/05		Phase 2	90	0	90	0
0664/06	Affordable	Phase 4A	25	0	25	0
0665/06	Affordable	Phase 4B	25	0	25	0
0519/07	Pt s/s of 632/07	Pt of Phase 7 Lot 1	13	0	13	0
0632/07		Phase 7&8 Lot 1	58	0	45	0
0841/07		Phase 10	49	0	49	0
1057/05		Phase 3c	18	0	18	0
1124/08	Market	Phase 9	8	0	8	0
	Affordable		30	0	30	0
0174/09	Market	Land north of Jacks Lane	262	0	0	0
	Affordable		65	0	0	0
1136/10 Partial s/s of 714/09	Market	Phase A	70	8	70	0
	Affordable		17	0	17	0
1642/10 Partial s/s of 714/09	Market	Phase B	36	19	36	0
	Affordable		10	0	10	0
1110/10 Partial s/s of 714/09	Market	Area C	78	27	78	0
	Affordable		20	0	20	0
1675/10 Partial s/s of 714/09	Market	Phase D	71	22	70	1
	Affordable		18	0	18	0
1398/11 Partial s/s of 174/09		Land adj Warwick Road	7	0	0	7
TOTAL				76	714	8
Total market				76	569	8
Total affordable				0	145	

UTT Reference		Site Address	Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
Other sites within Priors Green Policy Area						
1809/06	Market	Land at the Laurels	33	0	33	0
	Affordable		11	0	11	0
0515/10	Market	Takeley Nurseries	26	0	19	0
0423/09	Affordable		9	0	9	0
0337/11	Pt s/s 515/10		2	0	2	0
0338/11	Pt s/s 515/10		5	0	5	0
0240/12		Stansted Motel and 2 Hamilton Road	13	0	0	13
TOTAL				0	79	13
Total market				0	59	13
Total affordable				0	20	0
Other sites within Priors Green Policy Area ("island sites")						
2070/06		1 Hamilton Road	2	0	2	0
0338/08 (x7 gross)		8 Hamilton Rd	6	0	6	0
1467/08		Adj Homestead, Dunmow Rd	1	0	1	0
1976/10		1 & 2 Broadfield Villas	7	0	7	0
0169/09		The Rest	1	0	1	0
1174/09		Land at The Rest	9	0	9	0
1736/09		Morgan House, Dunmow Road	4	0	0	4
1226/10		Willow Tree Cottage	10 (minus potential loss of 2)	0	0	8
13/1953		Ld Btwn 3 & 5 Hamilton Rd, Little Canfield	5	0	0	5
13/3429		S of Willow Tree Cottage, Broadfield Road	1	0	0	1
13/2905		The Laurels Dunmow Road	4 (potential loss of 1)	0	0	3
0410/12		Lyric Cottage, Dunmow Road	1	0	0	1
12/5305		Rear of 4 Hamilton Road	2	0	0	2
13/0768		Ld R/o 1 – 4 Cotts, Dunmow Rd	1	0	0	1
13/0692		Land north of 4	7	0	0	7

UTT Reference	Site Address	Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
	Hamilton Road				
TOTAL			0	26	32

UTT Reference	Site Address	Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)	
Clavering						
2251/11	r/o Oxleys Close	14	0	0	14	
13/0327	Land south of Oxleys Close	Market	7	0	0	7
		Affordable	6	0	0	6
2149/11	Jubilee Works	Market	14	0	0	14
		Affordable	10	0		10
			0	0	51	
Elsenham						
2166/11	The Orchard, Station Rd,	Market	32 (minus loss of 2)	23	23	7
		Affordable	21	21	21	0
13/2836	Land at Alsa Leys	6	0	0	6	
0142/12	Land at Stansted Road	Market	109 (minus potential loss of 1)	0	0	108
		Affordable	46	0	0	46
		Extra Care flats	55	0	0	55
13/0177	Land west of Hall Rd	Market	78	0	0	52
		Affordable	52	0	0	78
13/1709	Land south of Stansted Road	Market	99	0	0	99
		Affordable	66	0	0	66
12/6116	The Old Goods Yard	10	0	0	10	
			44	44	527	
Felsted						
2310/10	Hartford End Brewery, Mill Lane	43	0	0	43	
13/0989	Land east of Braintree Road	Market	15	0	0	15
		Affordable	10	0	0	10
			0	0	68	
Great Chesterford						
13/3444	Land south of Stanley Road and Four Acres	Market	30	0	0	20
		Affordable	20	0	0	30
					50	
Great Dunmow						

UTT Reference	Site Address		Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
13/0847	Brick Kiln Farm, St Edmunds Lane	Market	42 (minus potential loss of 3)	0	0	39
		Affordable	26	0	0	26
2116/10	Former Council Offices, 46 High Street		10	2	10	0
12/5270	Perkins Garage, 12 Stortford Rd		12	0	0	12
0912/10	Land adj Harmans Yard, New Street		6	6	6	0
1255/11	Land south of Ongar Road	Market	60	0	0	60
		Affordable	40	0	0	40
1147/12	Land north of Ongar Road	Market	44	0	0	44
		Affordable	29	0	0	29
1519/12	Barnetson court Braintree Road		10	0	0	10
				8	16	260
Great Easton						
0874/11	Moat House Dunmow road		26	0	0	26
Hatfield Heath						
13/2499	The Stag Inn The Heath		6	0	0	6
Henham						
13/0909	Land at Chickney Road		14	0	0	14
High Roding						
13/1767	Land at Meadow House	Market	19 (lossx1)	0	0	18
		Affordable	12	0	0	12
Leaden Roding						
1357/11	21-33 & 23a-33a & 35-43 Holloway Crescent		8 (minus loss of 18)	8	8 gross	0
Manuden						
0692/12	Land at The Street		10	5	5	5
Newport						
12/5198	Carnation Nurseries	Market	14(lossx1)	0	0	13
		Affordable	9	0	0	9
13/1769	Land at Bury Water Lane	Market	50	0	0	50
		Affordable	34	0	0	34
13/1817	Hillside & land r/o Bury Water lane		45(minus potential loss of 2)	0	0	43
				0	0	149
Quendon and Rickling						
1359/12	Land at Foxley House		14	0	0	14

UTT Reference	Site Address		Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
13/0027	Land at Foxley House	Affordable	5	0	0	5
				0	0	19
Radwinter						
13/3118	Land off East View Close and Walden Road		35	0	0	35
Saffron Walden						
13/1937	r/o Old Cement Works/ Kiln Court	Market	32	0	0	32
		Affordable	20	0	0	20
13/0669	Goddard's Yard, Thaxted Rd		14	0	0	14
0280/12	r/o 8-10 King Street		8	0	0	8
0123/09	Former Gas Works site, Radwinter Road		9	5	9	0
0188/10	Friends School, Mount Pleasant Rd	Market	45	37	38	7
		Affordable	31	0	19	0
2154/11	Pt s/s 188/10	Market	12	0	12	0
0609/11	Land at Emson Close		9	0	0	9
0681/12	The Sun Inn, Gold Street		7 (minus potential loss of 1)	6	6	0
1252/12	Tudor Works, Debden Road		24	0	0	24
1572/12	Ashdon Road	Market	93	10	10	83
		Affordable	37	12	12	25
1576/12	Land at Little Walden Rd	Affordable	15	15	15	0
12/5226	Lodge Farm, Radwinter Road (retirement flats)		31	0	0	31
				85	121	253
Stansted Mountfitchet						
2479/11	At 68-70 Bentfield Road		9	6	9	0
1552/12	2 Lower Street		14	0	0	14
13/0749	Nos. 30 – 56 Mead Court, Cannons Mead		29 (minus potential loss)	0	0	2

UTT Reference	Site Address		Site Capacity (gross)	Built 2013-14 (net)	Total Units complete (net)	Total Units Outstanding (net)
			of 27)			
13/1959	Elms Farm Church road	Market	32 (minus potential loss of 2)	0	0	30
		Affordable	21	0	0	21
				6	9	67
Takeley/Little Canfield						
12/5142	Land adj Olivias Dunmow Road		6	0	0	6
13/1393	Land south of Dunmow road Brewers End	Market	60	0	0	60
		Affordable	40	0	0	40
13/1518	Chadhurst, Dunmow Road		13 (potential loss of 1)	0	0	12
13/1779	Land at North View and 3 the Warren	Market	28 (minus potential loss of 1)	0	0	27
		Affordable	18	0	0	18
1335/12	Land at Brewers End Dunmow Rd	Market	25	0	0	25
		Affordable	16	0	0	16
				0	0	204
Thaxted						
12/5970	Land off Wedow Road	Market	33	0	0	33
		Affordable	22	0	0	22
13/3420	Land adj 39 Wedow Road		4	0	0	4
12/5754	South of Sampford Road	Market	37	0	0	37
		Affordable	23	0	0	23
13/0108	Land east of Barnards Field		8	0	0	8
				0	0	127
Wendens Ambo						
13/3473 (prior notification)	Mill House Royston Road		6	0	0	6

Table 2: Rural Exception Sites

Affordable housing through Registered Social Landlord @ 31 March 2014

UTT	Site Address	Site Capacity	Total Units	Total Units
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Reference			completed	Outstanding
2427/11	Site adjacent Crathie, Hampit Road, Arkesden	4	0	4
12/5349	Broomfield Hatfield Heath	14	0	14
0692/12	Land at The Street Manuden	4	4	0

Sites without Planning Permission

Table 3a lists sites without planning permission which are considered to contribute to the District's housing supply. The sites are either allocated in the Adopted Local Plan; have had planning permission which has expired or have been granted planning permission subject to signing of S106 Agreement. Table 3b list sites proposed in the Pre-submission Local Plan April 2014. All the sites have been considered as part of the Strategic Housing Land Availability Assessment (SHLAA).

Table 3a: Sites without planning permission @ 31 March 2014	Net Capacity	SHLAA ref no.
Woodlands Park, Great Dunmow (expired permissions 1910/07x6 dwlgs; 0339/08x17 dwlgs; 0496/08x34 dwlgs)	57	GtDUN06 & 07
Land off Riverside Great Dunmow	8	GtDUN25
Council Depot New Street Great Dunmow	10	GtDUN30
Phase 6 Oakwood Park Flitch Green (Expired permissions 0537/05)	89	LtDUN2
Flitch Green (village centre)	56	LtDUN2
8 Station Street Saffron Walden	10	SAF17
Jossaumes Depot Thaxted Rd Saffron Walden	13	SAF18
Almont House High Lane Stansted	7	STA03
Land west of 8 Water Lane Stansted	8	STA05
Priors Green, East of Takeley ("Island Sites")	24	TAK01 (part)
	282	

Table 3b: Sites without planning permission @ 31 March 2014 identified in Pre-Submission Local Plan

Draft Policy	Site	Total Capacity	Outstanding Capacity	SHLAA reference	Comments
Saffron Walden Policy 1	Land between Radwinter Road and Thaxted Road	800	800	SAF05	
Saffron Walden Policy 3	Former Willis & Gambier Site, 119-121 Radwinter Road	52	52	SAF03	
Saffron Walden Policy 6	Ashdon Road Commercial Centre	167	167	SAF13	
Great Dunmow Policy 1	Land west of Woodside Way	850	850	GtDUN13	
Great Dunmow Policy 2	Land west of Great Dunmow and south of Stortford Road	400	400	GtDUN02 GtDUN13	

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Great Dunmow Policy 4	Land at Helena Romanes School	100	100	GtDUN39	
Great Dunmow Policy 5	land west of Chelmsford Road	370	370	GtDUN14	
Elsenham Policy 1	Land north east of Elsenham	2100	2100	ELS8	
Elsenahm Policy 6	Land adjacent Hailes Wood	32	32	ELS3	
Great Chesterford Policy 1	New World Timber and Great Chesterford Nursery, London Road	35	35	GtCHE1 GtCHE8	
Great Chesterford Policy 2	Land south of Stanley Road	60	10	GtCHE3	Part s/s by UTT/12/5513/OP x 50
Newport Policy 3	Land west of London road by the primary school	70	70	NEW02	
Stansted Policy 3	Land north of Stansted at Walpole Farm	160	160	STA14	
Takeley/Lt Canfield Policy 3	Land between Olivias and New Cambridge House	20	13	TAK15	part s/s by 12/5142/FUL x 6 & 1286/11 x 1
Henham Policy 1	Land at Blossom Hill Farm, south of Chickney Road, Henham	25	25	HEN9	
Little Dunmow policy 1	Land at Station Road	38	38	LtDUN03	
Stebbing Policy 1	Loand to the east of Parkside and Garden Fields, Stebbing	10	10	STE11	
		5289	5232		

Table 4

Total Dwelling completions (includes rural exception sites)

	Gross	Net
00/01	265	224
01/02	209	182
02/03	411	396
03/04	263	241
04/05	380	344
05/06	576	541
06/07	363	326
07/08	574	538
08/09	465	437
09/10	542	522
10/11	316	298
Total	4364	4049
11/12	543	521
12/13	582	540
13/14	428	390
Total 2011 - 2014	1553	1451