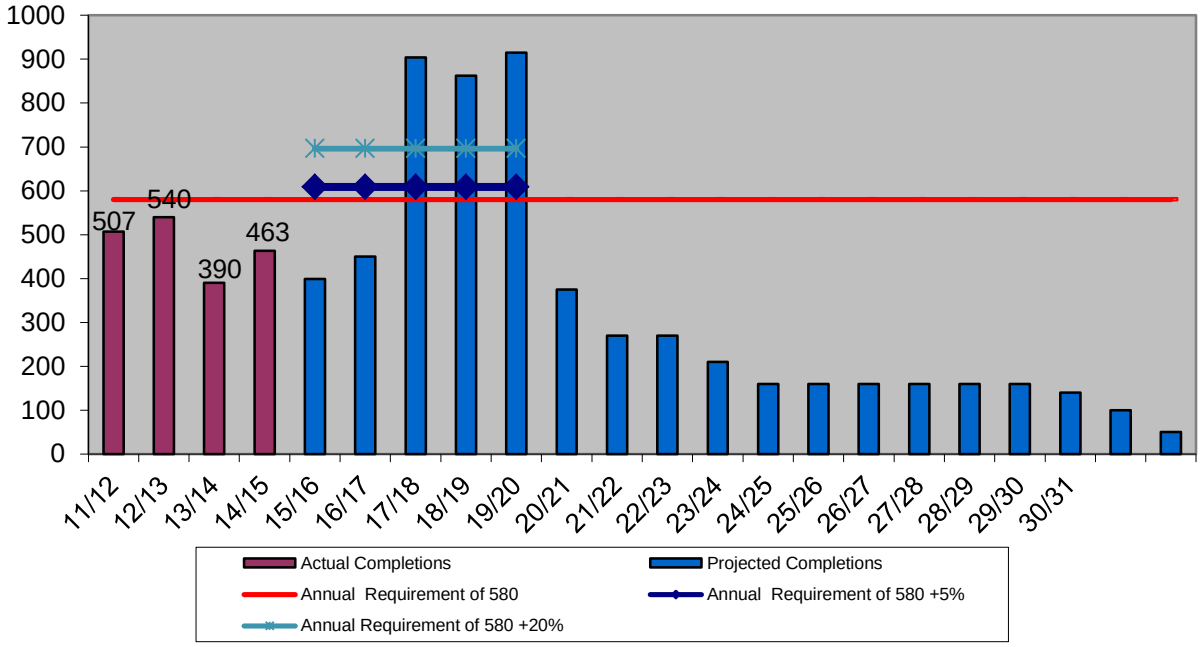
UTTLESFORD DISTRICT COUNCIL

HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY
1 April 2015

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2033



Introduction

1. Paragraph 47 of the National Planning Policy Framework 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) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

2. The purpose of this paper is to set out the Council's 5 year housing supply and an indicative trajectory of housing delivery during the plan period. The 5 year period covers the period 2015/16 to 2019/20.

3. The 5-year land supply data uses a base date of 31 March 2015 and only uses known data i.e. actual completions and actual planning permissions.

Housing Need

4. The council's adopted Local Plan 2005 pre-dates the National Planning Policy Framework (NPPF) and a new Local Plan reflecting the NPPF is being prepared and is programed to be submitted in August 2016 and adopted in 2017. The Council is currently undertaking a call for sites and an assessment of its objectively assessed need. In the meantime, the Council need to refer to the advice of the PPG and its own

demographic work and reference can be made to the conclusions of the Inspector who considered the Local Plan submitted in 2014 and subsequently withdrawn.

5. Paragraph ID 2a-015-20140306 of the Planning Practice Guidance recommends that household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.

6. The Council has made an initial consideration of DCLG's recently published 2012-based household projections. Between 2012 and 2037 the projections estimate a total increase of 12,054 households which equates to an average annual increase of 482 households[1] which equates to 506 dwellings per year[2]. However, the most recent population projections suggest that 14,100, or 641 per year may be required. The council is testing that figure in the new Plan.

7. In his conclusions, dated 19 December 2014, the Local Plan Inspector considered that the demographically modelled household projections required some upward adjustment to take into account market signals such as affordability. In his view it would be appropriate to examine an overall increase of around 10% to about 580 dwelling per annum. In a recent appeal decision (APP/C1570/A/14/2223280) the inspector considered that the figure of 580 is representative of the objectively assessed housing needs in the District at the present time and afforded it significant weight.

8. In relation to other aspects of housing requirement the Local Plan Inspector made the following comments

   a. That housing delivery performance over the last 13 years has not fallen significantly below appropriate targets for the years in question and therefore the buffer does not need to be increased beyond the standard 5%. However, in the recent appeal decision (APP/C1570/A/14/2223280) the Inspector found the requirement for a 20% buffer. The Council is awaiting decisions on a number of other appeals which will hopefully clarify the position.

   b. There is no local or contemporary evidence which would justify the application of a standard 'lapse rate; for outstanding residential planning permissions.

   c. There is no requirement to add to the Objectively Assessed Need to cater for any 'backlog' calculated against years preceding the 2011 base-year.

9. It is therefore considered that it would be prudent to consider a range of housing requirements ranging from the most recent official Household Projections to the Inspector's conclusions.

		+ 5% buffer	+ 20% buffer
Requirement A based on Inspector's conclusions (December 2014)	580	609	696
Requirement B based on 2012 based Household projections plus 10% (published Feb/Mar 2015)	557	585	668

[1] DCLG live tables on household projections: Table 425 Total change, average change and percentage change in household projections for local authority districts, England 2012-2037

[2] To convert number of households to the number of dwellings one applies the conversion factor of 0.953 (based on figures from the 2011 census of households divided by dwellings).

Housing Supply

10. In relation to supply of housing, the Local Plan Inspector concluded that the windfall allowance of 50dpa is reliably based upon well-evidenced research and consistent with the NPPF.

11. He considered that the housing trajectory at the time of the examination reflects a generally healthy land supply with deliverable sites of various sizes controlled by a wide range of house-builders across a good range of locations. The housing supply has now been rolled forward a year and updated with completions and new planning permissions.

12. Appendix 1 lists, in order by Parish, all the sites which are considered to provide housing during the period up to 2033. It includes an allowance for windfall sites of 50 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. All sites for 6 or more dwellings are individually listed. There are 9 categories of site. The current trajectory does not include any sites in categories 7 to 9.

    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

13. Tables 1 to 3 below sets out the actual and estimated completions for each year during the plan period.

Table 1 Actual completion rate since 2011					
Year	**11/12**	**12/13**	**13/14**	**14/15**	**total**
completions	521	540	390	463	**1914**

Table 2 Estimated completion rate for 5 year period						
Year	**15/16**	**16/17**	**17/18**	**18/19**	**19/20**	**Total**
	Yr1	**Yr 2**	**Yr 3**	**Yr 4**	**Yr 5**	
estimated completions years 1-5	399	450	904	862	915	**3530**

Table 3 Estimated completion rate for years 6 to 18													
Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
	6	7	8	9	10	11	12	13	14	15	16	17	18
Estimated completions	375	270	270	210	160	160	160	160	160	160	140	100	50

14. As set out in Table 4 the Council's overall target over the next 5 year period is estimated to range between 3254 and 3967 dwellings which includes making up the shortfall of dwellings and the buffer of 5% or 20%.

15. The Council estimates that 3530 dwellings will be delivered over the next 5 years which provides the District with 5.4 – 4.4 years of supply depending on the housing target and whether a 5% or 20% buffer is applied.

Table 4 Calculation of 5 year housing supply		Requirement A (Inspector's conclusions)		Requirement B (2012-based household projections)	
Annual Target	AT	580		557	
Target years 1 – 5	AT x 5	2900		2785	
Shortfall	(ATx4) minus completions since 11/12	406		314	
Target plus shortfall		3306		3099	
5% of target plus shortfall		165	-	155	-
20% of target plus shortfall		-	661	-	620
Overall target	**T+**	**3471**	**3967**	**3254**	**3719**
Supply	**S**	**3530**	**3530**	**3530**	**3530**
% of target available on deliverable sites	(S/T+)x100	102%	89%	108%	95%
Supply in years	S/(T+ /5)	5.1	4.4	5.4	4.7
Deficit/Surplus	**S-(T+)**	+59	-437	276	-189

Appendix 1 Trajectory Data 2011 - 2013~~3~~

KEY TO STATUS
1. under Construction
2. with planning permission (full or reserved matters covering whole site)
3. Outline with some reserved matters determined
4. with outline only
5. where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
6 .with application submitted
7. with pre-application discussions occurring
8. allocations only

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Small sites(< 6 Units) with PP				85	62	68	70																			
Windfall Allowance								50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	
Aythorpe Roding: Windmill Works	UTT/14/0779	Nov-14	9					9																		1
Birchanger 300 Birchanger Lane	UTT/1527/09/DFO	built	9	9																						Built
Clavering: Land to the rear of the shop and Oxleys Close	UTT/2251/11/FUL	07-Aug-12	14					14																		1
Clavering: Land south of Oxleys Close	UTT/13/0327/OP	13-Jan-14	13							13																3
Clavering: Jubilee works	UTT/13/3357/DFO	26-Sep-14	24				2	10	12																	1
Elsenham: The Orchard	UTT/1500/09/OP UTT/2166/11/DFO	25/11/2010 10/08/2012	51			44	7																			Built
Elsenham: Land at Alsa Leys	UTT/13/2836/FUL	12-Mar-14	6							6																2
Elsenham: Hailes Wood	UTT/13/2917/FUL	Jul-14	32					15	16																	1
Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/6116/FUL	07-Feb-14	10								10															2
Elsenham: Land at Stansted Road	UTT/0142/12/OP [UTT/14/3297/DFO]	09/05/2013 [May 2015]	155						24	30	50	50														3 [2]
Elsenham: Land at Stansted Road (Care Home - C2 use?)	UTT/0142/12/OP [UTT/14/3297/DFO]	09-May-13	55									55														3 [2]
Elsenham: Land west of Hall Road	UTT/13/0177/OP	19-Dec-13	130							40	45	45														3
Elsenham: Land south Stansted Road	UTT/13/1790/OP	23-Dec-13	165							55	55	55														3
Flitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL	Jul-13	9					9																		2
Flitch Green:	UTT/14/0005/OP	Sep-14	98						25	25	24	24														3

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Land off Tanton Road																										
Flitch Green: Village Centre	UTT/14/3357/FUL		25										25													6
Felsted: Land East of Braintree Road	UTT/13/0989/OP UTT/14/2591/DFO	11/07/2013 Dec 2014	25						12	13																2
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	Dec-14	42							21	21															2
Great Chesterford: Land south of Stanley Road	UTT/12/5513/OP UTT/13/3444/DFO	12/07 2013; 13/02/2014	50				41	9																		1
Great Chesterford: land north of Bartholomew Close	UTT/14/0425/OP	Oct-14	14							14																3
Gt Dunmow 37-75 High St	UTT/1185/02/FUL	Built	51	7																						Built
Gt Dunmow Chequers Inn	UTT/1200/02/FUL	Built	8	8																						Built
Gt Dunmow Rosemary lane infants school	UTT/1006/10	built	31	31																						Built
Gt Dunmow: Springfields	UTT/1412/09	Built	25		25																					Built
Gt Dunmow: Woodlands Park Sectors 1 - 3	UTT/1006/04; UTT/1809/02; UTT/0395/05; UTT/0496/05; UTT/0386/05; UTT/0392/05; UTT/0246/07; UTT/13/1600	ranges between 26 November 1992 - July 2013	1633	24	23	22	43	32	37	42	43	45	50	50	50	50	50	50	50	50	50	50	50	50		1
Gt Dunmow: Woodlands Park Sector 4	UTT/2507/11/OP. UTT/13/1663/DFO	02/08/12; 31/10/13	125					10	28	28	29	29														2
Gt Dunmow Waldgrooms	UTT/0644/09/FUL	built	6	6																						Built
Gt Dunmow 39 Causeway and land r/o 37& 41-49 The Causeway	UTT/0601/08/FUL	built	7	7																						Built
Gt Dunmow: 14 Stortford Road, Perkins Garage	UTT/12/5270/FUL	08-Oct-13	12								12															2

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Gt Dunmow: Land Adj Harmans Yard	UTT/0912/10/FUL	12-Jul-13	6			6																				Built
Gt Dunmow: Former Council Offices, 46 High Street	UTT/2116/10	Built	10		8	2																				Built
Gt Dunmow: North of Ongar Road	UTT/1147/12/OP	01-Jan-13	73								33	40														3
Gt Dunmow: Barnetston Court	UTT/1519/12/FUL	19-Apr-13	10				5	5																		1
Gt Dunmow: Brick Kiln Farm	UTT/13/0847/OP UTT/14/0265/DFO	11/07/2013 04/06/2014	68							30	35															2
Great Dunmow: west of Woodside way	UTT/13/2107/OP	Resolution to approve 12/2/14.	790							50	50	50	60	60	60	60	60	60	60	60	60	60	40			5
Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	04-Nov-14	370						20	50	50	50	50	50	50	50										2/3
Gt Dunmow: South of Ongar Road	UTT/1255/11/OP	12-Jul-12	100							25	25	50														3
Great Dunmow: Canada Cottages	UTT/14/0787/OP	Sep-14	7									7														3
Great Dunmow: Land adjacent Tower House, St Edmunds Lane	UTT/14/3280/FUL	Mar-15	7								7															2
Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11/FUL	29/07/2011	26				26																			Built
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL	Nov-13	6				6																			Built
Hatfield Heath: Broomfield	UTT/12/5349/FUL	Oct-13	14				14																			Built
Henham: land north of Chickney Road and west of Lodge Cottages	UTT/14/0065/FUL	15-May-14	16				10	6																		1
Henham: Land south of Chickney Road	UTT/14/2655/FUL	Jan-15	21					10	11																	1
High Roding: Meadow House Nursery	UTT/13/1767/FUL	07-Jan-14	31								15	15														2
Leaden Roding: Holloway Crescent	UTT/1357/11/FUL	Built	8		-18	8																				Built

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP	27-Oct-14	40				-2			19	19															3
Littlebury: Peggys Walk	UTT/1984/10	Built	14	2	12																					Built
Manuden: Site off the Street	UTT/0692/12/FUL	12-Feb-13	14			9	5																			Built
Newport: The Maltings Station Rd	UTT/1405/09	Built	11		11																					Built
Newport: Carnation Nurseries	UTT/14/3506/DFO	Feb-15	21					5	15																	2
Newport: Bury Water Lane/Whiteditch Lane	UTT/13/1769/OP	29-Nov-13	84								42	42														3
Newport : Hillside and land to rear, Bury Water Lane Retirement village (40 retirement units; 120 extra care; 5 market houses) [5 respite care bungalows **not** included] Loss of 2 units	UTT/13/1817/OP UTT/14/2900/DFO UTT/14/2901/DFO UTT/14/2902/DFO UTT/14/2903/DFO UTT/14/2904/DFO	30/10/2013 Dec 2014	45 + 120							3			43	60	60											3/2
Newport: Reynolds Court, Gaces Acre	UTT/14/3655/FUL	01-Mar	41					-31	15	26																2
Quendon: land r/o Foxley House	UTT/1359/12/OP UTT/13/0027/OP	30-Aug-13	18							19																3
Radwinter: Land north of Walden Road	UTT/13/3118/OP	28-Feb-14	35					5	15	15																3
S Walden Bell College Peaslands Road	UTT/0503/10	Built	86	86																						Built
Saffron Walden: Land south of Radwinter Road	UTT/13/3467/OP	Resolution to grant 30 April 2014 [decision issued 26 May 2015]	200							50	50	50	50													5
Saffron Walden:Land south of Radwinter Road for retirement village (60 bed care home; 12	UTT/13/3467/OP	Resolution to grant 30 April 2014 [Decision issued 26 May 2015]	102								12	60	30													5

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
extra care bungalows; 30 extra care apartments)																										
Saffron Walden: Former Willis and Gambier Site, 121 Radwinter Road	UTT/13/3406/FUL	July 204	52						26	26																2
Saffron Walden: Former Willis and Gambier Site, 119 Radwinter Road	UTT/13/1981/OP	24-Jul-14	60							60																3
Saffron Walden: Land to the West of Debden Road (Tudor Works)	UTT/1252/12/OP UTT/14/0356/DFO	21/11/2012 24 July 2014	24					12	12																	1
Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP	26/11/2014	167							50	50	50	17													3
Saffron Walden: Bell College South Road	UTT/0828/09	Built	62	25	37																					Built
Saffron Walden: Bell College South road (retirement flats)	UTT/1981/10	Built	27		27																					Built
Saffron Walden: Friends School	UTT/0188/10	31-Mar-11	76		30	37	7																			Built
Saffron Walden: Lt Walden Road	UTT/1576/12/DFO	15-Nov-12	15			15																				Built
Saffron Walden: Ashdon Road	UTT/1572/12/DFO	21-Nov-12	130			22	72	36																		1
Saffron Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes)	UTT/12/5226/FUL	04-Jan-13	31				31																			Built
Saffron Walden: Goddards Yard	UTT/13/0669/FUL UTT/13/2395/FUL	21/06/2013 July 2014	14				12	2																		1
Saffron Walden: Thaxted Rd (Kiln Court)	UTT/13/1937/OP	11-Oct-13	52								26	26														3
Saffron Walden: Former Gas Works Thaxted Rd	UTT/0123/09	24-Mar-09	9		4	5																				Built
Saffron Walden: 8-10 King Street	UTT/0280/12/REN of UTT/1733/08/FUL	21-Jun-12	8							8																2
Saffron Walden: The Sun Inn Gold Street	UTT/0681/12	07-Jul-12	6			6																				Built

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Saffron Walden: Garage Site, Catons Lane	UTT/14/2514/FUL	01-Oct-14	6					6																		2
Saffron Walden: Moores Garage, Thaxted Road	UTT/14/0003/FUL	Resolution to grant 15 October 2014	10							10																5
Stansted Mountfitchet: Rochford Nurseries	UTT/2265/07/DFO	28-Feb-08	663	84	148	64	35																			Built
Stansted Mountfitchet: 68-70 Bentfield Rd	UTT/2479/11/FUL	07-Feb-12	9		3	6																				Built
Stansted Mountfitchet: 2 Lower Street	UTT/1522/12/FUL	07-Jan-13	14						14																	1
Stansted Mountfitchet: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2	UTT/13/0749/FUL	06-Jun-13	29				-23	25																		1
Stansted Mountfitchet: Land at Walpole Farm	UTT/13/1618/OP	1 April 2014	160							50	50	60														3
Stansted Mountiftchet: Land at Elms Farm	UTT/13/1959/OP	17-Jan-14	51								25	26														3
Stebbing: land to east of Parkside and rear of Garden Fields	UTT/14/1069/OP	Feb-15	30								15	15														3
Takeley: Priors Green			792	98	162	76	32	4	4	4	4	4														Built
Takeley: Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL	03/09/2012 29/10/14	13					13																		1
Takeley: Priors Green,Takeley Nurseries	UTT/0515/10	Built	35	35																						Built
Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields	UTT/1335/12/FUL	24-Sep-13	41				15	14	12																	1
Takeley: Land adj Olivias, Dunmow Rd	UTT/12/5142/FUL	14-Dec-12	6				1	5																		1
Takeley: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO	23/08/2013 Feb 2015	100					25	37	38																1

Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	Reporting 14/15	Yr1 15/16	Yr2 16/17	Yr3 17/18	Yr4 18/19	Yr5 19/20	6 20/21	7 21/22	8 22/23	9 23/24	10 24/25	11 25/26	12 26/27	13 27/28	14 28/29	15 29/30	16 30/31	17 31/32	18 32/33	Status
Takeley: Chadhurst Takeley	UTT/13/1518/FUL	12-Sep-13	13					12																		2
Takeley: North View and 3 The Warren	UTT/13/1779/FUL	03-Oct-13	46				-1	22	23																	1
Takeley: Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL	Sep-14	15							15																2
Thaxted: Wedow Road	UTT/1562/11/OP UTT/12/5970/DFO; UTT/13/3420/OP x 4	9 December 2011; 18 February 2013; Feb 2014	59				30	25		4																1
Thaxted: Land off Wedow Road	UTT/13/1170/OP	May-14	47							15	15	17														3
Thaxted: Sampford Road	UTT/12/5754/FUL	08-Feb-13	60				23	18	19																	1
Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO	07/06/2013 15 October 2014	8					8																		1
Thaxted: Artington, Orange Street	UTT/13/1678/FUL	Aug-13	6						6																	2
Wendens Ambo: Mill House Royston Road	UTT/13/3474/P3JPA	24 February 2014	6						6																	2
Wendens Ambo: The Mill, Royston Road	UTT/14/3091/P3JPA	Dec-14	16				2	14																		1
Wimbish: Land at Mill Road	UTT/14/1688/FUL	Mar-15	11						11																	2

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