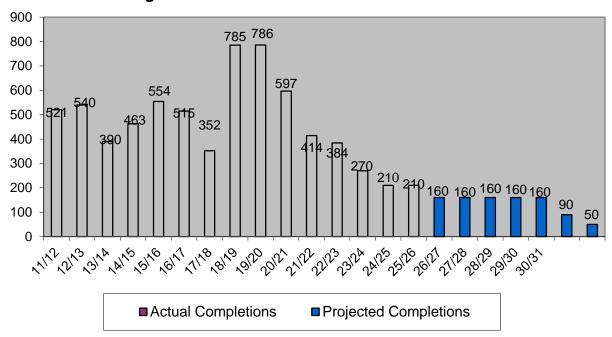


UTTLESFORD DISTRICT COUNCIL

HOUSING TRAJECTORY 1 April 2016

Diagram 1: - HOUSING COMPLETIONS 2011 TO 2033



Introduction

1. The purpose of this Statement is to set out an indicative trajectory as at April 2016 of housing delivery during the plan period up to 2033.

Housing Supply

- 2. 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. A recent report to Planning Policy Working Group (PPWG) advises that, based on evidence, this should be increased to 70dpa and this will be included within the April 2017 housing supply assessment. 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 6 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



3. 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	15/16	total		
completions	521	540	390			2468

Table 2 Estimated complet	ion rate for	5 year pe	riod			
Year	16/17	17/18	18/19	19/20	20/21	Total
	Yr1	Yr 2	Yr 3	Yr 4	Yr 5	
estimated completions years 1-5	515	352	785	786	597	3035

Table 3 Est	imated	comp	letion	rate fo	r year	s 6 to 1	18								
Year	Year 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														
	6	7	8	9	10	11	12	13	14	15	16	17			
Estimated completions	414	384	270	210	210	160	160	160	160	160	90	50			



Appendix 1 Trajectory Data 2011 - 2033

KEY TO STATUS

1. under Construction 2. with planning permission (full or reserved matters covering whole site)

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

									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	17	
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	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	Status
Small sites(< 6 Units) with PP				99	62	68	70	114																		
Windfall Allowance									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	11					11																		Built
Birchanger 300 Birchanger Lane	UTT/1527/09/DFO	built	9	9																						Built
Clavering: Jubilee works	UTT/13/3357/DFO	26-Sep-14	23				2	21																		Built
Clavering: Land south of Oxleys Close	UTT/15/2606/DFO	13-Jan-14	13							13																3
Clavering: Land to the rear of the shop and Oxleys Close	UTT/2251/11/FUL	07-Aug-12	14					14																		Built
Elsenham: Elsenham Nurseries, Stansted Road	UTT/14/2991/OP	02-Dec-15	40								20	20														3
Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/6116/FUL	07-Feb-14	10							10																1
Elsenham: Hailes Wood	UTT/13/2917/FUL UTT/15/2621/FUL	01/07/2014 8 Dec 2015	35					9	25																	1
Elsenham: Land at Alsa Leys	UTT/13/2836/FUL	12-Mar-14	6							6																1
Elsenham: Land north Stansted Road	UTT/14/3279/DFO	01-May-15	155 Plus 55 care home					-1	25	30	50	50														1
Elsenham: Land north of Stansted Road (land north of Leigh Drive)	(UTT/15/3090/OP)	(14 Nov 2016)	20								20															
Elsenham: Land south Stansted Road	UTT/15/2632/DFO	5 Feb 2016	165						25	30	55	55														1
Elsenham: Land west of Hall Road	UTT/13/0177/OP	19-Dec-13	130									30	30	35	35											3
Elsenham: The Orchard	UTT/1500/09/OP UTT/2166/11/DFO	25/11/2010 10 August 2012	51			44	7																			Built
Felsted: Former Ridleys Brewery, Hartford End	UTT/15/0726/FUL	14-Jan-16	22								22															1
Felsted: Land East of Braintree Road	UTT/14/2591/DFO	01-Dec-14	25						25																	1



									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	17	
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	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	Status
Flitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL	Jul-13	9					9																		Built
Flitch Green: Land off Tanton Road	UTT/15/2089/DFO	Dec-15	98							25	25	24	24													1
Flitch Green: Village Centre, Land at Webb Road and Hallett Road	UTT/14/3357/FUL	15-Oct-15	25								25															2
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL	20-Oct-15	7									7														2
Great Chesterford: land north of Bartholomew Close	UTT/14/0425/OP	Oct-14	14								14															3
Great Chesterford: Land south of Stanley Road	UTT/12/5513/OP UTT/13/3444/DFO	12 July 2013; 13 February 2014	50				41	9																		Built
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	Dec-14	42								21	21														2
Great Dunmow: Canada Cottages	UTT/14/0787/OP	Sep-14	7									7														3
Great Dunmow: Kings Head, North Street	UTT/15/1544/FUL	Jul-15	6								6															2
Great Dunmow: Land adjacent Tower House, St Edmunds Lane	UTT/15/2425/FUL	Oct-15	7						7																	1
Great Dunmow: Land East of St Edmunds Lane	UTT/14/0472/OP	May-15	22							2	5	5	5	5												3
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
Great Dunmow: Melville House, High Street	UTT/15/0293/P3JPA	Mar-15	7						7																	1
Great Dunmow: west of Woodside way	UTT/13/2107/OP	22-Oct-15	790								50	50	50	60	60	60	60	60	60	60	60	60	60	40		3
Gt Dunmow 37-75 High St	UTT/1185/02/FUL	Built	51	7																						Built
Gt Dunmow 39 Causeway and land r/o 37& 41-49 The Causeway	UTT/0601/08/Ful	built	7	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



				1		1		1	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	17	ne 2016
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	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	Status
Gt Dunmow Waldgrooms	UTT/0644/09/FUL	built	6	6																						Built
Gt Dunmow: 14 Stortford Road, Perkins Garage	UTT/12/5270/FUL	08-Oct-13	12								12															2
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 July 2013 4 June 2014	68					-2	34	34																1
Gt Dunmow: Former Council Offices, 46 High Street	UTT/2116/10	Built	10		8	2																				Built
Gt Dunmow: Land Adj Harmans Yard	utt/0912/10/ful	12-Jul-13	6			6																				Built
Gt Dunmow: North of Ongar Road	UTT/1147/12/OP (UTT/16/1435/FUL)	01-Jan-13 (13 Jan 17)	73 (60)								20	20	20													3
Gt Dunmow: South of Ongar Road	UTT/14/0127/FUL	03-Dec-15	99								24	25	50													2
Gt Dunmow: Springfields	UTT/1412/09	Built			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	42	40	40	40	40	40	50	50	50	50	50	50	50	50	50	50			1
Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11	29/07/2011	26				26																			Built
Hatfield Heath: Broomfield	UTT/12/5349/FUL	Oct-13	14				14																			Built
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL	Nov-13	6				6																			Built
Henham: Elsenham Goods Yard (north)	UTT/15/0362/FUL	30-Jul-15							6																	1
Henham: land north of Chickney Road and west of Lodge Cottages	UTT/14/0065/FUL	15-May-14	16				10	6																		Built
Henham: Land south of Chickney Road	UTT/14/2655/FUL	Jan-15	21					21																		Built
High Roding: Meadow House Nursery	UTT/13/1767/FUL	07-Jan-14	31								15	15														2
Leaden Roding: Holloway Crescent	UTT/1357/11	Built	8		-18	8																				Built
Little Canfield (Takeley): Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL	Sep-14	15					14																		Built



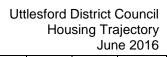
									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	1		e 2016
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28		9 29/30				2/33	Status
Little Canfield (Takeley): North View and 3 The Warren	UTT/13/1779/FUL	03-Oct-13	46				-1	21	25																		1
Little Canfiled (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL	03/09/2012 29/10/14	13					12																			Built
Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP UTT/15/1615/DFO	27/10/2014 30 July 2015	40				-2		20	20																	1
Little Easton (Gt Dunmow): Woodlands Park Sector 4	UTT/2507/11/OP. UTT/13/1663/DFO	2 August 2012; 31 October 2013	125								10	28	28	29	29												1
Little Hallingbury: Land at Dell Lane	UTT/15/1046/FUL	03-Aug-15	16							16																	2
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: Hillside and land to rear, Bury Water Lane Retirement village (40 retirment 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				38	60	60											3/2
Newport: Bury Water Lane/Whiteditch Lane	UTT/13/1769/OP	29-Nov-13	84									42	42														3
Newport: Carnation Nurseries	UTT/14/3506/DFO	Feb-15	21					20																			Built
Newport: Land opposite Branksome, Whiteditch Lane	UTT/14/1794/OP	23-Jul	15									5	10														3
Newport: Land south of Wyndhams Croft, Whiteditch Lane	UTT/14/3266/OP	18-Dec	15									5	10														3
Newport: Land west of Cambridge Road	UTT/15/2364/FUL	15-Mar	34							17	17																2
Newport: Reynolds Court, Gaces Acre	UTT/14/3655/FUL	01-Mar	41					-12	15	-19	26																1
Newport: The Maltings Station Rd	UTT/1405/09	Built	11		11																						Built



									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	17	
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	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	Status
Quendon: land r/o Foxley House	UTT/14/3662/FUL	16-Jun-15	19						19																	1
Radwinter: Land north of Walden Road	UTT/13/3118/OP UTT/15/1467/DFO	28/02/2014 3 August 2015	35						5	15	15															1
S Walden Bell College Peaslands Road	UTT/0503/10	Built	86	86																						Built
S Walden: Bell College South road (retirement flats)	UTT/1981/10	Built	27		27																					Built
Saffron Walden: 8-10 King Street	UTT/0280/12/REN of UTT/1733/08/FUL	21-Jun-12	8						8																	1
Saffron Walden: Ashdon Road	UTT/1572/12/DFO	21-Nov-12	130			22	72	36																		Built
Saffron Walden: Bell College South Road	UTT/0828/09	Built	62	25	37																					Built
Saffron Walden: Former Gas Works Thaxted Rd	UTT/0123/09	24-Mar-09	9		4	5																				Built
Saffron Walden: Former Willis and Gambier Site, 119 Radwinter Road	UTT/13/1981/OP (UTT/14/3182/FUL)	24/07/2014 (30 June 2016)	60 (73)								73															3
Saffron Walden: Former Willis and Gambier Site, 121 Radwinter Road	UTT/13/3406/FUL	July 204	52					3	23	26																1
SAffron Walden: Friends School	UTT/0188/10	31-Mar-11	76		30	37	7																			Built
Saffron Walden: Garage Site, Catons Lane	UTT/14/2514/FUL	01-Oct-14	6						6																	1
Saffron Walden: Goddards Yard	UTT/13/0669/FUL UTT/13/2395/FUL UTT/13/2395/FUL	21/06/2013 July 2014	14				12	2																		1
Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP	26/11/2014	167								50	50	50	17												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					24																		Built
Saffron Walden: Land west of 9 and 10 Everitt Road	UTT/15/1218/FUL	14-Oct-15	7							7																2
Saffron Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes)	UTT/12/5226/FUL	04-Jan-13	31				31																			Built
Saffron Walden: Moores Garage, Thaxted Road	UTT/14/2003/FUL	03-Sep-15	10							10																2
Saffron Walden: Thaxted Rd (Kiln Court)	UTT/13/1937/OP (UTT/16/1444/OP)	11/10/2013 (15 Nov 16)	52 (49)								23	26														3



									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	17	ne 2016
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	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	Status
Saffron Walden: The Sun Inn Gold Street	utt/0681/12	07-Jul-12	6			6																				Built
Saffron Walden:Land south of Radwinter Road	UTT/13/3467/OP	26-May-15	200									50	50	50	50											3
Saffron Walden:Land south of Radwinter Road for retirement village ("Extra care housing within class C2 provision" - 60 bed care home; 12 extra care bungalows; 30 extra care apartments. Trajectory excludes 60 bed car home)	UTT/13/3467/OP	26-May-15	102										12	30												3
Saffron.Walden: Lt Walden Road	UTT/1576/12/DFO	15-Nov-12				15																				Built
Stansted Mountfitchet: 68-70 Bentfield Road	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: Land at Walpole Farm	UTT/13/1618/OP UTT/15/2746/DFO	1 April 2014 15 Feb 2016	147								47	50	50													2
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: Rochford Nurseries	UTT/2265/07/DFO	28-Feb-08	663	84	148	64	35																			Built
Stansted Mountiftchet: Land at Elms Farm	UTT/13/1959/OP	17-Jan-14	53									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: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO	23/08/2013 Feb 2015	100					40	60																	1
Takeley: Chadhurst Takeley	UTT/13/1518/FUL	12-Sep-13	13					-1	13																	1
Takeley: Land adj Olivias, Dunmow Rd	UTT/12/5142/FUL	14-Dec-12	6				1	2	3																	1
Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields	UTT/1335/12/FUL	24-Sep-13	41				15	26																		Built





									Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15	16	17	
Site	UTT reference	Date of Permission	Capacity (Gross)	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	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	Status
Takeley: Land west of The Chalet, Dunmow Road	UTT/14/2387/FUL	Mar-15	10					10																		Built
Takeley: Priors Green			792	98	162	76	32	16	2	2																1/2
Takeley: Priors Green,Takeley Nurseries	UTT/0515/10	Built	35	35																						Built
Thaxted: 25 Barnards Fields	UTT/15/1959	Sep-15	9						9																	1
Thaxted: Artington, Orange Street	UTT/15/1541/FUL	Sep-15	6					-1	6																	1
Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO	07/06/2013 15 October 2014	8					8																		Built
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	37																		Built
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														3/Built
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 UTT/14/3788/FUL x 1	01/12/2014 March 2015	17				2	14	1																	1/Built
Wimbish: Land at Mill Road	UTT/14/1688/FUL	Mar-15	11						11																	1
									515	352	785	786	597	414	384	270	210	210	160	160	160	160	160	90	50	+
				521	540	390	463	554																		

KEY TO STATUS

1. under Construction

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3. Outline with some reserved matters determined

4. with outline only

5. where full, outline or reserved matters at post committee resolution to Subject \$106 negotiations

6. with application submitted

7. with pre-application discussions occurring

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