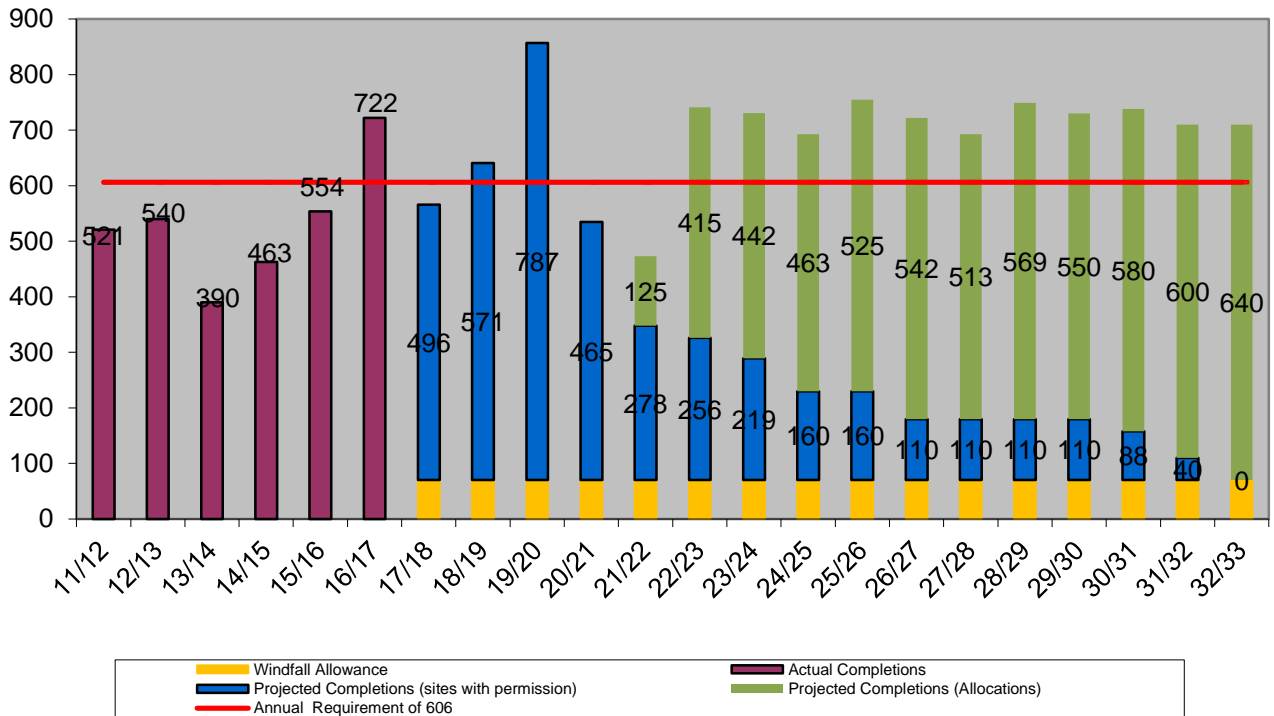




**UTTLESFORD DISTRICT COUNCIL**

**HOUSING TRAJECTORY  
1 April 2017**

**Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2033**



**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. The 5 year period covers the period 2017/18 to 2021/22.
2. The 5-year land supply data uses a base date of 31 March 2017 and only uses known data i.e. actual completions, permission and allocation in the Regulation 18 Local Plan.
3. 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.



## 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.
5. The Council together with its partner authorities of East Herts, Epping Forest and Harlow commissioned consultants ORS to carry out Strategic Housing Market Assessments (SHMA). A number of assessments have been carried out taking into account the most recent demographic evidence. The assessments have been carried out following the requirements of the National Planning Policy Framework and the Planning Practice Guidance and a technical advice note published by the Planning Advisory Service. .
6. The first SHMA was published in September 2015. The SHMA was based on the CLG 2012-based household projections and identifies the Full Objectively Assessed Need for Housing in West Essex and East Hertfordshire as 46,100 dwellings over the 22 year period 2011-2033. The need within Uttlesford for that period was 12,500 dwellings or 568 dwellings per year.
7. A SHMA interim demographic update was published in August 2016 and was based on the CLG 2014-based household projections. This assessment found the full objectively assessed need for housing in west Essex and East Hertfordshire to be 54,600 over the 22 year period 2011-2033. The need within Uttlesford for that period was 14,100 or 641 dwellings per year. The Regulation 18 Local Plan (July 2017) was prepared on this evidence.
8. The most recent SHMA was published in July 2017 and is based on the ONS population estimates up to mid-2016 and the Greater London Authority 2016-based household projections. This assessment found the full objectively assessed need for housing in west Essex and East Hertfordshire to be 51,710 over the 22 year period 2011-2033. The need within Uttlesford for that period was 13,332 or 606 dwellings per year.
9. It is considered that the 2015 SHMA has been superseded by the 2016 and 2017 SHMA. It is therefore considered that it would be prudent to consider a range of housing requirements ranging from the 14,100 from the Interim SHMA to the 13,332 dwellings from the most recent SHMA.

| Requirement   | Annual dwelling rate |
|---|----------------------|
| <b>Requirement A</b> Interim SHMA 2016 (based on 2014-based household projections)  | 641                  |
| <b>Requirement B</b> SHMA (based on 2014-based household projections; Mid 2016 population estimates and GLA 2016 based household projections) | 606                  |

10. 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%. Appendix 1 provides further explanation and evidence as to why the Council considers that a 5% buffer is appropriate.



- 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.

## Housing Supply

11. Appendix 2 lists, in order by Parish, all the sites which are considered to provide housing during the period up to 2033. There are 9 categories of site. The trajectory includes sites allocated in the Regulation 18 draft Local Plan (July 2017). It 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](#). 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

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

| <b>Table 1 Actual completion rate since 2011</b> |       |       |       |       |       |       |             |
|--|-------|-------|-------|-------|-------|-------|-------------|
| Year   | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | total       |
| completions                                      | 521   | 540   | 390   | 463   | 554   | 722   | <b>3190</b> |

| <b>Table 2 Estimated completion rate for 5-year period</b> |       |       |       |       |       |             |
|--|-------|-------|-------|-------|-------|-------------|
| Year   | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | Total       |
|  | Yr1   | Yr 2  | Yr 3  | Yr 4  | Yr 5  |             |
| estimated completions years 1-5                            | 566   | 641   | 857   | 535   | 473   | <b>3072</b> |

| <b>Table 3 Estimated completion rate for years 6 to 18</b> |       |       |       |       |       |       |       |       |       |       |       |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Year   | 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    |
| Estimated completions                                      | 741   | 731   | 693   | 755   | 722   | 693   | 749   | 730   | 738   | 710   | 710   |



13. As set out in Table 4 the Council's overall target over the next 5 year period is estimated to range between 3675 and 4079 dwellings which includes making up the shortfall of dwellings and the buffer of 5%
14. The Council estimates that 3072 dwellings will be delivered over the next 5 years which provides the District with 3.77 – 4.2 years of supply depending on the housing target.

| <b>Table 4</b> Calculation of 5 year housing supply |                                  | A            | B    |
|---|----------------------------------|--------------|------|
| Annual Target                                       | AT                               | 641          | 606  |
| Target years 1 – 5                                  | AT x 5                           | 3205         | 3030 |
| Shortfall   | (ATx6) – completions since 11/12 | -680         | -470 |
| Target plus shortfall                               |                                  | 3885         | 3500 |
| 5% of target plus shortfall                         |                                  | 194          | 175  |
| <b>Overall target</b>                               | <b>T+</b>                        | <b>4079</b>  | 3675 |
| <b>Supply</b>                                       | <b>S</b>                         | <b>3072</b>  | 3072 |
| % of target available on deliverable sites          | (S/T+)x100                       | 75%          | 84%  |
| Supply in years                                     | S/(T+ /5)                        | 3.77         | 4.2  |
| Deficit/Surplus                                     | <b>S-(T+)</b>                    | <b>-1007</b> | -603 |



Appendix 1

1. In considering whether the council has a record of persistent under delivery the Council has considered its delivery against its annual requirement over the last 10 years and also its cumulative delivery against annual requirements over the last 10 years as shown in the two tables below.

| <b>Delivery against 10 Year Annual Requirements</b> |               |                 |                                 |               |
|---|---------------|-----------------|---------------------------------|---------------|
| <b>Year</b>   | <b>Target</b> | <b>Delivery</b> | <b>Delivery against Targets</b> |               |
| 2007/2008   | 430           | 543             | 113                             | ✓             |
| 2008/2009   | 430           | 441             | 11                              | ✓             |
| 2009/2010   | 430           | 523             | 93                              | ✓             |
| 2010/2011   | 430           | 302             | -128                            | x             |
| 2011/2012   | 523           | 521             | -2                              | x             |
| 2012/2013   | 523           | 540             | 17                              | ✓             |
| 2013/2014   | 523           | 390             | -133                            | x             |
| 2014/2015   | 580           | 463             | -117                            | x             |
| 2015/2016   | 568           | 554             | -14                             | x             |
| 2016/2017   | 568           | 722             | 154                             | ✓             |
| <b>Total</b>  | <b>5005</b>   | <b>4999</b>     | <b>-6</b>                       | <b>99.89%</b> |

| <b>Cumulative delivery against 10 Year Annual Requirements</b> |               |                   |                 |                   |   |
|--|---------------|-------------------|-----------------|-------------------|---|
| <b>Year</b>  | <b>Target</b> | <b>Cumulative</b> | <b>Delivery</b> | <b>Cumulative</b> |   |
| 2007/2008  | 430           | 430               | 543             | 543               | ✓ |
| 2008/2009  | 430           | 860               | 441             | 984               | ✓ |
| 2009/2010  | 430           | 1290              | 523             | 1507              | ✓ |
| 2010/2011  | 430           | 1720              | 302             | 1809              | ✓ |
| 2011/2012  | 523           | 2243              | 521             | 2330              | ✓ |
| 2012/2013  | 523           | 2766              | 540             | 2870              | ✓ |
| 2013/2014  | 523           | 3289              | 390             | 3260              | x |
| 2014/2015  | 580           | 3869              | 463             | 3723              | x |
| 2015/2016  | 568           | 4437              | 554             | 4277              | x |
| 2016/2017  | 568           | 5005              | 722             | 4999              | x |
|  | <b>5005</b>   |                   | <b>4999</b>     | <b>-6</b>         |   |



2. The targets applied and accepted by the Local Plan Inspector were derived from the former East of England Plan (RSS) which was the only policy document to set out annualised targets. The former Structure Plan contained no annual target and was superseded in 2008 by the RSS before the expiry of the Structure Plan period. Policy H1 of the East of England Plan set an annual target of 400 but the Council recognised that it had not met this target in previous years and used the higher figure of 430, as also set out in Policy H1, to compensate. In fact from 2001 to 2008 there were no specific annual targets against which the Council was required to measure performance and it was only with the introduction of the RSS and the later NPPF that annual targets have been used to provide an assessment of successful delivery for each year.
3. The target of 523 used for the years 2011 to 2014 was used by the Council in its draft Local Plan and was used to measure delivery. These were the targets that the Local Plan Inspector considered to be appropriate. The target for 2014/15 has been increased to 580 to reflect the Inspector's recommendation. The target for 2015/16 and 2016/17 reflects the relevant SHMA.
4. When assessing the individual years of delivery against the respective target for that year, (i.e. the tick box approach) there has been under-delivery in 5 (50%) of those years.
5. There is no requirement set out in guidance that delivery of dwellings has to match the average provision every year. This approach does not reflect that housing is delivered in 'lumps' and it follows 'cycles' so variations about the annual average should be expected. The second table above therefore considers the cumulative delivery and the degree to which there has been under or over delivery. It shows that over the last 10 years the Council has under delivered 4 out of the 10 years (40%) by a total of 6 dwellings. It has, therefore, delivered 99.89% of its target requirement over the last 10 years.
6. It is interesting to note that the Local Plans Expert Group (LPEG)<sup>1</sup> suggest that it would be reasonable to assume that under-delivery in circa 65% of monitoring years constitutes persistent under delivery. Over the last 10 years the Council has under delivered by only 50% of the monitoring years.
7. Furthermore LPEG suggest that a period over which the authority's delivery record is considered should be no less than 10 years. The Local Plan Inspector made his conclusions based on the evidence of the period 2001 to 2014. If the period 2001 to 2016 is considered then the Council has only under-delivered in 50% of the years and delivered 99.93% of its target requirement.
8. The Council therefore consider that the evidence shows that the Council has not persistently under delivered and should therefore apply a 5% buffer.

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<sup>1</sup> Local Plan Expert Group (March 2016) Appendix 13 paragraph 4.



9. The Council's belief that it needs to apply a 5% buffer has been supported by the Local Plan Inspector (2015), as well as recent appeal decisions within Uttlesford District as set out below.

Walden Road, Thaxted (APP/C1570/A/14/222958)

Inquiry date January 2015; Decision June 2015; Appeal dismissed

This appeal related to a development of 120 houses. The Inspector considered that a 5% buffer was reasonable and accorded with the aims and objectives of the Framework. He commented that:

*'There is no guidance on how far back one should go to look at the supply achieved. The council fairly points out that the appropriate benchmark is the annual figure contained in the RSS (2008), as before that there were global figures and it was for the council to choose their own trajectory. If you look back at the recent past, while there has been some under-delivery, I would agree with the Local Plan inspector that on the basis of the RSS the delivery has not fallen significantly below appropriate targets for the years in question.'*

Thaxted Road, Saffron Walden (APP/C1570/A/14/2221494)

Inquiry date March 2015; Decision June 2015; Appeal dismissed

This appeal related to a development of 300 dwellings and land for open space/recreation use, including an option for a new primary school site. The Inspector concluded that there had not been persistent under delivery and therefore a 5% buffer is appropriate. He commented that

*'The Council has exceeded its cumulative requirement for 9 of the 10 years since 2004 even if 580 dpa is used as the target for recent years. The housing requirement for this past period has otherwise been derived from the former East of England Plan which emphasised that the targets were minima with a need to provide for an upward trajectory of completions. Nonetheless, taking account of the peaks and troughs of the housing market cycle it seems to me that the evidence does not support a conclusion of persistent under delivery.'*

Land North of Pelham Road, Clavering (APP/C1570/W/15/3010055)

Inquiry November 2015; Decision December 2015: Appeal dismissed

The appeal related to a development of up to 42 dwellings, provision of open space, site access, associated highways and infrastructure works. In relation to the OAN the Inspector took into account the Local Plan Inspector's findings, the views of s78 inspectors and the recently published SHMA used the Council's figure as opposed to a higher figure proposed by the appellants. In relation to the appropriate buffer to apply and 5 year land supply the Inspector concluded that there had not been persistent under delivery and that the Council had identified a 5 year supply of housing. He commented that

*"There have been different judgments on this issue but there is no requirement that the delivery of dwellings should always match the annual average provision. In my view it is more realistic to look at the complete cycle of delivery so that there is smoothing out of the peaks and troughs of delivery. Consequently, on the basis of the performance against cumulative targets and in line with the Local Plan Inspector, and the Thaxted and Saffron Walden inspectors, I am satisfied that when supply is looked at cumulatively, this does not represent persistent under delivery of dwellings that justifies a 20% buffer."*

And he was



*“Satisfied with the approach taken by the Council in identifying the five year housing land supply at 5.1 years based on the local Plan Inspector’s suggested figure of 580 dpa and 5.3 years based on the 2015 OAN contained in the SHMA, is justified and supported by the evidence.”*

Land West of Great Dunmow (APP/C1570/A/14/2213025 and Land North East of Elsenham (APP/C1570/A/14/2219018) Inquiry September, October and November 2014 Decision August 2016 Secretary of State agrees with the Inspector’s recommendation and dismisses the appeal and refused outline planning permission.

Although this Statement had not been published at the time of the consideration by the Secretary of State he was aware of the verbal presentation of the draft calculation of 5 year land supply to Planning Policy Working Group in June 2016.

*31. For the reasons given at IR15.27, and in paragraphs 21-30 above, the Secretary of State agrees with the Inspector that an OAN of 523 dpa is reasonable, and a balanced uplift of 10% to 580 dpa produces a robust figure. He finds no record of persistent underdelivery, and thus agrees with the Inspector that a buffer of 5% is adequate, and that there is no reason to increase this figure just to meet aspirations for affordable housing, for the reasons given at paragraph 25. He agrees with the Inspector that the level of 50 set for windfalls is appropriate and that there is no need for a lapse rate. He agrees with the Inspector that Class C2 Uses should not have been excluded and an allowance should be made for these, and thus deletes 103 dwellings from the supply figure. The Secretary of State notes that 2015 Housing Trajectory and 5-Year Land Supply republished in November 2015 sets out the most up to date figures relating to the supply of housing in the district, and that this shows a total supply of some 3530, prior to the deletion of C2 uses. The Secretary of State has carefully considered representations on behalf of Fairfield (Elsenham) Ltd stating that in an oral officer report of 9 June 2016 to the Council’s Planning Policy Working Group a HLS figure of 4.96 years was given. However, the Secretary of State concludes that, since the five year land supply statement figure has not been finalised, the Uttlesford District Council Housing Trajectory and Statement of 5 year Land Supply November 2015 is the latest written position on this. He thus concludes that the Council can demonstrate a 5 year HLS. He further agrees with the Inspector that taking account of the 2012 household projections adds more weight to the robustness of this figure.*

*32. As such the Secretary of State agrees with the Inspector that the LP Inspector’s conclusion that the Council could demonstrate a generally healthy current land supply situation is consistent with the conclusion that the Council can demonstrate a 5 year HLS (IR 15.28). He further notes the Inspector’s comments at IR15.29 that it is unlikely that allowing this appeal would deliver many houses within 5 years and that the Council now prefers smaller sites on account of their faster delivery.*





Appendix 2 Trajectory Data 2011 - 2033

|   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| KEY TO STATUS<br>1. under Construction<br>2. with planning permission (full or reserved matters covering whole site)<br>3. Outline with some reserved matters determined<br>4. with outline only<br>5. where full, outline or reserved matters at post committee resolution to Subject S106 negotiations<br>6. with application submitted<br>7. with pre-application discussions occurring<br>8. allocations only<br>9. Draft allocations |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| Site   | UTT reference                       | Date of Permission           | Capacity (Gross) | Address  | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | Status | PDL/G |     |
|--|-------------------------------------|------------------------------|------------------|--|-------|-------|-------|-------|-------|-------|-----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|--------|-------|-----|
| Small sites(< 6 Units) with PP                           |                                     |                              |                  |  | 99    | 62    | 68    | 70    | 114   | 122   |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        |       |     |
| Windfall Allowance                                       |                                     |                              |                  |  |       |       |       |       |       |       | 70  | 70  | 70  | 70  | 70  | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70 | 70     |       |     |
| Aythorpe Roding: Windmill Works                          | UTT/14/0779                         | Nov-14                       | 11               |  |       |       |       |       | 11    |       |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | Built  | PDL   |     |
| Birchanger 300 Birchanger Lane                           | UTT/1527/09/DFO                     | built                        | 9                | 300 Birchanger Lane  | 9     |       |       |       |       |       |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | Built | PDL |
| Clavering: Jubilee works                                 | UTT/13/3357/DFO                     | 26-Sep-14                    | 23               | Jubilee Works Stickling Green Clavering Essex CB11 4WA       |       |       |       | 2     | 21    |       |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | Built | PDL |
| Clavering: Land south of Oxleys Close                    | UTT/15/2606/DFO                     | 13-Jan-14                    | 13               | Land South Oxleys Close Stortford Road Clavering (CB11 4PB?) |       |       |       |       |       |       |     |     | 13  |     |     |    |    |    |    |    |    |    |    |    |    |    |        | 3     | G   |
| 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 | G   |
| Elsenham: Hailes Wood                                    | UTT/13/2917/FUL<br>UTT/15/1121/FUL  | 01/07/2014<br>8 Dec 2015     | 32<br>3          | Land Adj Hailes Wood Elsenham CM22 6DQ                       |       |       |       |       | 9     | 25    |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | Built | G   |
| Elsenham: Land at Alsa Leys                              | UTT/13/2836/FUL                     | 12-Mar-14                    | 6                | Land At Alsa Leys Alsa Leys Elsenham CM22 6JS                |       |       |       |       |       | 6     |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | Built | G   |
| Elsenham: The Orchard                                    | UTT/1500/09/OP<br>UTT/2166/11/DFO   | 25/11/2010<br>10 August 2012 | 51               | The Orchard Station Road Elsenham CM22 6LG                   |       |       | 44    | 7     |       |       |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | Built | G   |
| Elsenham: Former Goods Yard, Old Mead Lane               | UTT/12/6116/FUL                     | 07-Feb-14                    | 10               | The Old Goods Yard Old Mead Lane Elsenham CM22 6JL           |       |       |       |       |       |       | 10  |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | 1     | PDL |
| Elsenham: Land north Stansted Road                       | UTT/14/3279/DFO                     | 01-May-15                    | 155              | Land north of Stansted Road Elsenham (CM22 6DL??)            |       |       |       |       | -1    | 34    | 40  | 40  | 41  |     |     |    |    |    |    |    |    |    |    |    |    |    |        | 1     | G   |
| Elsenham: Land south Stansted Road                       | UTT/13/1790/OP                      | 23-Dec-13                    | 165              | Land South Of Stansted Road Elsenham                         |       |       |       |       |       | 49    | 40  | 40  | 36  |     |     |    |    |    |    |    |    |    |    |    |    |    |        | 1     | G   |
| Elsenham: Land north of Leigh Drive                      | UTT/15/3090/OP                      | 14-Nov-16                    | 20               | Land North Of Leigh Drive Elsenham                           |       |       |       |       |       |       |     |     | 20  |     |     |    |    |    |    |    |    |    |    |    |    |    |        | 3     | G   |
| Elsenham: Elsenham Nurseries, Stansted Road              | UTT/14/2991/OP<br>(UTT/17/0335/DFO) | 02/12/2015<br>(July 2017)    | 40               | Elsenham Nurseries Stansted Road Elsenham CM22 6LJ           |       |       |       |       |       |       | 5   | 20  | 15  |     |     |    |    |    |    |    |    |    |    |    |    |    |        | 3     | G   |
| Felsted: Land East of Braintree Road                     | UTT/14/2591/DFO                     | 01-Dec-14                    | 25               | Land East Of Braintree Road Braintree Road Felsted (CM6      |       |       |       |       |       | 25    |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    |        | Built | G   |



|  |                                   |  |               |   |  |    |   |  |  |  | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |       |       |
|--|-----------------------------------|--|---------------|---|--|----|---|--|--|--|-----|-----|-----|-----|-----|---|---|---|---|----|----|----|----|----|----|----|-------|-------|
|  |                                   |  |               | 2EF??)  |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    |       |       |
| Felsted:<br>Lyndfields<br>Bannister Green  | UTT/0799/08                       | Built                                      |               | (Built)   |  | 6  |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | PDL   |
| Felsted: Former<br>Ridleys Brewery,<br>Hartford End  | UTT/16/2149/FUL                   | 13-Jan-17                                  | 22            | Former Ridleys<br>Brewery Mill Lane<br>Hartford End<br>Essex<br>CM3 1JZ     |  |    |   |  |  |  | 1   | 21  |     |     |     |   |   |   |   |    |    |    |    |    |    |    | 1     | PDL   |
| Flitch Green:<br>Land at Webb<br>Road, Hallett<br>Road   | UTT/13/1123/FUL                   | Jul-13                                     | 9             | Flitch Green  |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | PDL   |
| Flitch Green:<br>Land off Tanton<br>Road   | UTT/15/2089/DFO                   | Dec-15                                     | 98            | Land Off Tanton<br>Road<br>Flitch Green<br>Dunmow<br>Essex                  |  |    |   |  |  |  |     | 51  | 47  |     |     |   |   |   |   |    |    |    |    |    |    |    | 1     | G     |
| Flitch Green:<br>Village Centre,<br>Land at Webb<br>Road and Hallett<br>Road                     | UTT/14/3357/FUL                   | 15-Oct-15                                  | 25            | Land At Webb<br>Road And Hallett<br>Road Flitch Green<br>Essex              |  |    |   |  |  |  |     |     |     |     | 25  |   |   |   |   |    |    |    |    |    |    |    | 1     | PDL   |
| Great Canfield:<br>Canfield Nursery,<br>Bullocks Lane  | UTT/15/1732/FUL                   | 20-Oct-15                                  | 7             | Canfield Nursery<br>Bullocks Lane<br>Takeley CM22<br>6TA                    |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | 2     | G     |
| Great<br>Chesterford:<br>Land south of<br>Stanley Road   | UTT/12/5513/OP<br>UTT/13/3444/DFO | 12 July<br>2013;<br>13<br>February<br>2014 | 50            | Land South Of<br>Stanley Road And<br>Four Acres Great<br>Chesterford        |  |    |   |  |  |  |     | 41  | 9   |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | G     |
| Great<br>Chesterford: New<br>World Timber<br>and Great<br>Chesterford<br>Nursery, London<br>Road | UTT/14/0174/FUL                   | Dec-14                                     | 42            | New World Timber<br>Frame/Gravelden<br>e Nurseries<br>London Road           |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | 1     | G/PDL |
| Great<br>Chesterford:<br>Land at Thorpe<br>Lea, Walden<br>Road                                   | UTT/15/2310/OP                    | 13-Jun-16                                  | 31            | Land At Thorpe<br>Lea Walden Road<br>Great Chesterford<br>Essex<br>CB10 1PS |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | 3     | G     |
| Great<br>Chesterford: land<br>north of<br>Bartholomew<br>Close                                   | UTT/14/0425/OP                    | Oct-14                                     | 14 (up<br>to) | Ld North of<br>Bartholomew<br>Close Gt<br>Chesterford,<br>Saffron Walden    |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | 3     | G     |
| Great Dunmow:<br>Melville House,<br>High Street  | UTT/15/0293/P3JPA                 | Mar-15                                     | 7             | Melville House,<br>High Street,<br>Dunmow CM6<br>1AF                        |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | PDL   |
| Great Dunmow:<br>Springfields  | UTT/1412/09                       | Built                                      |               | (Built)   |  | 25 |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | G     |
| Great Dunmow:<br>Former Council<br>Offices, 46 High<br>Street                                    | UTT/2116/10                       | Built                                      | 10            | (Built)   |  | 8  | 2 |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | PDL   |
| Great Dunmow:<br>Barnetston Court  | UTT/1519/12/FUL                   | 19-Apr-13                                  | 10            | Barnetston Court<br>Braintree Road<br>Great Dunmow<br>CM6 1HS               |  |    |   |  |  |  |     |     |     |     | 5   | 5 |   |   |   |    |    |    |    |    |    |    | Built | PDL   |
| Great Dunmow:<br>Land Adj<br>Harmans Yard  | utt/0912/10/ful                   | 12-Jul-13                                  | 6             | Land At Harmans<br>Yard Great<br>Dunmow Essex<br>CM6 1AS                    |  |    |   |  |  |  |     |     |     |     |     |   |   |   |   |    |    |    |    |    |    |    | Built | PDL   |



|   |   |  |      |  |    |    |    |    |    |    | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 |       |     |   |
|---|---|--|------|--|----|----|----|----|----|----|-----|-----|-----|-----|-----|----|----|----|----|----|----|----|----|----|----|----|-------|-----|---|
| Great Dunmow:<br>Brick Kiln Farm                                  | UTT/13/0847/OP<br>UTT/14/0265/DFO   | 11 July<br>2013<br>4 June<br>2014                          | 68   | Brick Kiln Farm St.<br>Edmunds Lane<br>Dunmow Essex<br>CM6 3BB   |    |    |    |    |    |    | -2  | 28  | 40  |     |     |    |    |    |    |    |    |    |    |    |    |    |       | 1   | G |
| Great Dunmow:<br>North of Ongar<br>Road                           | UTT/16/1435/FUL   | 13-Jan-17  | 60   | Land North Of<br>Ongar Road Great<br>Dunmow CM6<br>1EX   |    |    |    |    |    |    |     | 3   | 19  | 19  | 19  |    |    |    |    |    |    |    |    |    |    |    |       | 1   | G |
| Great Dunmow:<br>South of Ongar<br>Road                           | UTT/14/0127/FUL   | 03-Dec-15  | 99   | Land South of<br>Ongar Road,<br>Great Dunmow   |    |    |    |    |    |    |     | 9   | 30  | 30  | 30  |    |    |    |    |    |    |    |    |    |    |    |       | 1   | G |
| Great Dunmow:<br>Woodlands Park<br>Sectors 1 - 3                  | UTT/1006/04;<br>UTT/1809/02;<br>UTT/0395/05;<br>UTT/0496/05;<br>UTT/0386/05;<br>UTT/0392/05;<br>UTT/0246/07;<br>UTT/13/1600 | ranges<br>between<br>26<br>November<br>1992 - July<br>2013 | 1633 | Woodlands Park,<br>Great Dunmow  | 24 | 23 | 22 | 43 | 42 | 62 | 40  | 40  | 40  | 40  | 50  | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 28 |    | 1     | G   |   |
| Great Dunmow:<br>Land west of<br>Chelmsford Road                  | UTT/13/1684/OP  | 04-Nov-14  | 370  | Land At Smiths<br>Farm Chelmsford<br>Road Great<br>Dunmow Essex<br>(West of<br>Chelmsford Road)<br>(CM6 1JA??) |    |    |    |    |    |    |     | 20  | 50  | 50  | 50  | 50 | 50 | 50 | 50 |    |    |    |    |    |    |    | 1     | G   |   |
| Great Dunmow:<br>2-2A Twyford<br>Court, High<br>Street            | UTT/16/2605/PAP3<br>O   | 07-Nov-16  | 9    | 2 - 2A Twyford<br>Court<br>High Street<br>Dunmow<br>CM6 1AE  |    |    |    |    |    |    | 9   |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | 1     | PDL |   |
| Great Dunmow:<br>Land adjacent<br>Tower House, St<br>Edmunds Lane | UTT/15/2425/FUL   | Oct-15   | 7    | Land Adj To<br>Tower House<br>St Edmunds Lane<br>Great Dunmow<br>CM6 3BA                                       |    |    |    |    |    | 6  | 1   |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | 1     | G   |   |
| Great Dunmow:<br>Kings Head,<br>North Street                      | UTT/15/1544/FUL   | Jul-15   | 6    | Kings Head North<br>Street<br>Dunmow CM6<br>1BA  |    |    |    |    |    |    |     |     | 6   |     |     |    |    |    |    |    |    |    |    |    |    |    | 2     | PDL |   |
| Great Dunmow:<br>Land East of St<br>Edmunds Lane                  | UTT/14/0472/OP  | May-15   | 22   | Land east of St<br>Edmunds Lane,<br>Great Dunmow   |    |    |    |    |    |    |     | 2   | 5   | 5   | 5   | 5  |    |    |    |    |    |    |    |    |    |    | 3     | G   |   |
| Great Dunmow:<br>Canada Cottages                                  | UTT/14/0787/OP  | Sep-14   | 7    | Ld R/o Canada<br>Cottages,<br>Stortford Rd, Gt<br>Dunmow, CM6<br>1DA   |    |    |    |    |    |    |     |     | 7   |     |     |    |    |    |    |    |    |    |    |    |    |    | 3     | PDL |   |
| Great Dunmow:<br>west of<br>Woodside way                          | UTT/13/2107/OP  | 22-Oct-15  | 790  | Land West Of<br>Woodside Way<br>Woodside Way<br>Great Dunmow<br>Essex  |    |    |    |    |    |    |     | 50  | 50  | 50  | 60  | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 40 |    | 3     | G   |   |
| Great Easton:<br>The Moat House<br>Dunmow Road<br>Care home       | UTT/0874/11   | 29/07/201<br>1   | 26   | Moat House<br>Dunmow Road<br>Great Easton CM6<br>2DL   |    |    |    | 26 |    |    |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | Built | PDL |   |
| Great Easton:<br>The Moat House<br>Dunmow Road<br>Care home       | UTT/16/2233/FUL   | 16-Dec-16  | 9    | The Moat House<br>Dunmow Road<br>Great Easton<br>Dunmow<br>Essex CM6 2DL                                       |    |    |    |    |    |    | 9   |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | 1     | G   |   |
| Hatfield Heath:<br>Broomfield                                     | UTT/12/5349/FUL   | Oct-13   | 14   |  |    |    |    | 14 |    |    |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | Built | G   |   |
| Hatfield Heath:<br>The Stag Inn,                                  | UTT/13/2499/FUL   | Nov-13   | 6    | The Stag Inn, The<br>Heath, Hatfield<br>Heath  |    |    |    | 6  |    |    |     |     |     |     |     |    |    |    |    |    |    |    |    |    |    |    | Built | PDL |   |



|  |                                    |                                |         |   |   |    |     |    |    |    | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6  | 7  | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |       |     |
|--|------------------------------------|--------------------------------|---------|---|---|----|-----|----|----|----|-----|-----|-----|-----|-----|----|----|---|---|----|----|----|----|----|----|----|-------|-----|
| Henham: land north of Chickney Road and west of Lodge Cottages         | UTT/14/0065/FUL                    | 15-May-14                      | 16      | Land At Chickney Road Chickney Road Henham (CM22 6BG)                                     |   |    |     | 10 | 6  |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | G   |
| Henham: Land south of Chickney Road                                    | UTT/14/2655/FUL                    | Jan-15                         | 21      | Ld South of Chickney Rd, Henham   |   |    |     |    | 21 |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | G   |
| Henham: Elsenham Goods Yard (north)                                    | UTT/15/0362/FUL                    | 30-Jul-15                      |         | Elsenham Goods Yard (North) Old Mead Lane Elsenham CM22 6JL                               |   |    |     |    |    | 6  |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | PDL |
| Henham: Land north of Chickney Road                                    | UTT/16/1988/FUL                    | 22-Sep-16                      | 9       | Land North Of Chickney Road Chickney Road Henham Hertfordshire                            |   |    |     |    |    | 9  |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | G   |
| High Roding: Meadow House Nursery                                      | UTT/13/1767/FUL<br>UTT/15/3663/FUL | 07/01/2014<br>17 May 2016      | 31<br>9 | Land At Meadow House Nursery The Street High Roding CM6 1NP                               |   |    |     |    |    |    | -1  | 20  | 20  |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | PDL |
| Leaden Roding: Holloway Crescent                                       | UTT/1357/11                        | Built                          | 8       | 21-33 & 23A-33A & 35-43 Holloway Crescent Leaden Roding Dunmow CM6 1QD                    |   |    | -18 | 8  |    |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | PDL |
| Little Canfield (Takeley): Ersamine, Dunmow Road, Little Canfield      | UTT/14/0122/FUL                    | Sep-14                         | 15      | Ersamine, Dunmow Rd, Little Canfield, Dunmow, CM6 1TA                                     |   |    |     |    | 14 |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | PDL |
| Little Canfield (Takeley): North View and 3 The Warren                 | UTT/13/1779/FUL                    | 03-Oct-13                      | 46      | Land At Northview And 3 The Warren Dunmow Road Little Canfield Great Dunmow Essex CM6 1TA |   |    |     | -1 | 21 | 25 |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | PDL |
| Little Canfield (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd | UTT/0240/12/OP<br>UTT/14/1819/FUL  | 03/09/2012<br>29/10/14         | 13      | Stansted Motel & 2 Hamilton Road Dunmow Road Little Canfield CM6 1SS                      |   |    |     |    | 12 |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | PDL |
| Little Canfield: Land at Dunmow Road                                   | UTT/16/0270/FUL                    | 08-Jul-16                      | 12      | Land At Dunmow Road Little Canfield Essex   |   |    |     |    |    | 12 |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | G   |
| Little Canfield: Tree Tops, Dunmow Road                                | UTT/16/2328/FUL                    | 03-Oct-16                      | 5       | Tree Tops Dunmow Road Little Canfield Dunmow Essex CM6 1TA                                |   |    |     |    |    | 5  |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 2     | G   |
| Little Dunmow: Dunmow Skips Site                                       | UTT/13/2340/OP<br>UTT/15/1615/DFO  | 27/10/2014<br>30 July 2015     | 40      | Former Dunmow Skips Site, Station Road Felsted CM6 3HG                                    |   |    |     | -2 |    | 34 | 6   |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | PDL |
| Little Easton (Gt Dunmow): Woodlands Park Sector 4                     | UTT/2507/11/OP.<br>UTT/13/1663/DFO | 2 August 2012; 31 October 2013 | 125     | Woodlands Park, Great Dunmow  |   |    |     |    |    |    |     |     | 10  | 28  | 28  | 29 | 29 |   |   |    |    |    |    |    |    |    | 1     | G   |
| Little Hallingbury: Land at Dell Lane                                  | UTT/15/1046/FUL                    | 03-Aug-15                      | 16      | Land At Dell Lane Little Hallingbury  |   |    |     |    |    | 16 |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | G   |
| Littlebury: Peggys Walk  | UTT/1984/10                        | Built                          | 14      | Land at Peggys Walk, Littlebury   | 2 | 12 |     |    |    |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | PDL |
| Manuden: Site off the Street   | UTT/0692/12/FUL                    | 12-Feb-13                      | 14      | Land At The Street The Street Manuden   |   |    | 9   | 5  |    |    |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | G   |



|   |                                   |                             |           |   |  |  |  |    |  |     | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6  | 7  | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |       |       |   |
|---|-----------------------------------|-----------------------------|-----------|---|--|--|--|----|--|-----|-----|-----|-----|-----|-----|----|----|---|---|----|----|----|----|----|----|----|-------|-------|---|
| Newport: Carnation Nurseries  | UTT/14/3506/DFO                   | 01-Feb-15                   | 21        | Carnation Nurseries, Cambridge Rd, Newport Saffron Walden CB11 3TR          |  |  |  |    |  | 20  |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | G/PDL |   |
| Newport: The Maltings Station Rd  | UTT/1405/09                       | Built                       | 11        | (Built)   |  |  |  |    |  |     | 11  |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | Built | PDL   |   |
| Newport: Bury Water Lane/Whiteditch Lane  | UTT/13/1769/OP                    | 29-Nov-13                   | 84        | Land At Bury Water Lane Bury Water Lane Newport                             |  |  |  |    |  |     | 4   | 40  | 40  |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | G     |   |
| Newport: Land west of Cambridge Road  | UTT/15/2364/FUL                   | 15-Mar-16                   | 34        | Land West Of Cambridge Road Newport   |  |  |  |    |  |     | 34  |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | G     |   |
| Newport: Reynolds Court, Gaces Acre   | UTT/14/3655/FUL                   | 01-Mar-15                   | 41        | Reynolds Court Gaces Acre Newport CB11 3RJ                                  |  |  |  |    |  | -12 | 15  | -19 | 26  |     |     |    |    |   |   |    |    |    |    |    |    |    | 1     | PDL   |   |
| Newport : Land at Bury Water Lane (Retirement village (up to 50 bed residential care facility; up to 90 units comprising apartments and cottages). Trajectory excludes residential care facility) | UTT/16/0459/OP                    | 01-Nov-16                   | 90 (+ 50) | Land At Bury Water Lane Bury Water Lane Newport Essex                       |  |  |  |    |  |     |     |     | -1  |     | 30  | 30 | 30 |   |   |    |    |    |    |    |    |    |       | 3     | G |
| Newport: Bricketts, London Road   | UTT/16/1290/OP                    | 25-Nov-16                   | 11        | Bricketts London Road Newport CB11 3PP                                      |  |  |  |    |  |     |     |     |     |     | 10  |    |    |   |   |    |    |    |    |    |    |    |       | 3     | G |
| Newport: Land at Holmwood, Whiteditch Lane  | UTT/15/0879/OP                    | 23-May-16                   | 12        | Land At Holmwood Whiteditch Lane Newport Saffron Walden CB11 3UD            |  |  |  |    |  |     |     |     |     |     | 12  |    |    |   |   |    |    |    |    |    |    |    |       | 3     | G |
| Newport: Land opposite Branksome, Whiteditch Lane   | UTT/14/1794/OP                    | 23-Jul-15                   | 15        | Land Opposite Branksome Whiteditch Lane Newport CB11 3UD                    |  |  |  |    |  |     |     |     |     |     | 5   | 10 |    |   |   |    |    |    |    |    |    |    |       | 3     | G |
| Newport: Land south of Wyndhams Croft, Whiteditch Lane  | UTT/14/3266/OP                    | 18-Dec-15                   | 15        | Land South Of Wyndhams Croft Whiteditch Lane Newport Essex CB11 3UD         |  |  |  |    |  |     |     |     |     |     | 5   | 10 |    |   |   |    |    |    |    |    |    |    |       | 3     | G |
| Quendon: land r/o Foxley House  | UTT/14/3662/FUL                   | 16-Jun-15                   | 19        | Land At Foxley House Green Road Rickling Green CB11 3YD                     |  |  |  |    |  | 19  |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    |       | Built | G |
| Quendon: Ventnor Lodge, Cambridge Road  | UTT/16/0873/FUL                   | 01-Nov-16                   | 12        | Ventnor Lodge Cambridge Road Quendon Saffron Walden CB11 3XQ                |  |  |  |    |  |     | -1  | 12  |     |     |     |    |    |   |   |    |    |    |    |    |    |    |       | 1     | G |
| Radwinter: Land north of Walden Road  | UTT/13/3118/OP<br>UTT/15/1467/DFO | 28/02/2014<br>3 August 2015 | 35        | Land Off East View Close And Walden Road East View Close Radwinter CB10 2TZ |  |  |  |    |  | 13  | 22  |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    |       | 1     | G |
| Saffron.Walden: Lt Walden Road  | UTT/1576/12/DFO                   | 15-Nov-12                   |           | Land At Little Walden Road Saffron Walden                                   |  |  |  | 15 |  |     |     |     |     |     |     |    |    |   |   |    |    |    |    |    |    |    |       | Built | G |













|  |            |  |    |  |  |  |  |  |  |  | Yr1        | Yr2        | Yr3        | Yr4        | Yr5        | 6          | 7          | 8          | 9          | 10         | 11         | 12         | 13         | 14         | 15         | 16         |            |            |            |            |            |            |  |  |
|--|------------|--|----|--|--|--|--|--|--|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--|--|
| Saffron Walden:<br>Land south of<br>Tiptofts Lane,<br>Thaxted Road                                 | ALLOCATION |  |    |  |  |  |  |  |  |  |            |            |            |            |            |            |            |            |            |            |            | 13         |            |            |            |            |            | 9          | PDL        |            |            |            |  |  |
| Stansted<br>Mountfitchet:<br>land east of<br>Cambridge Road<br>(B1383) and<br>west of High<br>Lane | ALLOCATION |  | 40 |  |  |  |  |  |  |  |            |            |            |            |            |            |            | 40         |            |            |            |            |            |            |            |            |            | 9          | G          |            |            |            |  |  |
| Takeley: Land<br>between 1<br>Coppice Close<br>and Hillcroft,<br>south of B1256<br>Takeley Street  | ALLOCATION |  | 20 |  |  |  |  |  |  |  |            |            |            |            |            | 20         |            |            |            |            |            |            |            |            |            |            |            | 9          | G          |            |            |            |  |  |
| Thaxted: Land<br>east of the Mead  | ALLOCATION |  | 25 |  |  |  |  |  |  |  |            |            |            |            |            |            | 12         | 13         |            |            |            |            |            |            |            |            |            | 9          | G          |            |            |            |  |  |
| <b>TOTAL</b>   |            |  |    |  |  |  |  |  |  |  | <b>521</b> | <b>540</b> | <b>390</b> | <b>463</b> | <b>554</b> | <b>722</b> | <b>566</b> | <b>641</b> | <b>857</b> | <b>535</b> | <b>473</b> | <b>741</b> | <b>731</b> | <b>693</b> | <b>755</b> | <b>722</b> | <b>693</b> | <b>749</b> | <b>730</b> | <b>738</b> | <b>710</b> | <b>710</b> |  |  |

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  
 9. Draft allocations