

UTTLESFORD DISTRICT COUNCIL

HOUSING TRAJECTORY 1 April 2017

900 800 722 700 600 554 415 442 540 500 463 542 ₅₁₃ 569 550 580 600 640 125 400 300 200 100 0 18/19 19120 1112 2123 31/4 AILS 1816 21/22 22/23 23124 24125 25126

■ Actual Completions

Projected Completions (Allocations)

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2033

Introduction

Windfall Allowance

Annual Requirement of 606

Projected Completions (sites with permission)

- 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
Requirement A Interim SHMA 2016 (based on 2014-based household projections)	641
Requirement 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.

Table 1 Actual completion	on rate si	nce 2011					
Year	16/17	total					
completions	521	540	390	463	554	722	3190

Table 2 Estimated complete	ion rate for	5-year pe	riod											
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	3072								

Table 3 Esti	mated	comple	tion ra	te for y	ears 6	to 18					
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.

Table 4 Calculation of 5 year ho	using supply	А	В
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
Overall target	T+	4079	3675
Supply	S	3072	3072
% of target available on deliverable sites	(S/T+)x100	75%	84%
Supply in years	S/(T+ /5)	3.77	4.2
Deficit/Surplus	S-(T+)	-1007	-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.

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

Cumulative de	elivery against	10 Year Annual R	equirements		
Year	Target	Cumulative	Delivery	Cumulative	
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	Х
2014/2015	580	3869	463	3723	Х
2015/2016	568	4437	554	4277	Х
2016/2017	568	5005	722	4999	Х
	5005		4999	-6	



- 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) ¹ 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.

¹ 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 underdelivery, 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

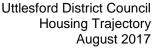
'The Council has exceeded its cumulative requirement for 9 of the 10 years since 2004 even if 580 dpa is used as the target for recent years. The housing requirement for this past period has otherwise been derived from the former East of England Plan which emphasised that the targets were minima with 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.'

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

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

9. Draft allocations

											Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16		
Site	UTT reference	Date of Permission	Capacit y (Gross)	Address	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	PDL/
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		
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 UTT/15/1121/FUL	01/07/201 4 8 Dec 2015	32 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 UTT/2166/11/DFO	25/11/201 0 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 (UTT/17/0335/DFO)	02/12/201 5 (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: Lyndfields Bannister Green	UTT/0799/08	Built		(Built)	6																					Built	PDL
Felsted: Former Ridleys Brewery, Hartford End	UTT/16/2149/FUL	13-Jan-17	22	Former Ridleys Brewery Mill Lane Hartford End Essex CM3 1JZ					1	21																1	PDL
Flitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL	Jul-13	9	Flitch Green				9																		Built	PDL
Flitch Green: Land off Tanton Road	UTT/15/2089/DFO	Dec-15	98	Land Off Tanton Road Flitch Green Dunmow Essex					51	47																1	G
Flitch Green: Village Centre, Land at Webb Road and Hallett Road	UTT/14/3357/FUL	15-Oct-15	25	Land At Webb Road And Hallett Road Flitch Green Essex						25																1	PDL
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL	20-Oct-15	7	Canfield Nursery Bullocks Lane Takeley CM22 6TA								7														2	G
Great Chesterford: Land south of Stanley Road	UTT/12/5513/OP UTT/13/3444/DFO	12 July 2013; 13 February 2014	50	Land South Of Stanley Road And Four Acres Great Chesterford			41	9																		Built	G
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	Dec-14	42	New World Timber Frame/Gravelden e Nurseries London Road						2	20	20														1	G/PDL
Great Chesterford: Land at Thorpe Lea, Walden Road	UTT/15/2310/OP	13-Jun-16	31	Land At Thorpe Lea Walden Road Great Chesterford Essex CB10 1PS								29														3	G
Great Chesterford: land north of Bartholomew Close	UTT/14/0425/OP	Oct-14	14 (up to)	Ld North of Bartholomew Close Gt Chesterford, Saffron Walden								11														3	G
Great Dunmow: Melville House, High Street	UTT/15/0293/P3JPA	Mar-15	7	Melville House, High Street, Dunmow CM6 1AF					7																	Built	PDL
Great Dunmow: Springfields	UTT/1412/09	Built		(Built)	25																					Built	G
Great Dunmow: Former Council Offices, 46 High Street	UTT/2116/10	Built	10	(Built)	8	2																				Built	PDL
Great Dunmow: Barnetston Court	UTT/1519/12/FUL	19-Apr-13	10	Barnetson Court Braintree Road Great Dunmow CM6 1HS			5	5																		Built	PDL
Great Dunmow: Land Adj Harmans Yard	utt/0912/10/ful	12-Jul-13	6	Land At Harmans Yard Great Dunmow Essex CM6 1AS		6																				Built	PDL



											Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16		
Great Dunmow: Brick Kiln Farm	UTT/13/0847/OP UTT/14/0265/DFO	11 July 2013 4 June 2014	68	Brick Kiln Farm St. Edmunds Lane Dunmow Essex CM6 3BB					-2	28	40																1	G
Great Dunmow: North of Ongar Road	UTT/16/1435/FUL	13-Jan-17	60	Land North Of Ongar Road Great Dunmow CM6 1EX							3	19	19	19													1	G
Great Dunmow: South of Ongar Road	UTT/14/0127/FUL	03-Dec-15	99	Land South of Ongar Road, Great Dunmow							9	30	30	30													1	G
Great 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	Woodlands Park, Great Dunmow	24	23	22	43	42	62	40	40	40	40	50	50	50	50	50	50	50	50	50	28			1	G
Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	04-Nov-14	370	Land At Smiths Farm Chelmsford Road Great Dunmow Essex (West of Chelmsford Road) (CM6 1JA??)								20	50	50	50	50	50	50	50								1	G
Great Dunmow: 2-2A Twyford Court, High Street	UTT/16/2605/PAP3 O	07-Nov-16	9	2 - 2A Twyford Court High Street Dunmow CM6 1AE							9																1	PDL
Great Dunmow: Land adjacent Tower House, St Edmunds Lane	UTT/15/2425/FUL	Oct-15	7	Land Adj To Tower House St Edmunds Lane Great Dunmow CM6 3BA						6	1																1	G
Great Dunmow: Kings Head, North Street	UTT/15/1544/FUL	Jul-15	6	Kings Head North Street Dunmow CM6 1BA									6														2	PDL
Great Dunmow: Land East of St Edmunds Lane	UTT/14/0472/OP	May-15	22	Land east of St Edmunds Lane, Great Dunmow								2	5	5	5	5											3	G
Great Dunmow: Canada Cottages	UTT/14/0787/OP	Sep-14	7	Ld R/o Canada Cottages, Stortford Rd, Gt Dunmow, CM6 1DA									7														3	PDL
Great Dunmow: west of Woodside way	UTT/13/2107/OP	22-Oct-15	790	Land West Of Woodside Way Woodside Way Great Dunmow Essex								50	50	50	60	60	60	60	60	60	60	60	60	60	40		3	G
Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11	29/07/201 1	26	Moat House Dunmow Road Great Easton CM6 2DL				26																			Built	PDL
Great Easton: The Moat House Dunmow Road Care home	UTT/16/2233/FUL	16-Dec-16	9	The Moat House Dunmow Road Great Easton Dunmow Essex CM6 2DL							9																1	G
Hatfield Heath: Broomfield	UTT/12/5349/FUL	Oct-13	14					14																			Built	G
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL	Nov-13	6	The Stag Inn, The Heath, Hatfield 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 UTT/15/3663/FUL	07/01/201 4 17 May 2016	31 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 Canfiled (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL	03/09/201 2 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 UTT/15/1615/DFO	27/10/201 4 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. 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 UTT/15/1467/DFO	28/02/201 4 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		
				Essex																								
S Walden Bell College Peaslands Road	UTT/0503/10	Built	86	Land To The East Of The Former Bell Language School Peaslands Road Saffron Walden CB11 3ED	86																						Built	PDL
S Walden: Bell College South road (retirement flats)	UTT/1981/10	Built	27	(Built)		27																					Built	PDL
Saffron Walden: 8-10 King Street	UTT/0280/12/REN of UTT/1733/08/FUL	21-Jun-12	8	8 King Street Saffron Walden Essex CB10 1ES						8																	Built	PDL
Saffron Walden: Ashdon Road	UTT/1572/12/DFO	21-Nov-12	130	Land At Ashdon Road Saffron Walden			22	72	36																		Built	G
Saffron Walden: Bell College South Road	UTT/0828/09	Built	62	(Built)	25	37																					Built	PDL
Saffron Walden: Former Gas Works Thaxted Rd	UTT/0123/09	24-Mar-09	9	(Built)		4	5																				Built	PDL
Saffron Walden: Former Willis and Gambier Site, 119 Radwinter Road	(UTT/14/3182/FUL)	30-Jun-16	73	Site At 119 Radwinter Road (CB11 3HY?)									73														1	PDL
Saffron Walden: Former Willis and Gambier Site, 121 Radwinter Road	UTT/13/3406/FUL	July 204	52	Site At 121 Radwinter Road Saffron Walden Essex (CB11 3HY??)					3	38	11																1	PDL
SAffron Walden: Friends School	UTT/0188/10	31-Mar-11	76	Friends School Mount Pleasant Road Saffron Walden Essex CB11 4AL		30	37	7																			Built	PDL
Saffron Walden: Garage Site, Catons Lane	UTT/14/2514/FUL	01-Oct-14	6	Garage Site at Catons Lane, Saffron Walden (CB10 2DU?)						6																	Built	PDL
Saffron Walden: Goddards Yard	UTT/13/0669/FUL UTT/13/2395/FUL	21/06/201 3 July 2014	14	Goddards Yard Thaxted Road Saffron Walden Essex CB11 3AA				12	2																		Built	PDL
Saffron Walden: Goddards Yard (phase II) Thaxted Road	UTT/15/3537/FUL	11-Jul-16	5	Goddards Yard Thaxted Road Saffron Walden Essex CB11 3AA						5																	Built	PDL
Saffron Walden: Land to the West of Debden Road (Tudor Works)	UTT/1252/12/OP UTT/14/0356/DFO	21/11/201 2 24 July 2014	24	Tudor Works Debden Road Saffron Walden CB11 4AN					24																		Built	PDL
Saffron Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes)	UTT/12/5226/FUL	04-Jan-13	31	Land At Lodge Farm Radwinter Road Saffron Walden Essex (CB11 3JB??)				31																			Built	PDL
Saffron Walden: The Sun Inn Gold Street	utt/0681/12	07-Jul-12	6	The Sun Public House 57/59 Gold Street Saffron Walden CB10 1EJ			6																				Built	PDL
Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP	26/11/201 4	167	Ashdon Road Commercial Centre (Ridgeons) CB10 2NQ							2	50	50	50	15												1	PDL



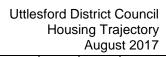
									Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16		
Saffron Walden: Moores Garage, Thaxted Road	UTT/14/2003/FUL	03-Sep-15	10	Moores Garage Thaxted Road Saffron Walden Essex CB11 3BJ					10																1	PDL
Saffron Walden:Land south of Radwinter Road	UTT/13/3467/OP UTT/16/1856/DFO	26/05/201 5 13 Jan 2017	200	Land south of Radwinter Road (CB10 2JP)					10	20	40	40	40	50											1	G
Saffron Walden: Land west of 9 and 10 Everitt Road	UTT/15/1218/FUL	14-Oct-15	7	Land West Of 9 And 10 Everitt Road Saffron Walden Essex CB10 2YY						7															2	G
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	Land south of Radwinter Road (CB10 2JP)										12	30										3	PDL
Saffron Walden: Thaxted Rd (Kiln Court)	UTT/16/1444/OP	15-Nov-16	49	Land Behind The Old Cement Works Thaxted Road Saffron Walden Essex CB10 2UR							23	26													3	PDL
Stansted Mountfitchet: 68- 70 Bentfield Road	UTT/2479/11/FUL	07-Feb-12	9	(Built)	3	6																			Built	PDL
Stansted Mountfitchet: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2	UTT/13/0749/FUL	06-Jun-13	29	Mead Court Cannons Mead Stansted Essex CM24 8EL			-23	25																	Built	PDL
Stansted Mountfitchet: Rochford Nurseries	UTT/2265/07/DFO	28-Feb-08	663	Foresthall Park, Stansted Mountfitchet	84 148	64	35																		Built	G
Stansted Mountfitchet: 2 Lower Street	UTT/1522/12/FUL	07-Jan-13	14	2 Lower Street Stansted CM24 8LP				14																	Built	PDL
Stansted Mountiftchet: Land at Elms Farm	UTT/13/1959/OP UTT/14/2133/DFO	17/01/201 4 18 Dec 2014	53	Elms Farm Church Road Stansted Essex CM24 8PX					3	25	25														1	G
Stansted Mountfitchet: Land at Walpole Farm	UTT/13/1618/OP UTT/15/2746/DFO	1 april 2014 15 Feb 2016	147	Land At Walpole Farm Cambridge Road Stansted CM24 8TA						47	50	50													1	G
Stansted Mountfitchet: 14 Cambridge Road	UTT/16/2632/FUL	13-Feb-17	10	14 Cambridge Road Stansted CM24 8BZ								10													2	PDL
Stansted Mountfitchet: Land north of Water Lane	UTT/16/2865/OP	09-Feb-17	10	Land North Of Water Lane Stansted Essex								10													3	G



											Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16		
Stebbing: land to east of Parkside and rear of Garden Fields	UTT/14/1069/OP	01-Feb-15	30	Ld Nth of Stebbing primary school R/o Gdn Fields & Parkside, Stebbing (CM6 3RA?)								15	15														3	G
Takeley: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO	23/08/201 3 Feb 2015	100	Land South Of Dunmow Road Brewers End Takeley					40	60																	Built	G
Takeley: Chadhurst Takeley	UTT/13/1518/FUL	12-Sep-13	13	Chadhurst Dunmow Road Takeley Bishop's Stortford CM22 6SL					-1	13																	Built	G
Takeley: Land South of Dunmow Road and east of The Pastures/Orchar d Fields	UTT/1335/12/FUL	24-Sep-13	41	Land At Brewers End Dunmow Road Takeley CM22 6QH				15	26																		Built	G
Takeley: Land west of The Chalet, Dunmow Road	UTT/14/2387/FUL	01-Mar-15	10	Land west of The Chalet, Dunmow Road, Takeley					10																		Built	G
Takeley: Priors Green			799		98	162	76	32	16																		Built	G
Takeley: Priors Green,Takeley Nurseries	UTT/0515/10	Built	35	Priors Green Takeley	35																						Built	G
Takeley: Land adj Olivias, Dunmow Rd	UTT/12/5142/FUL	14-Dec-12	6	Land Adjacent To The Olivias Dunmow Road Takeley CM22 6SP				1	2	0	3																1	G
Takeley: Land north of Dunmow Road	UTT/15/2424/FUL	19-Jun-16	7	Land North Of Dunmow Road East Of Church Lane Takeley										7													2	G
Thaxted: 25 Barnards Fields	UTT/15/1959	17-Sep-15	9	25 Barnards Field Thaxted Essex CM6 2LY						9																	Built	PDL
Thaxted: Artington, Orange Street	UTT/15/1541/FUL	21-Sep-15	6	Artington Orange Street Thaxted Dunmow Essex CM6 2LH					-1	6																	Built	PDL/G
Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO	07/06/201 3 15 October 2014	8	Land East Of Barnard's Field Barnards Field Thaxted (CM6 2LY)					8																		Built	G
Thaxted: Sampford Road	UTT/12/5754/FUL	08-Feb-13	60	Land To South Walden Road Thaxted (CM6 2FE)				23	37																		Built	G
Thaxted: Wedow Road	UTT/1562/11/OP UTT/12/5970/DFO;	9 december 2011; 18 February 2013;	55	Land Off Wedow Road Thaxted (CM6 2JZ / CM6 2JY)				30	25				_														Built	G
Thaxted: East of Weaverhead Close	UTT/13/1170/OP UTT/16/1572/DFO	01/05/201 4 27 Sept 2016	47	Land Off Wedow Rd, Thaxted						7	20	20															1	G
Thaxted: Former Molecular Products Ltd site, Mill End	UTT/16/0171/FUL	29-Sep-16	29	Molecular Products Ltd. Mill End Thaxted Essex CM6 2LT							9	20															1	PDL



									Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16		
Wendens Ambo: The Mill, Royston Road	UTT/14/3091/P3JPA UTT/14/3788/FUL x 1	01/12/201 4 March 2015	17	The Mill, Royston Road, Wendens Ambo CB11 4JX		2	14	1																	Built	PDL
Wimbish: Land at Mill Road	UTT/14/1688/FUL	01-Mar-15	11	Land At Mill Road, Wimbish				11																	Built	G
GARDEN COMMUNITY Easton Park	ALLOCATION												50	75	125	150	175	175	175	175	175	175	175	175	9	G
GARDEN COMMUNITY West of Braintree	ALLOCATION																50	70	100	150	150	150	150	150	9	G
GARDEN COMMUNITY North Uttlesford	ALLOCATION												75	100	150	175	175	175	175	175	175	175	175	175	9	G
Debden: Land west of Thaxted Road	ALLOCATION		25											10	15										9	G
Elsenham: Land south of Rush Lane Elsenham: Land	ALLOCATION		40											20	20										9	G
west of Hall Road Great Dunmow:	ALLOCATION		130											30	30	35	35								9	G
Land at Helena Romanes School Great Dunmow:	ALLOCATION		150																			30	50	70	9	PDL
Land south of B1256 (Stortford Road) and west of Buttleys Lane	ALLOCATION		60											30	30										9	G
Great Dunmow: Land west and south of Great Dunmow	ALLOCATION		400														30	50	50	50	50	50	50	70	9	G
Great Dunmow: Oaklands, Ongar Road	ALLOCATION		13											13											9	G
Great Dunmow: Woodfield, Woodside Way	ALLOCATION		120														60	60							9	G
Gt Dunmow: 14 Stortford Road, Perkins Garage Quendon: Land	ALLOCATION		12											12											9	PDL
east of Foxley House	ALLOCATION		19																	19					9	G
Saffron Walden: land west of Lime Avenue	ALLOCATION (UTT/17/0255/FUL Approved subject to S106 June 2017)		31											31											9 (5)	G
Saffron Walden: Land at Viceroy Coaches	ALLOCATION		10											10											9	PDL
Saffron Walden: Land north and south of Thaxted Road	ALLOCATION		150											50	50	50									9	G
Saffron Walden: 56 High Street	ALLOCATION		10												10										9	PDL
Saffron Walden: Jossaumes Saffron Walden:	ALLOCATION		12															12							9	PDL
Land at De Vigier Avenue	ALLOCATION		14											14											9	G





											Yr1	Yr2	Yr3	Yr4	Yr5	6	7	8	9	10	11	12	13	14	15	16		
Saffron Walden: Land south of Tiptofts Lane, Thaxted Road	ALLOCATION																				13						9	PDL
Stansted Mountfitchet: land east of Cambridge Road (B1383) and west of High Lane	ALLOCATION	40)															40									9	G
Takeley: Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street	ALLOCATION	20)													20											9	G
Thaxted: Land east of the Mead	ALLOCATION	25	5														12	13									9	G
TOTAL					521	540	390	463	554	722	566	641	857	535	473	741	731	693	755	722	693	749	730	738	710	710		

KEY TO STATUS