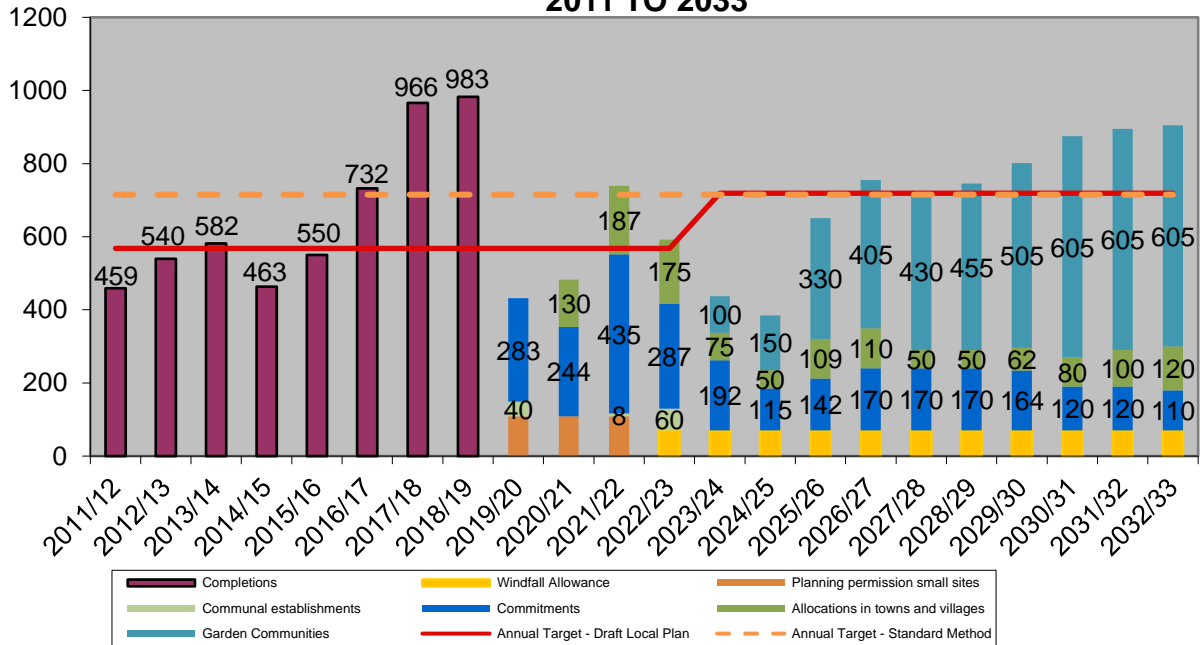


UTTLESFORD DISTRICT COUNCIL

**HOUSING TRAJECTORY AND 5-YEAR LAND SUPPLY STATEMENT
1 April 2019**

**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 for the purposes of decision-making. The 5 year period covers the period 2019/20 to 2023/24.
2. The 5-year land supply data uses a base date of 31 March 2019 and only uses known data i.e. actual completions, permission and allocation in the Regulation 19 Pre-Submission Local Plan (2018).
3. Paragraph 73 of the National Planning Policy Framework 2019 (NPPF 2019) 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) where there has been significant under delivery of housing of the previous 3 years, to provide a realistic prospect of achieving the planned supply.
4. Paragraph 74 of the NPPF 2019 sets out the circumstances a 5-year land supply can be demonstrated, with the appropriate buffer, these are either through a recently adopted plan, or in a subsequent annual position statement.

Housing Need

5. The Council's adopted Local Plan 2005 pre-dates the NPPF 2019 and a new draft Local Plan in line with the NPPF 2012 is being prepared. This Framework applies to Plans being submitted prior to 24 January 2019 and the Council submitted the draft Local Plan on 18 January 2019.
6. Paragraph 212 Annex 1: Implementation of the NPPF 2019 states that policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of publication. This includes the use of the standard methodology for calculating housing supply as set out in Planning Practice Guidance on Housing and economic development needs assessments. The new methodology is based on the government's official household formation projections, adjusted to reflect local housing affordability and then subject to a 40% cap on any increase above projected household growth or current local plan annual requirements. Appendix 1 to this report sets out the calculation of minimum annual local housing need for Uttlesford using the standard methodology.
7. The standard methodology identifies a housing requirement of 715 dwellings per annum (dpa) for Uttlesford.
8. NPPF 2019 Paragraph 73(a) states that an additional buffer of 5% is required and paragraph (c) states that a buffer of 20% is required where there has been significant under delivery of housing over the previous three years. Whether there has been significant under delivery is measured using the Housing Delivery Test (HDT). The latest [HDT](#) for Uttlesford, measured in 2018, indicates that there has been 147% of the required delivery in the last three years. Furthermore, completions data for the current monitoring year (2018/19) indicates another year with high numbers of completions.

Year	Delivery	Target based emerging Local Plan	Target based on standard methodology
2016/2017	732	568	715
2017/2018	966	568	715
2018/2019	983	568	715
TOTAL	2,681	1,704	2,145
Over Supply		+977	+536

Housing Supply

9. Appendix 2 lists, all the sites which are considered to provide housing during the period up to 2033. There are 9 categories of site and Appendix 2 lists the sites with planning permission first followed by the draft allocations in the Regulation 19 Pre-submission Local Plan (June 2018) split into sites in the towns and villages followed by the Garden Communities and finally growth in communal establishments.
10. It also 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](#).

11. To avoid double counting, no allowance for windfall is made in the three years 2019/20-2021/22, and all deliverable sites are assumed to have planning permission. Small sites with planning permission have been included and are assumed to be completed in the next three years, this is in line with the evidence presented in the windfall allowance paper. This source of supply has been discounted to 63% to reflect the evidence around delivery of windfall sites, again this is in line with the evidence presented in the windfall allowance paper. There are 521 dwellings with planning permission on sites delivering 5 or less homes (net), discounting this source to 63% results in 328 homes assumed to be deliverable.
12. The Council has recently discussed the trajectories for the Garden Communities at the Local Plan hearings. No amendments are made to these trajectories given the recent timing of this debate. Other participants at the hearings argued that the trajectories were unrealistic. UDC is anticipating a letter from the Inspectors examining the Local Plan in October 2019, the Council will reflect on this letter upon its receipt and any necessary changes to the trajectories.
13. 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
14. Tables 2 to 4 below sets out the actual and estimated completions for each year during the plan period. The tables show estimated completions with and without the draft allocations.

Table 2 Actual completion rate since 2011

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Completions	459	540	582	463	550	732	966	983	5,275

Table 3 Forecast completions for next 5-year period

Year	19/20	20/21	21/22	22/23	23/24	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
estimated completions years 1-5 (sites with planning permission + windfall allowance)	432	352	522	417	262	2,015
estimated completions years 1-5 (sites with planning permission + windfall allowance + draft allocations)	432	482	739	592	437	2,682

Year	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
Estimated completions (sites with planning permission + windfall allowance)	185	212	240	240	240	234	190	190	180
Estimated completions (sites with planning permission + windfall allowance + draft allocations)	385	651	755	720	745	801	875	895	905

Calculation of 5 year housing land supply

15. Table 5 shows the calculation of the 5 year housing land supply. It is based on the target of 715 dwellings per annum calculated by the standard methodology as set out in Appendix 1. It applies a 5% buffer, as justified in paragraph 8 above, of 201 dwellings.

16. Note the below calculation does not include an element of 'shortfall'. The PPG states that:

The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.

17. The draft Uttlesford Local Plan is not adopted, and so should not be used to determine a shortfall. The Uttlesford Local Plan 2005 is adopted, but the end date for this plan is 2011 and the target is no longer relevant.

18. The HDT allows for any under delivery in the last three years to feed into the 5YHLS calculation.

Table 5 Calculation of 5 year housing supply		Supply from sites with planning permission+ windfall allowance only
Annual Target		715
Target years 1 – 5	715 x 5	3,575
5% of target	3,575 x 0.05	179
Overall target	3,575 + 179	3,754
Supply	432 + 352 + 552 + 417 + 262	2,015
% of target available on deliverable sites	(2,015 / 3,755) x 100	53.66%
Supply in years	(2,015 / 3,755) x 5	2.68 years
Deficit/Surplus	2,015 – 3,755	-1,740

19. The trajectory for the draft Local Plan is 'stepped' to reflect the higher delivery in the later years once the garden communities start to see housing completions. The annual requirement is stepped from 568 dwellings a year from 2011/12 to 2022/23 up to 719 dwellings a year from 2023/24 to the end of the plan period.

20. Table 6 below calculates the 5 year land supply as at April 2019 and demonstrates a 5 year supply of houses. It should be noted that this calculation uses a different methodology from that presented at the hearings into the Local Plan in July 2019. The key difference in methodology relates to the inclusion of the oversupply from previous years. This below methodology removes the oversupply from the target for the next five years. Previously this oversupply had not been factored into the calculation.

21. The fact that the oversupply can now be factored into the calculation in certain circumstances has been drawn to the attention of the Council¹. Uttlesford District Council considers that it is appropriate to factor in the oversupply for the following reasons:

- a. Delivery has approached 1,000 dwellings per annum in the last two years. This is around twice the average level of delivery for years 2011/12-2015/16, and is a very high number of completions for the district.
- b. This level of delivery has not been anticipated in previous years. Last year's housing trajectory anticipated delivery of 667 homes in 2019/20, actual delivery was 983 homes. The housing trajectory from two years ago anticipated delivery

¹ See for example appeal reference: APP/J0405/V/16/3151297

of 496 homes in 2017/18 and 571 homes in 2018/19, actual delivery was 966 and 983 homes respectively.

- c. This higher than anticipated level of delivery is down to a number of factors. A key factor is the reality that a number of sites have delivered faster than anticipated. This has brought forward completions that were expected to be delivered in later years.
- d. As these completions were anticipated in later years, had the sites delivered slower they would still be capable of being counted towards the five year housing supply as future delivery. Therefore, if the surplus were not taken into account the fact that sites have delivered more quickly in effect punishes the Council for speedier delivery of homes. This is not logical and consequently the surplus has been taken into account.

Table 6 Calculation of 5 year housing supply – draft Local Plan		Supply from sites with Planning permission, windfall allowance and sites with draft allocation
Target – years 2019/20 – 2023/24	$(4 \times 568) + (1 \times 719)$	2,991
Shortfall / surplus years 2011/12 – 2018/19	$(459+540+582+463+550+732+966+983) - (568 \times 8)$	+731 (surplus)
Target plus shortfall / surplus	$2,991 - 731$	2,260
5% of target plus shortfall / surplus	$2,260 \times 0.05$	113
Overall target	$2,260 + 113$	2,373
Supply – years 2019/20 – 2023/4	$432 + 482 + 739 + 592 + 437$	2,682
% of target available of deliverable sites	$(2,682 / 2,373) \times 100$	113.02%
Supply in years	$(2,682 / 2,373) \times 5$	5.65

Appendix 1: Calculation of minimum local housing need using the standard method.

The methodology is set in the Planning Practice Guidance on [Housing and economic development needs assessments](#).

Step 1 – Setting the baseline

Set the baseline using national [household growth projections](#) (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.

Number of households 2019	36,014
Number of households 2029	41,120
Household growth 2019-2029	5,106
Average annual household growth	510.6 per year
Source: 2014-based Live Tables on household projections: Table 406: Household projections by District, England, 1991 - 2039	

Step 2 – An adjustment to take account of affordability

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level, should be used.

For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

Uttlesford's most recent median workplace based affordability ratio		13.67
Adjustment factor	$((13.67 - 4) / 4) \times 0.25 =$	0.604375
Minimum annual local housing need figure	$(1 + 0.604375) \times 510.6 =$	819.2
Source: House price to workplace-based earnings ratio, Table 5c Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2018		

Step 3 – Capping the level of any increase

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

Average annual housing requirement in existing relevant policies		N/a
Average annual household growth over ten years	As per step 1	510.6
The minimum annual local housing need figure	As per step 2	819.2
The cap is set at 40% above the projected household growth for the area over the 10 year period identified in step 1	$510.6 + (40\% \times 510.6) = 510.6 + 202.24$	714.84
Average annual household requirement		715



Appendix 2 Trajectory Data 2011 - 2033

- 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

Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes
																Yr1	Yr2	Yr3	Yr4	Yr 5	6	7	8	9	10	11	12	13	14				
COMPLETIONS AND EXISTING COMMITMENTS (AT APRIL 2017)																																	
Small sites(< 6 Units) with PP								99	62	68	70	114	127	127	141																		
Aythorpe Roding: Windmill Works	UTT/14/0779			Nov-14	11							11																	Built	0	PDL		
Birchanger 300 Birchanger Lane	UTT/1527/09/DFO			built	9		300 Birchanger Lane	9																					Built	0	PDL		
Broxted: Whitehall Hotel, Church End	UTT/16/3549/FUL		windfall	24-Apr-17	10		Whitehall Hotel, Church End, Broxted, Dunmow, Essex, CM6 2BZ								8	2													1	2	PDL		
Clavering: Jubilee works	UTT/13/3357/DFO			26-Sep-14	23		Jubilee Works Sticking Green Clavering Essex CB11 4WA				2	21																		Built	0	PDL	
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	0	G	
Elsenham: Elsenham Nurseries, Stansted Road	UTT/14/2991/OP UTT/17/0335/DFO UTT/18/0024/FUL	ELSE4		02-Dec-15 06-Jul-17 12-Mar-18	42	2	Elsenham Nurseries Stansted Road Elsenham CM22 6LJ								33	9													1	9	G		
Elsenham: Former Goods Yard, Old Mead Lane	UTT/12/6116/FUL	ELSE4		07-Feb-14	10		The Old Goods Yard Old Mead Lane Elsenham CM22 6JL							10																Built	0	PDL	
Elsenham: Hailes Wood	UTT/13/2917/FUL UTT/15/1121/FUL			01-Jul-14 8 Dec 2015	34		Land Adj Hailes Wood Elsenham CM22 6DQ					9	25																	Built	0	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	0	G	
Elsenham: Land north Stansted Road	UTT/14/3279/DFO	ELSE4		01-May-15	155		Land north of Stansted Road Elsenham (CM22 6DL??)					-1	34	121																built	0	G	
Elsenham: Land north of Leigh Drive	UTT/15/3090/OP UTT/17/2542/DFO	ELSE3	02EIs15	14-Nov-16 22-Dec-17	20		Land North Of Leigh Drive Elsenham								20															Built	0	G	
Elsenham: Land south Stansted Road	UTT/13/1790/OP UTT/15/2632/DFO	ELSE4		23-Dec-13 05-Feb-16	165		Land South Of Stansted Road Elsenham						49	81	35															Built	0	G	
Elsenham: The Orchard	UTT/1500/09/OP UTT/2166/11/DFO			25/11/2010 10 August 2012	51		The Orchard Station Road Elsenham CM22 6LG			44	7																			Built	0	G	



Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes		
Felsted: Former Ridleys Brewery, Hartford End	UTT/16/2149/FUL	FEL3		13-Jan-17	22		Former Ridleys Brewery Mill Lane Hartford End Essex CM3 1JZ						1	21																	Built	0	PDL		
Felsted: Land East of Braintree Road	UTT/14/2591/DFO			01-Dec-14	25		Land East Of Braintree Road Braintree Road Felsted (CM6 2EF??)						25																		Built	0	G		
Felsted: Gransmore Meadow, Chelmsford Road	UTT/17/0034/FUL		12Fel15	10-Oct-17	9		Gransmore Meadow Chelmsford Road Felsted								9																1	9	G		
Felsted: Lyndfields Bannister Green	UTT/0799/08/FUL			Built	7	1	Lyndfields Bannister Green Felsted CM6 3NH		6																						Built	0	PDL		
Felsted: Land off Stevens Lane	UTT/17/0649/OP		windfall	16-Mar-18	8		Land Off Stevens Lane Felsted										8														4	8	G		
Fitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL			Jul-13	9		Fitch Green					9																			Built	0	PDL		
Fitch Green: Land off Tanton Road	UTT/15/2089/DFO	FL11		Dec-15	98		Land Off Tanton Road Fitch Green Dunmow Essex						51	47																	Built	0	G		
Fitch Green: Village Centre, Land at Webb Road and Hallett Road	UTT/14/3357/FUL	FL11		15-Oct-15	25		Land At Webb Road And Hallett Road Fitch Green Essex							25																	built	0	PDL		
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL			20-Oct-15	7		Canfield Nursery Bullocks Lane Takeley CM22 6TA								7																Built	0	G		
Great Canfield: Land South of Canfield Park Cottage	UTT/18/0507/OP			27-Mar-19	7		Land South Of Canfield Park Cottage Great Canfield Road Great Canfield											7													3	7	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	0	G		
Great Chesterford: Land at Thorpe Lea, Walden Road	UTT/15/2310/OP UTT/17/0712/DFO	GtCHE2	05GtChe15	13-Jun-16 17-Jul-17	31	2	Land At Thorpe Lea Walden Road Great Chesterford Essex CB10 1PS							-2	31																Built	0	G		
Great Chesterford: land north of Bartholomew Close	UTT/14/0425/OP UTT/17/2745/DFO	GtCHE1		01-Oct-14 12-Dec17	11		Land North Of Bartholomew Close Great Chesterford CB10 1QA												11												2	11	G	UDC purchased the site and planning to develop 13 affordable homes within 1-5 years. Potential capacity increase in future.	
Great Chesterford: New World Timber and Great Chesterford Nursery, London Road	UTT/14/0174/FUL	GtCH2		Dec-14	42		New World Timber Frame/Graveldene Nurseries London Road							7	35																Built	0	G/PDL		
Great Dunmow: Canada Cottages	UTT/14/0787/OP UTT/17/2255/OP			Sep-14	7		Ld R/o Canada Cottages, Stortford Rd, Gt Dunmow, CM6 1DA									7																4	7	PDL	
Great Dunmow: Kings Head, North Street	UTT/15/1544/FUL			Jul-15	6		Kings Head North Street Dunmow CM6 1BA									6															1	6	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																	Built	0	G		



Uttesford District Council
Housing Delivery Test and 5-Year Land Supply Statement
October 2019

Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes	
Great Dunmow: Land East of St Edmunds Lane	UTT/14/0472/OP (UTT/17/3623/DFO)	GtDUN7		15-May-15 (11-May-18)	22		Land east of St Edmunds Lane, Great Dunmow										5	5	5	5	2								2	22	G	DFO approved 11 May 2018 Agent confirmed details correct (26-Feb 19)		
Great Dunmow: Land west of Chelmsford Road	UTT/13/1684/OP	GtDUN8		04-Nov-14	370		Land At Smiths Farm Chelmsford Road Great Dunmow Essex (West of Chelmsford Road) (CM6 1JA??)														30	50	50	50	50	50	50	40	1	370	G	Phase 2 - PIng app awaiting decision Agent proposes amending details changing 120 dwellings in Yrs1-5 to 0; 250 dwellings in Yrs 6-10 to 180 and 0 dwellings in Yrs 11-15 to 190 (3-Apr-19)		
Great Dunmow: Melville House, High Street	UTT/15/0293/P3JPA			Mar-15	7		Melville House, High Street, Dunmow CM6 1AF						7																Built	0	PDL			
Great Dunmow: West of Woodside Way	UTT/13/2107/OP UTT/17/1826/DFO	GtDUN9		22-Oct-15	790		Land West Of Woodside Way Woodside Way Great Dunmow Essex										60	60	60	60	60	70	70	70	70	70	70	70	2	790	G	DFO recently approved, and agent agreed with trajectory in lat years monitoring. However this included completions in 2019/20. Site visit in August showed the development had not commenced. Pushed back two years.		
Gt Dunmow 37-75 High St	UTT/1185/02/FUL			Built	51		The Dunmow Inn & Land To Rear Of 37-75 High Street Great Dunmow	7																					Built	0	PDL			
Gt Dunmow 39 Causeway and land r/o 37& 41-49 The Causeway	UTT/0601/08/Ful			built	7		39 The Causeway & Land Rear Of 37 & 41-49 The Causeway Great Dunmow CM6 2AA	7																						Built	0	G		
Gt Dunmow Chequers Inn	UTT/1200/02/ful			Built	8		Land At Rear Of Chequers Inn Stortford Road Great Dunmow	8																						Built	0	PDL		
Gt Dunmow rosemary lane infants school	UTT/1006/10			built	31		Former Great Dunmow Primary School Rosemary Lane Great Dunmow CM6 1DW	31																						Built	0	PDL		
Gt Dunmow Waldgrooms	UTT/0644/09/FUL			built	6		Site Adjacent To 17 Waldgrooms Great Dunmow CM6 1EA	6																						Built	0	PDL		
Great Dunmow: Barnetston Court	UTT/1519/12/FUL			19-Apr-13	10		Barnetston Court Braintree Road Great Dunmow CM6 1HS				5	5																		Built	0	PDL		
Great Dunmow: Brick Kiln Farm	UTT/13/0847/OP UTT/14/0265/DFO	GtDUN10		11 July 2013 4 June 2014	68		Brick Kiln Farm St. Edmunds Lane Dunmow Essex CM6 3BB					-2	28	32	8															Built	0	Ne		
Great Dunmow: Former Council Offices, 46 High Street	UTT/2116/10			Built	10		(Built)		8	2																				Built	0	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	0	PDL	
Great Dunmow: North of Ongar Road	UTT/16/1435/FUL	GtDUN10		13-Jan-17	60		Land North Of Ongar Road Great Dunmow CM6 1EX							27	33																Built	0	G	
Great Dunmow: South of Ongar Road	UTT/14/0127/FUL	GtDUN10	05GtDun15	03-Dec-15	99		Land South of Ongar Road, Great Dunmow						68	31																	Built	0	G	



Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes
Great Dunmow: Springfields	UTT/1412/09			Built	25		(Built)		25																				Built	0	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/171652/FUL	GiDUN10		ranges between 26 November 1992 - February 2018	1633		Woodlands Park, Great Dunmow	24	23	22	43	42	62	59	35	50	50	50	50	50	50	50	50	50	50	44			1	544	G		
Great Dunmow: 2-2A Twyford Court, High Street	UTT/16/2605/PAP30			07-Nov-16	9		2 - 2A Twyford Court High Street Dunmow CM6 1AE							9															Built	0	PDL		
Great Dunmow: Spire House, White Street	UTT/18/0362/FUL		windfall	30-May-18	6		Spire House White Street Great Dunmow CM6 1BD									6													1	6	PDL		
Great Dunmow: The Old Mill, Haslers Lane	UTT/17/3172/PAP30		windfall	14-Jan-19	10		The Old Mill Haslers Lane Dunmow CM6 1XS											10											2	10	PDL		
Great Dunmow: Oaklands, Ongar Road	UTT/17/2238/FUL	GiDUN5	06GiDun15	05-Oct-18	25										-1	25													1	24	G		
Great Easton: The Moat House Dunmow Road Care home	UTT/0874/11			29-Jul-11	26		Moat House Dunmow Road Great Easton CM6 2DL				26																		Built	0	PDL		
Great Easton: The Moat House Dunmow Road Care home	UTT/16/2233/FUL		windfall	16-Dec-16	9		The Moat House Dunmow Road Great Easton Dunmow Essex CM6 2DL								9														Built	0	G		
Great Easton: Land between Brocks Mead and the Endway	UTT/17/0259/OP (UTT/18/0103/DFO)		windfall	04-Aug-17 11-May-18	9		Land Between Brocks Mead And The Endway Great Easton										9												4	9	PDL	DFO approved 11 May 2018 Agent confirmed details correct (8-Apr-19)	
Great Hallingbury: Land South East of Great Hallingbury Manor	UTT/16/3669/OP		windfall	22-Jan-19	35		Land South East Of Great Hallingbury Manor Bedlars Green Road Tilekiln Green Great Hallingbury												15	20									4	35	G		
Great Hallingbury: Barnmead, Start Hill	UTT/18/1982/FUL		windfall	04-Jan-19	9		Barnmead Start Hill Stane Street Great Hallingbury Bishops Stortford Hertfordshire									-1	9												2	8	PDL		
Hatfield Broad Oak: Oakbourne	UTT/18/1704/OP		windfall	31-Aug-18	7		Oakbourne Hammonds Road Hatfield Broad Oak CM22 7JN									-1	7												2	6	PDL		
Hatfield Heath: Broomfield	UTT/12/5349/FUL	0		01-Oct-13	14						14																		Built	0	G		
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL			01-Nov-13	6		The Stag Inn, The Heath, Hatfield Heath				6																		Built	0	PDL		



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Henham: Elsenham Goods Yard (north)	UTT/15/0362/FUL			30-Jul-15	6		Elsenham Goods Yard (North) Old Mead Lane Elsenham CM22 6JL							6															Built	0	PDL			
Henham: Land north of Chickney Road	UTT/16/1988/FUL		07Hen16	22-Sep-16	9		Land North Of Chickney Road Chickney Road Henham Hertfordshire							3	6															Built	0	G		
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	0	G		
Henham: Land south of Chickney Road	UTT/14/2655/FUL			01-Jan-15	21		Ld South of Chickney Rd, Henham					21																		Built	0	G		
High Roding: Meadow House Nursery	UTT/13/1767/FUL UTT/15/3663/FUL	HROD1	01HRod15	07-Jan-14 17-May-16	39		Land At Meadow House Nursery The Street High Roding CM6 1NP						-1	40																Built	0	PDL		
Leaden Roding: Holloway Crescent	UTT/13/57/11			Built	8		21-33 & 23A-33A & 35-43 Holloway Crescent Leaden Roding Dunmow CM6 1QD		-18	8																				Built	0	PDL		
Little Canfield (Takeley): Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL			01-Sep-14	15		Ersamine, Dunmow Rd, Little Canfield, Dunmow, CM6 1TA					14																		Built	0	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	0	PDL		
Little Canfield: Land at Dunmow Road	UTT/16/0270/FUL	TAK2		08-Jul-16	12		Land At Dunmow Road Little Canfield Essex							12																	Built	0	G	
Little Canfield (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL			03-Sep-12 29-Oct-14	13		Stansted Motel & 2 Hamilton Road Dunmow Road Little Canfield CM6 1SS					12																		Built	0	PDL		
Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP UTT/15/1615/DFO	LIDUN1		27-Oct-14 30-Jul-15	40		Former Dunmow Skips Site, Station Road Felsted CM6 3HG				-2	34	6																	Built	0	PDL		
Little Dunmow: Priory Lodge, Station Road	UTT/17/3556/OP		windfall	16-Apr-18	8		Priory Lodge Station Road Little Dunmow CM6 3HF											8												4	8	PDL		
Little Dunmow: Land East of Station Road	UTT/18/1039/OP		windfall	21-Mar-19	9		Land To The East Of Station Road Little Dunmow Essex											9												4	9	G		
Little Easton (Gt Dunmow): Woodlands Park Sector 4	UTT/2507/11/OP UTT/13/1663/DFO	GI DUN10		2 August 2012; 31 October 2013	125	1	Woodlands Park, Great Dunmow							-1	2	10	28	29	29	27											1	123	G	Under construction
Little Hallingbury: Land at Dell Lane	UTT/15/1046/FUL	LtHal1		03-Aug-15	16		Land At Dell Lane Little Hallingbury							16																Built	0	G		
Littlebury: Peggys Walk	UTT/1984/10			Built	14		Land at Peggys Walk, Littlebury	2	12																					Built	0	PDL		



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Manuden: Site off the Street	UTT/0692/12/FUL			12-Feb-13	14		Land At The Street The Street Manuden			9	5																		Built	0	G		
Newport : Land at Bury Water Lane (Retirement village : Reserved Matters (appearance, landscaping, layout and scale) pursuant to UTT/16/0459/OP for a 40 bed care home facility and 81 extra care units plus associated communal facilities; vehicular parking; internal roads and footpaths; and ancillary works and structures	UTT/16/0459/OP UTT/17/1561/DFO	NEWP4	08New15	01/11/2016 10 Nov 2017	81		Land At Bury Water Lane Bury Water Lane Newport Essex						-1		7	23	30	21												1	74	G	
Newport: Bury Water Lane/Whiteditch Lane	UTT/13/1769/OP UTT/16/1574/DFO	NEWP5		29-Nov-13 17-Nov-16	84		Land At Bury Water Lane Bury Water Lane Newport							42	42															Built	0	G	
Newport: Carnation Nurseries	UTT/14/3506/DFO			01-Feb-15	21		Carnation Nurseries, Cambridge Rd, Newport Saffron Walden CB11 3TR					20																		Built	0	G/PDL	
Newport: Land South Of Bury Grove, Whiteditch Lane	UTT/14/1794/OP UTT/16/2024/FUL	NEWP5	10New15	23/07/2015 2 August 2017	20		Land South Of Bury Grove Whiteditch Lane Newport CB11 3UD								20															Built	0	G	
Newport: Land south of Wyndhams Croft, Whiteditch Lane	UTT/14/3266/OP UTT/15/3824/DFO UTT/17/1493/FUL	NEWP5		18-Dec-15 29-Jun-16 22-Dec17	16		Land South Of Wyndhams Croft Whiteditch Lane Newport Essex CB11 3UD								16															Built	0	G	
Newport: Land west of Cambridge Road	UTT/15/2364/FUL	NEWP5		15-Mar-16	34		Land West Of Cambridge Road Newport							34																Built	0	G	
Newport: Land at Holmwood, Whiteditch Lane	UTT/15/0879/OP	NEWP3		23-May-16	12		Land At Holmwood Whiteditch Lane Newport Saffron Walden CB11 3UD											12											3	12	G	Agent confirmed details correct (4-Apr-19)	
Newport: Bricketts, London Road	UTT/16/1290/OP	NEWP2	02New15	25-Nov-16	11	1	Bricketts London Road Newport CB11 3PP										-1	11											3	10	G	Ping App for larger number of units refused	
Newport: Reynolds Court, Gaces Acre	UTT/14/3655/FUL	NEWP5		01-Mar-15	41	31	Reynolds Court Gaces Acre Newport CB11 3RJ					-12	15	-19	26														Built	0	PDL		
Newport: The Maltings Station Rd	UTT/1405/09			Built	11		(Built)		11																				Built	0	PDL		
Newport: Land west of London Road	UTT/15/1869/FUL	NEWP1	06New15	27-Oct-17	94		Land West Of London Road; Newport, Essex									47	47												2	94	G	Conditions being discharged	
Quendon: Ventnor Lodge, Cambridge Road	UTT/16/0873/FUL	QUE2	03Que15	01-Nov-16	12		Ventnor Lodge Cambridge Road Quendon Saffron Walden CB11 3XQ						-1	12															Built	0	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	0	G		
Radwinter: Land north of Walden Road	UTT/13/3118/OP UTT/15/1467/DFO	RAD1		28-Feb-14 03-Aug-15	35		Land Off East View Close And Walden Road East View Close						13	10	12														Built	0	G		



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							Radwinter CB10 2TZ																										
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	0	PDL		
S Walden: Bell College South road (retirement flats)	UTT/1981/10			Built	27		(Built)		27																				Built	0	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	0	PDL		
Saffron Walden: Ashdon Road	UTT/1572/12/DFO			21-Nov-12	130		Land At Ashdon Road Saffron Walden			22	72	36																	Built	0	G		
Saffron Walden: Bell College South Road	UTT/0828/09			Built	62		(Built)	25	37																				Built	0	PDL		
Saffron Walden: Former Gas Works Thaxted Rd	UTT/0123/09			24-Mar-09	9		(Built)		4	5																			Built	0	PDL		
Saffron Walden: Former Willis and Gambier Site, 119 Radwinter Road	UTT/14/3182/FUL	SAF10		30-Jun-16	73		Site At 119 Radwinter Road (CB11 3HY?)								73														Built	0	PDL		
Saffron Walden: Former Willis and Gambier Site, 121 Radwinter Road	UTT/13/3406/FUL	SAF10		25-Jul-14	52		Site At 121 Radwinter Road Saffron Walden Essex (CB11 3HY??)					3	38	11															Built	0	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	0	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	0	PDL		
Saffron Walden: Goddards Yard	UTT/13/0669/FUL UTT/13/2395/FUL			21-Jun-13 23-Jul-14	14		Goddards Yard Thaxted Road Saffron Walden Essex CB11 3AA				12	2																	Built	0	PDL		
Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2423/OP UTT/16/2701/DFO	SAF10		26-Nov-14 13-Feb17	134		Ashdon Road Commercial Centre (Ridgeons) CB10 2NQ							33	88	46												1	46	PDL			
Saffron Walden: Land to the West of Debden Road (Tudor Works)	UTT/1252/12/OP UTT/14/0356/DFO			21-Nov-12 24 July 2014	24		Tudor Works Debden Road Saffron Walden CB11 4AN					24																	Built	0	PDL		
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														Built	0	G		
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	0	PDL		
Saffron Walden: Moores Garage, Thaxted Road	UTT/14/2003/FUL	SAF10		03-Sep-15	10		Moores Garage Thaxted Road Saffron Walden Essex CB11 3BJ								10														Built	0	PDL		



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Saffron Walden: Land rear of The Kilns, Thaxted Rd	UTT/16/1444/OP UTT/7/3038/DFO	SAF9		15-Nov-016 15 Feb 2018	35		Land Behind The Old Cement Works Thaxted Road Saffron Walden Essex CB10 2UR											17	18									3	35	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	0	PDL		
Saffron Walden: Land south of Radwinter Road	UTT/13/3467/OP UTT/16/1856/DFO	SAF8		26-May-15 13 Jan 2017	200		Land south of Radwinter Road (CB10 2JP)							25	56	44	44	31											1	119	G	60 bed care home not included - UTT/17/3426/OP refused - appeal lodged	
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	SAF8		26-May-15	102		Land south of Radwinter Road (CB10 2JP)																						3	42	PDL	60 bed care home not included - UTT/17/3426/OP refused (failure to complete S106 obligation) - appeal lodged. Agent confirmed details correct (5-Feb-19)	
Saffron Walden: Lt Walden Road	UTT/1576/12/DFO			15-Nov-12	15		Land At Little Walden Road Saffron Walden Essex			15																			Built	0	G		
Saffron Walden: Land East of Little Walden Road	UTT/16/2210/OP UTT/18/2959/DFO	SAF2	10SAF15	21-Aug-17	85		Land Off Little Walden Road Saffron Walden Essex										5	40	40										3	85	G	DFO awaiting decision Agent confirmed details correct (5-Feb-19)	
Saffron Walden: Land to the West of Lime Avenue	UTT/17/0255/FUL	SAF7	12SAF15	04-Dec-17	31		Land To The West Of Lime Avenue Saffron Walden Essex																						Built	0	G		
Saffron Walden: Hill House, 75 High Street	UTT/17/0728/FUL		windfall	14-Jul-17	11	17	Hill House 75 High Street Saffron Walden Essex CB10 1AA							-17	11														Built	0	PDL		
Saffron Walden: Police Station, East Street	UTT/17/3662/FUL		windfall	15-Feb-18	7		Police Station East Street Saffron Walden Essex CB10 1LR									7													Built	7	PDL		
Saffron Walden: Land north of Shire Hill Farm	UTT/17/2832/OP		11Saf15 (part)		0		Saffron Walden: Land north of Shire Hill Farm																						0	G	Approved subject to s106 for 100 homes No capacity assumed at this point		
Stansted Mountfitchet: 68-70 Bentfield Road	UTT/2479/11/FUL			07-Feb-12	9		(Built)		3	6																			Built	0	PDL		
Stansted Mountfitchet: 2 Lower Street	UTT/1522/12/FUL			07-Jan-13	14		2 Lower Street Stansted CM24 8LP						14																Built	0	PDL		
Stansted Mountfitchet: Land at Walpole Farm	UTT/13/1618/OP UTT/15/2746/DFO	STA3		1 april 2014 15 Feb 2016	147		Land At Walpole Farm Cambridge Road Stansted CM24 8TA							25	106	16													1	16	G		
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	0	PDL		
Stansted Mountfitchet: Rochford Nurseries	UTT/2265/07/DFO			28-Feb-08	663		Foresthall Park, Stansted Mountfitchet	84	148	64	35																		Built	0	G		
Stansted Mountfitchet: 14 Cambridge Road	UTT/16/2632/FUL UTT/17/1382/FUL	STA5	26Sta16 (part)	13-Feb-17 12-Jul-17	10		14 Cambridge Road Stansted CM24 8BZ							10															Built	0	PDL		



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Stansted Mountfitchet: Land north of Water Lane	UTT/16/2865/OP	STA2		09-Feb-17	10		Land North Of Water Lane Stansted Essex											10											3	10	G	Agent confirmed details correct (3-Apr-19)		
Stansted Mountfitchet: Land at Elms Farm	UTT/13/1959/OP UTT/14/2133/DFO	STA3		17-Jan-14 18-Dec-14	53		Elms Farm Church Road Stansted Essex CM24 8PX							36	17															Built	0	G		
Stansted Mountfitchet: The Three Colts, Cambridge Road	UTT/17/1304/FUL		windfall	03-Jul-17	6		The Three Colts 86 Cambridge Road Stansted CM24 8DB									6														1	6	PDL	Agent confirmed details correct (3-Apr-19)	
Stebbing: land to east of Parkside and rear of Garden Fields	UTT/14/1069/OP (UTT/17/3538/DFO)	STE1		01-Feb-15 (16-Apr-18)	30		Ld Nth of Stebbing primary school R/o Gdn Fields & Parkside, Stebbing (CM6 3RA?)								14	16														1	16	G	DFO approved 16 April 2018 Building Regulation Initial Notice accepted 14-May-18 Agent confirmed details correct (1-Feb-19)	
Stebbing: Sabre House, Dunmow Road	UTT/17/2480/OP		windfall	28-Nov-17	9		Sabre House Dunmow Road Stebbing CM6 3LF											9												3	9	PDL		
Takeley: Brewers End Takeley	UTT/13/1393/OP UTT/14/3295/DFO			23/08/2013 Feb 2015	100		Land South Of Dunmow Road Brewers End Takeley					40	60																	Built	0	G		
Takeley: Chadhurst Takeley	UTT/13/1518/FUL			12-Sep-13	13		Chadhurst Dunmow Road Takeley Bishop's Stortford CM22 6SL					-1	13																	Built	0	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																Built	0	G		
Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields	UTT/1335/12/FUL			24-Sep-13	41		Land At Brewers End Dunmow Road Takeley CM22 6QH				15	26																		Built	0	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	0	G		
Takeley: Land north of Dunmow Road, East of Church Lane	UTT/15/2424/FUL			19-Jun-16	7		Land North Of Dunmow Road East Of Church Lane Takeley							7																built	0	G		
Takeley: Priors Green					799			98	162	76	32	16																		Built	0	G		
Takeley: Priors Green, Takeley Nurseries	UTT/0515/10			Built	35		Priors Green Takeley	35																						Built	0	G		
Takeley: Land between 1 Coppice Close and Hillcroft, south of B1256 Takeley Street	UTT/17/1852/FUL	TAK1	01Tak15	43238	20											10	10														2	20	G	
Thaxted: 25 Barnards Fields	UTT/15/1959			17-Sep-15	9		25 Barnards Field Thaxted Essex CM6 2LY						9																	Built	0	PDL		
Thaxted: Former Molecular Products Ltd site, Mill End	UTT/16/0171/FUL	THA2	10Tha15	29-Sep-16	29		Molecular Products Ltd. Mill End Thaxted Essex CM6 2LT							7	6	8	8													1	16	PDL		
Thaxted: Artington, Orange Street	UTT/15/1541/FUL			21-Sep-15	6		Artington Orange Street Thaxted Dunmow Essex CM6 2LH					-1	6																	Built	0	PDL/G		



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Thaxted: Land East of Barnards Fields Thaxted	UTT/13/0108/OP UTT/14/2426/DFO			07-Jun-13 15-Oct-14	8		Land East Of Barnard's Field Barnards Field Thaxted (CM6 2LY)					8																	Built	0	G			
Thaxted: East of Weaverhead Close	UTT/13/1170/OP UTT/16/1572/DFO	THA2		01-May-14 27-Sep-16	47		Land Off Wedow Rd, Thaxted						7	32	8														Built	0	G			
Thaxted: Sampford Road	UTT/12/5754/FUL			08-Feb-13	60		Land To South Walden Road Thaxted (CM6 2FE)				23	37																	Built	0	G			
Thaxted: Wedow Road	UTT/1562/11/OP UTT/12/5970/DFO;			9-Dec-11 18 -Feb-13	55		Land Off Wedow Road Thaxted (CM6 2JZ / CM6 2JY)				30	25																	Built	0	G			
Thaxted: Land at Little Maypole	UTT/16/3255/FUL		windfall	05-Apr-18	9		Land At Little Maypole Thaxted Essex									9														2	9	G	Agent confirmed details correct (3-Apr-19) Building Regulation Initial Notice Accepted Aug-18	
Thaxted: Warners Field, Cophall Lane	UTT/17/1896/FUL		11Tha15	19-Apr-18	7		J F Knight Roadworks Ltd (Warners Field) Cophall Lane Thaxted CM6 2LG										7													2	7	PDL		
Thaxted: Land East of Claypit Villas	UTT17/3571/FUL		05Tha15	10-Dec-18	9		Land East Of Claypit Villas Bardfield Road Thaxted										9													2	9	G		
Thaxted: Cutlers Green Farm	UTT/18/2055/FUL		windfall	14-Mar-19	7		Cutlers Green Farm Cutlers Green Cutlers Green Lane Thaxted										7													2	7	PDL		
Thaxted: Claypits Farm, Bardfield Road	UTT/18/0750/OP	THA1	14Tha15	14-Mar-19	15												15													3	15	PDL	Row moved from allocations, and reduced to reflect permission	
Ugley: Pound Lane	UTT/17/3751OP		04Ugl15	12-Feb-19	11		Hft Bradley Resource Centre Pound Lane Ugley Bishops Stortford CM22 6HP											11												4	11	G		
Wendens Ambo: The Mill, Royston Road	UTT/14/3091/P3JPA UTT/14/3788/FUL		windfall	01-Dec-14 17-Mar-15	17		The Mill, Royston Road, Wendens Ambo CB11 4JX				2	14	1																Built	0	PDL			
Wendens Ambo: Mill House, Royston Road	UTT/17/2270/PAP3O UTT/18/3455/PAP3O		windfall	17-Sep-17	16		Mill House Royston Road Wendens Ambo Saffron Walden Essex CB11 4JX										16													2	16	PDL	Prior Approval not required 7 Feb 19 Prior Approval awaiting decision Agent informed that intention is to deliver 16 no. Units before 2022/23 (17-Apr-19)	
White Roding: Westons Yard, Chelmsford Road	UTT/17/0952/OP UTT/18/2523/FUL			16-Jun-17	7		Westons Yard (between Westons And The Lilacs) Chelmsford Road White Roding Dunmow CM6 1RF										7													3	7	PDL	Agent confirmed details correct (4-Apr-19)	
Wimbish: Land at Mill Road	UTT/14/1688/FUL			01-Mar-15	11		Land At Mill Road, Wimbish						11																	Built	0	G		
TOTAL COMPLETIONS								521	540	390	463	554	722	966	983																	5139	2721	



Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes	
TOTAL EXISTING COMMITMENTS																283	244	435	287	192	115	142	170	170	170	164	120	120	110		2721			
Planning permission small sites (521 net permissions - assume 63% delivered - spread over three years)																109	109	109																
WINDFALL ALLOWANCE																			70	70	70	70	70	70	70	70	70	70		770				
commitments and windfall total																392	353	544	357	262	185	212	240	240	240	234	190	190	180					
ALLOCATIONS - TOWNS / VILLAGES																																		
Clavering: Land south of Oxleys Close	UTT/15/2606/DFO UTT/18/3369/FUL	CLA1	expired PP refused PP - appeal lodged	17-Feb-16	13		Land South Oxleys Close Stortford Road Clavering (CB11 4PB?)													13										3	13	G	Draft allocation Planning application refused - applicant appealing decision	
Debden: Land west of Thaxted Road	UTT/18/1708/FUL	DEB1	02Feb15 & 03Feb15		25														12	13										9	25	G	Draft allocation Planning application refused - appeal dismissed UDC anticipates a new application	
Elsenham: Land south of Rush Lane	UTT/19/0437/OP	ELS1	08Els15		44													22	22											9	44	G	Draft allocation Png App awaiting decision Agent amended details to 44 dwellings to be provided 2018/19 - 2022/12	
Elsenham: Land west of Hall Road	UTT/19/0462/FUL	ELS2	expired PP		130		Land West Of Hall Road Elsenham										30	30	35	35										9	130	G	Draft allocation Png App awaiting decision	
Felsted: Land east of Bury Farm, Station Road,	UTT/18/2508/OP	FEL1	01Fel15		40												20	20													40	G	Draft allocation Png App awaiting decision	
Felsted: Land east of Braintree Road, Watch House Green	UTT/18/0784/OP UTT/18/2400/OP	FEL2	17Fel15		30												15	15													30	G	Draft allocation Refused (8 Aug 19) - appeal outstanding Refused (23 Nov 2018) Agent confirmed details correct (31-Jan-19)	
Great Dunmow: Land west and south of Great Dunmow	UTT/18/2574/O P	GtDUN1	12GtDun15		400																20	30	50	50	50	50	50	50	50	9	400	G	Allocation in NP Draft Allocation Png App awaiting decision	
Great Dunmow: Land at Helena Romanes School		GtDUN2	08GtDun15		150																					30	50	70	9	150	PDL	Allocation in NP Draft allocation in LP		
Great Dunmow: Woodfield, Woodside Way		GtDUN3	07GtDun15		120																	60	60							9	120	G	Allocation in NP Draft allocation in LP	
Great Dunmow: Land south of B1256 (Stortford Road) and west of Buttleys Lane		GtDUN4	01GtDun15		60													30	30											9	60	G	Draft allocation Agent confirmed details correct (31-Jan-19)	
Gt Dunmow: 14 Stortford Road, Perkins Garage		GtDUN6	expired PP		12		14 Stortford Road Great Dunmow Essex CM6 1DA																							9	12	PDL	Approved 8 Oct 2013 and technical start. Non Material Amendments approved and conditions discharged. Agent confirmed details correct (21-Feb-19)	
Great Easton: Land off Brocks Mead		GEAS1	04GtEast15		20																20										20	G	Draft allocation	
Quendon: Land east of Foxley House		QUE1	02Que15		19																	19								9	19	G	Draft allocation Agent confirmed details correct (31-Jan-19)	



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Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes	
Saffron Walden: Land north and south of Thaxted Road	UTT/18/0824/OP	SAF1	07Saf15		150											50	50	50											9	150	G	Approved subject to S106 19 Dec 2018 Agent confirmed details correct (31-Jan-19)		
Saffron Walden: Land at Viceroy Coaches		SAF3	13Saf15		10																10								9	10	PDL	Draft allocation		
Saffron Walden: Jossaumes		SAF4	16Saf16		12																				12				9	12	PDL	Draft allocation Meeting with owner confirmed sites availability. Issues over achievability to be resolved		
Saffron Walden: Land at De Vigier Avenue	UTT/18/2297/OP	SAF5	03Saf15		14																								9	14	G	Draft allocation Png App awaiting decision Agent confirmed details correct (4-Feb-19)		
Saffron Walden: Land south of Tiptofts Lane, Thaxted Road	UTT/18/2820/FUL	SAF6	04Saf15		14																								9	14	PDL	Draft allocation Png App awaiting decision Agent proposes that the capacity of the site is 14 dwellings to be provided 2018/19 - 2022/12 (31-Jan-19)		
Stansted Mountfitchet: land east of Cambridge Road (B1383) and west of High Lane	UTT/18/1993/FUL	STA1	09Sta15		35											15	20												9	35	G	Approved subject to S106 5 Dec 2018 Agent proposes that the capacity of the site is 35 to accord with the 2018 application. (17-Apr-19)		
TOTAL ALLOCATIONS - TOWNS / VILLAGES																0	130	187	175	75	50	109	110	50	50	62	80	100	120		1285			
GARDEN COMMUNITIES																																		
North Uttesford Garden Community		SP6	10GtChe15		1925																50	75	150	200	200	200	225	275	275	275	9	1925	G	
West of Braintree Garden Community		SP8	05Ste15 &06Ste15		970																	80	80	80	80	80	80	80	80	80	9	640	G	
Easton Park Garden Community		SP7	06LIEas15		1925																50	75	100	125	150	175	200	250	250	250	9	1625	G	
TOTAL GARDEN COMMUNITIES																0	0	0	0	100	150	330	405	430	455	505	605	605	605		4190			
Communal Establishments																																		
Felsted: Felsted School, Braintree Road	UTT/13/0388/FUL			30-Apr-13	62	62	Felsted School, Braintree road, Felsted	-62	62																				Built	0	PDL			
Felsted: Glendale Residential Home, 14 Station Road	UTT/13/0683/REN			15-May-13	6	2	Glendale Residential Home 14 Station Road Felsted						4																Built	0	PDL			
Great Dunmow: Barnetson Court, Braintree Road	UTT/12/1519/FUL			19-Apr-13	0	16	Barnetson Court Braintree Road Great Dunmow																						Built	0	PDL			
Great Easton: Moat Cottage, Dunmow Road	UTT/08/2001/FUL UTT/14/0394/FUL			20-Mar-09 14-Apr-14	60 12		Moat Cottage Dunmow Road Great Easton			60		12																	Built	0	PDL			
Little Hallingbury: Falcoln House	UTT/17/2091/FUL			08-Sep-17	6		Falcon House George Green Latchmore Bank Little Hallingbury						6																Built	0	PDL			



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Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	Date of Permission	Capacity (Gross)	units lost	Site Address	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Status	Capacity at April 2019	PDL/G	Notes	
Newport: Land at Bury Water Nurseries	UTT/17/1561/DFO			10-Nov-17	40		Land At Bury Water Nurseries Whiteditch Lane Newport									40													1	40	G			
Saffron Walden: Hatherley Care Home, Chatters Hill	UTT/10/1512/REN			13-Oct-10	10		Hatherley Care Home Chatters Hill Saffron Walden			10																			Built	0	PDL			
Saffron Walden: Land south of Radwinter Road	UTT/13/3467/OP			26-May-15	60		Land South Of Radwinter Road Radvinter Road Saffron Walden											60											4	60	PDL			
Stansted Mountfitchet: Former Braefield Precision Engineers Ltd, High Lane	UTT/12/0310/FUL			28-Jun-12	60		Braefield Precision Engineers Ltd High Lane Stansted Mountfitchet			60																			Built	0	PDL			
Takeley: Tudorberry, The Street	UTT/16/1996/FUL			14-Sep-16	8	1	Tudorberry The Street Takeley									-1	8												2	7	PDL			
TOTAL COMMUNAL ESTABLISHMENTS								-62	0	192	0	-4	10	0	0	40	-1	8	60	0	0	0	0	0	0	0	0	0	0	0	0	243		
TOTAL DELIVERY (no draft Local Plan allocations without planning permission)								459	540	582	463	550	732	966	983	432	352	552	417	262	185	212	240	240	240	234	190	190	180		9,201			
TOTAL DELIVERY (including draft Local Plan allocations)								459	540	582	463	550	732	966	983	432	482	739	592	437	385	651	755	720	745	801	875	895	905		14689			