SWTC SEPC APPENDIX A9 – HOUSING SUPPLY –

LAND SE OF GRIFFIN PLACE

SWTC SEPC APPENDIX A9 – HOUSING SUPPLY

1 EPOA Phase 7 Main Report – Uttlesford. May 2015.

2 Uttlesford Housing Trajectory 2011 – 2040. April 2021.

3 Uttlesford 5 Year Land Supply Statement April 2021 (Dec 2021).

4 Uttlesford Housing Market October 2021

SWTC SEPC APPENDIX A9 HOUSING SUPPLY. Page 1

Uttlesford

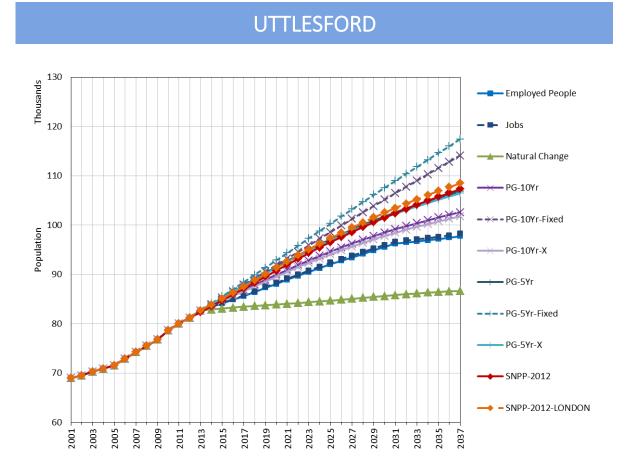
Trend Scenarios

- 6.167 The **SNPP-2012** scenario records a 30.30% growth in Uttlesford's population to 2037 and an estimated dwelling requirement of 505 per year, assuming that household formation rates follow the trend in the 2012-based household model.
- 6.168 The migration uplift associated with the GLA's **Central** scenario (**SNPP-2012-LONDON**) suggests slightly higher population growth at 31.2% to 2037, with an associated annual dwelling requirement of 529 per year.
- 6.169 The alternative **PG** trend scenarios derive alternative growth outcomes based on the last five and ten years of migration history, using either migration 'rates' or 'fixed' migration counts to determine future assumptions. The migration rates approach ensures that levels of migration are determined by changes to the population and age structure of both the UK reference population (which drives in-migration) and Uttlesford's own population (which drives out-migration). The 'fixed' scenarios assume that historical migration levels are replicated in the future, regardless of changes to population size and age structure. The '**X**' scenarios use the migration rates approach but consider the growth outcomes that result from the exclusion of UPC from the historical migration statistics.
- 6.170 The **PG-10Yr** and **PG-5Yr** scenarios suggest population growth rates that are lower than the **SNPP-2012**, although the '**5Yr**' outcome is similar to the **SNPP-2012**, reflecting the relatively high net migration of the later years of the historical period. The '**Fixed'** migration scenarios suggest the highest growth, with a continuation of historically high levels of net in-migration but no change in net migration to reflect changing population totals and age structure.
 - 6.171 The '**X**' scenarios imply lower rates of population growth than the equivalent scenarios that include UPC in the historical data; a reflection of the adjustment that was allocated to the population to account for an undercount between the 2001 and 2011 Censuses.
 - 6.172 The **Natural Change** scenario, excluding the impact of migration in its forecast, suggests population growth of 4.8% to 2037, with an annual dwelling requirement of 182 per year.

edge analytics

82

May 2015

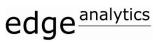


		Change 20)13 - 2037		A	verage per ye	ar
Scenario	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Jobs
PG-5Yr-Fixed	34,730	42.0%	14,038	42.9%	1,196	614	625
PG-10Yr-Fixed	31,438	38.0%	12,619	38.5%	1,060	552	553
SNPP-2012-LONDON	25,834	31.2%	12,093	36.9%	940	529	431
SNPP-2012	24,947	30.3%	11,550	35.3%	903	505	400
PG-5Yr	24,135	29.2%	11,415	34.8%	854	499	387
PG-5Yr-X	23,767	28.7%	11,247	34.3%	845	492	374
PG-10Yr	19,932	24.1%	9,754	29.8%	696	426	297
PG-10Yr-X	19,110	23.1%	9,542	29.1%	672	417	279
Jobs	15,560	18.8%	8,073	24.6%	551	353	197
Employed People	15,095	18.3%	7,893	24.1%	534	345	187
Natural Change	3,983	4.8%	4,156	12.7%	0	182	-45

Note: Household and dwelling estimates based on HH-12 assumptions

Note: This project does not produce a recommended or preferred demographic forecast for any local authority area. Rather it presents a range of scenarios to inform further assessment and consideration by the individual local authorities. Local circumstances may dictate that certain scenarios are more appropriate than others but, for completeness, all scenarios are presented here.

Figure 19: Uttlesford, HH-12 scenario outcomes



May 2015

Jobs-led Scenarios

- 6.173 The employment forecasts from the 2014 EEFM are lower than the previous 2013 output, with the annual growth in total jobs estimated at 197 per year in the latest data, compared to annual growth of 266 per year in the 2013 statistics.
- 6.174 Population growth associated with the **Employed People** and **Jobs** scenarios is 18.3% and 18.8% respectively, with a range of annual dwelling requirement of 345-353 per year. These dwelling growth outcomes are lower than the **SNPP-2012**, which assumes a considerably higher annual net migration impact.
- 6.175 These outcomes assume that jobs growth continues at its 2031 level to the end of the forecast period. They also assume a declining unemployment rate to 2031 and an economic activity rate for the population aged 16-74 that increases to 77.8% in 2031, compared to its 2011 figure of 72.8%. The declining unemployment rate and rising economic activity align to the forecast economic growth within the local area, reducing the requirement for higher net in-migration to meet anticipated annual jobs growth.
- 6.176 The commuting ratio increases from its 1.01 Census figure to reach 1.04 in 2031. This reflects a trend towards lower self-containment and a larger net out-commute balance.
- 6.177 Each of the trend scenarios has been run with the inclusion of the EEFM assumptions on unemployment, commuting and economic activity, providing jobs growth outcomes from each scenario that can be compared to the **Jobs** and **Employed People** alternatives.

Household Formation & Dwelling Growth

- 6.178 The DCLG's 2012-based household model has provided an update to previous 2008-based and 2011-based household formation data and assumptions.
- 6.179 For direct comparison with previous assumptions, the 2012-based (HH-12) dwelling growth outcomes for each of the phase 7 scenarios are presented alongside comparable outcomes using the 2008-based (HH-08) and 2011-based (HH-11) household data.
- 6.180 For all scenarios, the HH-12 results suggest an average annual dwelling requirement that is either consistent or <u>lower</u> than the HH-11 outcomes and lower than the HH-08 outcomes.



	Average annual o	dwelling requireme	ent (2013–2037)
Scenario	HH-08	HH-11	HH-12
PG-5Yr-Fixed	676	625	614
PG-10Yr-Fixed	611	560	552
SNPP-2012-LONDON	573	532	529
SNPP-2012	544	504	505
PG-5Yr	536	495	499
PG-5Yr-X	524	484	492
PG-10Yr	457	418	426
PG-10Yr-X	443	405	417
Jobs	389	354	353
Employed people	380	346	345
Natural Change	179	134	182

Table 24: Uttlesford, dwelling growth requirements comparison



85

May 2015

SAFFRON WALDEN TOWN COUNCIL AND SEWARDS END PARISH COUNCIL SWTC SEPC APPENDIX A9 APPEAL APP/C1570/W/22/3296426 LAND SOUTH OF (EAST OF GRIFFIN PLACE) RADWINTER ROAD, SAFFRON WALDEN. Page 5

Site	PLANNING APPLICATION REFERENCE	POLICY REFERENCE	SLAA REFERENCE	E 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	r1 Yr2	LA 2023/24 2023/24 2024/25	97/5202 4 Yr 5	o 2026/27	2027/28	6 2029/30	5030/31	75:/15:07 11 12	5033/34	2034/35 14	2036/37	2037/38	2038/39 2039/40	Status (key at bottom of table)	Capacity at April 2021	PDL/G	Materia	s S S
COMPLETIONS AND EXISTING COMMITMENTS (AT																																		
Small sites(< 6 Units) with PP								99	62	68 70	114	127	127	141 162	17	1									_		_	_						
Aythorpe Roding: Windmill Works	UTT/14/0779/FUL			Nov-14	11		Windmill Works Aythorpe Roding, CM6 1PU				11																			Built	0	PDL		
Birchanger 300 Birchanger Lane	UTT/1527/09/DFO			built	9		300 Birchanger Lane	9																						Built	0	PDL	. 1	loss in 2009/10
Broxted: Whitehall Hotel, Church End	UTT/16/3549/FUL		windfall	24-Apr-17	12		Whitehall Hotel, Church End, Broxted, CM6 2BZ							6 2	4															Built	0	PDL		Completions for 2018/19 amended from 8 to 6 in year
	UTT/19/1932/FUL UTT/13/3357/DFO			26-Sep-14	22		Jubilee Works Stickling Green			2	21																			Duilt	0	PDI	2	2020/2021
Clavering: Jubilee works					23		Clavering Essex CB11 4WA Land Rear Of Oxley Close Clavering			2	21		_									_					_			Buiit	0	PDL		
Clavering: Land to the rear of the shop and Oxleys Close	UTT/2251/11/FUL			07-Aug-12	14		СВ11 4РВ				14			_		_			_								_			Built	0	G		
Clavering: Land West Of Stortford Road	UTT/18/3326/PIP UTT/19/2852/FUL			11/07/2019 24 July 2020	8		Land West Of Stortford Road Clavering Essex									٤	В													2	8	G	A	Agent 29.10.20 Site currently on the market and under ffer to a developer. Anticipate delivery in 2021/22.
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																Built	0	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														T			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				-1	34	121																	built	0	G		
Elsenham: Land north of Leigh Drive	UTT/15/3090/OP UTT/17/2542/DFO	ELSE3	02Els15	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		
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							6	3															Built	0	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) UTT/20/0028/DFO		windfall	16-Mar-18	7		Land Off Stevens Lane Felsted CM6 3NJ									7	7													2	7	G		
Felsted: Land East And North Of Clifford Smith Drive	(UTT/18/0784/OP) UTT/19/2118/OP		17Fel15	20-Jun-19	41		Land East And North Of Clifford Smith Drive Watch House Green Felsted										21	20												3	41	G	c /(Agent 23.10.20 - increased units to up to 41. Start construction Autumn 2021. First houses delivered Q1 02 2022, maybe at a rate thereafter of 4 dwellings per nonth.
Felsted: Land To The South Of Braintree Road	UTT/18/3529/OP			15-Jan-20	30		Land To The South Of Braintree Road Felsted													10	10 1	10								3	30	G	d	JTT/21/1755/DFO approved Nov 2021. JTT/21/1755/DFO approved Nov 2021. Agent 17.12.21 st completions 2ndQ 2026. Anticipate approx 10 wellings 2026, 2027 and 2028. Final completions early 029.
Felsted: Land West Of Maranello	(UTT/18/1011/OP) UTT/20/0757/DFO			30/05/2019 23 July 2020	28		Land West Of Maranello Watch House Green Felsted									2	18													1	28	G		In the two senses and the two senses and the two senses and the two senses and the two senses are two senses and the two senses are two sens
Felsted: Land at Maranello	(UTT/20/1596/OP) UTT/21/0757/DFO			24-Feb-21	7		Land At Maranello Watch House Green Felsted CM6 3EF										7													2	7	G		
Felsted: Land West Of Bury Farm	UTT/18/2508/OP		FEL1	25-Mar-21	38		Land West Of Bury Farm Station Road Felsted											15	5 23											4	38	G	A	Agent 4.11.21 start on site likely to be 18-24 months and robably a 2 year build programme
Flitch Green: Land at Webb Road, Hallett Road	UTT/13/1123/FUL			Jul-13	9		Land At Webb Road And Hallett Road, Webb Road Little Dunmow				9																			Built	0	PDL		
Flitch Green: Land off Tanton Road	UTT/15/2089/DFO	FLI1		Dec-15	98		Little Dunmow Land Off Tanton Road Flitch Green Dunmow					51	47																	Built	0	G		
Flitch Green: Village Centre, Land at Webb Road and Hallett Road	UTT/14/3357/FUL	FLI1		15-Oct-15	25		Land At Webb Road And Hallett Road Flitch Green						25																	built	0	PDL		
Great Canfield: Canfield Nursery, Bullocks Lane	UTT/15/1732/FUL			20-Oct-15	7		Essex Canfield Nursery Bullocks Lane Takeley CM22 6TA							7																Built	0	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 CB10 1PS						-2	31																Built	0	G		
Great Chesterford: Land north of Bartholomew Close	(UTT/14/0425/OP) (UTT/17/2745/DFO) UTT/19/2288/FUL	GICHE1		01-Oct-14 12-Dec17	13		Land North Of Bartholomew Close, Great Chesterford CB10 1QA										13													1	13	G	u	JDC purchased site. Forecast to complete June 2022
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/PD	DL	
Great Dunmow: Kings Head, North Street	UTT/15/1544/FUL			Jul-15	6		Kings Head North Street Dunmow CM6 1BA							6																Built	0	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		
Great Dunmow: Land East of St Edmunds Lane	(UTT/14/0472/OP) (UTT/17/3623/DFO) UTT/19/1508/FUL	GtDUN7		15-May-15 (11-May-18)	22		Land east of St Edmunds Lane, Great Dunmow									5	5 14	3												1	22	G		
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 5	50 50	50	50 40						1	370	G	ir	Agent proposes amending details changing 120 dwellings Y Yrs 1-5 to 0; 250 dwellings in Yrs 6-10 to 180 and 0 Iwellings in Yrs 11-15 to 190 (3-Apr-19). Appeal in rogress
Great Dunmow: Melville House, High Street	UTT/15/0293/P3JPA (UTT/13/2107/OP)			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/18/1826/DFO) UTT/20/3419/DFO (UTT/13/2107/OP)	GtDUN9		Mar-21	464		Land West Of Woodside Way Woodside Way Great Dunmow									455		40 40	40	SÅFF	RON		EN ⁴⁵ TO	WN CC			SEW	ARDS	END				SWT	C SEPC APPENDIX A9
Great Dunmow: West of Woodside Way	(UTT/18/1826/DFO) UTT/20/2220/DFO	GtDUN9		Feb-21	326		Land West Of Woodside Way Woodside Way Great Dunmow									APP		F76C15	<i>ι</i> υ/ ν ₄ /2	×1,32	26426	LAND	3001		AST	OF GR	IFFIN		E) RA	NING		AD ₆ S		0022- Internor 6 build an average 605 dwellings per year

Great 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	
Great 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	
Great Dunmow: Chequers Inn	UTT/1200/02/FUL			Built	8		Land At Rear Of Chequers Inn Stortford Road Great Dunmow	8																					Built	0	PDL	
Great Dunmow: rosemary lane infants school	UTT/1006/10/FUL			built	31		Former Great Dunmow Primary School, Rosemary Lane, Great Dunmow CM6 1DW	31																					Built	0	PDL	
Great 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 UTT/13/0847/OP			19-Apr-13 11 July 2013	10		Barnetson Court Braintree Road Great Dunmow CM6 1HS Brick Kiln Farm St. Edmunds Lane			5		-					_			_			_	_		_			Built	0	PDL	
Great Dunmow: Brick Kiln Farm	UTT/14/0265/DFO	GtDUN10		4 June 2014	68		Dunmow Essex CM6 3BB Former Council Offices		_	_	-2	2 28	32 8	8		-				_						_			Built	0	Ne	
Great Dunmow: Former Council Offices, 46 High Street	UTT/2116/10/FUL			Built	10		46 High Street, Great Dunmow' CM6 1AN Land At Harmans Yard Great		8 2	2													_			_			Built	0	PDL	
Great Dunmow: Land Adj Harmans Yard Great Dunmow: North of Ongar Road	UTT/0912/10/FUL UTT/16/1435/FUL	GtDUN10		12-Jul-13 13-Jan-17	60		Dunmow Essex CM6 1AS Land North Of Ongar Road Great			6	_	+ +	27 3	33					-	-			+	-				-	Built Built	0	PDL G	
Great Dunmow: South of Ongar Road	UTT/14/0127/FUL	GtDUN10	05GtDun15	03-Dec-15	99		Dunmow CM6 1EX Land South of Ongar Road, Great Dunmow						68 3	31															Built	0	G	
Great Dunmow: Springfields	UTT/1412/09			Built	25		(Built)		25																		1		Built	0	G	
Great Dunmow: Woodlands Park Sectors 1 - 3	UTT/1006/04/DFO UTT/1809/02/FUL UTT/0395/05/FUL UTT/0396/05/FUL UTT/0396/05/DFO UTT/0392/05/DFO; UTT/0246/07/FUL; UTT/17/1652/FUL	GIDUN10		ranges between 26 November 1992 - February 2018	1633		Woodlands Park, Great Dunmow	24	23 2	22 43	3 42	2 62	59 3	35 6	64 8		50 50	50	50 50	0 50	50	50 43	2 30						1	472	G	
Great Dunmow: Woodlands Park Sector 4	UTT/2507/11/OP. UTT/13/1663/DFO	GtDUN10		2 August 2012; 31 October 2013	125	1	Woodlands Park, Great Dunmow						-1	2	0 10	0 :	29 29	28	27										1	113	G	
Great Dunmow: 2-2A Twyford Court, High Street	UTT/16/2605/PAP3O			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														Built	0	PDL	
Great Dunmow: The Old Mill, Haslers Lane	(UTT/18/3172/PAP3O) UTT/20/2380/PAO3 UTT/20/2376/FUL		windfall	14-Jan-19	12		CM6 1BD The Old Mill Haslers Lane Dunmow CM6 1XS										12												2	12	PDL	Conversion planned to take place between April 2021 and March 2022. Not starterd Sept 2021
Great Dunmow: Oaklands, Ongar Road	UTT/17/2238/FUL	GtDUN5	06GtDun15	05-Oct-18	25		Oaklands, Ongar Road, Dunmow, CM6 1EX						-	1	7 18	8													Built	0	G	
Great Dunmow: 14 Stortford Road	UTT/12/5270/FUL			19-Sep-12	12		14 Stortford Road, Great Dunmow, CM6 1DA								12														Built	0	PDL	
Great Dunmow: Tiggers	UTT/18/3089/FUL		21GtDun17	20-Aug-19	9	1	Tiggers, Ongar Road Great Dunmow, CM6 1EX										-1	9											1	9	G	Potential loss of 1 mobile home
Great Dunmow: Land adjacent The Granary	(UTT/18/0816/FUL) UTT/20/0121/FUL			06-Feb-20	6		Land Adjacent The Granary Stortford Road, Dunmow											6											2	6	G	
	UTT/0874/11/FUL			29-Jul-11	26		Moat House Dunmow Road Great Easton CM6 2DL The Moat House Dunmow Road,			26	6												_						Built	0	PDL	
Great Easton: The Moat House Dunmow Road Care home	UTT/16/2233/FUL		windfall	16-Dec-16	9		Great Easton, CM6 2DL			_			9	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								1		8												1	8	PDL	
Great Hallingbury: Land South East of Great Hallingbury Manor	(UTT/16/3669/OP) UTT/20/0336/DFO		windfall	22-Jan-19	35		Land South East Of Great Hallingbury Manor, Bedlars Green Road, Tilekiln Green, Great Hallingbury										15	20											1	35	G	Agent 30.10.20 no finalised programme, but given progress re Reserved Matters being granted and outline conditions discharged, trajectory is realistic.
Great Hallingbury: Barnmead, Start Hill	UTT/18/1982/FUL		windfall	04-Jan-19	9	1	Barnmead Start Hill Stane Street Great Hallingbury										9												2	9	PDL	
Great Hallingbury: Newlands, Woodside Cottage & Oakside	UTT/0831/10/FUL		windfall	09-Jul-10	6	3	Newlands, Woodside Cottage & Oakside, Church Road, Great Hallingbury		-	-2 2	2				3 0	,		1											1	1	PDL	Applicant 17.11.2020 Two dwellings demolished and 1 semi detached properties and 3 detached built. One dwelling remains but still has consent. One new net detached house.
Hatfield Broad Oak: Oakbourne	UTT/18/1704/OP		windfall	31-Aug-18	7	1	Oakbourne Hammonds Road Hatfield Broad Oak CM22 7JN										7												2	7	PDL	UTT/21/1685/FUL pending consideration
Hatfield Broad Oak: Great Chalks	UTT/18/0386/FUL		05HBO15	28-May-19	8		Great Chalks, High Street Hatfield Broad Oak, CM22 7HQ								4 4	Ļ													Built	0	PDL	
Hatfield Heath: Broomfield	UTT/12/5349/FUL	0		01-Oct-13	14		Land At Broomfields Hatfield Heath, CM22 7FB			14	4																		Built	0	G	
Hatfield Heath: The Stag Inn,	UTT/13/2499/FUL			01-Nov-13	6		The Stag Inn, The Heath, Hatfield Heath			6	3																		Built	0	PDL	
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						3 6	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	0 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	1																	Built	0	G	
Henham: Land south of The Farmhouse	UTT/18/3370/OP		06ELS15 / 07ELS15 (Part)	15-Apr-19	9		Land South Of The Farmhouse, Old Mead Road, Henham										9												2	9	PDL	Agent 26.10.20 unable to confirm timing. Reserved matters need to be confirmed by UDC. Doubt it will start before 2022
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/1357/11			Built	8		21-33 & 23A-33A & 35-43 Holloway Crescent Leaden Roding, CM6 1QD		-18 8	8																			Built	0	PDL	
Little Canfield (Takeley): Ersamine, Dunmow Road, Little Canfield	UTT/14/0122/FUL			01-Sep-14	15	1	Ersamine, Dunmow Rd, Little Canfield, CM6 1TA				14	1																	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			-1	1 21	1 25				_													Built	0	PDL	
Little Canfield: Land at Dunmow Road	UTT/16/0270/FUL	TAK2		08-Jul-16	12		Canfield, CM6 1TA Land At Dunmow Road Little Canfield Essex						12																Built	0	G	
Little Canfiled (Takeley): Priors Green Stansted Motel & 2 Hamilton Rd	UTT/0240/12/OP UTT/14/1819/FUL			03-Sep-12 29-Oct-14	13	1	Essex Stansted Motel & 2 Hamilton Road Dunmow Road Little Canfield CM6 1SS				12	2																	Built	0	PDL	
Little Chesterford: Land To The South West Of London Road	UTT/19/0573/OP			07-Jun-20	76		Land To The South West Of London Road, Little Chesterford									API		60 PP/C14	570/W	SAF /22/32	FRON				IL AND				ARISH (CI⊾ SWT D. SAFI	Agent 15 11 21: Pending decision on UTT/20/3329/DFO. Grandel am Alar Constitution For 2022, Build rate 1 RON WALDEN OPPHY 17 Feb 2024.
Little Dunmow: Dunmow Skips Site	UTT/13/2340/OP UTT/15/1615/DFO	LtDUN1		27-Oct-14 30-Jul-15	40		Former Dunmow Skips Site, Station Road Felsted CM6 3HG			-2	2	34	6																Built	0	PDL	

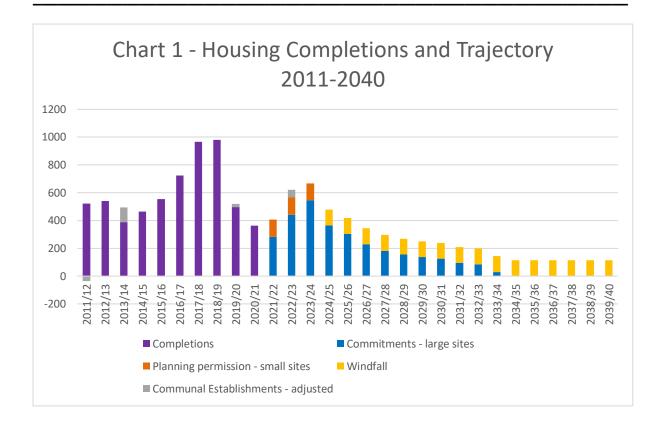
Little Dunmow: Priory Lodge, Station Road	UTT/17/3556/OP		windfall	16-Apr-18	8		Priory Lodge Station Road Little Dunmow, CM6 3HF									8								4	8	PDL	Agent 26.1.20 Applicant is keen to build as soon as possible. Early 2023 is a reasonable timeframe for completion but could easily be differ either way.
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										9							4	9	G	Agent 26.10.20 site is up for sale. Unable to confirm timimg. Reserved matters need to be confirmed by UDC. Doubt start before 2022. UTT/21/3182/FUL pending
Little Dunmow: The Moors	UTT/18/2600/FUL		windfall	12-Apr-19	16		The Moors, Moors Lane Little Dunmow							-12	16									Built	0	PDL	consideration
Little Hallingbury: Land at Dell Lane	UTT/15/1046/FUL	LtHal1		03-Aug-15	16		I and At Dell I ane					16												Built	0	G	
Littlebury: Peggys Walk	UTT/1984/10/FUL			Built	14		Little Hallingbury Land at Peggys Walk, Littlebury	2 12																Built	0	PDL	
Manuden: Site off the Street Newport : Land at Bury Water Lane (Retirement village for	UTT/0692/12/FUL			12-Feb-13	14		Land At The Street The Street Manuden Land At Bury Water Lane		9	5														Built	0	G	
40 bed care home facility and 81 extra care units plus associated communal facilities	UTT/16/0459/OP UTT/17/1561/DFO	NEWP4	08New15	01/11/2016 10 Nov 2017	81		Bury Water Lane, Newport				-1		7	74										Built	0	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	1	Carnation Nurseries, Cambridge Rd, Newport Saffron Walden CB11 3TR			2	0													Built	o	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, CB11 3UD						16											Built	o	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 UTT/19/1064/DFO	NEWP3		23-Jan-20	12		Land At Holmwood Whiteditch Lane Newport CB11 3UD									1:	2							2	12	G	Agent confirmed details correct (4-Apr-19)
Newport: Bricketts, London Road	UTT/16/1290/OP UTT/19/2900/DFO	NEWP2	02New15	25-Nov-16	11		Bricketts London Road Newport CB11 3PP									1	1							2	11	G	Applicant 17.11.20: existing building not yet been demolished. Hope to be on site Feb 2021 and off by Jan 2022 with sales completing soon after that
Newport: Reynolds Court, Gaces Acre	UTT/14/3655/FUL	NEWP5		01-Mar-15	41		Reynolds Court Gaces Acre Newport CB11 3RJ			-1	2 15	-19	26											Built	0	PDL	
Newport: The Maltings Station Rd	UTT/1405/09/FUL			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									4	7 47							2	94	G	UTT/20/2632/FUL Proposal for construction of 89 new dwellings pending decision
Newport: Site of Redbank	UTT/18/0742/FUL		windfall	14-May-18	6		Site Of Redbank , Bury Water Lane, Newport, CB11 3TZ							6										Built	0	PDL	
Newport: The Joyce Frankland Academy	UTT/18/0739/FUL		12New15	29-Mar-20	24		The Joyce Frankland Academy Cambridge Road Newport CB11 3TR									24	4							1	24	PDL	Agent 31.10.20: should all be completed by 2022
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	
Quendon: Land East Of Foxley House	UTT/19/1301/FUL		02Que15	18-Nov-19	9		Land East Of Foxley House Cambridge Road, Quendon								9									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 Radwinter CB10 2TZ				13	10	12		_									Built	0	G	
Saffron Walden: Bell College Peaslands Road	UTT/0503/10/FUL			Built	86		Land To The East Of The Former Bell Language School Peaslands Road Saffron Walden CB11 3ED	86																Built	0	PDL	
Saffron Walden: Bell College South road (retirement flats)	UTT/1981/10/FUL			Built	27		Former Bell Language School South Road, Saffron Walden, CB11 3DG	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 Land At Ashdon Road Saffron				8													Built	0	PDL	
Saffron Walden: Ashdon Road	UTT/1572/12/DFO			21-Nov-12	130		Walden Former Bell Language School, South			72 3	6													Built	0	G	4
Saffron Walden: Bell College South Road	UTT/0828/09/FUL			Built	62		Road, CB11 3DG Former Gas Works, Radwinter	25 37	_															Built	0	PDL	
Saffron Walden: Former Gas Works Thaxted Rd Saffron Walden: Former Willis and Gambier Site, 119	UTT/0123/09/FUL			24-Mar-09	9		Road, CB11 3JB Site At 119 Radwinter Road (CB11	4	5															Built	0	PDL	
Radwinter Road	UTT/14/3182/FUL	SAF10		30-Jun-16	73		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 (CB11 3HY)			:	3 38	11							[]		+ $+$ $+$			Built	0	PDL	
Saffron Walden: Friends School	UTT/0188/10/FUL			31-Mar-11	76		Friends School Mount Pleasant Road Saffron Walden CB11 4AL	30	37	7														Built	0	PDL	
Saffron Walden: Garage Site, Catons Lane	UTT/14/2514/FUL UTT/13/0669/FUL			01-Oct-14	6		Garage Site at Catons Lane, Saffron Walden (CB10 2DU?)				6													Built	0	PDL	
Saffron Walden: Goddards Yard Saffron Walden: Land at Ashdon Road Commercial Centre	UTT/13/2395/FUL UTT/13/2423/OP	SAF10		21-Jun-13 23-Jul-14 26-Nov-14	14		Goddards Yard Thaxted Road Saffron Walden CB11 3AA Ashdon Road Commercial Centre			12 2	2	33	88	39										Built	0	PDL	39 dwellings completed in 2019/2020 now complete
	UTT/16/2701/DFO			13-Feb17	107		(Ridgeons) CB10 2NQ Commercial Centre Ashdon Road																	Bullt	0	FDL	so anomings compresed in 2019/2020 HOW complete
Saffron Walden: Commercial Centre Ashdon Road	UTT/17/3413/OP			10/10/2019	55		Saffron Walden CB10 2NQ									1	5 20	20			+ $+$ $+$	_		3	55	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			2	4													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 (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						10											Built	0	PDL	
Saffron Walden: Land Behind The Old Cement Works,	UTT/16/1444/OP	SAF9		15-Nov-016	35		CB11 3BJ Land Behind The Old Cement Works Thaxted Road Saffron Walden CB10									17 18	3							1	35	PDL	
Thaxted Rd Saffron Walden: The Sun Inn Gold Street	UTT/17/3038/DFO UTT/0681/12/FUL			15 Feb 2018 07-Jul-12	6		2UR The Sun Public House 57/59 Gold		6												+			' Built	0	PDL	
Saffron Walden: The durinin Good Street Saffron Walden:Land south of Radwinter Road (excludes C2: 12 extra care bungalows; 30 extra care apartments and excludes 60 bed care home)	UTT/12/2467/OD	SAF8		26-May-15 13 Jan 2017	200		Street Saffron Walden CB10 1EJ Land south of Radwinter Road (CB10 2JP)					25	56	37	33	38 1	1							1	49	G	60 bed care home not included - UTT/17/3426/OP refused - appeal lodged
excludes 60 bed care nome) Saffron Walden: Land North Of Shire Hill Farm	UTT/17/2832/OP	SAF8		14-Jul-20	100		Land North Of Shire Hill Farm, Shire Hill, Saffron Walden										33	33 34						4	100	G	
Soffron Waldon: I t Waldon Deed	UTT/1576/12/DFO			15 Nov 12	15		Land At Little Walden Road Saffron		15						Λ.			1570/////	BAFERON WA				END	PARIS			UTT/21/3565/DFO pending consideration /TC SEPC APPENDIX A9 FRON WALDEN. Page 8
Saffron.Walden: Lt Walden Road	011/15/0/12/DFU			15-Nov-12	15		Walden		15									10/ 0/ 0/ 2	2/3290420 LAN	000			·_) \/		LINKO	-Dp SAF	IN WALDEN. Faye 0

Saffron Walden: Land off Little Walden Road	UTT/16/2210/OP UTT/18/2959/DFO	SAF2	10SAF15	12-May-20	85		Land Off Little Walden Road Saffron Walden							35 30	20										1	85	G	Agent Nov 2021: Plots 1 – 3 are complete. Plots 4 – 21, 47 - 53 are currently under build. Site is due to be completed October 2023.
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				31														Built	0	G	
Saffron Walden: Hill House, 75 High Street	UTT/17/0728/FUL		windfall	14-Jul-17	11		Hill House 75 High Street Saffron Walden CB10 1AA			-1	7 11														Built	0	PDL	
Saffron Walden: Police Station, East Street	UTT/17/3662/FUL		windfall	15-Feb-18	7		East Street Saffron Walden CB10 1LR					7													Built	0	PDL	
Saffron Walden: Former Walden Dairy	UTT/18/3399/FUL		windfall	08-Nov-19	7		Former Walden Dairy 135 Thaxted Road Saffron Walden, CB11 3BJ							7											2	7	PDL	
Saffron Walden: Land at Thaxted Road	UTT/18/2820/FUL	SAF6	04Saf15	23-Oct-19	14		Land At Thaxted Road Saffron Walden							14											1	14	PDL	
Saffron Walden: Land East of Thaxted Road	UTT/18/0824/OP UTT/19/2355/DFO	SAF1	07Saf15	12-Apr-19	150		Land East Of Thaxted Road Saffron Walden							28	55 60	7									1	150	G	Agent 17.11.20 Development commenced. Completions estimated to be 28 units to Jan 2023, 55 units in 2023, 60 units in 2024 and the remainder in 2025.
Stansted Mountfitchet: 68-70 Bentfield Road	UTT/2479/11/FUL			07-Feb-12	9		68-70 Bentfield Road Stansted, CM24 8HS	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			2	5 106	16													Built	0	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 CM24 8EL		-23	25															Built	0	PDL	UDC Housing: 16 Nov 2020: All 29 were built. 4 were transferred to the General Fund as temporary homeless
Stansted Mountfitchet: Rochford Nurseries	UTT/2265/07/DFO			28-Feb-08	663		Faranthall Davids Observation	148 64	35																Built	0	G	accommodation.
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			1)														Built	0	PDL	
Stansted Mountfitchet: Land north of Water Lane	UTT/16/2865/OP UTT/19/2388/DFO	STA2		09/02/2017 19 Jun 2020	9		Land North Of Water Lane Stansted							9											Built	9	G	
Stansted Mountiftchet: 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 CM24 8PX			34	6 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													Built	0	PDL	
Stansted Mountfitchet: Land To The West Of High Lane	UTT/18/1993/FUL	STA1	09Sta15	30-May-19	35		Land To The West Of High Lane Stansted						35												Built	0	G	
Stansted Mountfitchet: Land Adjacent The Stables	UTT/19/1986/FUL UTT/20/1817/FUL			30-Nov-20	6		Land Adjacent The Stables High Lane Stansted CM24 8LQ						6												Built	0	G	
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													Built	0	G	
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	UTT/21/0333/OP refused
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				Built	799		98	162 76	32 16																Built	0	G	
Takeley: Priors Green, Takeley Nurseries	UTT/0515/10/DFO			Built	35		PG23 Priors Green, Land North Of Dunmow Road 35 Takeley, CM22 6SP																		Built	0	G	
Takeley: Land between 1 Coppice Close and Hillcroft, south	UTT/17/1852/FUL	TAK1	01Tak15	18-May-18	20		Land Adj To Coppice Close							10 10											1	20	G	
of B1256 Takeley Street				1	20		Dunmow Road, Takeley Land North Of Dunmow Road East							10 10											-	20	9	
Takeley: Land North Of Dunmow Road	UTT/18/2917/FUL		windfall	22-Jan-19	8		Of Church Lane Dunmow Road, Takeley					8													Built	0	G	
Takeley: Land To The South Of School Lane	UTT/19/1583/FUL		windfall	24-Oct-19	8		Land To The South Of School Lane, Takeley						8												Built	0	G	
Takeley: Land West Of Parsonage Road	UTT/19/0393/OP		12Tak15 (part)	31-Jan-20	119		Land West Of Parsonage Road, Takeley								29 45	45									4	119	G	Agent Nov 2021: Plan to submit RM 2022, to start 2023. Full site completion Dec 2025
Takeley: Remarc	UTT/20/0386/FUL			07-Feb-20	8		Remarc, Dunmow Road Takeley CM22 6SP							8											2	8	PDL	
Thaxted: 25 Barnards Fields	UTT/15/1959/FUL			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 UTT/17/1444/FUL	THA2	10Tha15	29-Sep-16	29		Molecular Products Ltd. Mill End Thaxted CM6 2LT			7	6	7	9												Built	0	PDL	9 completed 2020/21. Previous years checked and 2018/2019 adjusted to 6
Thaxted: Former Molecular Products Ltd site	UTT/19/0671/FUL			29-Oct-19	8	1	Molecular Products Ltd. Mill End, Thaxted, CM6 2LT						8												Built	0	PDL	Amendment to UTT/17/1444/FUL change from 4 dwellings (1x2bed, 1x3bed and 2x4bed) into 8 apartments (1x1 bed and 7 x 2 bed)
Thaxted: Artington, Orange Street	UTT/15/1541/FUL			21-Sep-15	6		Artington Orange Street Thaxted, CM6 2LH		-1	6															Built	0	PDL/G	
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 33	2 8					БАF	FRON	WAL				ND SE	WARD		ARISH	OUNC	:lÊ sw⁻	TC SEPC APPENDIX A9
Thaxted: Sampford Road	UTT/12/5754/FUL			08-Feb-13	60		Land To South Walden Road Thaxted (CM6 2FE)		23 37				A	PPEAL	APP/C1570/V	V/22/32	296426	LAND	SOUTH	I OF (E	AST OF	GRIFF	IN PLA	ACE) RAI	DVEINTE	ROAL	ງ <mark>⊳SAFI</mark>	C SEPC APPENDIX A9 RON WALDEN. Page 9

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							g	9															Built	0)	G	
Thaxted: Warners Field, Copthall Lane	(UTT/17/1896/FUL) UTT/20/2624/FUL		11Tha15	19-Apr-18	7		J F Knight Roadworks Ltd (Warners Field), Copthall Lane, Thaxted, CM6										7													2	7	,	PDL	
Thaxted: Land East of Claypit Villas	UTT/17/3571/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	7	PDL	Looking for a developer to advance the project. Unlikely that much action will happen before 2022
Thaxted: Claypits Farm, Bardfield Road	UTT/18/0750/OP UTT/20/0614/OP	THA1	14Tha15	14-Mar-19	14		Land At Claypits Farm Bardfield Road Thaxted, CM6 3PU										14													3	1	14	PDL	Approved on ppeal 28/10/2021
Ugley: Pound Lane	UTT/17/3751/OP		04Ugl15	12-Feb-19	11		Hft Bradley Resource Centre Pound Lane Ugley, CM22 6HP											11												4	1	11	G	The project at the Orchard has been put on hold for now. Unlikely to be delivered between April 2022 and March 2023
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 UTT/19/1631/PAO3		windfall	17-Sep-17	15		Mill House Royston Road Wendens Ambo, CB11 4JX								1	5														Built	0)	PDL	
White Roding: Westons Yard, Chelmsford Road	UTT/17/0952/OP UTT/18/2523/FUL			16-Jun-17	7		Westons Yard, Chelmsford Road, White Roding, CM6 1RF							3	3 4	Ļ														Built	0)	PDL	
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	388 465	554	722	966 98	31 49	97 36	52															5	5996		
TOTAL EXISTING COMMITMENTS																	283 44	2 545	365 3	04 23	0 181	155 1	137 12	5 95	85 2	9 O	0	0	0	0	2	2977		
Planning permission small sites (587 net permissions - assume 63% delivered - spread over three years)																	123 12	3 123																
WINDFALL ALLOWANCE																			114 1	14 114	4 114	114 1	114 11	4 114	114 11	4 114	114 1 [.]	4 114	114	114	1	1026		
commitments and windfall total																	406 56	5 668	479 4	18 34	4 295	269 2	251 23	9 209	199 14	3 114	114 1 [.]	4 114	114	114	4	1342		
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				-16																			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 Land At Bury Water Nurseries					6																		Built	0)	PDL	
Newport: Land at Bury Water Nursuries	UTT/17/1561/DFO			10-Nov-17	40		Whiteditch Lane Newport							4	40															Built	0)	G	
Saffron Walden: Hatherley Care Home, Chatters Hill	UTT/10/1512/REN			13-Oct-10	10		Hatherley Care Home Chaters Hill Saffron Walden			10																				Built	0)	PDL	
Saffron Walden: Land south of Radwinter Road	UTT/13/3467/OP			26-May-15	72		Land South Of Radwinter Road Radwinter Road Saffron Walden										72	2												4	7	2	PDL	UTT/21/2465/DFO increases C2 from 60 to 72 beds. Permitted Oct 2021 33 x 1 bed apartments, 23 x 2 bed apartments, 7 x 1 bed bungalows, 9 x 2 bed bungalows. Intial Building control Oct 2021
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	Initial Building control Oct 2021
Great Dunmow: 77 High Steet	UTT/19/1437/FUL			16-Mar-21	29		77 High Street Great Dunmow CM6 1AE										29													1	2	29		Agent: expected completion March 2023
TOTAL COMMUNAL ESTABLISHMENTS								-62	0	192 0	-4	10	0 () 4	40 C)	0 10	1 0	0	0 0	0	0	0 0	0	0						2	277		
TOTAL COMMUNAL ESTABLISHMENTS ADJUSTED								-35	0	106 0	-3	5	0 0) 2	22 0)	0 56	6 O	0	0 0	0	0	0 0	0	0							153		
TOTAL DELIVERY								486	540	494 465	551	727	966 98	31 51	19 36	32	406 62	1 668	479 4	18 34	4 295	269 2	251 23	9 209	199 14	3 114	114 1 ⁻	4 114	114	114	_ [10489		
																																	·	
KEY FOR STATUS (column AQ)			nder constructio	n 1														_																
	ermission (full or res	served matters co	vering whole site	e)2																														
where full, outline or reserved matters at			with outline on	ly 4																														
		with app	lication submitte	ed 6																														
		e-application disc	allocation on	ly 8								_+				_						_			_+						_			
	draft allocatio	on – zero currentl	y from this sourc	e 9					$-\top$			-+							+ +		+						+ -	_			-			
L								· · · · · ·	I		I	L											I	- I	· · · ·		· · · · ·							



UTTLESFORD DISTRICT COUNCIL 5-YEAR LAND SUPPLY STATEMENT AND HOUSING TRAJECTORY STATUS AT 1 APRIL 2021



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 2021/22 to 2025/26
- 2. The 5-year land supply data uses a base date of 31 March 2021 and only uses known data i.e. actual completions.
- 3. Paragraph 68 of the National Planning Policy Framework 2021 (NPPF 2021) states:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 4. Paragraph 74 of the NPPF 2021 requires demonstration of a trajectory illustrating the expected rate of housing delivery over the plan period, and an appropriate buffer, 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 2021. The Regulation 19 Local Plan was withdrawn in April 2020. A new draft Local Plan is being prepared.
- 6. Paragraph 218 Annex 1: Implementation of the NPPF 2021 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 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 701 dwellings per annum (dpa) for Uttlesford.
- 8. NPPF 2021 Paragraph 74(a) states that an additional buffer of 5% is required to ensure choice and competition in the market for land 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 <u>HDT</u> for Uttlesford, was measured in 2020, indicating that there has been 129% of the required delivery, in the last three years. The 2021 HDT results are yet to be published by the Government.
- 9. Completions data for the current monitoring year (2020/21) indicates substantially reduced numbers of completions, due to the coronavirus pandemic.

Housing Supply

- 10. The Uttlesford Housing Trajectory 2011 2040 (published separately) lists all the sites which are considered to provide housing during the period up to 2040. There are 9 categories of site and the Housing Trajectory lists the sites with planning permission.
- 11. It also includes an allowance for windfall sites of 114 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 Windfall Allowance for Uttlesford Paper (June 2021) paper available on the <u>website</u>.
- 12. To avoid double counting, no allowance for windfall is made in the three years 2021/22-2023/24, 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 585 dwellings with planning permission on sites delivering 5 or less homes (net), discounting this source to 63% results in 368 homes assumed to be deliverable.

13. With regard to the status of specific sites and planning applications, 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 zero currently from this source
- 14. Tables 1 to 3 below sets out the actual and estimated completions for each year during the plan period.

Table 1: Actu	ial com	pletion	rate sin	ce 2011							
Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Completions	486	540	494	465	551	727	966	981	519	362	6,091

Table 2: Forecast compl	etions for	next 5-ye	ar period			
Voor	21/22	22/23	23/24	24/25	25/26	Total
Year	Year 1	Year 2	Year 3	Year 4	Year 5	
estimated completions years 1-5	406	621	668	479	418	2592

Table 3: Forecas	st comp	letions	for year	rs 6 to 1	5					
Year	26/27 6	27/28 7	28/29 8	29/30 9	30/31 10	31/32 11	32/33 12	33/34 13	34/35 14	35/36 15
Estimated completions (sites with planning permission + windfall allowance)	344	295	269	251	239	209	199	143	114	114

Calculation of 5 year housing land supply

15. Table 4 shows the calculation of the 5 year housing land supply. It is based on the target of 701 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 175 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 Sedgefield 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 emerging Uttlesford Local Plan is at a very early stage and does not include any proposed housing allocations at this stage. Future stages will include draft housing allocations. The Uttlesford Local Plan 2005 is adopted, but the end date for this plan is 2011 and the target is no longer relevant.

Table 4: Calculation of 5 year housing	supply	Supply from sites with planning permission+ windfall allowance only
Annual Target		701
Target years 1 – 5	701 x 5	3,505
5% of target	3,505 x 0.05	175.25
Overall target	3,505 + 175.25	3,680
Supply	406 + 621 + 668 + 479 + 418	2,592
% of target available on deliverable sites	2,592 / 3,680 x 100	70.43%
Supply in years	(2,592/ 3,680) x 5	3.52 years
Deficit/Surplus	2,592 - 3,680	-1,088

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

Please see the Uttlesford Housing Trajectory 2011 – 2040 as at 1 April 2021, published separately.

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

The methodology is set in the Planning Practice Guidance on <u>Housing and economic</u> <u>development needs assessments.</u>

Step 1 – Setting the baseline

Set the baseline using national <u>household growth projections</u> (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 2021	37,072
Number of households 2031	42,075
Household growth 2021 - 2031	5003
Average annual household growth	500.3 per year
Source: 2014-based Live Tables on household projections:	
	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 <u>median workplace-based affordability ratios</u>, 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:

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

Uttlesford's most recent		12.60
median workplace based		
affordability ratio		
Adjustment factor	$((12.60 - 4) / 4) \times 0.25 =$	0.5375
Minimum annual local housing	(1 + 0.5375) x 500.3 =	769.21125
need figure		
Source: House price to workplace-based earnings ratio, England and Wales: 25 March 2021, 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 2020		

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
- Average annual housing N/a requirement in existing relevant policies 500.3 Average annual household As per step 1 growth over ten years The minimum annual local As per step 2 769.21125 housing need figure The cap is set at 40% above the projected household growth for 500.3 + (40% x 500.3) = 500.3 + 700.42 the area over the 10 year period identified in step 1 200.12 Average annual household requirement 701
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

Uttlesford Housing Market Report

Introduction

This report gives a snapshot of house price data at ward level as at October 2021. This information is designed to provide information on the current housing market pressures within the District.

Information is taken from the web-based analytics company, Hometrack. (Hometrack.co.uk) This information is based on sales and valuation data.

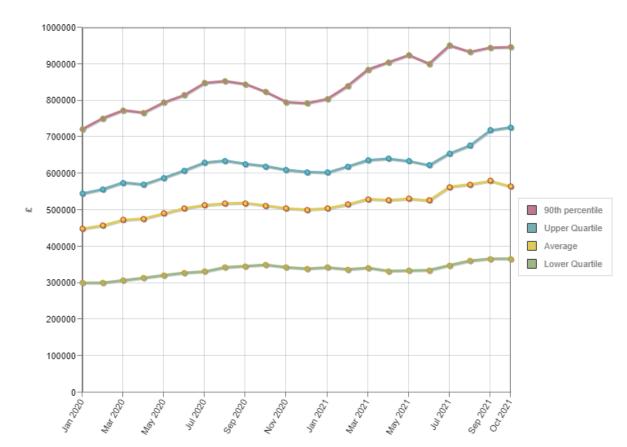
Context

Property prices in Uttlesford are higher than figures for the Eastern region due to the district's proximity to London and Cambridge. For example, the average price of a property is £447,083 for the Eastern region compared to £534,124 for Uttlesford.

Uttlesford prices over time

Figure 1 provides information on the overall property prices in Uttlesford between January 2020 and October 2021. The most expensive properties are within the 90th percentile compared to the lower quartile which provides information on the lowest 25% (prices) of properties.

The most expensive properties (90th percentile) have changed from \pounds 721,666 in January 2020 to \pounds 946,666 in October 2021 compared to the lowest priced properties which have changed from \pounds 301,000 in January 2020 to \pounds 366,666 in October 2021. The average property price has increased from \pounds 448,948 in January 2020 to \pounds 564,142 in October 2021.



Price levels over time



Source: Hometrack October 2021

Figure 2 shows the average property price for October 2021 at ward level.

The highest average price was for Stort Valley ward at £1,144,250 compared to £415,745 for the Saffron Walden Shire ward.

The average price for the Uttlesford district is £563,894 and is included to enable comparison between individual wards.



Source: Hometrack October 2021

Properties by bedroom size

This section will look at property prices by bedroom size at ward level.

Data for 1 & 2 bed flats is incomplete due to no sales/property valuations for flats within several wards and is therefore omitted.

Houses

House price data by ward for October 2021 is given in Figure 3 showing the prices for 2, 3 and 4-bedroom houses.

Average price data for 2-bedroom houses is not available for Debden & Wimbish and Stort Valley wards as no recent sales/valuations of 2-bedroom houses within these wards have taken place and so this information is not included in Figure 3.

The least expensive two-bedroom house was £289,375 within the Ashdon ward and the most expensive was £658,429 within the Felsted and Stebbing ward. The average price of a two-bedroom house within the Uttlesford district is £367,480.

Three bed houses range from £370,000 within the Flitch Green & Little Dunmow ward to £620,521 within the Clavering ward.

Four bed houses were least expensive in Flitch Green & Little Dunmow ward at £486,674 compared to £1,207,500 in the Stort Valley ward.

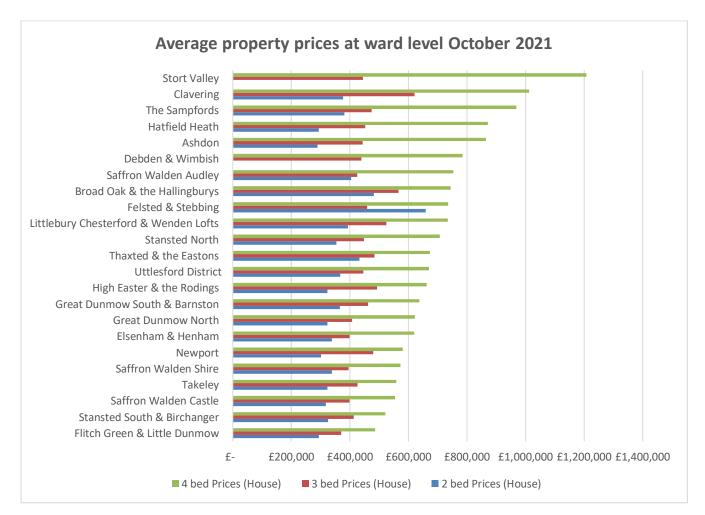


Figure 3 House prices (average) by ward, October 2021

Affordability

The chart in Figure 4 shows the amount of deposit required to purchase a 2-bedroom house on the open market by ward. The deposit is 15% as per the guidance and analysis from the Hometrack Housing Intelligence System is used.

Data was not available for Debden & Wimbish and Stort Valley wards.

The ward with the lowest deposit required of £43,406 is Debden & Wimbish compared to Felsted & Stebbing which is the most expensive with a deposit of £98,764 required. A deposit of £55,122 is required on average to purchase a 2-bedroom house within the Uttlesford district.

Figure 4: deposit of 15%



Source: Hometrack October 2021

Income

The District benefits from higher than average salaries due to a large number of residents working within the technical and highly skilled professions.

However, sixty percent of PAYE residents (ie self-employed not included) earn below £33,410 pa and 40% earn below £23,100. The overall average income for Uttlesford for PAYE residents 2021 is £35,297 which is a 10.7% reduction compared to the 2020 average of £40,259. The median

(mid-range) of incomes for PAYE residents is $\pounds 26,752$ within Uttlesford which is a reduction of 7.7% compared to 2020 when it was $\pounds 28,940^{1}$.

To access the cheapest 2 bed property of £289,375 at Ashdon on the open market in October 2021, a joint household income of c£54,659 with a 15% deposit or c£57,875 with a 10% deposit was required. These figures would vary if the household had debts that needed to be taken into account and are based upon lending of 4.5 x joint income.

To meet the housing needs of local residents, the Council requires 40% of development on schemes of 15 or more units to be delivered as affordable homes. This will include an element of sub-market rent and ownership products. In addition, communities can consider a small Rural Exception Site housing scheme to deliver homes for people with a strong connection to that Parish. Please contact the Housing Strategy Team for more information.

Sub-market ownership products include shared ownership and First Homes. The shared ownership product enables purchasers to buy a portion of the property and rent the remainder. A deposit of only 5% is required on this product.

First Homes

From 28/12/21 (with the exception of applications where there has been significant pre-application engagement) all new planning applications on market led sites will require at least 10% of all properties to be for low-cost home ownership and 25% of the affordable provision to be First Homes for first time buyers available at a discount of at least 30%. A price cap of £250,000 after discount applies outside of London.

¹ Annual Gross Pay UK 2021 Table 8.7a Office National Statistics 2021



Figure 5: Price of 2-bedroom houses after 30% discount has been applied

In October 2021 a 30% discount resulted in 2-bedroom houses being below the price cap of £250k in 12 out of the 20 wards where price data for 2-bedroom houses is available. This is 4 less wards than in June 2021.

The average price of a 2-bedroom house in the Uttlesford district after a 30% discount is applied is £257,236 thereby exceeding the £250k price cap after a 30% discount is applied.

No 2-bedroom house sale/valuation data was available for Debden & Wimbish and Stort Valley wards.

Conclusion

This report has provided a brief overview of the current housing market in Uttlesford at ward level as of October 2021.

Affordability remains difficult but the provision of affordable homes helps meet the needs for Uttlesford residents.