

Uttlesford Housing Trajectory 2021-2041

Uttlesford District Council

October 2023

Introduction

1. The purpose of this document is to set out the Council's position with regard to housing supply across the Local Plan period 2021-2041 to support the Regulation 18 Consultation. This trajectory uses a base date of 1 April 2023 and comprises of committed developments (i.e., existing planning permissions) and draft allocations proposed within the Regulation 18 Plan itself. A breakdown of sites included within the Housing Trajectory is set out within Appendix 1.

Housing Need and Supply

- 2. Paragraph 74 of the NPPF 2021 requires demonstration of a trajectory illustrating the expected rate of housing delivery over the plan period. The standard methodology identifies a housing requirement of 684 dwellings per annum (dpa) for Uttlesford¹. Appendix 2 of this report sets out the calculation of this local housing need for Uttlesford.
- 3. In addition to the dwelling completions and commitments data, this Housing Trajectory includes an allowance for windfall sites of 110 dwellings per year (beginning from the Year 26/27) based on historic rates of completions on small sites (1-4 dwellings over the period 2013/14-2022/23) below the Housing and Economic Land Availability Assessment (HELAA) minimum site size threshold. The long-term trend is for 117 dwellings per annum to be completed on small sites (Table 1) however a cautious 110 dwellings is assumed. To avoid double counting existing commitments, no allowance for windfall is made in the three years 2023/24 2025/26. Small sites with planning permission have been included and are assumed to be completed in the next three years.

Table 1: Historic delivery rate of small	sites (1-4 dwellings)(net)
2013/14	108
2014/15	76
2015/16	148
2016/17	144
2017/18	95
2018/19	156
2019/20	155
2020/21	166
2021/22	79
2022/23	127
Total	1254
Annual Average	117

¹ Justin Gardner, Local Housing Need Assessment, 2023. Standard method calculation can be found within Appendix 2 below

- 4. With regard to the application of a lapse rate to existing permissions, the 2017 Windfall Allowance Topic Paper suggested that 63% of windfall sites permitted were eventually built by comparing the number of permissions granted over the period 2006/07-2015/16 against the number of completions over the same time frame. This figure has been rolled forward into later housing supply calculations without being revisited. This is despite the updated 2021 windfall allowance topic paper concluding at paragraph 23 that "Table 5 shows that the majority of completions take place in the second and third year following consent." To gain a true understanding of implementation it needs to be undertaken on a site-by-site basis, not comparing permissions granted against completions in a single monitoring year (which compares different time periods).
- 5. Upon revisiting this in 2023, the 2017 methodology for calculating a lapse rate is now considered flawed as once permission is granted it can be completed at any point within a three-year period. Furthermore, the NPPF changed the definition of windfall since the 2017 topic paper was produced and now no longer explicitly excludes residential gardens. The 63% implementation figure is considered out of date and inaccurate and so has been replaced with a 10% lapse rate instead, which has been accepted by other local planning authorities in plan-making and decision-taking. It is noted that the Government's Planning Practice Guidance does not suggest including a "lapse rate" or "non-implementation rate", however it is not realistic to assume that all extant permissions will be implemented at a particular date in time. A 10% lapse rate is considered realistic in the absence of more up-to-date information.
- 6. Finally, an allowance of 1,000 dwellings has been made for non-strategic allocations, with this growth being accommodated by the 'Larger Villages' band within the settlement hierarchy. The respective parish council's will be provided a housing target for which they will have the opportunity to take ownership of the location of non-strategic development, either through the Local Plan or Neighbourhood Plan process. Specific sites which make up this allowance will be detailed at the Regulation 19 stage of the Local Plan.
- 7. Delivery projections have been determined with consideration to several factors, including the planning status of the site, the scale of the site, the submission / approval of corresponding planning and building control applications, industry average lead-in times and delivery rates, and site visits.

Calculation of the Housing Supply Against Objectively Assessed Need

8. Table 2 shows the calculation of the Housing Supply over the Local Plan period. It is based on the housing target of 684 dwellings per annum as calculated by the standard methodology, set out in Appendix 2.

Table 2: Calculation of Housing Supp	oly	
Annual Target	N/A	684
Plan Period Target	684 x 20	13,680
Completed Dwellings	N/A	980
Committed Dwellings	N/A	5,722
Lapse Rate Assumption	-17 x 3	-51
Windfall Assumption	110 x 15	1,650
Non-Strategic Allocation Allowance	N/A	1,000
Strategic Allocations	N/A	5,076
Total Dwelling Supply	980 + 5,722 - 51 +	14,377
	1,650 + 1,000 +	
	5,076	
Surplus Above Plan Period Target	14,377 – 13,680	697
% Buffer Above Plan Period Target	(697 / 13,680) x	5%
	100	

Appendix 1: Housing Trajectory Site Breakdown

Application Reference	Site Address	Description	Date of Permission	SLAA Reference	Capacity (Gross)	Units Lost	Capacity (Net)	Pre-Local Plan Period	2021/22		2024/25	2025/26		2027/28	2028/29	2029/30	2030/31	2031/32	2033/34	2034/35	2035/36	2036/37	2037/38	000000	2040/41	Dwellings During Pla	s Delivered an Period	Notes on Deliverability
Sites (1-4) (Excluding technical starts whereby permission lapsed >10 years ago)	N/A	N/A	N/A		N/A	N/A	N/A	N/A	96				167 Yea	ar 4 Year	0												720	
UTT/1006/04/DFO	NORTH OF GODFREY WAY GREAT DUNMOW CM6 1EF	Approval of reserved matters following the grant of outline permission for erection of 105 dwellings and garages with associated highway works	09/09/2004		105	0	105	0	0	0	0	0	0 5	5 50													105	Category A - Detailed consent granted and spine road in situ, however, construction works not substantially commenced. Site is deliverable during the 5-year period in accordance with typical lead-in times and build out rates.
	SECTOR 3, PHASE 3 WOODLANDS PARK GREAT DUNMOW	Construction of 100 dwellings	07/03/2005		100	0	100	0	0	0	0	0	0 5	5 45													100	Category A - Detailed consent granted and spine road in situ, however, construction works not substantially commenced. Site is deliverable during the 5-year period in accordance with typical lead-in times and build out rates.
UTT/0246/07/FUL UTT/0399/08/FUL	SECTOR 3, WOODLANDS PARK, GREAT DUNMOW	Construction of 300 dwellings	27/05/2005		334	0	334	1	0	56	55	55	55 5	5 57														Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period. UTT/23/1066/FUL - Awaiting decision, however, proposed replacement of 71 dwellings originally permitted with 58 dwellings.
UTT/0395/05/FUL	SECTOR 2 WOODLANDS PARK	Construction of 51 dwellings and associated estate roads, footpaths, garages, car spaces, foul and surface water drainage, amenity areas, boundary treatment and landscaping including a provision of landscape margin to north west bypass	27/05/2005		51	0	51	26	15	10																	25	Dwelling construction completed 22/23.
UTT/0496/05/FUL	SECTOR 2, PHASE 4 WOODLANDS PARK GREAT DUNMOW	Erection of 253 dwellings	16/06/2005		253	0	253	244	6	3					Г										Т		9	Dwelling construction completed 22/23.
UTT/13/1663/DFO	Sector 4 , Parsonage Park, Gt Dunmow, Parsonage Downs, Gt	Dem of derelict farmhouse & construction of up to 125 dwellings(15 x2, 14 x3 & 1 x 4 bed Aff houses, 10 x1 & 10x2bed Afford Flats=50 Aff & 75 Mkts (bed unknown)	31/10/2013		125	0	124	2	16	9	22	22	22 2	2 9														Category A - Detailed consent granted and and dwellings already completed on-site. Site is deliverable during the 5-year period.
UTT/13/1684/OP UTT/17/3106/DFO	Creet Durmous (Most	Redevelopment to provide 370 Res units to include 70 extra care units, new retail food store, B1,B2 &B8 employment land	04/11/2014		370	0	370	0	0	0	0	0	0 0	0	55	55	55	55	55 55	40							370	Category A - 115 dwellings approved in detail under hybrid permission UTT/13/1684/OP. Technical start made but no substantial construction works commenced. Category B - 255 dwellings approved but with details reserved. These details are currently pending determination under UTT/17/3106/DFO. There has been no activity on this application since 2018, however, all dwellings could feasibly be built out at some point within the future. Given ongoing delays with the delivery of this site, it is not considered probable that any dwellings will be delivered within the 5-year period. However, as portion of the site is Category A, delivery beginning in the year immediately following the 5-year period is realistic. It should be noted that the 70 extra care units comprise self-contained units which are to be treated as standalone dwellings for the purposes of assessing 5YLS.
UTT/16/1856/DFO	Land South Of Radwinter Road Saffron Walden	Application for the approval of matters reserved by outline planning permission UTT/13/3467/OP comprising the erection of 200 dwellings of mixed size and tenure, including link road, residential access roads, public open space, surface water attenuation areas and landscaping, and access to and preparation of land for a one form entry primary school	13/01/2017		200	0	200	151	24	25																	49	Dwelling construction completed 22/23.
UTT/18/0103/DFO	The Endway	Details following outline application UTT/17/0259/OP for 9 no. dwellings , details of appearance and scale	11/05/2018		9	0	9	1	6	2																	8	Dwelling construction completed 22/23.
UTT/20/1473/DFO	HollowClapton Hall	Outline application for the demolition of existing buildings and residential development of five dwellings with all matters reserved except for means of access and general layout	31/08/2017		5	0	5	0	0	0	5																	Category A - Detailed consent granted and construction works commenced for all plots on-site. Site is deliverable during the 5-year period.
UTT/17/1490/FUL	Hatfield Heath CM22 7DL	Demolition of existing outbuildings and proposed construction of 5 new dwellings with garaging in the grounds of Milliside, and the addition of a detached garage to the existing house with a new access to be formed to serve Millside and Plot 1	20/11/2017		5	0	5	0	0	0	0	2	3															Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period.
UTT/17/1652/FUL	Sector 3 Woodland Park Great DunmowWoodside	Erection of 20 no. two bedroom apartments, layout parking, amenity space and landscaping.	05/02/2018		20	0	20	0	0	0	0	0	10 10	0	T													Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period.
LITT/47/4952/ELII	Close Dunmow Road	Residential development of 20 dwellings with associated vehicular access points off Dunmow Road, open space, car parking and associated infrastructure.	18/05/2018		20	0	20	0	0	20																	20	Dwelling construction completed 22/23.
LITT/18/1608/FLII	Takeley Land To The West Of The Oak Barn Green Street Elsenham	infrastructure. Proposed erection of 5 no. new dwellings	01/11/2018		5	0	5	0	0	5																	5	Dwelling construction completed 22/23.
UTT/17/3571/FUL	Land East Of Claypit Villas	Proposed residential development and associated infrastructure to erect 9 no. dwellings.	10/12/2018		9	0	9	0	0	0	0	0	5 4	4														Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period.
UTT/18/2055/FUL	Cutlers Green Farm Cutlers Green Cutlers Green Lane Thaxted	Change of use of Grade II Listed barn to provide a residential dwelling, change of use and extension of curtilage barn to residential, change of use and residential conversion of existing agricultural silos, demolition of other agricultural buildings and structures, and erection of new agricultural-style dwellings and link buildings to provide 7 residential dwellings with associated parking, landscaping and private amenity space. Erection of new garage to serve plot 1	14/03/2019		7	0	7	0	0	0	0	4	3															Category A - Detailed consent granted and construction works commenced for two plots on-site. Site is deliverable during the 5-year period.
UTT/20/0336/DFO	Bedlars Green Road	Details following outline approval UTT/16/3669/OP for the erection of 35 no. Dwellings - details of appearance, landscaping, layout scale and access.	10/06/2020		35	0	35	0	5	24	6																35	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period.

UTT/22/1040/PINS	Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB	Consultation on S62A/22/0000002 for conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping.		96	6	96	0	0 (0	0	32	32	32							96	Category A - Detailed consent granted and technical start made, however, conversion works not substantially commenced. Site is deliverable during the 5-year period.
UTT/18/2820/FUL	Land At Thaxted Road Saffron Walden	Proposed erection of 14 dwellings comprising of 7 no. one bed flats, 3 no. 2 bed flats, 2 no. three bed houses and 2 no. 4 bed houses including associated external works with all dwellings provided as affordable housing.		14	0	14	0	0 1	4											14	Dwelling construction completed 22/23.
UTT/18/3399/FUL	Former Walden Dairy 135 Thaxted Road Saffron Walden CB11 3BJ	Demolition of existing buildings and erection of 7 no. residential units	08/11/2019	7	0	7	0	0 0	0	4	3									7	Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period.
UTT/19/2842/FUL	The Cricketers 22 Beaumont Hill Great Dunmow CM6 2AP	Demolition of single storey extension, proposed ground and first floor extensions and conversion of former public house to form 3 no. flats. Erection of 2 no. detached dwellings and cart lodge. Creation of a new vehicular and pedestrian access		5	0	5	0	0 5	5											5	Dwelling construction completed 22/23.
UTT/19/1064/DFO	Land At Holmwood Whiteditch Lane Newport CB11 3UD	Details following outline application UTT/15/0879/OP for 12 dwellings (allowed on appeal under reference APP/C1570/W/15/3137906) Details of Layout, scale, appearance and landscaping	24/01/2020	12	0	12	0	0 0	0	0	6	6	0							12	Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period. UTT/23/1182/OP has been validated on (part of) the same site, proposing 5 dwellings. This application confirms that the original permission for 12 dwellings has been implemented, with supporting photos of trenches dug. Awaiting decision on new app but original permission remains extant, albiet no dwellings complete.
UTT/19/2355/DFO	Land East Of Thaxted Road Saffron Walden	Approval of Reserved Matters following outlinepplication UTT/18/0824/OP details of layout, scale, landscaping and appearance relating to the development of the site to provide 150 residential dwellings (Use Class C3) and associated infrastructure works. [UTT/18/0824/OP: Outline planning application for the development of up to 150 dwellings (Use Class C3) with all matters reserved except	29/01/2021	150	0	150	0	0 5	2 55	43										150	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period.
UTT/22/3380/FUL	Park Street Garage Thaxted Ltd Park Street Thaxted Essex CM6 2ND	Demolition of existing garage workshop and erection of 2.5 storey block of 5 no. residential flats	10/03/2023	5	0	5	0	0 (0	0	5		T		T					5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/18/0739/FUL	The Joyce Frankland Academy Cambridge	The erection of 24 dwellings with associated access, car and cycle parking and landscaping, drainage and acoustic fencing, construction of a new multi-use games area (MUGA) and floodlights, replacement floodlighting to existing artificial turf pitch, construction of new fenced tarmacadam courts for tennis and netball, first floor and side extension to the Wawn sports pavilion, new brick electrical cupboard and reconfigured car parking.		24	0	24	0	6 1	8											24	Dwelling construction completed 22/23.
UTT/21/0338/DFO	Park Cottage Great Canfield Road	Details following outline application UTT/18/0507/OP (approved under appeal reference APP/C1570W/18/3210211), details of appearance, layout, landscaping and scale Revised scheme to that approved under UTT/19/2670/DFO for plots 3, 4 and 5	09/04/2021	5	0	5	0	0 5	5											5	Dwelling construction completed 22/23.
UTT/18/2959/DFO	Land East Of Little Walden Road Saffron Walden	Reserved matters following UTT/16/2210/OP for 85 residential dwellings including all necessary infrastructure and landscaping. Details of appearance, landscaping, layout and scale.		85	0	85	0	1 5	8 26				Т							85	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period.
UTT/19/2288/FUL	Land North Of Bartholomew Close Bartholomew Close Great Chesterford	Proposed residential development of up to 13 dwellings including associated external works and parking.	12/05/2020	13	0	13	0	0 1	3											13	Dwelling construction completed 22/23.
UTT/22/1727/FUL	Land Adjacent The Granary Stortford Road Dunmow	Erection of 6 no. three bed residential dwellings	03/08/2022	6	0	6	0	0 (0	0	6									6	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/0757/DFO	Land At Maranello Watch House Green Felsted Dunmow Essex CM6 3EF	Details following outline approval UTT/20/1596/OP for 7 no. dwellings - details of layout, scale, landscaping and appearance. (The outline planning application was NOT an environment impact assessment application)	10/06/2021	7	0	7	0	0 7	7											7	Dwelling construction completed 22/23.
UTT/21/0009/DFO	Road, Henham,	Details following outline approval UTT/18/3370/OP for the erection of up to 9 no. dwellings - details of layout, appearance and landscaping.	26/07/2021	9	0	O	0	0 (3	6										9	Category A - Detailed consent granted and construction works commenced for all plots on-site (3 nearing completion as of May 2023 and 6 not yet above slab-level. Site is deliverable during the 5-year period.
UTT/18/2049/FUL	Land To The South Of The Street Takeley CM22 6LY	Erection of 8 no. residential units and associated parking.	25/06/2019	8	0	8	0	0 6	3 2											8	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period.
UTT/19/0437/OP	Land South Of Rush Lane Elsenham	Outline application for the erection of up to 40 dwellings with all matters reserved except for access	04/09/2020	40	0	40	0	0 0	0	0	0	0	0 2	20 20						40	Category B - No DI-O or DOC applications submitted pursuant to this outline permission. Given extent of time taken to submit reserved matters detail, it is unlikely the site will be delivered within the 5-year period. However, given site scale, delivery within the following two years is realistic in accordance with typical lead-in times/build
UTT/20/0028/DFO	Land Off Stevens Lane Felsted	Details following outline permission UTT/17/0649/OP (granted under appeal ref: APPIC1570/W/18/3205707) - Details of access, appearance, landscaping, layout, scale for 7 no. dwellings	07/10/2020	7	0	7	0	0 0	0	0	7									7	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/1755/DFO	Land to the south of Braintree Road, Felsted, Essex	Details following outline approval UTT/18/3529/OP (approved under appeal reference APP/C1570/W/19/3234739) for the erection of up to 30 no. Dwellings with associated roads and infrastructure - details of appearance, landscaping, layout and scale.	04/11/2021	30	0	30	0	0 (0	0	15	15								30	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/20/2380/PAO3	The Old Mill Haslers Lane Dunmow CM6 1XS	Prior Notification of change of use of a building from office (use Class B1) to 12 no. dwellings (use Class C3)	16/11/2020	12	0	12	0	0 (0	6	6									12	Category A - Detailed consent granted and technical start made. Site is deliverable during the 5-year period.

UTT/21/3269/DFO	Land To The North West Of Henham Road Elsenham Hertfordshire	Details following outline approval UTT/17/3573/OP (approved under appeal reference APP/C1570/W/19/3243744) for access road infrastructure to serve up to 350 new homes and associated uses - details of appearance, landscaping, layout and scale.	⁵ 17/12/2021	350	0	350	0	0	10	55	55	55 55	55	55	10						350	Category A - Detailed consent granted and dwellings already completed on-site. The majority of the site is deliverable during the 5-year period in accordance with typical build-out rates.
UTT/19/0022/OP		Outline application with all matters reserved except access, for up to 22 dwellings, including 40% affordable units. Provision for children's nursery/pre-school (Class D1), with associated car parking. Creation of vehicular and pedestriar access from The Street. Provision of public oper spaces, play area, landscaping and Resource Centre. Provision of balancing pond and associated drainage infrastructure.		22	0	22	0	0	0	0	0	0 0	0	11	11							Category B - UTT/22/2519/DFO pending determination as of 1st April 2023. Site not included within 5YLS, however, given limited site scale and progress made towards securing reserved matters, delivery within the following two years is realistic.
UTT/20/2220/DFO	Land West Of Woodside Way Woodside Way Dunmow	Details following outline approval UTT/13/2107/OP and UTT/18/1826/DFO - details of layout, scale, landscaping and appearance relating to the development of the site to provide 326 residential dwellings and associated infrastructure works	10/02/2021	326		326	0	0	50	55	55	55 55	56								326	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period in accordance with typical build out rates.
UTT/20/3329/DFO	Land To The South West Of London Road Little Chesterford	Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings following approval of outline planning permission UTT/19/0573/OP.	21/02/2022	76	0	76	0	0	14	22	22	18									76	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period in accordance with typical build out rates.
UTT/20/2148/DFO	East Of Priory Lodge Station Road Little Dunmow	Details following outline approval UTT/17/3556/OP - details of appearance, landscaping, layout and scale (Outline application with all matters reserved except for access for the demolition of all commercial buildings and removing of commercial storage and the erection of 8 no. detached dwellings, modifying the existing access to Priory Lodge)	24/02/2021	7	0	7	0	0	0	0	7											Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/20/3419/DFO	Land West Of Woodside Way Woodside Way Dunmow	Details following outline approval UTT/13/2107/OP and UTT/18/1826/DFO - details of layout, scale, landscaping and appearance relating to the development of the site to provide 464 residential dwellings and associated landscaping and infrastructure works		464	0	464	0	44	127	55	55	55 55	55	18							464	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period in accordance with typical build out rates.
UTT/21/0692/FUL	Stortford,	Demolition of existing dwelling and erection of 8 no. dwellings, along with other associated development including access, car parking and landscaping	13/05/2021	8	1	7	0	0	0	-1	8										7	Category A - Detailed consent granted and technical start made. Site is deliverable during the 5-year period.
UTT/20/0864/FUL	Land BehindThe Old Cement WorksThaxted RoadSaffron WaldenEssex	Erection of 35 Dwellinghouses (Revised scheme to that approved under UTT/16/1444/OP and UTT/17/3038/DFO	12/07/2021	35	0	35	0	0	0	0	0	17 18									35	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/19/1789/FUL	Land at Pound Hill, Little Dunmow	Residential development comprising 14 dwellings (use class C3), vehicular access, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure.	21/05/2021	14	0	14	0	0	0	0	0	7 7									14	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/2337/FUL	Barnmead, Start Hill, Stane Street, Great Hallingbury, CM22 7TA	Conversion of garages from plots 2-5 into living accommodation and adding a room in the roof of plots 2 and 3 (amendment to previously approved application No. UTT/18/1982/FUL).	f 24/09/2021	9	1	8	0	0	-1	4	4										7	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/21/2465/DFO	Land south of Radwinter Road, Radwinter Road, Saffron Walden, Essex	Details following outline approval UTT/17/3426/OP (approved under appeal APP/C1570/W/19/3227368) for extra care housing (use class C2) together with associated infrastructure including road, drainage and access - details of appearance, landscaping, layout and scale	01/10/2021	72	0	72	0	0	0	0	56	16									72	Category A - Detailed consent granted and construction works commenced, apartment block construction in advanced phase. Site is deliverable during the 5-year period. It should be noted that the extra care units comprise self-contained units which are to be treated as standalone dwellings for the purposes of assessing 5YLS.
UTT/20/0614/OP	Land At Claypits Farm Bardfield Road Thaxted CM6 3PU	Outline application for demolition of existing buildings and erection of 14 no. dwellings with al	I 28/10/2021	14	0	14	0	0	0	0	0	0 0	0	7	7						14	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Given limited site scale, delivery within the following two years is realistic.
UTT/20/1098/FUL	Land To The East Of Tilekiln Green Great Hallingbury	Construction of 15 new dwellings, including 6 affordable dwellings, vehicular access and associated parking and landscaping	01/11/2021	15	0	15	0	0	0	0	7	8									15	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/21/1121/DFO	Land South Of Green Corners Latchmore Bank Little Hallingbury Hertfordshire	Details following outline application UTT/19/1896/OP for 5 no. dwellings. Details of layout, appearance, scale and landscaping	29/11/2021	5	0	5	0	0	0	5											5	Category A - Detailed consent granted and all Plots nearing completion as of May 2023. Site is deliverable during the 5-year period.
UTT/20/0604/OP	Land South Of Vernons Close Mill Road Henham Hertfordshire	Outline permission with all matters reserved except access for the erection of 45 no. dwellings	30/11/2021	45	0	45	0	0	0	0	0	0 0	0	15	15	15					45	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Given limited site scale, delivery within the following three years is realistic in accordance with typical lead-in times and build out rates.
UTT/20/3395/FUL		1 no. Additional dwelling above garaging and amendments to the gardens of plots 2, 3, 4 and 5 of previously approved application UTT/18/3089/FUL. [UTT/18/3089/FUL: Removal of existing mobile home and erection of 9 no. residential dwellings.	10/12/2021	10	1	9	0	2	7												9	Dwelling construction completed 22/23.
UTT/19/2354/OP	Land To The West Of Buttleys Lane Dunmow	Outline application for the construction of up to 60 dwellings with a new vehicular access to be agreed in detail and all other matters to be reserved.	19/01/2022	60	0	60	0	0	0	0	0	0 0	0	22	22	16						Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Delivery within the following three years is realistic in accordance with typical lead-in times and build out rates.

	Land At Old Mead Road Henham CM22	except scale and access, for the erection of up to	04/07/2022	6	0	6	0	0	0 0	0	0	6										6	Category A - Outline consent granted but proposal comprises 'minor' development, therefore deliverable within the 5-year period. No DFO application submitted pursuant to the permission.
UTT/21/3339/FUL	Hallingbury Bishops Stortford Hertfordshire CM22 7TG	Proposed erection of 7 no. dwellings including the closure of existing access, creation of new access and associated infrastructure. Outline application with all matters reserved	28/06/2022	7	0	7	0	0	0 0	0	7												Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/19/3173/FUL	Lea Hall Dunmow Road Hatfield Heath CM22 7BL	Proposed refurbishment of Lea Hall including the addition of new detached garage and detached swimming pool building. Conversion of barns and cottage to 8 no. Dwellings. Demolition of existing stables to be replaced by 3 no. Dwellings with cart lodges and associated landscaping.		11	0	11	0	0	0 0	8	3											11	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period in accordance with typical lead in times and build out rates.
UTT/22/1172/FUL	Dunmow Essex CM6	Proposed conversion of building into 2 no. Dwellings (revised scheme to previously approved application UTT/20/3219/FUL).	06/06/2022	9	0	9	0	o	0 6	3												9	Supersedes UTT/20/3219/FUL. Other permissions across the site include: UTT/22/1172/FUL - Building 1, conversion to 2 3-bed dwellings. UTT/20/2536/PAQ3 - Building 2, conversion to 2 3-bed dwellings. Building 6, conversion to 5-bed dwelling. UTT/20/3156/FUL - Building 5, conversion to 4-bed dwelling. UTT/20/3159/FUL - Building 7, conversion to 4-bed dwelling. UTT/20/1683/FUL - Building 3, conversion to 2 3-bed dwellings Category A - Detailed consent granted and construction works on 6 Plots commenced. Site is deliverable during the 5-year period.
UTT/21/2755/OP	Green Bedlars Green	Outline application with all matters reserved for 14 no. dwellings (Class C3), parking, landscaping and all associated development	31/05/2022	14	0	14	0	0	0 0	0	0	0	0	7	7								Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Given limited site scale, delivery within the following two years is realistic.
	Land West Of London Road Newport Essex	Construction of 89 new dwellings, vehicular access from London Road and associated parking, open space and landscaping. Including the provision of ball catch netting for the recreation club, a car park and associated access for Newport Primary School including landscaping improvements, an off-site playground highway improvements to the bridleway and associated development.	24/05/2022	89	0	89	0	0	0 0	22	22	22	23									89	Category A - Detailed consent granted and construction works on 7 Plots commenced. Site is deliverable during the 5-year period in accordance with typical lead in times and build out rates.
UTT/22/0152/DFO	Land West Of Parsonage Road Takeley	landscaping and parking. Details following outline application UTT/19/0393/OP (approved under appeal reference APP/C1570W/19/3234530), details of appearance, landscaping, layout and scale for the erection of 110 no. dwellings with associated open space, landscaping and other drainage and highway infrastructure.	04/05/2022	110		110	0	0	0 0	27	55	28										110	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period in accordance with typical lead in times and build out rates.
UTT/21/3182/FUL	Land To The East Of Station Road Little		22/04/2022	9	0	9	0	0	0 0	0	5	4										9	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/3095/FUL	Falaise And Montjoy The Street Takeley Bishops Stortford	Demolition of existing pair of semi detached dwellings and the construction of six new residential dwellings and associated access,	19/04/2022	6	2	4	0	0	0 0	0	4											4	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/2924/FUL	The Star Inn Market Place	Change of use from hotel to 3no. two bedroom flats and 2no. one bedroom flats	18/03/2022	5	0	5	0	0	0 0	5													Category A - Detailed consent granted and conversion works commenced. Site is deliverable during the 5-year period.
UTT/20/3429/FUL	The Gate Inn 74 Thaxted Road Saffron Walden CB11 3AG	Proposed conversion of existing restaurant (A3) to 2 no. dwellings (C3), including part demolition of single storey rear elements and erection of ground floor and first floor extensions. Erection of 3 no. detached dwellings to rear of site, utilising existing access of Thaxted Road, with associated parking and hard/soft landscaping.		5	0	5	0	0	0 0	0	5											5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/0070/FUL	Oakbourne Hammonds Road Hatfield Broad Oak CM22 7JN	Demolition of existing residential outbuildings, the erection of a garage to serve existing dwelling, and erection of 5 no. detached dwellings with associated private garden and garage, and new access road from existing public highway	10/03/2022	5	0	5	0	0	0 0	5													Category A - Detailed consent granted and technical start made. Site is deliverable during the 5-year period.
UTT/22/0676/DFO	Warehouse Villas, Stebbing Road,	Reserved matters application consisting of details of layout, scale, landscaping and appearance of the Affordable Housing Plots 1-7 following outline application UTT/19/0476/OP for the erection of 17 dwellings		7	0	7	0	0	0 0	4	3												Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/22/2763/DFO	Warehouse Villas, Stebbing Road,	Reserved matters application consisting of details of appearance, landscaping, layout and scale of the 10 no. Market Housing Plots 7 - 16 following outline application UTT/19/0476/OP for the erection of 17 dwellings.		10	0	10	0	0	0 0	5	5											10	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/20/0223/FUL	The Cottage, Molehill Green, Takeley, CM22 6PQ	Demolition of existing terrace houses, Village Stores, Meadow View and The Cottage, merging their plots to enable the erection of 6 no. Terrace houses with associated parking and landscaping including new access road.	17/02/2022	6	3	3	0	0	0 0	3													Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/18/2574/OP	Land south of Stortford Road, Dunmow	for points of access) sought for demolition of existing buildings (excluding Folly Farm) and development of up to 332 dwellings, including affordable housing, 1,800 sqm Health Centre (Class D1) and new access from roundabout on B1256 Stortford Road together with provision of open space incorporating SuDS and other associated works. Full planning permission sought for demolition of existing buildings (including Staggs Farm) and development of Phase 1 to comprise 108 dwellings, including affordable housing, a new access from roundabout on B1256 Stortford Road, internal circulation roads and car parking, open space incorporating SuDS and play space and associated landscaping, infrastructure and other works. 14ha of land to be safeguarded for education use via a S.106 Agreement Land	21/01/2022	440	1	439	0	0	0 0	0	0	54	54	55	55	55	55 55	56				439	Category A - Detailed consent granted for 108 dwellings, which are deliverable within the 5-year period. Category B - No DFO applications submitted pursuant to the remaining 332 dwellings, therefore site not included within 5YLS. Delivery as proposed within the following years is in accordance with typical lead-in times and build out rates.

March Marc		Land West Of Hall Road Elsenham Essex	Full planning application comprising a residential development for 130 dwellings (including affordable housing); the provision of open space play areas; car parking; new pedestrian linkages landscaping and ancillary works, with access off Hall Road, and the change of use of 0.371ha of agricultural land for educational use.	; 27/07/2022	130	0	130	0	0 0	0	0	55	55	20						T		130	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period in accordance with typical lead-in times and build out rates.
Mary Company Mary	UTT/20/1882/FUL	Land At Sunnybrook Farm Braintree Road	Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with	19/08/2022	24	0	24	0	0 0	0	0	12	12									24	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
March Marc				22/08/2022	5	0	5	0	0 0	0	5											5	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
Marche M	UTT/20/2724/OP	Road Little Chesterford	dwellings with all matters reserved except for	24/08/2022	124	0	124	0	0 0	0	0	0	0	0	55	55	14					124	Category B - UTT/23/1045/DFO validated 18.05.2023 and pending determination for 111 dwellings. Site not included within 5YLS, however, typical lead-in times and progress made on securing reserved matters approval indicates dwelling delivery would begin in the years immediately following.
Marche M	UTT/21/2649/FUL	Land Rear Of Malt Place Cornells Lane Widdington CB11 3SP	of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL,		10	0	10	0	0 0	0	0	10										10	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
Property of the property of	UTT/22/1103/DFO	Stortford Road,	UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces - details of	05/09/2022	31	0	31	0	0 0	0	15	16										31	Category A - Detailed consent granted, and developer confirmed works have commenced on-site. Site is deliverable during the 5-year period.
Part	UTT/22/1078/DFO	Farm Station Road Felsted	of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctors surgery and 38 dwellings. To be considered in conjunction with		38	0	38	0	0 0	0	19	19										38	Category A - Detailed consent granted and construction works on 9 Plots commenced. Site is deliverable during the 5-year period in accordance with typical lead in times and build out rates.
Marche M	UTT/21/2509/OP	Land South Of (East Of Griffin Place) Radwinter Road Sewards End Essex	residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved	21/09/2022	233	0	233	0	0 0	0	0	0	0	0	55	55	55	55 13				233	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Delivery within the following five years is realistic in accordance with typical lead-in times and build out rates.
March 1999 Mar	UTT/20/0264/OP	Thaxted Road Debden	the erection of 25 no. private and affordable	03/10/2022	25	0	25	0	0 0	0	0	0	0	0	12	13						25	Category B - UTT/23/0878/DFO validated 04.04.2023 and pending determination for 25 dwellings. Site not included within 5YLS, however, given limited site scale and progress made towards securing reserved matters, delivery within the following two years is realistic.
## 15 Processing Service Control of the control o	UTT/21/0333/OP	Sabre House Dunmow Road Stebbing CM6 3LF	except for access to demolish buildings and remove commercial uses(cars sales and airport parking etc) and construct residential development of up to 9 dwellings renewal of	13/10/2022	9	0	9	0	0 0) 0	0	0	5	4								9	Category A - Outline consent granted but proposal comprises 'minor' development, therefore deliverable within the 5-year period. No DFO application submitted pursuant to the permission.
Value Control Contro	UTT/22/2290/OP	Road Little Dunmow	reserved except access, for the demolition of dwelling and all outbuildings and erection of 8	14/10/2022	8	1	7	0	0 0	0	0	0	5	2								7	Category A - Outline consent granted but proposal comprises 'minor' development, therefore deliverable within the 5-year period. No DFO application submitted pursuant to the permission.
Umbald Control Marked Control Contro	UTT/22/2232/DFO	Land at Lindsell Car Breakers, Holders Green Road, Lindsell, Dunmow, Essex, CM6 3QL	UTT/21/10690/OP for the demolition of existing bungalow and car breakers/scrap yard buildings, removal of outdoor storage associated with car breakers/scrap yard, and erection of 5 no. detached dwellings. Closure of existing access and creation of new private drive. Associated landscaping - details of access, appearance,		5	1	4	0	0 0	0	-1	5										4	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
ACTIVITY OF THE PARTY OF THE PA	UTT/20/0422/FUL	Cox Ley Hatfield Heath	access and associated landscaping. Creation of	17/10/2022	12	0	12	0	0 0	0	0	6	6									12	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
Lard North Office Control (1772/17856) 1 20 1 20 1 20 1 20 1 20 1 20 1 20 1 2	UTT/22/1307/FUL	Ltd Copthall Lane Thaxted Essex CM6	structures. Erection of 8 no. dwellings and associated amenity space, parking, landscaping	26/10/2022	8	0	8	0	0 0) 4	4											8	Category A - Detailed consent granted and 1 dwelling already completed on-site (May 2023) with remaining under construction. Site is deliverable during the 5-year period.
Methodologic State Methodologic State Methodologic Activities	UTT/22/1939/DFO	Land North Of Ashdon Road Ashdon Road Saffron Walden	UTT/17/3413/OP - details of layout, appearance landscaping and scale, for the development of 55 dwellings together with associated open space, landscaping, parking and supporting		55	0	55	0	0 0	0	0	22	22	11								55	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
Land Cappula Fidding Cappular Fidding Cappula	UTT/22/2094/DFO	Marlensdale Burton End Stansted Essex CM24 8UF	UTT/19/2666/OP for the demolition of existing agricultural buildings and erection of 5 no. dwellings - details of access, appearance, layout		5	0	5	0	0 0	0	0	5										5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
Land AI The Former Transfer Service Service Service Service States Dummor Road States Dum	UTT/22/2190/DFO	Land Opposite Roding Hall Dunmow Road High Roding Essex	Details following outline application UTT/20/2759/OP (approved under appeal reference APP/C1570/W/21/3277289) for 5 no. dwellings - details of access, appearance,	31/10/2022	5	0	5	0	0 0	0	0	5										5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
Braintee Road Consent granted	UTT/22/2185/FUL	Land At The Former Takeley Service Station Dunmow Road	Proposed redevelopment of the Dunmow Road Car Park to provide 8 no. Dwellings including	02/11/2022	8	0	8	0	0 0	0	4	4										8	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
Outline planning application with all matters reserved except access for up to 88 dwellings memory and the purple of the profession of the	UTT/21/2719/FUL	Braintree Road		04/11/2022	32	0	32	0	0 0	0	0	11	11	10								32	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
Land West Of Garnetts UTT/21/3311/OP Unmow Road Takeley Building At Marks Hall Building At Marks Hall Category B - No DFO applications submitted pursuant to this outline p Option of served, for up to 155 dwellings (including reserved, for up to 155 dwellings (including affordable housing and self/custom build plots), as well as public open space, children's play area, land retained in agricultural use, landscaping and all other associated infrastructure Building At Marks Hall Category B - No DFO applications submitted pursuant to this outline p Option of served, for up to 155 dwellings (including affordable housing and self/custom build plots), as well as public open space, children's play area, land retained in agricultural use, landscaping and all other associated infrastructure Building At Marks Hall Category B - No DFO applications submitted pursuant to this outline p Take In the following the served with typical lead-in times and build out rates. In the following the served with typical lead-in times and build out rates. Category B - No DFO applications submitted pursuant to this outline p Category B - No DFO applications submitted pursuant to this outline p Take In the following the served with typical lead-in times and build out rates. Category B - No DFO applications submitted pursuant to this outline p Take In the following the served with typical lead-in times and build out rates. The following the following the following the served with typical lead-in times and build out rates. The following the follo	UTT/21/2488/OP	Land East Of Parsonage Road Takeley	reserved except access for up to 88 dwellings (including affordable housing and self/custom- build plots), as well as public open space, children's play area, landscape infrastructure including a buffer to Priors Wood Ancient		88	0	88	0	0 0	0	0	0	0	0	22	22	22	22				88	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Delivery within the following four years is realistic in accordance with typical lead-in times and build out rates.
Building At Marks Hall Colorad A Datable of a page data of a page	UTT/21/3311/OP	Land West Of Garnetts Dunmow Road Takeley	reserved, for up to 155 dwellings (including affordable housing and self/custom build plots), as well as public open space, children's play area, land retained in agricultural use, landscaping and all other associated	09/11/2022	155	0	155	0	0 0	0	0	0	0	0	55	55	45					155	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Delivery within the following three years is realistic in accordance with typical lead-in times and build out rates.
Margaret Roding Essex Margaret Roding building to 5 no. dwellings 13/12/2022 5 0 5 0 5 0 5 0 5 0 5 0 5 0 5 0 5	LITT/22/2050/PAO3	Marks Hall Lane	Prior Notification of change of use of agricultural	13/12/2022	5	0	5	0	0 0	0	0	5										5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.

UTT/22/1433/FUL	Mill End Green Road	(Following grant of prior approval for change of use to create five dwellings)	28/12/2022	5	0	5	0	0	0	0 0) 5										5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/0245/FUL	Venn House Tenterfields Great Dunmow CM6 1HH	Demolition of existing buildings and construction of 12 no. residential dwellings (Use Class C3) with associated landscaping, access, and infrastructure.	04/01/2023	12	1	11	0	0	0	0 0	5	6									11	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/1495/FUL	Land East Of The Stag Inn Duck Street Little Easton Essex	Erection of 44 residential units and 3 commercial units (flexible space); inclusion of 3 additional plots for self-build homes; together with associated access, carparking and landscaping	16/01/2023	47	0	47	0	0	0	0 0) 16	6 16	15								47	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/3287/PAQ3	Bradleys Barn Brick Kiln Lane Rickling Green	Prior Notification of change of use of agricultural building to 5 no. dwellings	25/01/2023	5	0	5	0	0	0	0 0	5	5									5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/1835/DFO	Watch House Watch House Road Stebbing Dunmow Essex CM6 3SS	Details following outline application UTT/21/0330/OP for erection of 3 detached dwellings and 2 semi-detached dwellings with associated accesses and garaging - details of appearance, landscaping, layout and scale	30/01/2023	5	0	5	0	0	0	0 5	5										5	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/22/1764/FUL	Woodside Farm Gallows Green Road Great Easton Essex CM6 3QS	Demolition of existing dwelling and erection of replacement dwelling. Alterations to existing access to provide a type f minor access road. Demolition of 4568.8 square metres of intensive poultry rearing/production buildings and associated hardstandings/structures. Erection of 4 no. detached dwellings with associated garaging, parking and gardens. Provision of ecology areas.	31/01/2023	5	1	4	0	0	0	0 -1	1 5	;									4	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2632/FUL	Land Adjacent To The Green Man Mill End Green Road Great Easton Essex	Erection of 5 no. dwellings with associated parking and landscaping.	23/02/2023	5	0	5	0	0	0	0 0) 5	,									5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/3596/OP	Moors Fields Station	Outline planning application (with all matters reserved except for means of access from Station Road) for residential development of up to 160 dwellings (REDUCED FROM 180 dwellings), a countryside park, up to 100sqm of office hub floorspace, sustainable urban drainage system and associated infrastructure (AMENDED PLANS & ADDITIONAL INFORMATION INCLUDING reduction in units, increased open space & additional highway measures)	02/03/2023	160	0	160	0	0	0	0 0) 0	0	0	55	55	50					160	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Delivery within the following three years is realistic in accordance with typical lead-in times and build out rates.
UTT/23/0169/PAQ3	Barns 2,3 And 5 At Parsonage Farm Parsonage Lane Barnston Essex	Prior Notification of change of use of 2 no. agricultural buildings to 5 no. dwellings.	13/03/2023	5	0	5	0	0	0	0 0) 5	5									5	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/20/1929/OP	Helena Romanes School Parsonage Downs Dunmow CM6 2AT	Outline application with all matters reserved except access for the erection of up to 200 dwellings, demolition of existing school buildings, public open space, landscaping, sustainable drainage system and vehicular access from the B1008 Parsonage Downs.	13/03/2023	200	0	200	0	0	0	0 0	0	0	0	55	55	55	35				200	Category B - No DFO applications submitted pursuant to this outline permission, therefore site not included within 5YLS. Delivery within the following four years is realistic in accordance with typical lead-in times and build out rates.
UTT/22/2917/OP	Land West Of Clatterbury Lane Clavering Essex	Outline planning application with all matters	24/03/2023	5	0	5	0	0	0	0 0	0	5									5	Category A - Outline consent granted but proposal comprises 'minor' development, therefore deliverable within the 5-year period. No DFO application submitted pursuant to the permission.
UTT/19/2470/OP	Land To The West Of Isabel Drive And Off Stansted Road Elsenham	Outline application with all matters reserved except access for residential development of up to 99 no. dwellings including affordable homes, with areas of landscaping and public open space, including points of access of Stansted Road and Isabel Drive and associated infrastructure works.	13/08/2020	99	0	99	0	0	0	0 0) 0	0	0	22	27	28	22				99	Category B - UTT/21/2461/DFO pending determination as of 1st April 2023. Site not included within 5YLS, however, given progress made towards securing reserved matters, delivery within the following four years is realistic.
UTT/19/2118/OP	Land East And North Of Clifford Smith Drive Watch House Green Felsted	Outline application with all matters reserved except for access for the erection of up to 41 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping		41	0	41	0	0	0	0 0) 0	0	0	15	15	11					41	Category B - UTT/22/3178/DFO pending determination as of 1st April 2023. Site not included within 5YLS, however, given limited site scale and progress made towards securing reserved matters, delivery within the following three years is realistic.
UTT/19/3166/FUL	Land South Of Bardfield Road/East Of Claypits Villas Bardfield Road Thaxted	Proposed residential development and associated infrastructure to erect 8 no. dwellings.	01/11/2021	8	0	8	0	0	0	0 0	0) 4	4								8	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/17/2832/OP		Outline application (with all matters reserved except access) for up to 100 dwellings, including affordable accommodation, in addition to the provision of land to facilitate an extension to the approved primary school (Planning Application Ref: UTT/13/3467/OP), and associated open space, drainage, landscaping, access and parking.	14/07/2020	100	0	100	0	0	0	0 0) 0	0	55	50							105	Category B - UTT/21/3565/DFO still pending determination, however, resolution to grant was made at committee dated 26.10.2022. Consequently, it is realistic that a portion of dwelling completions are achievable within the 5-year period.
UTT/19/1437/FUL	77 High Street Great Dunmow CM6 1AE	Demolition of existing buildings and erection of 29 no. Retirement Living (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping	16/03/2021	29	0	29	0	0	29												29	Dwelling construction completed 22/23.
UTT/19/2388/DFO	Land North Of Water Lane Stansted	Approval of reserved matters following outline application UTT/16/2865/OP. Details of appearance, landscaping and layout relating to the redevelopment of the former gas holder site to provide 9 no. dwellings.	19/06/2020	9	0	9	0	0	0	0 4	1 5										9	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/19/2900/DFO	Bricketts London Road Newport CB11 3PP	Details following outline application UTT/16/1290/OP - Details of appearance, landscaping, layout and scale for 11 dwellings	21/08/2020	11	0	10	-1	0	11												11	Dwelling construction completed 22/23.
UTT/20/0757/DFO	Land West Of Maranello Watch House Green Felsted CM6 3EF	Details following outline application UTT/18/1011/OP (granted under appeal ref: APP/C1570/W/18/3210501) for 28 dwellings. Details of appearance, landscaping, and scale.	23/07/2020	28	0	28	0	0	28												28	Dwelling construction completed 22/23.
UTT/19/2852/FUL	Land West Of Stortford Road Clavering	Technical Details pursuant to Planning in Principle ref UTT/18/3326/PIP for the erection 8 dwellings	24/07/2020	8	0	8	0	0	5	3											8	Category A - Detailed consent granted and construction works nearing completion. Site is deliverable during the 5-year period.
UTT/19/1508/FUL	Land East Of St Edmunds Lane Dunmow	Construction of 22 Custom/ Self Build Dwellings (Revised Schemes to UTT/17/3623/DFO)	25/06/2020	22	1	21	0	7	12	2											21	Category A - Detailed consent granted and construction works nearing completion. Site is deliverable during the 5-year period.
UTT/20/3475/CLE	Pauls Farm Little Bardfield Road Little Bardfield CM7 4TN	Existing use of 5 no. caravans as residential dwellings.	18/04/2021	5	0	5	0	5	0												5	Dwelling lawful use established 21/22.
																		 	 		 	<u></u>

UTT/21/2245/OP		Outline application, with all matters reserved except for access and layout, for 5 dwellings	13/10/2022		5	0	5	0	0	0	0	0	0	0	5					4	I	I	I	I	1	1	1	4	5	Category A - Outline consent granted but proposal comprises 'minor' development, therefore deliverable within the 5-year period. No DFO application submitted pursuant to the permission as at 1st April 2023.
TOTAL COMMITTED DEVELOPMENT						4	4		233	747	551	714	911	705	562	661	554	421	244 123	23 11	11 40	10 0	0 0	0 0	47	0 0	0 0	0	6577	
TOTAL COMMUNAL ESTABLISHMENTS (SEE BREAKDOWN BELOW)									0	\perp	0	0							0 0	0 0		0 0					0 0	0	125	
WINDFALL ALLOWANCE LAPSE RATE		4	4				4	4	0					110					110 110 0 0										1650 -51	
TOTAL DELIVERY										747	534	697	916	837	711	813	664	531	354 233	233 27	21 15	á0 <u>11</u> 0	10 11	10 117	0 1	110	110 11	110	-51 8301	
															\Box	$\overline{}$	\rightarrow	Δ			4	1	4	4	#	_		\Rightarrow		
COMMUNAL	1	,	1	Ţ	()	1	· ['	1	'	[J	1	(I	1	1		.														Į r
ESTABLISHMENTS		1	1						+	1					—					4	4	4	4	4	4					Ratio of 1.8 bedspaces per dwelling applied.
UTT/19/0394/OP	Land East Of Parsonage Road Takeley	Outline application with all matters reserved except access, for development of a care home (use class C2) with up to 66 bed spaces, including vehicular and pedestrian access, parking, infrastructure, landscaping and associated works.	31/01/2020		37	0	37	0	0	0	0	0	0	0	0	37													37	66 / 1.8 = 37 dwellings. Category B - UTT/23/0062/DFO pending determination therefore site not included within 5YLS. Delivery within the following year is realistic in accordance with typical lead-in times and build out rates.
UTT/20/2007/FUL	Radwinter Road (former Printpack Site)	Demolition of existing buildings and erection of a discount foodstore, a 70 bed care home and 49 a) no. retirement living apartments with access, car parking, landscaping and associated works.	21/12/2022		88	0	88	0	0	0	0	0	22	22	39	5													88	49 self contained apartments proposed + 70 bedspaces. A ratio of 1.8 has been applied to the bedspaces. 70 / 1.8 = 39 additional dwellings. Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
TOTAL COMMUNAL ESTABLISHMENTS	N/A	N/A	N/A	N/A	125	0	125	0	0	0	0	0	22	22	39	42 (0	0	0 0	0 0	0 0	0 0	0 0	0 0	1	0 0	0 0	0	125	
							,				\Box		\Box	\Box	\Box	$\overline{}$	\Rightarrow	=	#	1	4	#	\perp		#	#		$\overline{+}$		
DRAFT ALLOCATIONS	Church End East,	<u> </u>	<u> </u>	\leftarrow		<u> </u>		Ī.,	_	$\overline{+}$	\longrightarrow	\rightarrow	$\overline{}$	<u> </u>	\rightarrow		\rightarrow	\rightarrow	1	4	4	1	+	\perp	+		_			
	Great Dunmow	N/A	N/A	Great Dunmow 009	869	0	869	0	0	0	0	0	0	0	0	0	0 6	68 8	81 81	81 81	81 81	81 81	1 81	81 81	81	81 81	81 72	72	869	Į'
	Land North of Wicken Road/ West of School Lane, Newport	⁴ N/A	N/A	Newport 008	74	0	74	0	0	0	0	0	0	0	0	22 2	22 2	22	8							1		1	74	
	Land South of Wicken Road/ West of Frambury Lane, Newport Land south of	N/A	N/A	Newport 010	338	0	338	0	0	0	0	0	0	0	0	0 5	55 5	55 5	55 55	55 55	55 55	, 8				1		1	338	
	Radwinter road, north of Thaxted road, Saffron Walden	N/A		Saffron Walden 001 + 003 + 008 + 037	845	0	845	0	0	0	0	0	0	0	0	0 (0 6	68	78 78	78 78	78 78	78 78	8 78	78 78	7	78 78	78 75	75	845	
	Land south of Thaxted road, Saffron Walden		N/A	Saffron Walden 006	435	0	435	0	0	0	0	0	0	0	0	0 5	55 5	55	55 55	55 55	55 55	55 55	5 50	,		4			435	
	Walpole Meadows North, East of Pennington Lane, Stansted Mountfitchet	N/A	N/A	Stansted 015	250	0	250	0	0	0	0	0	0	0	0	0 5	55 5	55 5	55 55	55 30)								250	
	East of High Lane, Stansted Mountfitchet		N/A	Stansted 013 + 023	140	0	140	0	0	0	0	0	0		0	0 5			30	47						47	47	4	140	Resolution to grant made subject to completion of S106 for 30 dwellings on part of this allocation.
	, ,		N/A	Takeley 007 + 016 + Little Canfield 003	1636	0	1636	0	0	0	0	0	0	0	0	0 (0	0 1	150 150	50 17/	0 170	0 170	J 170	0 170	J 17	/0 17	.70 14F	46	1636	
	Barnards Field, Thaxted	N/A	N/A	Thaxted 003	150	0	150	0	0	0	0	0	0	0	0	0 5	55 5	55 4	40										150	
UTT/21/1836/OP	Land to the North of Holst Lane, Thaxted		N/A	Thaxted 015 + 017 + 018 + 020	339	0	339	0	0		0	0									55 55					4			339	Resolution to grant made subject to completion of S106 for 49 dwellings on part of this allocation.
TOTAL DRAFT ALLOCATIONS					5076	0	5076	0	0	0	0	0	0	0	0	22 3	352 /	488	607 529	29 52/	4 490	4 401	1 379	9 329	32	29 37	29 292	.93	5076	
									_ _						_			_		_	_	_		_	-	_		-		

Appendix 2: Calculation of Local Housing Need

Calculation of Minimum Local Housing Need Using the Standard Method.

The analysis below considers the level of local housing need for Uttlesford using the Standard Method. The methodology for calculating housing need is clearly set out by Government in Planning Practice Guidance and follows a four-step process worked through in the following sub-sections. We consider first the implications of use of the 2014-based Household Projections, the use of which is required in the Planning Practice Guidance.

Step One: Setting the Baseline

The first step in considering housing need against the Standard Method is to establish a demographic baseline of household growth. This baseline is drawn from the 2014-based Household Projections and should be the annual average household growth over a ten-year period, with the current year being the first year i.e. 2023 to 2033. This results in growth of 4,884 households (488 per annum) over the ten-year period.

Although this figure is calculated over a ten-year period from 2023 to 2033, Paragraph 12 of the PPG states that this average household growth and the local housing need arising from it can then "be applied to the whole plan period" in calculating housing need.

Step Two: Affordability Adjustment

The second step of the standard method is to consider the application of an uplift on the demographic baseline, to take account of market signals (i.e. relative affordability of housing). The adjustment increases the housing need where house prices are high relative to workplace incomes. It uses the published median affordability ratios from ONS based on workplace-based median house price to median earnings ratio for the most recent year for which data is available.

The latest (workplace-based) affordability data is for 2022 and was published by ONS in March 2023. The Government's Guidance states that for each 1% increase in the ratio of house prices to earnings, above 4, the average household growth

should be increased by 6.25%, with the calculation being shown below. For Uttlesford, the ratio for 2022 was 13.18, giving an uplift of 57% - this leads to a housing need of 769 dwellings per annum.

$$Adjustment\ factor = \left(\frac{Local\ affordability\ ratio\ -4}{4}\right)x\ 0.25 + 1$$

Step Three: The Cap

The third step of the Standard Method is to consider the application of a cap on any increase and ensure that the figure which arises through the first two steps does not exceed a level which can be delivered. There are two situations where a cap is applied:

The first is where an authority has reviewed their plan (including developing an assessment of housing need) or adopted a plan within the last five years. In this instance the need may be capped at 40% above the requirement figure set out in the plan.

The second situation is where plans and evidence are more than five years old. In such circumstances a cap may be applied at 40% of the higher of the projected household growth (step 1) or the housing requirement in the most recent plan, where this exists.

The last Uttlesford Local Plan dates back to 2005 with a housing target of around 373 dwellings per annum. A cap is therefore applied as 40% above the household growth shown above (as this is higher of the two figures). This gives a housing need of 684 dwellings per annum.

Step Four: Urban Uplift

The fourth and final step in the calculation means that the 20 largest urban areas in England are subject to a further 35% uplift. This uplift ensures that the Governments stated target of 300,000 dwellings per annum is met and that "homes are built in the right places, to make the most of existing infrastructure, and to allow people to live nearby the service they rely on, making travel patterns more sustainable." (Paragraph: 035 Reference ID: 2a-035-20201216). Uttlesford is not listed within the top 20 urban areas in the country and therefore there is no additional uplift.

Standard Method Calculation using 2014-based Household Projections

The table below works through the Standard Method calculations for the District and shows a need for 684 dwellings per annum.

	Need Calculations using 2014-based Projections
	Uttlesford
Households 2023	38,112
Households 2033	42,996
Change in households	4,884
Per annum change	488
Affordability ratio (2022)	13.18
Uplift to household growth	57%
Uncapped need (per annum)	769
Capped need (per annum)	684