

UTTLESFORD DISTRICT COUNCIL
5-YEAR LAND SUPPLY STATEMENT AND HOUSING TRAJECTORY
STATUS AT 1 April 2023.
Published 9th October 2023

Executive Summary

1. Uttlesford District Council is now able to demonstrate a housing supply of **5.14 years**, this is above the minimum threshold of 5 years as set out in the NPPF.
2. The National Planning Policy Framework (NPPF) stipulates that Local Planning Authorities (LPA) must identify their housing need and annually review their housing land supply. The purpose of this assessment is to determine whether a sufficient number of deliverable sites exist within an LPA's area to provide for the delivery of five years' worth of housing plus an appropriate buffer.
3. Uttlesford District Council's adopted strategic policies, from the Uttlesford Local Plan 2005, are more than five years old and require updating. The Council therefore assesses its deliverable supply of housing against its calculated local housing need figure.
4. The Council's local housing need figure, as derived from the Government's standard method, is 684 dwellings per annum, or 3,420 dwellings over a five-year period¹. The 2021 Housing Delivery Test result (the most recent version published by the Government) and the rules set in paragraph 74 of the National Planning Policy Framework require a 5% buffer to be added to this figure, resulting in a total five-year housing requirement of 3,591 dwellings.
5. The Council's calculated 5-year housing land supply demonstrates an actual supply of 3,695 dwellings, equating to a surplus of 104 dwellings over the five-year period (including a 5% buffer).

Introduction

6. The purpose of this Statement is to set out the Council's 5-year housing supply position for the purposes of decision-making. The 5-year period covers the period 2023/24 to 2027/28.
7. The 5-year land supply data uses a base date of 1 April 2023 and only uses known data i.e. actual permissions. A breakdown of sites included within the 5-year land supply is set out within Appendix 1.
8. 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.

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

Five-year Housing Requirement

9. The Council's adopted Local Plan 2005 pre-dates the NPPF 2021. A new Local Plan is currently being prepared with the Regulation 18 version of this document set to be published in October 2023.
10. The standard methodology identifies a housing requirement of 684 dwellings per annum (dpa) for Uttlesford². Appendix 2 of this report sets out the calculation of this local housing need for Uttlesford.
11. 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 [HDT](#) for Uttlesford, was measured in 2021, indicating that there has been 99% of the required delivery over the last three years. The 2022 HDT results are yet to be published by the Government.
12. Completions data for the current monitoring year (2022/23) rose substantially in comparison to previous monitoring years, to 747 dwellings. This is attributed in part to the construction industry's ongoing recovery from the Covid-19 pandemic, however, it is also the case that a substantial number of permitted sites were missed from the previous year's (2021/22) monitoring report. Missed dwelling completions from the previous year have therefore been added to the most recent monitoring report, thereby inflating delivery figures for the 2022/23 monitoring period.

Housing Supply

13. As part of the upcoming Regulation 18 consultation for the draft Local Plan, an Uttlesford Housing Trajectory 2021 – 2041 will be published separately which lists all the sites which are considered to provide housing during the period up to 2041, including the draft allocations proposed within the Regulation 18 Local Plan. These sites are NOT included within this 5YHLS Statement and will be reported on separately as part of the Local Plan consultation.
14. This 5YHLS Statement includes an allowance for windfall sites of 110 dwellings per year (only for the years 2026/27 and 2027/28 respectively) 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 however a cautious 110 dwellings is assumed. To avoid double counting existing commitments, no allowance for

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

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

15. With regard to the application of a lapse rate to 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 land 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).
16. 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.
16. Within the updated 5YHLS position set out in this Statement, for sites greater than 4 dwellings, each of these sites benefit from a detailed permission (Full or

Reserved Matters), or resolution to grant such a permission. Therefore, all sites listed within the 5YHLS Statement are considered to be 'deliverable' in line with the NPPF definition. Sites greater than 4 dwellings which only benefit from Outline permissions fall outside the 5-year period and can be viewed alongside the draft allocations within the full Housing Trajectory 2021-2041 for the emerging Local Plan to be published alongside the draft Local Plan 2021 – 2041 consultation.

17. Table 2 shows the estimated completions for each year during the 5-year period. Figure 1 shows these estimated completions against the annual housing requirement (including 5% buffer).

Table 2: Forecast completions for next 5-year period						
Year:	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
Estimated completions years 1-5 (including windfall allowance):	534	697	916	837	711	3695

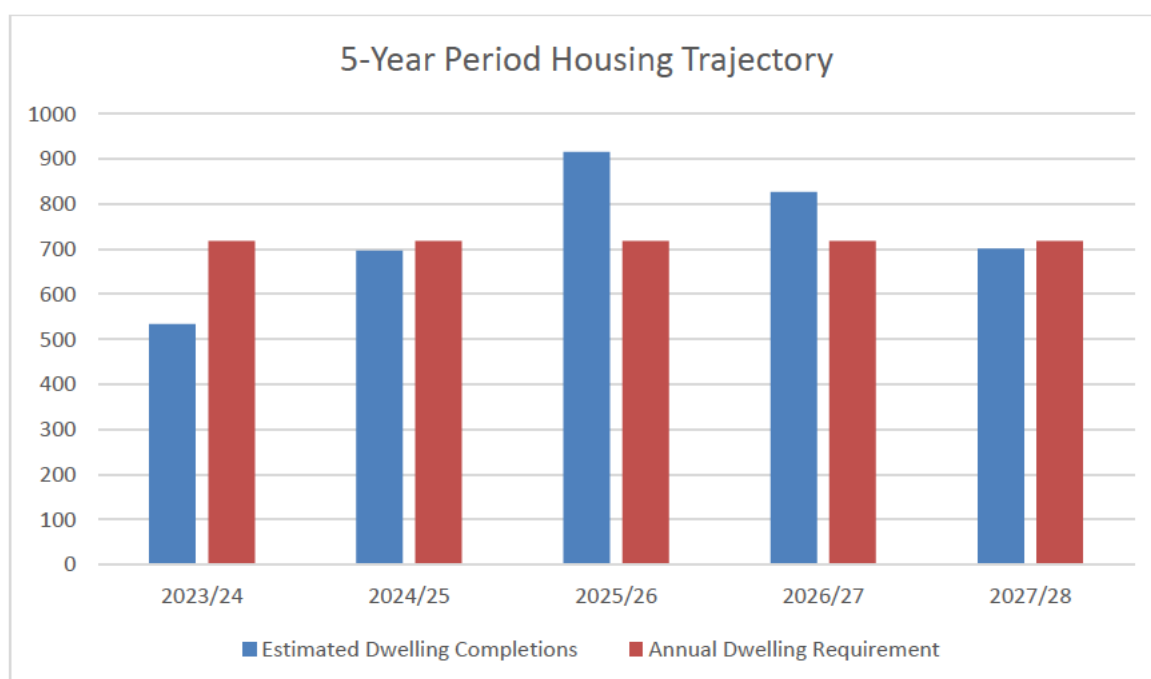


Figure 1 Chart Showing Estimated Dwelling Completions over the 5-Year Period

18. Delivery projections have been determined with consideration to a number of 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 5-year housing land supply

19. Table 3 shows the calculation of the 5-year housing land supply. It is based on the housing target of 684 dwellings per annum as calculated by the standard methodology, set out in **Appendix 2**. It then applies a 5% buffer, as justified in Paragraph 11 above, of 34.2 dwellings per annum.

Table 3: Calculation of 5-year housing supply		
Annual Target:	N/A	684
Target years 1 – 5:	684×5	3420
5% of target:	3420×0.05	171
Overall target:	$3420 + 171$	3591
Supply:	$534 + 697 + 916 + 837 + 711$	3695
% of target available on deliverable sites:	$3695 / 3591 \times 100$	102%
Supply in years:	$(3695 / 3591) \times 5$	5.14 years
Surplus:	$3695 - 3591$	104

Appendix 1: 5-Year Housing Land Supply Site Breakdown

Application Reference	Site Address	Description	Date of Permission	Capacity (Gross)	Units Lost	Capacity (Net)	Pre 5-Year Period	2023/24	2024/25	2025/26	2026/27	2027/28	Dwellings Delivered During 5-Year Period	Site Capacity Post 5-Year Period	Notes on Deliverability
								Year 1	Year 2	Year 3	Year 4	Year 5			
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	167	167	167			501	N/A	
UTT/21/2245/OP	Sparlings Farm Chelmsford Road Barnston Essex CM6 1LP	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	5	5	0	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.
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	4	4	8	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/1006/04/DFO	SECTOR 1 EMBLEMS 2 LAND TO THE 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	55	50	105	0	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/0386/05/DFO	SECTOR 3, PHASE 3 WOODLANDS PARK GREAT DUNMOW	Construction of 100 dwellings	07/03/2005	100	0	100	0	0	0	0	55	45	100	0	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/0392/05/DFO UTT/0246/07/FUL UTT/0399/08/FUL UTT/0406/08/FUL	SECTOR 3, WOODLANDS PARK, GREAT DUNMOW	Construction of 300 dwellings	27/05/2005	334	0	334	57	55	55	55	55	57	277	0	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/13/1663/DFO	Sector 4 , Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	Dem of derelict farmhouse & construction of up to 125 dwellings	31/10/2013	125	0	124	27	22	22	22	22	9	97	0	Category A - Detailed consent granted and and dwellings already completed on-site. Site is deliverable during the 5-year period.
UTT/20/1473/DFO	Land East Of Green Hollow Clapton Hall Lane Dunmow	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	5					5	0	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	Millside Stortford Road Hatfield Heath CM22 7DL	Demolition of existing outbuildings and proposed construction of 5 new dwellings with garaging in the grounds of Millside, 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	2	3			5	0	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 Dunmow Woodside Way Dunmow	Erection of 20 no. two bedroom apartments, layout parking, amenity space and landscaping.	05/02/2018	20	0	20	0	0	0	10	10		20	0	Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period.
UTT/17/3571/FUL	Land East Of Claypit Villas Bardfield Road Thaxted	Proposed residential development and associated infrastructure to erect 9 no. dwellings.	10/12/2018	9	0	9	0	0	0	5	4		9	0	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	4	3			7	0	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	Land South East Of Great Hallingbury Manor Bedlars Green Road Tilekiln Green Great Hallingbury CM22 7TJ	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	29	6					6	0	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.	11/10/2022	96	6	96	0	0	0	32	32	32	96	0	Category A - Detailed consent granted and technical start made, however, conversion works not substantially commenced. Site is deliverable during the 5-year period.
UTT/18/3399/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	4	3			7	0	Category A - Detailed consent granted and technical start made, however, construction works not substantially commenced. Site is deliverable during the 5-year period.
UTT/19/1064/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	6	6		12	0	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, albeit no dwellings complete.
UTT/19/2355/DFO	Land East Of Thaxted Road Saffron Walden	Approval of Reserved Matters following outlineapplication UTT/18/0824/OP details of layout, scale, landscaping and appearance relating to the developmentof 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 access]	29/01/2021	150	0	150	52	55	43				98	0	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	5			5	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
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.	12/05/2020	85	0	85	59	26					26	0	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period.
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	6			6	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/0009/DFO	Land south of the Farmhouse, Old Mead Road, Henham, Hertfordshire	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	9	0	3	6				9	0	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	6	2					2	0	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period.
UTT/20/0028/DFO	Land Off Stevens Lane Felsted	Details following outline permission UTT/17/0649/OP (granted under appeal ref: APP/C1570/W/18/3205707) - Details of access, appearance, landscaping, layout, scale for 7 no. dwellings	07/10/2020	7	0	7	0	0	0	7			7	0	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	15	15		30	0	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	6	6			12	0	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.	17/12/2021	350	0	350	10	55	55	55	55	55	275	65	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/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	19/02/2021	326		326	50	55	55	55	55	56	276	0	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	14	22	22	18			62	0	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	Land To The North And 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	7				7	0	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	29/03/2021	464	0	464	171	55	55	55	55	55	275	18	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	Marstons, Start Hill, Stane Street, Great Hallingbury, Bishops Stortford, Hertfordshire, CM22 7TA	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	-1	8				7	0	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	17	18		35	0	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	7	7		14	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/2337/FUL	Bammead, 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).	24/09/2021	9	1	8	-1	4	4				8	1	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	56	16			72	0	Category A - Detailed consent granted and construction works commenced, apartment block construction in advanced phase. Site is deliverable during the 5-year period.
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	7	8			15	0	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	5					5	0	Category A - Detailed consent granted and all Plots nearing completion as of May 2023. Site is deliverable during the 5-year period.

UTT/18/2574/OP	Land south of Stortford Road, Dunmow	Hybrid planning application with: Outline planning permission (all matters reserved except 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 South Of Stortford Road Dunmow	21/01/2022	440	1	439	0	0	0	0	54	54	108	331	<p>Category A - Detailed consent granted for 108 dwellings, which are deliverable within the 5-year period.</p> <p>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.</p>
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	3				3	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2763/DFO	Land east of Warehouse Villas, Stebbing Road, Stebbing, Essex	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.	23/02/2022	10	0	10	0	0	5	5			10	0	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/22/0676/DFO	Land east of Warehouse Villas, Stebbing Road, Stebbing, Essex	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	23/02/2022	7	0	7	0	0	4	3			7	0	Category A - Detailed consent granted and construction works commenced. 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	5				5	0	Category A - Detailed consent granted and technical start made. 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.	16/03/2022	5	0	5	0	0	0	5			5	0	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 Great Dunmow CM6 1AX	Change of use from hotel to 3no. two bedroom flats and 2no. one bedroom flats	18/03/2022	5	0	5	0	0	5				5	0	Category A - Detailed consent granted and conversion works commenced. Site is deliverable during the 5-year period.
UTT/21/3095/FUL	Falaise And Montjoy The Street Takeley Bishops Stortford CM22 6QP	Demolition of existing pair of semi detached dwellings and the construction of six new residential dwellings and associated access, parking and landscaping.	19/04/2022	6	2	4	0	0	0	4			4	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/3182/FUL	Land To The East Of Station Road Little Dunmow Essex	Proposed erection of 9 no. detached dwellings, provision of new access and associated landscaping and parking.	22/04/2022	9	0	9	0	0	0	5	4		9	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/0152/DFO	Land West Of Parsonage Road Takeley	Details following outline application UTT/19/0393/OP (approved under appeal reference APP/C1570/W/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	27	55	28		110	0	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/20/2632/FUL	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	22	22	22	23	89	0	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/22/1172/FUL (+ See Notes)	Dunmow Farm The Broadway Great Dunmow Essex CM6 3BJ	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	6	3				9	0	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/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.	24/06/2022	11	0	11	0	0	8	3			11	0	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/21/3339/FUL	Old Cottage Start Hill Stane Street Great 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.	28/06/2022	7	0	7	0	0	0	7			7	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/1666/OP	Land At Old Mead Road Henham CM22 6JL	Outline application with all matters reserved except scale and access, for the erection of up to 6 no. dwellings and associated work. Resubmission of that approved under UTT/19/2692/OP	04/07/2022	6	0	6	0	0	0	0	6		6	0	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/19/0462/FUL	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	55	55	20	130	0	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.
UTT/20/1882/FUL	Land At Sunnybrook Farm Braintree Road Felsted Essex	Construction of 24 no. dwellings and school related community car park served via a new access from Braintree Road, complete with related infrastructure and landscaping	19/08/2022	24	0	24	0	0	0	12	12		24	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/0355/FUL	Land South Of Wicken Road Clavering Essex	Proposed erection of 5 no. detached dwellings, detached garages and associated development.	22/08/2022	5	0	5	0	0	5				5	0	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/21/2649/FUL	Land Rear Of Malt Place Cornells Lane Widdington CB11 3SP	Demolition of five existing buildings, and erection of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL, UTT/20/0876/FUL and UTT/20/3016/FUL	05/09/2022	10	0	10	0	0	0	10			10	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/1103/DFO	Land to the west of Stortford Road, Clavering, Essex	Details following outline application UTT/20/2639/OP for the erection of 31 no. dwellings and 38 no. parking spaces - details of appearance, landscaping, layout and scale	05/09/2022	31	0	31	0	0	15	16			31	0	Category A - Detailed consent granted, and developer confirmed works have commenced on-site. Site is deliverable during the 5-year period.
UTT/22/1078/DFO	Land West Of Bury Farm Station Road Felsted Essex	Reserved matters application, following approval 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 UTT/22/1080/FUL	07/09/2022	38	0	38	0	0	19	19			38	0	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.
UTT/21/0333/OP	Sabre House Dunmow Road Stebbing CM6 3LF	Outline application with all matters reserved 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 planning permission UTT/17/2480/OP	13/10/2022	9	0	9	0	0	0	0	5	4	9	0	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/22/2290/OP	Station House Station Road Little Dunmow Essex CM6 3HG	Outline planning application with all matters reserved except access, for the demolition of dwelling and all outbuildings and erection of 8 no. dwellings	14/10/2022	8	1	7	0	0	0	0	5	2	7	0	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/22/2232/DFO	Land at Lindsell Car Breakers, Holders Green Road, Lindsell, Dunmow, Essex, CM6 3QL	Details following outline application UTT/21/0690/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, landscaping, layout and scale	17/10/2022	5	1	4	0	0	-1	5			4	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/20/0422/FUL	Land North Of Cox Ley Cox Ley Hatfield Heath Hertfordshire	Erection of 12 no. dwellings including new access and associated landscaping. Creation of parking area for adjacent playing field.	17/10/2022	12	0	12	0	0	0	6	6		12	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/1307/FUL	J F Knight Roadworks Ltd Copthall Lane Thaxted Essex CM6 2LG	Proposed demolition of all existing buildings and structures. Erection of 8 no. dwellings and associated amenity space, parking, landscaping and ancillary works	26/10/2022	8	0	8	0	4	4				8	0	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.
UTT/22/1939/DFO	Land North Of Ashdon Road Ashdon Road Saffron Walden	Deetails following outline application 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 infrastructure	27/10/2022	55	0	55	0	0	0	22	22	11	55	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2094/DFO	Marlensdale Burton End Stansted Essex CM24 8UF	Details following outline application UTT/19/2666/OP for the demolition of existing agricultural buildings and erection of 5 no. dwellings - details of access, appearance, layout and scale.	27/10/2022	5	0	5	0	0	0	5			5	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
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, landscaping, layout and scale	31/10/2022	5	0	5	0	0	0	5			5	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2185/FUL	Land At The Former Takeley Service Station Dunmow Road Takeley Essex CM22 6SP	Proposed redevelopment of the Dunmow Road Car Park to provide 8 no. Dwellings including associated parking and landscaping works.	02/11/2022	8	0	8	0	0	4	4			8	0	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/21/2719/FUL	Land North Of Braintree Road Dunmow	Proposed erection of 32 no. self build and custom build dwellings	04/11/2022	32	0	32	0	0	0	11	11	10	32	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2950/PAQ3	Building At Marks Hall Marks Hall Lane Margaret Roding Essex	Prior Notification of change of use of agricultural building to 5 no. dwellings	13/12/2022	5	0	5	0	0	0	5			5	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/1433/FUL	Barns At Glebe Farm Mill End Green Road Great Easton Essex	Demolition of existing buildings and the erection of five dwellings with associated garaging, landscaping and operational development (Following grant of prior approval for change of use to create five dwellings)	28/12/2022	5	0	5	0	0	0	5			5	0	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	5	6		11	0	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	16	16	15	47	0	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	5			5	0	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	5				5	0	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	-1	5			4	0	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	5			5	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
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	5			5	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2917/OP	Land West Of Clatterbury Lane Clavering Essex	Outline planning application with all matters reserved except access for five dwellings with landscaping and associated infrastructure.	24/03/2023	5	0	5	0	0	0	0	5		5	0	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/17/2832/OP	Land North Of Shire Hill Farm Shire Hill Saffron Walden	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	55	55	45	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/19/2388/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	4	5			9	0	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
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	5	3					3	0	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	19	2					2	0	Category A - Detailed consent granted and construction works nearing completion. Site is deliverable during the 5-year period.
TOTAL COMMITTED DEVELOPMENT								551	714	911	705	562	3443		
TOTAL COMMUNAL ESTABLISHMENTS (SEE BREAKDOWN BELOW)								0	0	22	22	39	83		
WINDFALL ALLOWANCE								0	0	0	110	110	220		
LAPSE RATE								-17	-17	-17	0	0	-51		
TOTAL DELIVERY								534	697	916	837	711	3695		
COMMUNAL ESTABLISHMENTS															
UTT/20/2007/FUL	Land South Of Radwinter Road (former Printpack Site) Saffron Walden	Demolition of existing buildings and erection of a discount foodstore, a 70 bed care home and 49 no. retirement living apartments with access, car parking, landscaping and associated works.	21/12/2022	88	0	88	0	0	0	22	22	39	83	5	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								0	0	22	22	39	83		

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.

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

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.

Figure 3.1: Standard Method Housing Need Calculations using 2014-based Household 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