

**UTTLESFORD DISTRICT COUNCIL  
5-YEAR HOUSING LAND SUPPLY STATEMENT  
STATUS AT 1 APRIL 2024  
PUBLISHED 20 AUGUST 2024**

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## **Executive Summary**

1. Uttlesford District Council is able to demonstrate a housing land supply of **4.12 years**.
2. The National Planning Policy Framework 2023 (NPPF) stipulates that Local Planning Authorities (LPA's) must identify their housing need and annually review their housing land supply. The purpose of this statement is to determine whether a sufficient number of deliverable sites exist within Uttlesford to provide for the delivery of five years' worth of housing when compared against the local housing need figure, plus an appropriate buffer.
3. However, Paragraph 226 of the NPPF allows for LPA's that have reached Regulation 18 or 19 stage of the plan-making process, including the publication of both a policies map and proposed allocations towards meeting housing need, to only be required to identify deliverable sites equating to a minimum of four years' worth of the local housing need. Paragraph 226 was engaged on 8<sup>th</sup> August 2024, following Uttlesford's publication of its Regulation 19 Local Plan.
4. As Uttlesford District Council's adopted strategic policies from the Local Plan 2005 are more than five years old, the Council assesses its deliverable supply of housing against its calculated local housing need figure.
5. The Council's local housing need figure, as derived from the Government's Standard Method, is 675 dwellings per annum<sup>1</sup>, or 2,700 when accounting for a four-year requirement. The 2022 Housing Delivery Test result (the most recent version published by the Government) and the rules set in Paragraph 74 of the NPPF require a 20% buffer to be added to this figure, resulting in a total requirement of 3,240 dwellings.
6. The availability of deliverable sites within Uttlesford demonstrates a projected supply of 3,335 dwellings, equating to a surplus of 95 dwellings when compared against the 4-year requirement (including a 20% buffer).
7. On the 30<sup>th</sup> July 2024, the Government published its proposed changes to the NPPF for consultation. This consultation draft proposes the removal of Paragraph 226 in its current format, thereby removing the reduced 4-year supply requirement available to LPA's at an advanced plan-making stage.

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<sup>1</sup> Justin Gardner Consulting, Local Housing Needs Assessment, 2024, Available at: <https://www.uttlesford.gov.uk/reg-19-evidence>

8. It is not yet certain whether the NPPF will be updated in exact accordance with the changes that are being consulted on, nor is it clear precisely when an updated NPPF would be published. Accordingly, this statement also sets out the Council's land supply when compared against its 5-year housing requirement, in anticipation of an updated NPPF. When compared against the 5-year requirement of 4,050 dwellings (incl. 20% buffer), the Council's projections for deliverable sites indicate a 715-dwelling shortfall.

## **Introduction**

9. The National Planning Policy Framework 2023 (NPPF) stipulates that Local Planning Authorities (LPA's) must annually review their housing land supply against 5-years worth of their locally identified housing need. Pursuant to this requirement, this statement identifies the deliverable sites for housing which exist within Uttlesford and assesses the number of homes this would provide against the Council's need for five years' worth of housing plus an appropriate buffer.
10. However, Paragraph 226 of the NPPF allows for LPA's that have reached the Regulation 18 or 19 stage of the plan-making process, including the publication of both a policies map and proposed allocations towards meeting housing need, to only be required to identify deliverable sites equating to a minimum of four years' worth of the local housing need. Paragraph 226 was engaged on 8<sup>th</sup> August 2024 following Uttlesford's publication of its Regulation 19 Local Plan.
11. The housing land supply data uses a base date of 1<sup>st</sup> April 2024 and uses known data i.e. extant planning permissions. A breakdown of sites included within the Council's housing land supply is set out within Appendix 1. The 5-year period within which the deliverability of residential permissions has been assessed covers the period 2024/25 to 2028/29.

## **Four-year Housing Requirement**

12. The Council's adopted Local Plan 2005 pre-dates the NPPF 2023. A new Local Plan is currently being prepared with the Regulation 19 version of this document published in August 2024. Consequently, the Standard Method<sup>2</sup> is to be used when calculating the annual local housing need figure.
13. In addition to the local housing need figure, NPPF Paragraph 77 states that "Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20%." Past under-delivery is measured using the Housing Delivery Test (HDT). The latest HDT for Uttlesford was measured in 2022 and indicated that 58% of the required housing delivery over the last three years

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<sup>2</sup> Ministry of Housing, Communities and Local Government, Housing and Economic Needs Assessment Planning Practice Guidance, 2020, Available at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

has been met. Consequently, a 20% buffer above the Council's local housing need figure is required.

14. The Standard Method identifies an annual housing requirement of 675 dwellings per annum (dpa) for Uttlesford, or 2,700 over a four-year period. Once the 20% buffer is applied, this results in a four-year housing requirement of 3,240 dwellings.

## **5-Year Housing Requirement**

15. On the 30<sup>th</sup> July 2024, the Government published its proposed changes to the NPPF for consultation. This consultation draft proposes the removal of Paragraph 226 in its current format, thereby removing the reduced 4-year supply requirement available to Council's at an advanced plan-making stage.
16. It is not yet certain whether the NPPF will be updated in exact accordance with the changes that are being consulted on, nor is it clear precisely when an updated NPPF would be published. Accordingly, in anticipation of an updated NPPF which removes the 4-year housing requirement, the Council's 5-year housing requirement is as follows.
17. The Standard Method figure of 675 dpa equates to 3,375 over a five-year period. As above, a 20% buffer is required and once applied, results in a five-year housing requirement of 4,050 dwellings.

## **Housing Supply**

18. As part of the Regulation 19 draft Local Plan, an Uttlesford Housing Trajectory 2021 – 2041<sup>3</sup> was 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 19 Local Plan. These sites are not included within this 5YHLS Statement and have been reported on separately as part of the Local Plan consultation.
19. The housing supply set out within this statement relies upon sites equal to or greater than 10 dwellings only where they benefit from detailed (Full or Reserved Matters) permission. Sites less than 10 dwellings have contributed to the housing supply whether they have a detailed or Outline permission. This approach is consistent with the NPPF definition of what constitutes a 'deliverable' site over the next 5-years. Sites equal to or greater than 10 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 Regulation 19 Local Plan.
20. This 5YHLS Statement includes an allowance for windfall sites of 110 dwellings per year (only for the years 2027/28 and 2028/29 respectively)

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<sup>3</sup> Uttlesford District Council, Uttlesford Housing Trajectory 2021-2041, 2024, Available at: <https://www.uttlesford.gov.uk/reg-19-evidence>

based on historic rates of completions on small sites (1-4 dwellings over the period 2014/15-2023/24) below the Housing and Economic Land Availability Assessment (HELAA) minimum site size threshold. The long-term trend is for 123 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 2024/25 – 2026/27. Small sites with planning permission have been included and are assumed to be completed in the next three years.

<b>Table 1: Historic delivery rate of small sites (1-4 dwellings)(net)</b>	
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
2023/24	87
Total	1233
Annual Average	123

21. 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 and a 10% lapse rate on small sites has been applied to accommodate this.
22. Table 2 shows a summary of the projected completions for each year during the 5-year period. Figure 1 shows these estimated completions against the annual housing requirement (including 20% buffer).

<b>Table 2: Forecast completions for next 5-year period</b>						
Year:	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	Year 1	Year 2	Year 3	Year 4	Year 5	
Estimated completions years 1-5 (including windfall allowance)	534	596	795	755	655	<b>3335</b>

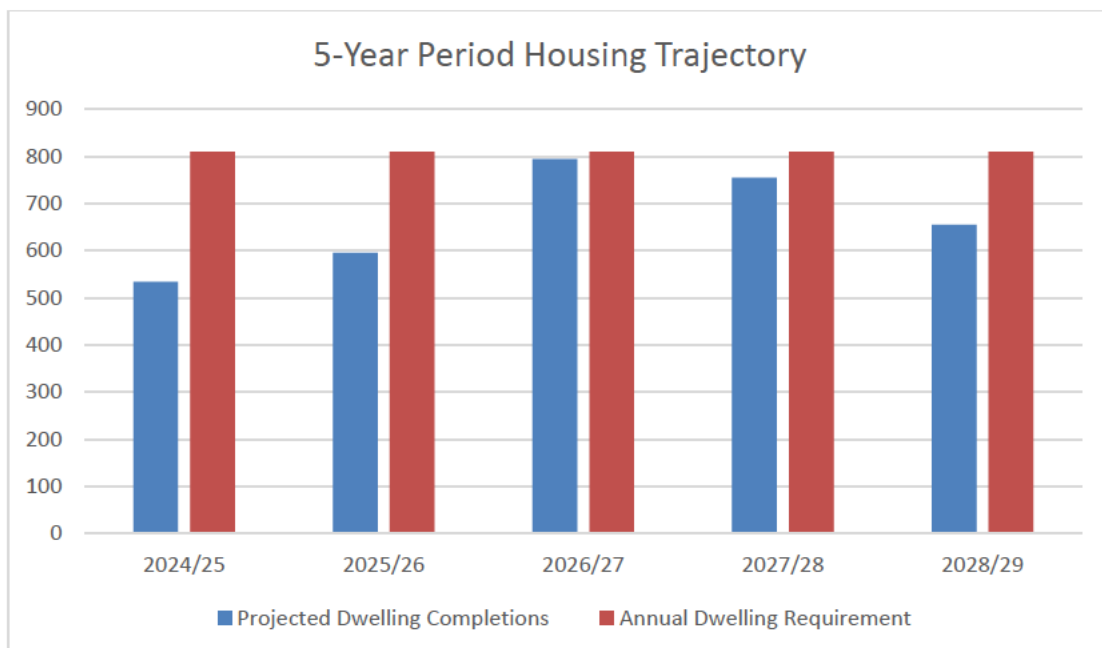


Figure 1 Chart Showing Estimated Dwelling Completions over the 5-Year Period

23. Site specific delivery projections, shown in Appendix 1, 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 Land Supply

24. Table 3 shows the calculation of the housing land supply in Uttlesford. This is based on the housing target of 675 dwellings per annum as calculated by the Standard Method. A 20% buffer is required to be applied to this figure, as explained in Paragraph 13 above.

Table 3: Calculation of Housing Land Supply		
Annual Target	N/A	675
20% of Target	675 x 20%	135
Annual Target incl. Buffer	675 + 135	810
Overall 4-Year Target	810 x 4	3,240
Overall 5-Year Target	810 x 5	4,050
Supply	534 + 596 + 795 + 755 + 655	3,335
<b>Supply in years:</b>	<b>(3,335 / 810)</b>	<b>4.12 years</b>

25. The demonstration of a housing land supply of **4.12 years** is sufficient to meet Uttlesford's current minimum requirement of 4-years as set out by Paragraph

226 of the NPPF. However, taking account of the Government's proposed changes to the NPPF, it may be the case in the future that this paragraph is removed or substantively changed. Should this occur, the Council's housing land supply would fall short of meeting the 5-year requirement as shown in Table 4.

<b>Table 4: Variation from 4 and 5-Year Requirements</b>		
Variation from 4-Year Requirement	3,335 – 3,240	95
Variation from 5-Year Requirement	3,335 – 4,050	-715

## **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	2024/25	2025/26	2026/27	2027/28	2028/29	Dwellings Delivered During 5-Year Period	Site Capacity Post 5-Year 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	165	165	165			495	N/A	
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	0	49	49	56	Category A - Detailed consent granted and spine road in situ, however, construction works not substantially commenced. Typical lead-in times and build out rates would suggest that complete delivery would fall within the 5-year period, however, given the extent of time that has elapsed since a technical start was made, only a partial contribution from this site has been applied.
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	0	49	49	51	Category A - Detailed consent granted and spine road in situ, however, construction works not substantially commenced. Typical lead-in times and build out rates would suggest that complete delivery would fall within the 5-year period, however, given the extent of time that has elapsed since a technical start was made, only a partial contribution from this site has been applied.
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	32	49	49	49	49	228	49	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 UTT/22/2052/FUL	Sector 4 , Parsonage Park, Gt Dunmow, Parsonage Downs, Gt Dunmow	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	118	-1	117	28	10	20	20	20	20	90	0	Category A - Detailed consent granted and dwellings already completed on-site. Site is deliverable during the 5-year period. However, due recent delay in delivery a more cautious build out rate has been applied.  UTT/22/2052/FUL - Supersedes 35 dwellings of permission UTT/13/1663/DFO and replaces with 28 dwellings (a 7 dwelling loss)
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	5				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 DunmowWoodside WayDunmow	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, above ground 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	4	5			9	0	Category A - Detailed consent granted and technical start made, however, above ground works not substantially commenced. Site is deliverable during the 5-year period
UTT/18/2055/FUL	Cutlers Green Farm 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	6				6	0	Category A - Detailed consent granted and construction works commenced for two plots on-site. Site is deliverable during the 5-year period.  1 Plot built, accounted for under a minor app ref which superseded 1 plot of this application.
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	0	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	-6	20	20	20	20	74	22	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	3	4				7	0	Category A - Detailed consent granted and construction works nearing completion. Site is deliverable during the 5-year period.
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	127	12	11				23	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/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	3	3		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	1	4	4				8	0	Category A - Detailed consent granted and construction works commenced and 1 plot complete. 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	4	3			7	0	Category A - Detailed consent granted, all plots under construction. 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	10	10	10		30	0	Category A - Detailed consent granted, however, no works commenced on-site. 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	127	49	49	49	49	27	223	0	Category A - Detailed consent granted and dwellings already completed on-site. 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	0	326	143	49	49	49	36		183	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	4	3			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	297	49	49	49	20		167	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/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	4	4			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	7	14	14			35	0	Category A - Detailed consent granted, 7 plots under construction. 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	7	7				14	0	Category A - Detailed consent granted, plots nearing completion. 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).	24/09/2021	9	1	8	-1	0	4	5			9	0	Category A - Detailed consent granted and construction works commenced. Site is deliverable during the 5-year period.
UTT/21/2465/DFO UTT/23/1046/FUL	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	16	28	28				56	0	Category A - Detailed consent granted and bungalows completed. Apartment block nearing completion.  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/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	10	49	49	108	331	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, which are not included within 5YLS. Delivery as proposed within the following years is in accordance with typical lead-in times and build out rates.
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	7				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	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	2	3					3	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	1	3			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	4	5			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	0	110	33	49	28				77	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	37	20	20	12			52	0	Category A - Detailed consent granted and plots completed. 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	6	3						3	0	Supersedes UT17/20/3219/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	5	6					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	3	4				7	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/19/0462/FUL	Land West Of Hall Road Eisenham 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	49	49	32		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	8	8	8			24	0	Category A - Detailed consent granted and plots under construction. 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	5	5			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	28	3						3	0	Category A - Detailed consent granted and plots completed. 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	18	10	10					20	0	Category A - Detailed consent granted and plots completed. Site is deliverable during the 5-year period in accordance with typical lead in times and build out rates.
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	3	4		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	0	2	2			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	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 Cophall 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	5	3						3	0	Category A - Detailed consent granted and plots completed. Site is deliverable during the 5-year period.
UTT/22/1939/DFO	Land North Of Ashdon Road Ashdon Road Saffron Walden	Details 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	5	15	15	15	5			50	0	Category A - Detailed consent granted and plots completed. 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	10	11	11	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	5					5	0	Category A - Detailed consent granted and construction ongoing for all plots. 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	7	15	15	10	47	0	Category A - Detailed consent granted and plots under construction. 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	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	-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	5					5	0	Category A - Detailed consent granted and works ongoing for all plots. 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/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	4	5		9	0	Category A - Detailed consent granted and construction works commenced. 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.
UTT/21/2461/DFO	Land To The West Of Isabel Drive And Off Stansted Road Elsenham	Reserved Matters (Appearance, Landscaping, Layout and Scale) for 99 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 17 (sound insulation measures) and 19 (Surface water drainage scheme) of planning permission ref: UTT/19/2470/OP	12/04/2023	99	0	99	40	20	20	19			59	0	Follows Outline permission UTT/19/2470/OP Category A - Detailed consent granted and plots completed. Site is deliverable during the 5-year period.
UTT/23/0489/PAQ3	Barns At Little Smiths Green Farm Bumpstead Road Hempstead	Prior Notification of change of use of 2 no. agricultural buildings to 5 no. dwellings.	17/04/2023	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/22/3178/DFO	Land East And North Of Clifford Smith Drive Watch House Green Felsted	Details following outline application UTT/19/2118/OP for the erection of up to 41 no. dwellings - details of appearance, landscaping, layout and scale. Application to discharge conditions 7 and 8 (Surface Water Drainage), 11 (access arrangements), 12 (pedestrian link), and 22 (Energy Statement)	27/04/2023	41	0	41	0	0	0	15	15	11	41	0	Follows Outline permission UTT/19/2118/OP Category A - Detailed consent granted and groundworks commenced on-site. Site is deliverable during the 5-year period.

UTT/22/2936/FUL	Land South Of Bardfield Road/East Of Claypits Villas Bardfield Road Thaxted	8 no. dwellings with associated infrastructure (amendments to previously approved application UTT/19/3166/FUL - approved at appeal ref: APP/C1570/W/20/3265617).	05/05/2023	8	0	8	0	0	0	4	4		8	0	Supersedes UTT/19/3166/FUL Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/23/0271/FUL	Land South Of Grange Place High Lane Stansted	Erection of a detached building to accommodate 9 no. flats and associated works including new access, parking and hard and soft landscaping.	23/06/2023	9	0	9	0	0	0	4	5		9	0	Category A - Detailed consent granted and works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2519/DFO	Land To The North Of Stewarts Way Manuden	Approval of reserved matters following UTT/19/0022/OP including appearance, landscaping, layout and scale for 22 dwellings, including 40% housing. Children's nursery/pre-school (Class D1) with associated parking. Creation of vehicular and pedestrian access from The Street. Provision of public open spaces, play area, landscaping and Resource Centre. Provision of associated infrastructure.	06/07/2023	22	0	22	0	0	0	11	11		22	0	Follows Outline approval UTT/19/0022/OP Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/23/1471/DFO	Sparlings Farm Chelmsford Road Barnston Essex CM6 1LP	Details following outline application UTT/21/2245/OP (all matters reserved except for access and layout for 5 dwellings), details of appearance, landscaping and scale, to include the Landscape and Ecological Management plan (UTT/23/1484/DOC).	07/08/2023	5	0	5	0	0	0	5			5	0	Supersedes UTT/19/2358/FUL.and follows outline permission UTT/21/2245/OP Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/22/2208/FUL	Parkside Abbey Lane Saffron Walden Essex CB10 1AQ	Proposed redevelopment of Parkside Retirement Housing, including the demolition of existing building and erection of new building to provide 24 no. apartments with associated parking, bin storage and communal gardens including alterations to existing site access.	10/08/2023	24	18	6	0	0	-18	0	24		6	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/23/1045/DFO	Land East Of London Road Great Chesterford Essex	Details following outline application UTT/20/2724/OP for 111 no. dwellings - details of appearance, landscaping, layout and scale.	15/09/2023	111	0	111	0	0	0	13	49	49	111	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/23/0177/FUL	Land Rear Of Canada Cottages Stortford Road Dunmow CM6 1DA	Erection of 5 dwellings.	18/10/2023	5	0	5	4	1					1	0	Category A - Detailed consent granted, and plots completed. Site is deliverable during the 5-year period.
UTT/23/0068/FUL	Grove Court Nursery Rise Great Dunmow Essex CM6 1XW	Proposed alterations and refurbishment of existing supported living housing block to reduce the number of units from 31 to 25 replacing bedsits with 1 and 2 bedroom flats. Formation of new access ramp to main entrance and refurbishment of main entrances. Formation of new secondary access to courtyard garden and renewal of landscaped gardens.	31/10/2023	25	31	-6	0	0	-31	25			-6	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/21/3565/DFO	Land North Of Shire Hill Farm Shire Hill Saffron Walden Essex	Approval of reserved matters subject to permission UTT/17/2832/OP for up to 100 dwellings, for the following: - Layout - Strategic highway masterplan for the spine road- Scale- Public open space- Landscaping - Appearance Permission UTT/17/2832/OP	20/10/2023	100	0	100	0	0	0	2	49	49	100	0	Follows Outline permission UTT/17/2832/OP Adjacent to UTT/16/1856/DFO Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/23/2534/PAQ3	Agricultural Buildings South Of Quoins Onslow Green Barnston Essex	Prior Notification of change of use of agricultural building to 5 no. dwellings	29/11/2023	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/23/2617/FUL	Bonningtons Yard Station Road Takeley Essex CM22 6SQ	Demolition of existing buildings and erection of 7 no. dwellings and associated work	15/12/2023	7	0	7	0	0	0	3	4		7	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
UTT/23/1182/OP	Land At Holmwood Whiteditch Lane Newport Saffron Walden Essex CB11 3UD	Outline application with all matters reserved except access for the erection of 5 no. dwellings	29/12/2023	5	0	5	0	0	0	0	5		5	0	Supersedes applications UTT/15/0879/OP and UTT/19/1064/DFO which had lapsed. Category A - UTT/24/1122/DFO awaiting determination but proposal comprises 'minor' development, therefore deliverable within the 5-year period
UTT/23/3211/PAQ3	Agricultural Buildings At Wheats Farm Stagden Cross Road High Easter Essex	Prior Notification of change of use of agricultural buildings to 5 no. dwellings	19/02/2024	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/23/2735/FUL	Land At Old Mead Road Henham Hertfordshire	Proposed residential development containing 7 no. dwellings along with access, carparking, landscaping and associated infrastructure.	20/02/2024	7	0	7	0	0	0	3	4		7	0	Supersedes UTT/19/2692/OP and UTT/21/1666/OP Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period
UTT/23/2228/DFO	Sabre House Dunmow Road Stebbing Essex CM6 3LF	Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/21/0333/OP relating to the erection of 9 no. dwellings	28/02/2024	9	0	9	0	0	0	4	5		9	0	Follows Outline permission UTT/21/0333/OP Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
S62A/2023/0021	Moors Field, Station Road, Little Dunmow, Essex	Description of proposed development: Application for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP	27/03/2024	160	0	160	0	0	0	0	49	49	98	62	Follows Outline permission UTT/21/3596/OP Category A - Detailed consent granted, however, no works commenced on-site. Site is partially deliverable during the 5-year period.

S62A/2023/0027	Warish Hall Farm, Smiths Green Lane, Takeley, Essex CM22 6NZ	Erection of 40no. dwellings, including open space landscaping and associated infrastructure	13/03/2024	40	0	40	0	0	0	10	15	15	40	0	Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period.
<b>TOTAL COMMITTED DEVELOPMENT</b>								551	613	792	625	499	3080		
<b>TOTAL COMMUNAL ESTABLISHMENTS (SEE BREAKDOWN BELOW)</b>								0	0	20	20	46	86		
<b>WINDFALL ALLOWANCE</b>								0	0	0	110	110	220		
<b>LAPSE RATE</b>								-17	-17	-17	0	0	-51		
<b>TOTAL DELIVERY</b>								534	596	795	755	655	3335		
<b>COMMUNAL ESTABLISHMENTS</b>															
UTT/23/0062/DFO	Land East Of Parsonage Road Takeley	Details following outline application UTT/19/0394/OP for a 66 bed care home - details of appearance, landscaping, layout and scale	14/12/2023	37	0	37	0	0	0	0	0	37	37	0	Follows on from Outline application: UTT/19/0394/OP 66 bedspace care home. A ratio of 1.8 bedspaces per dwelling applied. 66/1.8 = 37 additional dwellings. Category A - Detailed consent granted, however, no works commenced on-site. Site is deliverable during the 5-year period
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	20	20	9	49	39	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 and works commenced, but not above ground. Site is deliverable during the 5-year period
<b>TOTAL COMMUNAL ESTABLISHMENTS</b>								0	0	20	20	46	86		