



HOUSING SUPPLY AT APRIL 2007

Table RLA.1.	
Potential dwelling capacity compared with Adopted Uttlesford Local Plan 2005(net terms)	
Dwelling completions 2000 – 2007	2255
Dwelling losses to non residential uses 2005 – 2007	-1
Estimated dwellings from small sites 2007 – 2011 (@ 75 units per year)	300
Potential dwelling losses to non-residential as a result of non res permissions	-2
Dwellings with permission on large sites @ 1 April 2007	2966
Dwellings without permission on large sites @ 1 April 2007	212
Total	5730
Adopted Local Plan requirement 2000 – 2011	5052
Difference	678

Table RLA 1A	
Housing Land Requirement compared with RSS	
Regional Spatial Strategy for 2001 – 2021	8000
Roll forward to ensure Core Strategy covers 15 years from adoption 2009 – 2024 3 years @ 430/year	1290
	9290
Components of Supply	
1. Completions April 2001 to March 2007	2031
2. Unimplemented Planning permissions on urban/settlement expansion sites at March 2007	2687
3. Urban Capacity of Great Dunmow	169
4. Urban Capacity of Saffron Walden	411
5. Urban Capacity of Stansted Mountfitchet	48
6. Rural Capacity of villages	120
	5466
Outstanding requirement to be identified in Core Strategy	3824
Plus 10% to allow for sites that may not come forward	382
	4206
Total Provision	9672

Appendix to table RLA 1

Identified sites	Estimated Capacity	Ref No.	Under Construction (u/c)
GREAT DUNMOW			
Dunmow infants school	30		
37-75 High St	71	1185/02	u/c
Off Springfields	20	0900/04	
83 High Street	14	0360/05	u/c
Godfrey way	7	1738/04	u/c
Counting House Lane	10	0056/06	u/c
Saracens Head	9	0317/05	u/c
Chequers Inn	8	1220/02	
	169		
SAFFRON WALDEN			
Kiln Court	60	1382/01	u/c
Jossaumes	25		
Bell college	32	2128/04	u/c
Three Valleys Water	7	0813/05	
Paxtons Depot	15		
Lt Walden Road	15		
8 Station Street	12	0461/02	
Bell College School Buildings	65	1.3ha at 50d/ha	
Butler Hall Bell College	30	1ha at 50d/ha	
	261		
STANSTED MOUNTFITCHET			
Stoner House	6	0669/06	
8 Water Lane	8	0788/06	
10-20 Silver St	34	1100/04	u/c
	48		
VILLAGES			
Thaxted Bellrope Meadow	30	0977/06	u/c
Thaxted Vicarage Mead	20	1872/04	u/c
Felsted Ingrams	24	1569/03	u/c
Bichanger 300 Birchanger Lane	6	0446/06	
Stebbing Old Chapel	9	0711/06	
Lt Canfield Dunmow Road	11	1608/05	
Gt Easton Brocks Mead	20	0727/78	u/c
	120		

Table RLA.2A Total Dwelling completions (includes rural exception sites)		
	Gross	Net
00/01	265	224
01/02	209	182
02/03	411	396
03/04	263	241
04/05	380	344
05/06	576	542
06/07	363	326
Total	2467	2255

NB: The above figures will differ from previous Housing Supply Monitoring Reports as, following advice from Go-East, completed Rural Housing Exception sites can be incorporated into the completion figures and used to assess progress towards meeting Structure Plan/RSS housing provision.

Table RLA.2B. Total Dwelling completions on Small sites (11 dwellings or less; excludes rural exception sites)	
	Net
01/02	73
02/03	101
03/04	71
04/05	89
05/06	84
06/07	88
Average	84 per year

Table RLA.3. Dwellings with Planning Permission on Large Sites (12+ units) @ 31 March 2007

UTT Reference	Site Address	Site Capacity	Built 2006-07	Total Units completed	Total Units Outstanding ☒ = under construction
Felsted					
1569/03	Ingrams Close Felsted	24	0	0	24 ☒
Woodlands Park, Great Dunmow					
UTT/0458/93	Sector 1	93	0	93	0
UTT/1006/04	Emblems	105	0	0	105
0510/92	Sector 2	0	0	0	0
1047/93	Woodlands Park	24	0	24	0
0753/96		1	0	1	0
0720/94	Partial s/s of 510/02	220	0	161	0
0817/98		70	0	70	0
1328/01		126	15	27	99 ☒
1809/02		130	15	35	95 ☒
0147/03		156	0	156	0
	Sector 2 Hsn Assoc				
0409/04	Pt of Sector 2 phase 1 (pt s/s 720/04)	36	0	36	0
0395/05		51	0	0	51
0496/05		253	0	0	253 ☒
0386/05	Sector 3	100	0	0	100
0392/05		300	0	0	300
Great Dunmow					
1185/02	R/o 37-75 High St Gt Dunmow	71	0	0	71 ☒
1738/04	Godfrey Way Berbice Lane Gt Dunmow	14	7	7	7 ☒
0360/05	83 High Street Great Dunmow	14	0	0	14 ☒
0900/04	South of Springfields Great Dunmow	20	0	0	20
Great Easton					
0727/78	Brocks Mead Great Easton	41	0	21	20 ☒

UTT Reference		Site Address	Site Capacity	Built 2006-07	Total Units completed	Total Units Outstanding ☒ = under construction
Oakwood Park Little Dunmow						
0302/96/OP 0023/03/OP 0537/05/OP			838			135
0302/96/OP			650	-	-	-
1135/99/DFO	Part s/s of 302/96		80	0	80	0
0632/00/DFO			47	0	47	0
1073/01/DFO			133	0	133	0
0770/01/DFO			38	0	38	0
1821/02/DFO		Phase 3	120	36	113	7 ☒
1829/03/DFO		Phase 4	120	43	120	0
0023/03/OP	56 (s/s 302/96) & 160 increase		216	-	-	-
0090/05/DFO	Part s/s 23/03	Phase 5 & 5A	97	34	34	10 ☒
0537/05/OP	70 (s/s 23/03) & 28 increase	Phase 6	98	-	-	-
1225/06/DFO	Part s/s 23/03	Area 5B	68	0	0	68
1539/06/DFO	Part s/s of 90/05 ??	Area 5D	53	0	0	53

UTT Reference		Site Address	Site Capacity	Built 2006-07	Total Units completed	Total Units Outstanding ☑ = under construction
Quendon/Rickling Green						
1929/04		Red star garage Quendon	14	14	14	0
Saffron Walden						
0461/02		8 Station St S/ Walden	12	0	0	12
2128/04		Land East of Bell College, S/ Walden	55	23	23	32 ☑
1382/01		Kilncourt Thaxted Road Saffron Walden	60	0	0	60 ☑
Stansted Mountfitchet						
1100/04		10-20 & land to rear Silver St. Stansted	40	6	6	34 ☑
Rochford Nurseries, Birchanger and Stansted Mountfitchet						
0204/05		Land at Rochford Nurseries, Stansted	315	0	0	280
1685/06	Part s/s of 204/05	Area P3 Rochford Nurseries	35	0	0	35
1123/01		Land at Rochford Nurseries, Stansted	285	0	0	208
0557/06	Part s/s of 1123/01		77	0	0	77
Takeley						
1512/03		South of A120 & west of Hawthorn Close, Takeley	72	22	72	0
0630/03			28	0	28	0

UTT Reference		Site Address	Site Capacity	Built 2006-07	Total Units completed	Total Units Outstanding ☒ = under construction
Priors Green, Takeley						
UTT/0816/00		Land north of Dunmow Rd Takeley	650	0	0	361
UTT/1197/06		Phase 3B	38	0	0	38
UTT/1066/05		Phase 3A	54	0	0	54
UTT/1067/05		Phase 2	90	4	4	86 ☒
0664/06	Affordable	Phase 4A	25	0	0	25
0665/06	Affordable	Phase 4B	25	0	0	25
1814/06		Phases 7&8 (lots1)	57	0	0	57
Other sites within Priors Green Policy Area						
1809/06		Land at the Laurels	44	0	0	44
1042/02		Takeley Nurseries	35	0	0	35
2070/06		1 Hamilton Road	2	0	0	2 ☒
Thaxted						
1872/04		Vicarage Mead, Vicarage Lane, Thaxted	20	0	0	20 ☒
0977/06		Bellrope Meadow	30	0	0	30 ☒

Table RLA.4. Dwellings without planning permission on large sites @ 31 March 2007		
Site Address	Site Capacity	Contact
Jossaume's Thaxted Road Saffron Walden	25	Jossaumes Thaxted Road Saffron Walden
Paxtons Depot Thaxted Rd Saffron Walden	13	Paxtons Thaxted Rd Saffron Walden
Land South of Ashdon Road	75	c/o Andrew Martin Associates Croxtan's Mill, Lt Waltham, Chelmsford
Land west of Lt Walden Road	15 (affordable)	c/o Andrew Martin Associates Croxtan's Mill, Lt Waltham, Chelmsford
Priors Green, East of Takeley	84	Various landowners

Table RLA.5. Rural Exception Sites – Affordable housing through Registered Social Landlord				
UTT Reference	Site Address	Site Capacity	Total Units completed	Total Units Outstanding
2048/03	Off Churchfields Guildhall Way Ashdon	19	19	0
1259/06	Newbiggen St Thaxted	12	0	12
0809/06	Adj telephone Exchange Newport	19	0	19

Adopted Local Plan Policy H1 – Housing Development

The local plan proposes the development of 5052 dwellings for the period 2000 to 2011.

GREAT DUNMOW	Minimum Capacity	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total 2000-2007	WPP	WOPP
GD2 – Land to the rear of 37 to 75 High Street	50									71	
GD4 – Off Godfrey Way	11							7		7	
GD4 – Off Riverside	18	13									5
GD4 – Flitch Lane	44	44									
GD4 – ECC depot	17						33				
GD4 – S of Springfields	23									20	3
windfall sites	65	1	2	8	42	34	7	16		83*	15
Other res losses		-1						-1			
TOTAL	228	57	2	8	42	34	40	22	205	181	23

* Includes 14 units at 83 High Street

SAFFRON WALDEN	Minimum Capacity	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total 2000-2007	WPP	WOPP
SW2 Raynhams	12	12									
SW2 Braybrook Gds	34	34									
SW2 East of Thaxted Rd	72						72				
SW2 Jossaumes Depot	25										25
SW2 Paxtons Depot	13										13
SW2 West Road	17						31				
SW2 Printpack	80			67	13						
SW2 Bell College	23							23		32	
SW6 Thaxted Road										60	
SW7 Little Walden Rd	15										15
windfall sites	108	12	13	22	1	2	13	14		78**	8
Other res losses		-12			-2						

TOTAL	399	46	13	89	12	2	116	37	315	170	61
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** Includes 12 units at 8 Station Road

STANSTED	Minimum Capacity	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total 2000-2007	WPP	WOPP
SM2 Old Bell Close	15			15							
SM2 10-20 Silver Street	13							6		34	
SM2 Site of Former St Theresa's Church	17			17							
windfall sites	76	5	16	8	6	17	1	6		37	4
Other res losses		-1	-1							-1	
TOTAL	121	4	15	40	6	17	1	12	95	70	4

Urban/Settlement Expansions	Capacity	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total to 2007	WPP	WOPP
Oakwood Park Local Policy 1 Lt Dunmow	810 increased to 838	30	54	105	82	73	108	113	565	273	
SM4/BIR1 Rochford Nurseries	720								0	600	
Takeley Local Policy 2 St Valerie	24			24					24		
Takeley Local Policy 1 Hawthorn Close	100					28	50	22	100		
Takeley/Lt Canfield Local Policy 3 Priors Green	815							4	4	727	84
GD5 Woodlands Park	1253	30	24	33	24	119	143	30	403	1003	
SW3 Ashdon Rd Saffron Walden	75								0		75
TOTAL		60	78	162	106	220	301	169	1096	2603	159

Reuse of existing buildings and PDL outside urban areas	Capacity	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total 2000-2007	WPP	WOPP
	450	53	43	94	63	62	62	67	441	365	31
Other residential losses							-1				
TOTAL		53	43	94	63	62	61	67	441	362	31

Other Contributions to Supply	Capacity	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2004-2006	2006-2007	Total 2000-2007	WPP	WOPP
Bellrope Meadow	18								0	30	
Brocks mead Gt Easton	20								0	20	
Hassobury Farnham	7	4	3						7		
TOTAL		4	3	0	0	0	0	0	7	50	

Rural Exception Sites- completions		2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total 2000-07		
TOTAL		0	28	3	12	9	22	19	93		

District	Housing Requirement	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	Total 2000-07	WPP	WOPP
TOTAL	5052	224	182	396	241	344	542	326	2255	3436	278

WPP With Planning Permission
WOPP Without Planning Permission