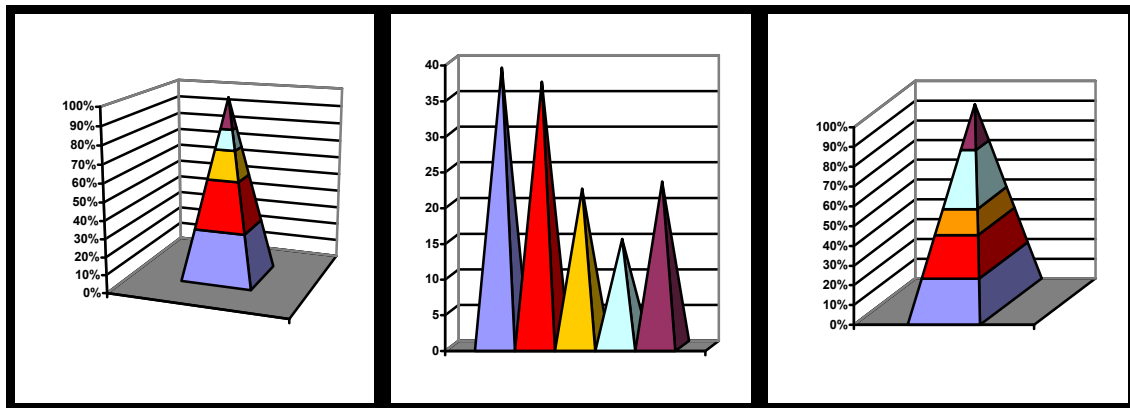




# UTTLESFORD DISTRICT COUNCIL

## LOCAL DEVELOPMENT FRAMEWORK



## MONITORING REPORT 2012

FEBRUARY 2013

## Contents

Executive Summary

Introduction

Part One: Key Characteristics

Part Two: The Local Development Scheme

Part Three: Policy Performance and Effects

i) Core Output Indicators

§ Business Development

§ Housing Delivery

- Housing Completions
- Housing Trajectory
- Previously Developed Land
- Housing Density
- Gypsy and Traveller Sites
- Affordable Housing
- Housing Quality
- 5-year Supply of Ready to Develop Housing Sites

§ Transport

- Car Parking Standards
- Accessibility

§ Environment

- Flood Defence and Water Quality
- Designated Sites
- Renewable Energy

ii) Local Plan Indicators

§ Performance indicators and targets from the Uttlesford Local Plan  
Adopted January 2005

Part Four: Neighbourhood Development Orders and Plans

Part Five: Community Infrastructure Levy

Part Six: Duty to Cooperate

### Appendices

APPENDIX 1	Table of Employment Completions
APPENDIX 2	Outstanding Planning Permission for Employment Uses
APPENDIX 3	Housing Trajectory Data
APPENDIX 4	Amount of completed non-residential development complying with car parking standards
APPENDIX 5	Retail floorspace in the four main centres

## Tables and Diagrams

Table 1a	Progress on key stages in the LDS
Table 1b	Progress on key stages in the current LDS
Table 2	Total amount of completed floorspace by type (BD1) Total amount of completed floorspace on PDL by type (BD2)
Table 3	Employment land available by type (BD3)
Table 4	Total amount of completed floorspace for town centre use
Table 5	Plan Period and Housing Targets
Table 6	Net Additional Dwellings in Previous Years
Table 7	Net Additional Dwellings for Reporting Year
Table 8	Net Additional Dwellings
Table 9	Percentage of dwellings completed on PDL
Table 10	Net Additional pitches (Gypsy & Traveller)
Table 10a	Count of Gypsy and Traveller Sites in Uttlesford
Table 11a	Affordable Housing Provision
Table 11b	Types of Affordable Homes Provided
Table 12 a-d	5-year housing supply
Table 13	Amount of completed non-residential development complying with car parking standards.
Table 14	Amount of new residential development within 30 minutes public transport time of local facilities
Table 15	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
Table 16	National indicator 197 - Proportion of Local Wildlife Sites (LoWS) where positive conservation management has been or is being implemented
Table 17	Change in areas of biodiversity importance- areas designated for their environmental value.
Table 18	Renewable energy generation
Diagram 1 -	Housing completions and trajectory
Diagram 2 -	Density of development

## **Executive Summary**

### **Introduction**

Local Planning Authorities must produce Monitoring Reports to show if the Local Plan is achieving its aims.

Unless otherwise specified this report covers the period from April 2011 to March 2012.

The content of this report is in line with Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **Part One: Key Characteristics**

Uttlesford is a relatively affluent area with strong positive attributes. The main challenge is to maintain these while at the same time meeting the needs of the community.

### **Part Two: The Local Development Scheme**

Work on the new Local Plan is progressing. Consultation on preferred options for a Core Strategy went out between December 2007 and January 2008, further consultation on the Preferred Options was held between February and April 2010. The Council then decided to prepare a Local Plan incorporating Strategic, Development Management and Site Allocation policies. Consultation on the Role of Settlements, Site Allocations and Development Management Policies took place in January 2012. Consultation on Proposals for a Draft Local Plan took place in June 2012. Pre-Submission consultation and submission are planned for 2013.

The Council is preparing a Gypsy and Traveller Site Allocation Development Plan Document. A Call for Sites was conducted in October 2012.

### **Part Three: Policy Performance and Effects**

These are being measured against a set of indicators which allow the Council to identify any trends and to assess if its planning policies are working or not. The assessment includes a housing trajectory to assess future housing provision. This shows expected completion rates over the next 15 years. A statement of the District's 5-year land supply is also included.

### **Part Four: Neighbourhood Development Orders and Plans**

The District Council have designated the Civil Parishes of Great Dunmow and Saffron Walden as Neighbourhood Plan Areas.

**Part Five: Community Infrastructure Levy (CIL)**

The Council has not set a CIL and no monies have been raised or spent under CIL. At the meeting of the LDF Member Working Group on 8 February 2013, members considered a report on CIL which concluded that there was not a compelling case for adopting CIL in Uttlesford. It was agreed that no further work on CIL be carried out but this decision would be kept under review.

**Part Six: Duty to Cooperate**

The Council meets regularly with a range of bodies to identify and keep under review cross boundary issues. Where issues are identified the Councils have worked together to ensure development can be delivered.

## Introduction

1. The Planning and Compulsory Purchase Act came into force in September 2004 and introduced a new planning system. One of the requirements of the new system is that authorities should prepare monitoring reports. The detailed requirements of the monitoring reports are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. The 2012 Local Planning Regulations requires Authorities to prepare reports monitoring the following issues:-
  - the progress of the of the Local Plan, any Development Plan Documents and Supplementary Planning Documents against the timetable set out in the Local Development Scheme (LDS);
  - the extent to which policies are being achieved. This AMR will monitor policies in the Uttlesford Local Plan adopted in January 2005;
  - details of any neighbourhood development order or a neighbourhood development plan;
  - details of money received and expended through the Community Infrastructure Levy; and
  - details of how the Council has cooperated with other local planning authorities, county council or other appropriate bodies.
3. This report unless otherwise specified covers the period from 1 April 2011 to 31 March 2012.
4. If you have any questions about the report please contact Planning Policy on 01799 510461 or 510454 or email [planningpolicy@uttlesford.gov.uk](mailto:planningpolicy@uttlesford.gov.uk). If you would like a copy of this report in large print, Braille or any other format please contact the Customer Service Centre on 01799 510510.
5. Uttlesford is a relatively affluent area that has strong positive attributes including;
  - a mainly rural environment, with productive farmland and historic small towns and villages,
  - high levels of economic activity and very low unemployment,
  - good access to London and Cambridge which provide job opportunities, cultural and sporting attractions and shopping,
  - a growing network of domestic and international air services through Stansted Airport which is a major employment site,
  - excellent schools,
  - good access to healthcare,
  - low crime rate.

6. For reasons partly related to these attributes, house prices, car ownership, road traffic casualty rates and road traffic growth forecasts are relatively high. Use of resources including energy and water is also high. For further information on the baseline situation in Uttlesford and its performance compared to other Essex Districts see the Uttlesford Baseline Profile prepared by Essex County Council each year and available on the Uttlesford District Council website.
7. The major challenge is to maintain the features above, which contribute to people's quality of life while addressing the following needs within the District:
  - To provide affordable housing
  - To help local companies to grow, creating more jobs locally
  - To reduce and control noise and air pollution
  - To provide new development which is of good quality, well designed, and accessible to all sections of the community
  - To make sure that people in the countryside have access to local facilities like schools, shops and leisure
  - To deal with the threats posed by climate change
  - To reduce waste and increase recycling

**PART ONE: KEY CHARACTERISTICS**

**Uttlesford-Key Statistics**

<b>Population</b>	<b>Households</b>
Total Population = 79,400 (Census 2011) Population change from 2001 (68,946) - 2011 = +15.2% Population density per hectare = 1.24	Average household size is 2.41 (UDC estimate) Single person households make up 25% of households in the District

<b>Housing</b>	<b>Car Ownership and Commuting</b>
The average house price in March 2010 was £356,677 March 2008 3.1% of dwellings are vacant (UDC second homes survey) 14.9% of households live in Council or Housing Association housing (April 2010) 43% of housing is detached 31% of housing is semi-detached 16% of housing is terraced	12% of households have no car/van 37% of households have 1 car/van 51% of households have 2 or more cars/vans 66% of residents commute to work by car 9% of residents commute by public transport 45% of people working in the District live outside the area

<b>Resources</b>
Domestic gas consumed per person in 2011 = 4,670 kWh Domestic electricity consumed per person in 2011 = 5,198 kWh Daily domestic water use per person in 07/08 = 167.5 litres Volume of household waste collected by household in 09/10 = 0.9 tonnes % total tonnage of household waste which has been recycled in 09/10 = 54% (34% recycled/reused and 20% composted)

<b>Socio- cultural Issues</b>
30% population aged 16-74 are educated to NVQ 4 level or higher In June 2010 the unemployment rate was 4.4% According to the 2010 English Indices of Multiple Deprivation Uttlesford is one of the least deprived districts ranked 311 out of 326 Local Authorities

<b>Ethnic Group</b>	
White: 92.3%	Black or Black British: 0.5%
White Other : 3.4 %	Chinese or Other: 1.1%
White Irish : 0.8 %	Gypsy and Traveller : 0.8 %
Mixed: 1.3%	Other ethnic including Arab : 0.3 %
Asian or Asian British: 1.2%	(Census 2011)

(unless stated all figures are 2001)



## PART TWO: THE LOCAL DEVELOPMENT SCHEME

### LDS Implementation

8. The Local Development Scheme is the project plan for producing the documents which will make up the Uttlesford Local Development Framework. It sets out which documents the Council intends to prepare, and when the main consultation stages are likely to be. The first LDS was brought into effect from April 26, 2005. There have been a series of revisions since then to take account of changes in legislation and the methods and timing of consultations.

Table 1a: Progress of key stages in previous LDS		
Key Stage	Date Undertaken	Key Milestone Met
<b>Core Strategy DPD</b>		
Issues and Options Consultation	Workshops held 19, 22 and 26 April 2006 Issues and Options Questionnaire in Uttlesford Life - Closing Date 31 July 2006	Met according to LDS July 2006
Second Issues and Options Consultation Stage	January - February 2007	Met according to LDS December 2006
Public Participation on Preferred Options	November 2007 and January 2008	Not Met - 2 month slippage according to LDS December 2006
Further public participation on Preferred Options	February and April 2010.	Not Met - 5 months slippage according to LDS January 2009
<b>Development Management Policies DPD</b>		
Issues and Options Consultation	January - February 2012	Met according to LDS 11 August 2011
<b>Site Allocations DPD</b>		
Issues and Options Consultation	January - February 2012	Met according to LDS 11 August 2011

9. The latest LDS was approved by Cabinet on 13 September 2012 and formally submitted to the Planning Inspectorate on 20 September 2012.

<b>Table 1b: Progress on key stages in the Current LDS</b>				
<b>Document</b>	<b>Key Stage</b>	<b>Programmed Dates in current LDS</b>	<b>Key Milestone Met</b>	<b>Comment</b>
<b>Local Development Scheme September 2012</b>				
<b>Local Plan</b>	<b>Consultation on proposals for Draft Local Plan</b>	<b>June - July 2012</b>	<b>Yes</b>	
	<b>Publication of the Local Plan and Pre-Submission consultation</b>	<b>January - February 2013</b>	<b>No</b>	
	<b>Submission to the Secretary of State</b>	<b>May 2013</b>		
	<b>Start of hearing sessions for public examination of Local Plan</b>	<b>February 2014</b>		
<b>Gypsy and Traveller DPD</b>	<b>Call for Sites</b>	<b>October 2012</b>	<b>Yes</b>	
	<b>Consultation on draft Local Plan</b>	<b>October - November 2013</b>		
	<b>Publication and Pre-Submission Consultation</b>	<b>February - March 2014</b>		
	<b>Submission</b>	<b>June 2014</b>		
	<b>Start of hearing sessions for public examination</b>	<b>September 2014</b>		
	<b>Adoption</b>	<b>January 2015</b>		

### **PART THREE: POLICY PERFORMANCE AND EFFECTS**

10. The Government has published a list of the Core Output Indicators (COIs) which it expects to see covered in the monitoring report. Relevant Local Indicators should also be included as appropriate. This monitoring report will also consider the policy performance and effects of the policies in the Uttlesford Local Plan, adopted in January 2005 and any Supplementary Planning Documents (SPDs). The COIs are considered in Section i) below. Section ii) looks at the Local Indicators from the Adopted Plan. Some of the Local Indicators are covered by the COIs.
11. This report uses the following threshold figures for the development types measured in the indicators below.
  - Offices - 1,000 sq m or more
  - Retail - 250 sq m or more
  - Industry/Warehousing - 100 sq m or more
  - Recreation and Leisure - 1,000 sq m or more

i) Core Output Indicators

**BUSINESS DEVELOPMENT**

BD1- Total amount of additional floorspace by type, BD2 - Total amount of employment floorspace on PDL by type and BD3 - Employment land available by type

**Table 2 -  
Total amount of completed floorspace by type (BD1),  
Total amount of completed employment floorspace on PDL by type (BD2)**

		B1a	B1b	B1c	B2	B8	B1/B2/B8	Total
BD1	Gross	1680	-	-	-	4000	5887	11567
	Net	1680	-	-	-	4000	5887	11567
BD2	Gross	1680	-	-	-	4000	5530	11210
	% gross on PDL	100	-	-	-	100	94	97

Source: Non Residential Land Availability Study 2012 Essex County Council and Uttlesford District Council

12. Appendix 1 gives details of all the employment floorspace completed during the year 2011-12
13. Apart from the change of use of a redundant agricultural building, all of the completed floorspace has been on previously developed land (PDL). The majority of the PDL land is used for business office and warehousing (classes B1a and B8).
14. Of the total gross completed employment floorspace above, only 3% of it comes from change of use of agricultural buildings with the remaining 97% arising from changes of use within the employment classes.

**BD3 - Employment Land Available by Type**

15. In the Uttlesford Local Plan, provision is made for a net increase of about 17.35 hectares of land for business, general industry, storage or distribution (there is no distinction by type of use on a site by site basis). The sites which make up this total are listed below. This figure excludes land within Stansted Airport. The relevant target in the adopted plan is a net employment land increase of 16 hectares by 2011.

**Sites Allocated for Employment Use in the Uttlesford Local Plan 2005**

Site	Area (ha)	Progress
Great Dunmow Business Park	9.60	0.7 ha built (police station) remainder without

		planning Permission
Land adjoining Saffron Business Centre	1.00	Without planning permission
Thaxted Road, Saffron Walden	3.76	0.9 ha built (plot 1; highways depot; civic amenity site)
London Road, Great Chesterford	0.89	Without planning permission
Stansted Distribution Centre Expansion	2.10	2.10 ha completed
	<b>17.35</b>	
<b>Total completed</b>	<b>3.70</b>	
<b>Total outstanding</b>	<b>13.65</b>	

16. In addition 77.94 hectares of existing employment land are allocated in the adopted plan as safeguarded employment land on the following sites:

• Chesterford Research Park	15.59
• Golds Enterprise Zone and Old Mead Road Elsenham	2.20
• Station Road, Great Chesterford	2.46
• Chelmsford Road Industrial Estate, Great Dunmow	4.23
• Flitch Industrial Estate, Great Dunmow	2.10
• Hoblongs Industrial Estate, Great Dunmow	2.60
• Oak Industrial Estate, Great Dunmow	2.10
• Ongar Road Industrial Estate, Great Dunmow	1.52
• Ashdon Road Commercial Centre, Saffron Walden	12.83
• Printpack Factory, Radwinter Road, Saffron Walden	2.00
• Shire Hill Industrial Estate, Saffron Walden	11.25
• SIA Factory, Radwinter Road, Saffron Walden	3.00
• Thaxted Road, Saffron Walden	2.10
• Parsonage Farm, Birchanger	2.09
• Start Hill, Takeley	5.61
• Parsonage Road, Takeley	1.00
• Chemical Works, Thaxted	0.86
• Sampford Road, Thaxted	1.42
• Elsenham industrial Estate	2.99

17. Appendix 2 gives a full list of the outstanding planning permissions for employment land for Classes B1, B2 and B8 at 31 March 2012. Table 3 below only includes the new employment sites from this list. It does not include those sites in Appendix 2 which are within the allocated or safeguarded employment areas listed above or permissions which involve the conversion, extension or redevelopment of an existing employment use.

<b>Table 3: Employment Land Available by Type (BD3)</b>						
<b>B1 (a)</b>	<b>B1 (b)</b>	<b>B1(c)</b>	<b>B2</b>	<b>B8</b>	<b>B1/B2/B8</b>	<b>Total</b>
0.70	-	2.58	-	0.45	2.37	<b>12.44</b>
Source: Non Residential Land Availability Study 2012 - Essex County Council and Uttlesford District Council						

18. Table 4 records the amount of floorspace for town centre uses which has been completed (gross and net) during the year both within the town centres (i) and the district as a whole (ii). For the purposes of this indicator town centre uses are defined as (retail – A1, financial and professional offices – A2, offices – B1a and leisure uses – D2)

19. No new floorspace has been provided within the town centres.

BD4 - Total amount of completed floorspace for town centre uses within (i) Town Centre Areas as defined in Plans and (ii) within the Local Authority Area.

<b>Table 4 - Total amount of completed floorspace for town centre uses</b>						
		A1	A2	B1a	D2	Total
BD4 (i)	Gross	-	-	-	-	-
	Net	-	-	-	-	-
BD4 (ii)	Gross	313	-	1680	-	1680
	Net	313	-	1680	-	1680
Source: Non Residential Land Availability Study 2012 – Essex County Council and Uttlesford District Council						

## HOUSING DELIVERY

### Housing Completions

20. The targets for housing provision in the District are set out in the Uttlesford Local Plan Adopted 2005 and the Regional Spatial Strategy for the East of England. (The East of England Plan was revoked January 2013). The Council is preparing a new Local Plan which will include a housing strategy based on a locally derived housing requirement.

#### H1 - Plan Period and Housing Targets

<b>Table 5: Plan Period and Housing Targets</b>		
<b>Plan Period</b>	<b>Housing Target</b>	<b>Plan</b>
1/4/2000 - 31/3/2011	4620	Adopted Local Plan 2005
1/4/2001 - 31/3/2021	8000	RSS East of England Plan

The Table below shows progress to date against this target.

#### H2(a) - Net additional dwellings in Previous Years

<b>Table 6: Net additional dwelling in previous years</b>		
	East of England Plan 2001-2021	Uttlesford Adopted Local Plan 2000-2011
2000-2001		224
2001-2002	182	182
2002-2003	396	396
2003-2004	241	241
2004-2005	344	344
2005-2006	542	542
2006-2007	326	326
2007-2008	538	538
2008-2009	437	437
2009-2010	522	522
2010-2011	298	298
2011 - 2012	521	521
<b>Total</b>	<b>4347</b>	<b>4571</b>

Source: Annual Land Availability Studies

H2(b) - Net additional dwellings for reporting year 2011/12

Table 7: Net additional dwellings for reporting year 2011/12		
a	New build completions	514
b	Demolitions	15
c	Change of use (net gain)	15
d	Conversions (net gain)	7
<b>Net Additional dwelling 2011/12</b> <b>= a - b + c + d</b>		<b>521</b>

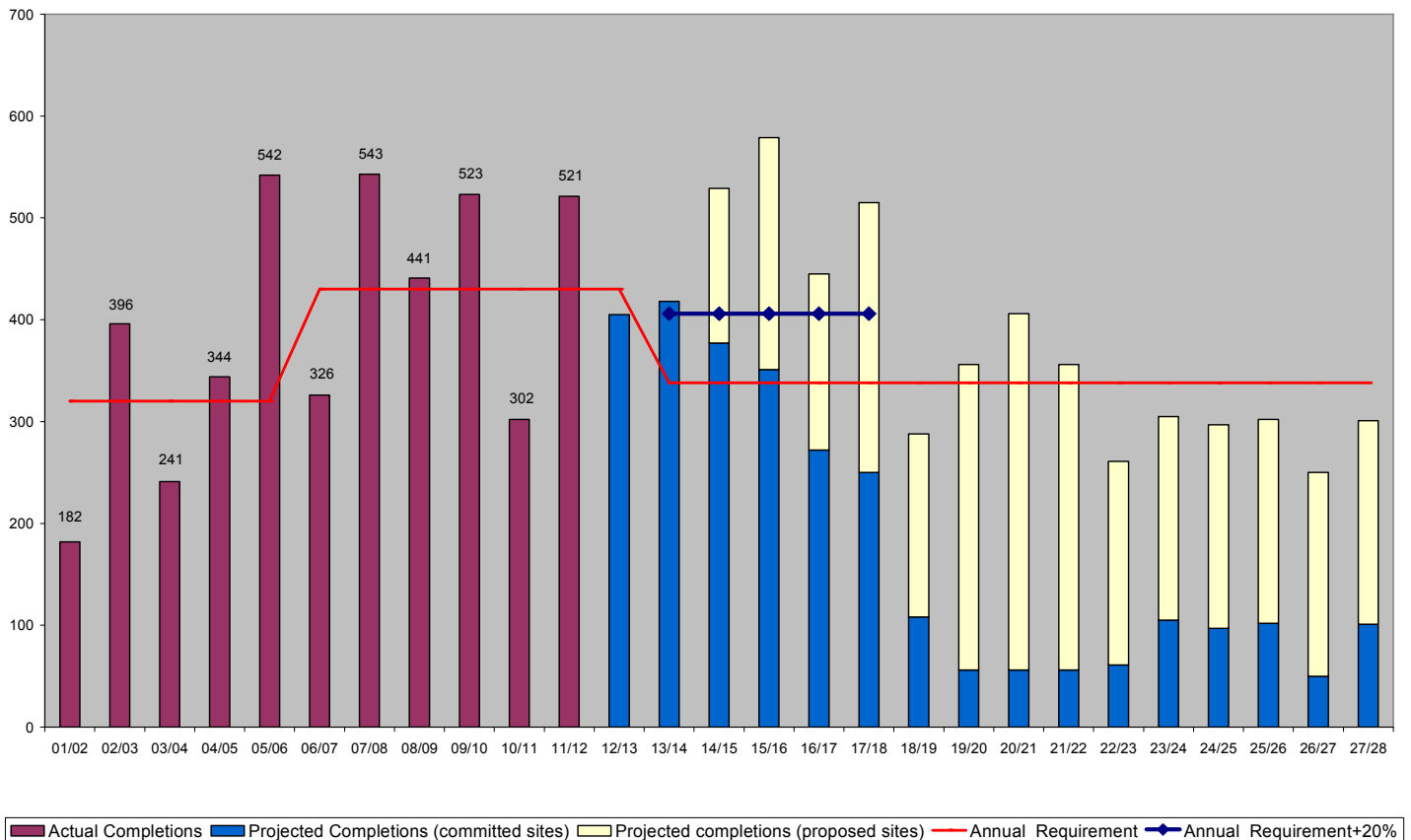
Source: Annual Land Availability Studies

**Housing Trajectory**

H2 (c) - Net additional dwellings - in future years

21. The Housing Trajectory is a way of showing past and future housing performance by identifying the predicted provision of housing over the period of the plan. Table 8 shows the net additional dwellings expected to come forward over a 15 year period. The data is shown in the chart below. Detailed site information is shown in Appendix 3. The trajectory differentiates between the trajectory for committed sites (ie those with planning permission or those without planning permission but considered will be delivered during the plan period) and sites proposed for development in the Proposals for a Draft Local Plan June 2012.

Diagram 1: - HOUSING COMPLETIONS AND TRAJECTORY 2001 TO 2028





22. The trajectory shows how the completion rate in the reporting year of 2011/12 rose considerably compared to the previous year. Over the previous 5 years the completion rate has exceeded the average annual requirement of 430 as required by the Regional Strategy for the East of England Plan every year except for 1 year.
23. It is predicted that the current year (2012/13) will see a slight fall in completions to just below the regional requirement. From 2014 it is predicted that the annual completion rate of committed sites will fall reflecting the fact that the sites identified in the Adopted Local Plan have been completed and new Local Plan has not progressed sufficiently to propose new sites.
24. The Draft Local Plan (June 2012) proposes new sites to provide 3323 dwelling over the period 2013 to 2028. Two of these sites (Elsenham 1 and Clavering 1) have been granted permission and are therefore included as committed sites. The trajectory shows that it is anticipated that the proposed sites will start to be developed in 2014/15. Together the committed and proposed sites exceed the annual requirement of the emerging Local Plan.
25. Since the Housing Trajectory and 5 Year Land Supply Statement was published in September 2012 further proposed sites and windfall sites have been granted planning permission. Furthermore in November 2012 members of the LDF Working Group considered further demographic evidence and raising the locally determined housing requirement to 415 dwellings per annum.

**Table 8 - H2 Net additional dwellings**

(b) - for the reporting year

(c) - In future years (i) area in hectares & (ii) annualised plan target

(d) - Managed delivery target taking into account previous year's performance

Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
	Reporting	Current	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5										
	Year	Year															
H2(b)	521																
H2c		405	418	377	351	272	250	108	56	56	56	61	105	97	102	50	101
H2c incl Proposal Sites		405	418	529	579	445	515	288	356	406	356	261	305	297	302	250	301
(i)			20	20	20	13	11										
(i)-Incl Proposal Sites			20	31	36	23	26										
(ii) RSS	430	430	430	430	430	430	430	430	430	430							
RSS +5%			451.5	451.5	451.5	451.5	451.5										
RSS +20%			516	516	516	516	516										
(ii) locally derived	430	430	338	338	338	338	338										
(ii) locally derived plus 20%			405.6	405.6	405.6	405.6	405.6										
H2(d) based on providing 9870 homes between 2001 - 2028			335	320	298	285	262	259	247	224	202	190	162	116	24		

## Previously Developed Land

H3 - New and converted dwellings on previously developed land

Number of dwelling completed on PDL (gross)	254
Total number of dwellings completed (gross)	543
% of dwellings completed on PDL (gross)	46.8%
Source: Annual Land Availability Studies	

26. Previously developed land (PDL) is that which is or was occupied by a permanent structure (excluding agriculture or forestry buildings). PDL may occur in both built up and rural settings.
27. By the very nature of Uttlesford there is limited PDL in the District. The percentage of homes built on PDL will therefore reflect the scale of housing required and the availability of PDL in the District. Residential garden land is now classed as Greenfield land.
28. The Local Plan adopted in January 2005 contains policies, which allow development on PDL and safeguarded Greenfield sites. However three of the major sites permitted for urban expansion and settlement expansion at Stansted Mountfitchet, Takeley and Great Dunmow are not classed as PDL. The fall in the percentage of homes being built on PDL reflects that development is now proceeding on these sites. The target for use of PDL in the adopted Plan is therefore 40%.

## Housing Density

Percentage of new dwellings completed at: Less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.

The Government objectives for housing policy as set out in the National Planning Policy Framework (March 2012) encourages the effective use of land that has been previously developed and for local authorities to set out their own approach to housing density to reflect local circumstances

29. The chart below shows that 25% of the housing completions were built at a density of below 30 dwellings/hectare. Whilst 74% of housing completions were built at a density of over 30 dwellings/hectare.

30. The reason for the low density development is due to the majority of these sites being replacement dwellings and single dwellings on infill plots in villages and rural locations where seeking a higher density would be detrimental to the character of the area.

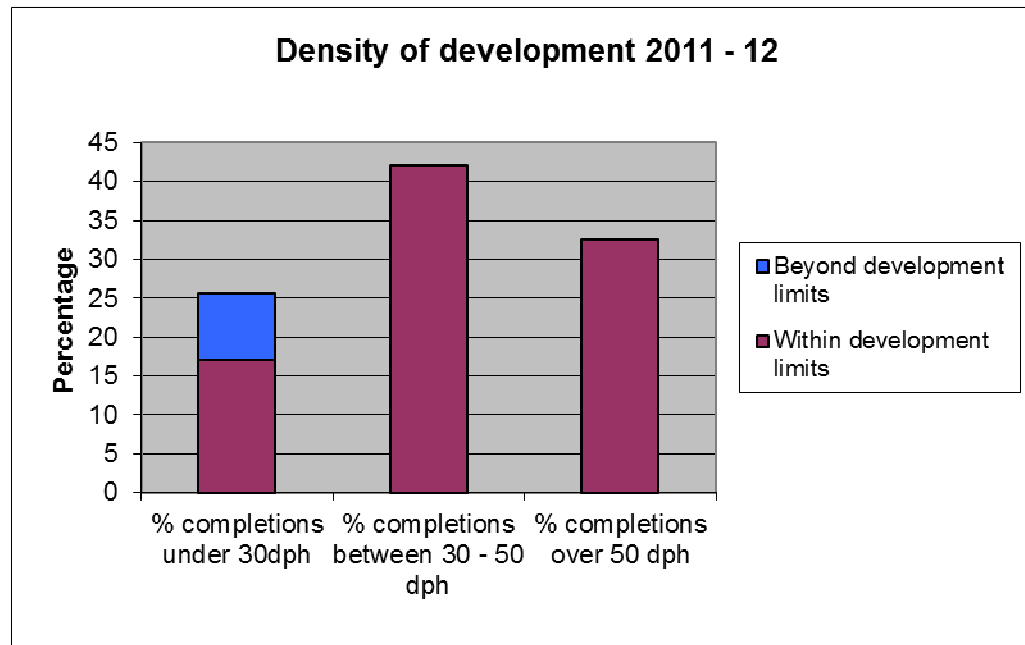


Diagram 2: Density of Development  
Source: Residential Land Availability Survey 2012

### Gypsy and Traveller Sites

#### H4 - Net Additional pitches (Gypsy and Traveller)

#### Table 10- Net Additional pitches (Gypsy and Traveller)

Permanent	Transit	Total
1 caravan	0	1
UTT/0808/11/FUL allowed on appeal		

Source: UDC 2012

#### Table 10a: Count of Gypsy and Traveller Sites in Uttlesford - January 2011

	Jan 11		Jan 12	
	No of Sites	No of Caravans	No of sites	No of Caravans
<b>Authorised Sites with Planning Permission</b>				
Socially Rented	1	25	1	25
Private Sites with Temporary Planning Permission	1	5	1	5

Private Sites with Permanent Planning Permission	15	33	16	34
Total on Authorised Sites with PP	17	63	18	64
'Tolerated' sites without PP	1	2	1	2
'Not tolerated' sites without planning permission	1	2	2	2
Total on Unauthorised Sites without Planning Permission	2	4	3	4
Total	19	67	21	68
Source: UDC 2011				

31. An Essex wide Gypsy and Traveller Accommodation Assessment was completed by Fordham Research in 2009. This shows a pitch requirement of 24 in the District between 2008-21 with an additional need for 7 transit pitches and 1 pitch for travelling show people. The additional need identified arises from overcrowding on existing authorised sites in the District. The assessment is available on the Council's website.
32. The Council is working with other authorities in Essex to commission a new Accommodation Assessment. A Call for Sites was carried out in October 2012. Details are available on the Council's website.

### Affordable Housing

#### H5 Gross affordable housing completions

33. The target in the Uttlesford Local Plan is to provide 980 affordable homes between 2000 and 2011. Table 11a below shows the affordable housing completions from 2000. These completions include both exception sites and affordable housing as an element of market housing schemes. Table 11b shows the breakdown of the type of affordable housing being provided.

Table 11a: Affordable Housing Provision	
Year	No of Affordable Houses Completed
2000-2001	26
2001-2002	28

2002-2003	14
2003-2004	25
2004-2005	112
2005-2006	172
2006-2007	50
2007-2008	56
2008-2009	143
2009-2010	100
2010-2011	25
2011-2012	142
<b>TOTAL</b>	<b>893</b>

Source: Annual Residential Land Availability Survey

<b>Table 11b: Type of Affordable Homes Provided</b>			
	Social Rent homes provided	Intermediate homes provided	Affordable homes total
H5	58	37	142

Source: Residential Land Availability Survey  
HSSA Return 20011/12

34. Planning permission exists for developments which will provide a further 159 affordable units. The majority of these units are to be provided on the major sites. If all these sites come forward the district target will be exceeded.
35. Policy H9, in the Uttlesford Local Plan seeks 40% affordable housing on suitable sites. This was adopted in January 2005 and the implementation of this policy should result in an increase in the number of affordable units coming forward.

## Housing Quality

### H6 Housing Quality - Building for Life Assessments

36. Building for Life is a partnership between several national agencies but is led by CABE and the Home Builders Federation. A Building for Life assessment scores the design quality of planned or completed housing developments against the 20 Building for life criteria. No completed developments have had a 'Buildings for Life' Assessment.

## 5-year Supply of Ready to Develop Housing Sites

### Statement of 5-Year Housing Land Supply in Uttlesford 2013/14 - 2017/18

37. Paragraph 47 of the National Planning Policy Framework requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to

provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

38. It is the Government's intention to revoke Regional Strategies (including the East of England Plan). The Plan was actually revoked in January 2013. This will mean that the East of England Plan no longer forms part of the development plan and Uttlesford District Council will have the responsibility of establishing the level of housing provision in the District.
39. The 5 year period starts after the current monitoring year of 2012/13 and therefore covers the period 2013/14 to 2017/18.
40. Table 8 above sets out the annual housing supply on deliverable sites for the period 2013-2028 differentiating between committed and proposed sites. A total of 1668 dwellings are assumed to be delivered within the 5 year period 2013/14 to 2017/18 taking committed sites only into account. This equates to an average annual completion rate of 334 dwellings. The average annual completion rate required by the East of England plan is 430 dwellings so over the 5 years the Plan's requirement is 2150 dwellings. Therefore the percentage of the plan target on deliverable sites for the 5-year period is 78%. This is equivalent to 3.9 years worth of supply.

<b>Table 12 a: Five Year Supply 2013/14 - 2017/18</b>	
Total supply on deliverable <i>committed</i> sites years 1-5	1668
Total of Plan Target years 1-5 (5 x 430 dwellings)	2150
% of Plan Target available on deliverable sites years 1-5	78% or 3.9 years

49. When an additional 20% is frontloaded the percentage of the plan target on deliverable sites falls to 65% which is equivalent to just over 3 years worth of supply.

<b>Table 12b: Five Year Supply 2013/14 - 2017/18</b>	
Total supply on deliverable <i>committed</i> sites years 1-5	1668
Total of Plan Target years 1-5 including 20% frontloading	2580
% of Plan Target available on deliverable sites years 1-5	65% or 3.2 years

58. If the proposed sites identified in the Proposals for a Draft Local Plan June 2012 are taken into account a total of 2486 are assumed to be delivered within the 5 year period. This equates to an annual completion rate of 497 dwellings. The average annual completion rate required by the Draft Local Plan (June 2012) is 338 dwellings.

Therefore the percentage of the plan target on deliverable sites for the 5 year period is 147%. This is equivalent to 7.4 years worth of supply.

<b>Table 12c: Five Year Supply 2013/14 - 2017/18</b>	
Total supply on deliverable committed and proposed sites years 1-5	2486
Total of Plan Target years 1-5 (5 x 338 dwellings)	1690
% of Plan Target available on deliverable sites years 1-5	147% or 7.4 years

67. When an additional 20% is frontloaded the percentage of the plan target on deliverable sites falls to 123% which is equivalent to just over 6 years worth of supply.

<b>Table 12d: Five Year Supply 2013/14 - 2017/18</b>	
Total supply on deliverable committed and proposed sites years 1-5	2486
Total of Plan Target years 1-5 including 20% frontloading	2028
% of Plan Target available on deliverable sites years 1-5	123% or 6.2 years



## TRANSPORT

### Car Parking Standards

**COI/3a Amount of completed non-residential development within Use Class Orders A,B, and D complying with car parking standards set out in the Local Plan.**

76. In September 2009 Essex County Council together with the Essex Planning Officers produced 'Parking Standards, Design and Good Practice' which were adopted by this Council in January 2010. The main changes are in relation to residential uses where the maximum standards in the Uttlesford Local Plan have been replaced by minimum standards. Minimum sizes for spaces are also specified and garages which do not meet the new standard size requirements are no longer counted as part of the parking provision. The standards for non residential uses are still maximum standards. All the new standards are now being used by the District Council as approved planning guidance and they supersede the standards set out in the Uttlesford Local Plan.
77. Appendix 4 lists all the Class A, B and D developments fully completed in 2010-11 (schemes which have some outstanding floorspace still to be completed have not been included) and shows the parking provision and requirements for each scheme. This is summarised in table 13 below.

**Table 13: Amount of Completed Non-Residential Development Complying with Car Parking Standards**

Use Class	Total Completed Floorspace (m2)	Floorspace Not Exceeding Maximum Standard	%
A	313	313	100
B	11567	11567	100
D	No completions	0	0

Source: Non-residential land availability study 2012

### Accessibility

**Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and a major retail centre.**

78. The following table shows that around 96% of the 521 homes completed in 2011/12 are near key services. The indicator does not take into account frequency of public transport.

**Table 14: Amount of new residential development within 30 minutes public transport time of local facilities**

	Net number of houses completed	As a % of total houses completed
GP	521	96
Hospital	521	96
Primary School	521	97
Secondary School	521	97
Areas of employment	521	96
Major retail centre	521	95

Source: Essex County Council 2012

## ENVIRONMENT

### Flood Defence and Water Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

79. In 2011/12 the Environment Agency initially raised objection to 5 applications on the grounds of unsatisfactory Flood Risk Assessment or sequential test not demonstrated. In all cases the objections were overcome.

**Table 15. Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds**

	Flooding	Quality	Total
E1	0	0	0

Source: Environment Agency 2011/2012

[www.environment-agency.gov.uk/reaseach/planning/33582.aspx](http://www.environment-agency.gov.uk/reaseach/planning/33582.aspx)

### Designated Sites

E2- Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

80. Table 18 identifies the designated sites within the district.

81. Uttlesford has 12 Sites of Special Scientific Interest (SSSI) totalling 632ha. Two of the SSSIs are also National Nature Reserves (NNR), totalling 401ha. There has been no change in the number of designated sites within the District. Uttlesford has 1175 ha of ancient woodland which represents 49% of the District's woodland.

82. There are 281 Local Wildlife Sites (LoWS) within the District. In 2007, a survey of sites was carried out in two corridors i) the West Anglia rail route between Bishop's Stortford and Great Chesterford and ii) the A120 corridor between Bishop's Stortford and the district boundary near Rayne, Braintree. Existing sites were re-assessed and new sites identified. Table 16 below shows how many LoWS are subject to positive conservation management. The Essex Local Area Agreement 2008-2011 set a target of 89 sites (32%) in positive conservation management by the end of 2011. This target has been exceeded.

<b>Table 16: Proportion of Local Wildlife Sites (LoWS) where positive conservation management has been or is being implemented</b>			
	Total number of LoWS	Number of LoWS with Positive Conservation Management	% of sites with positive conservation management
Uttlesford DC	281	104	37%

Source: [www.localwildlifesites.org.uk](http://www.localwildlifesites.org.uk)

<b>Table 17: Change in areas of biodiversity importance - Areas designated for their environmental value</b>				
<b>Sites of Special Scientific Interest</b>				
Site	Area (ha)	Number	%	Condition/Comments
Ashdon Meadow	1.39			Unfavourable no change
Debden Water	21.27			Unfavourable declining
Elsenham Woods	44.42			Favourable (39.97ha) Unfavourable no Change (4.45ha)
Garnets Wood/Barston Lays	24.99			Favourable
Hales & Shadwell Wood	15.36			Favourable
Halls Quarry	0.68			Favourable (0.44ha) Unfavourable declining (0.24ha)
Hatfield Forest	410.79			Unfavourable recovering (368 ha) Unfavourable no change (18ha) Favourable (25ha)
High Wood	41.53			Unfavourable No change
Little Hallingbury	4.46			Favourable

Marsh				recovering
Nunn Wood	9.51			Favourable
Quendon Wood	33.51			Favourable
West Wood	23.93			Favourable recovering
	631.84			
<b>National Nature Reserves</b>				
Hales Wood	8.20			
Hatfield Forest	392.93			
	401.13			
<b>Local Wildlife Sites</b>				
		281		
<b>Ancient Woodland</b>				
	1775		49.2% of all woodland	
<i>Sources: Natural England 2012 Phase I Habitat Survey 1990 Uttlesford Local Wildlife Site Review 2007</i>				

## Renewable Energy

### E3: Renewable energy generation

83. Regional Plan Policy ENG2 sets a target that by 2010, 10% of the region's energy should come from renewable sources and that this figure should rise to 17% by 2020. The Renewable Energy Statistics database which monitors and reviews the progress of renewable energy projects through the planning system shows that there are four completed and operational schemes in Uttlesford, two landfill gas schemes at Crumps Farm, Little Canfield, one at Ugley, and one onshore wind scheme at Little Henham with a total capacity of 2.505MW. There is a permitted but un-operational landfill gas scheme at Elsenham landfill.
84. In addition to the schemes in the ReStats database the council is also recording planning applications for renewable energy installations. There were 38 approved planning applications in 11/12. All were applications for the installation of photovoltaic panels apart from 1 application for an air source heat pump.

<b>Table 18: E3 - Renewable Energy Generation</b>			
E3	Wind onshore	Solar photovoltaics	Hydro
Permitted installed capacity in MW	0.005	-	-
Completed installed capacity in MW	0.005	-	-

E3	Biomass						Total
	Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	3.47						3.47
Completed installed capacity in MW	2.5						2.5

Source: DECC Restats Planning Database  
<http://restats.decc.gov.uk/app/pub/map/map/>

ii) Local Plan Indicators

Performance Indicators and Targets from the Uttlesford Local Plan Adopted January 2005

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress
<b>ECONOMY</b>				
E1 Distribution of Employment Land	To ensure provision is made for enough land to meet Structure Plan requirements and to enable the expansion of existing firms and the introduction of new employment	Amount, location and rate of employment land provision in Great Dunmow and Saffron Walden between 2000 and 2011 monitored annually	Net employment land increase of 16 hectares by 2011	Target unlikely to be met  Provision 2000-2011 = 16 ha Net increase 2000-2012 = 3.70 ha Land still available = 12.30 ha
E2 Safeguarding Employment Land	To ensure that a range of employment opportunities is available at key locations across the district and that alternative employment exists other than in the concentration on airport at Stansted	Area of safeguarded employment land between 2000 and 2011	No net decrease in identified safeguarded land	Target met

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress																																
E3 Access to workplaces	To ensure development for employment purposes is accessible to all	Number of relevant permissions meeting advisory standards of Supplementary Planning Documents	All relevant applications to comply with SPD	SPD not prepared and not included in current work programme.																																
E4 Farm Diversification E5 Re-use of Rural Buildings	To help diversify the economy in the rural areas and provide alternative income for farm based businesses	Number of permissions for employment uses in rural areas	No appropriate development refused	<p>Target met: no appropriate development refused.</p> <table border="1"> <thead> <tr> <th>Type</th> <th>No. approved</th> <th>No. refused</th> <th>Reasons for refusal - contrary to policies</th> </tr> </thead> <tbody> <tr> <td>Livery Stabling</td> <td>3</td> <td>0</td> <td></td> </tr> <tr> <td>Business Use</td> <td>11</td> <td>0</td> <td></td> </tr> <tr> <td>Retail</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Leisure</td> <td>4</td> <td>0</td> <td></td> </tr> <tr> <td>Tourism accommodation</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Assembly (non-residential)</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>School sports</td> <td>1</td> <td>0</td> <td></td> </tr> </tbody> </table>	Type	No. approved	No. refused	Reasons for refusal - contrary to policies	Livery Stabling	3	0		Business Use	11	0		Retail	0	0		Leisure	4	0		Tourism accommodation	0	0		Assembly (non-residential)	0	0		School sports	1	0	
Type	No. approved	No. refused	Reasons for refusal - contrary to policies																																	
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Business Use	11	0																																		
Retail	0	0																																		
Leisure	4	0																																		
Tourism accommodation	0	0																																		
Assembly (non-residential)	0	0																																		
School sports	1	0																																		
E1 Distribution of Employment Land E2 Safeguarding Employment Land E4 Farm Diversification E5 Re-use of rural buildings	To enable opportunities for local employment close to where people live, which may potentially reduce travel to work.	As Above	As Above	As Above																																

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress	
<b>ENVIRONMENT</b>					
ENV1 Design of Development Within Conservation Areas	To Conserve and enhance the historic buildings and their setting	Number and type of developments permitted in Conservation Area	No departures from the plan	Target met: no departure from plan  The table below excludes householder developments.	
				Type	No of applications approved
				New dwelling	13
				Conversion to residential	15
				Residential redevelopment	4
				New Office	0
				Conversion to office	0
				Retail extension	0
				Conversion to financial and professional services	0
				Conversion to restaurant/café	0
				Conversion to non-residential institution	0
Extension to Hotel	0				



Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress	
ENV2 Development affecting listed buildings		Number and type of listed building consents permitted	No departures from the plan	Target met: no departure from plan	
ENV3 Open spaces and trees		Number of developments resulting in loss of open spaces and trees	No loss of open spaces or trees through inappropriate development	No data available for 2011/12	
ENV4 Ancient Monuments and Sites of Archaeological Importance	To protect Ancient Monuments and archaeological sites	Number and type of development permitted each year on archaeological sites	No loss of nationally or locally important archaeological sites	Target met – no loss of sites 2010/11. Unchanged in 2011/12 – no applications received on archaeological sites.	
ENV5 Protection of Agricultural Land ENV6 Change of use of agricultural land to domestic garden	To protect the natural environment for its biodiversity and agriculture, cultural and visual qualities	Number and type of development permitted on agricultural land	No departures from the plan	Target met : No departures from the plan.	
				No.	
				Type	
				0	Residential garden
				3	Recreational keeping of horses
				1	Car park/parking area
				3	Other

<b>Relevant Policy No</b>	<b>Objective</b>	<b>Indicator of Policy Performance</b>	<b>Relevant Target</b>	<b>Progress</b>
ENV7 The protection of the natural environment – designated sites		De-designation or damage to SSSI's NNR's or other nationally designated sites	No departures from the plan	Target met: No departures from plan
ENV8 Other landscape elements of importance for nature conservation		Number of developments on other sites of importance for nature conservation	No departures from the plan	Target met 2010/11: No departures from plan No data for 2011/12
		Area of Ancient Woodland	No reduction in area	Target met: No reduction in area.
ENV9 Historic Landscape		Number and type of developments permitted each year within identified historic landscapes	No departures from the plan	Target Met. No departures from the plan.

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress
<p>ENV10 Noise sensitive development and disturbance from aircraft ENV11 Noise generators and exposure to noise</p>	<p>To limit sensitive development in areas subject to high levels of noise from aircraft or other sources and avoid deterioration in the noise environment.</p>	<p>Number and type of development permitted in specified zones  (Applications recorded within 2004 57Db 16hr LEQ )</p>	<p>No departures from the plan</p>	<p>Target Met: No departures from the Plan 2010/11. No departures from the Plan 2011/12 Data on number and type of development permitted not available.</p>

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress
ENV12 Groundwater Protection	To protect ground water resources from contamination	Number and type of development permitted within groundwater protection zones	No departures from the plan	Target Met: No departures from the plan in 2010/11. 2011/12 Data on number and type of development not available.
ENV13 Exposure to poor air quality	To protect users of residential properties in particular from long term exposure to poor ground level air quality	Number and type of development permitted	No departures from the plan	Target Met: No departures from the plan Data on number and type of development not available.
Policies ENV10 to ENV13	To Improve the health of the community	As for above policies	As for above policies	As above for policies
<b>HOUSING</b>				
H1 Housing	To meet the	Amount, location and	Net dwelling	Target unlikely to be met

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress		
Development	Structure Plan housing requirement and provide sufficient housing to meet locally generated requirements. To concentrate housing development in the main urban areas and other locations well related to employment and facilities	rate of housing provision monitored annually. Location will include use of previously developed sites	stock increase of 4,620 between 2000 and 2011  40% of development on previously developed land over plan period.	Year	Net completions	% on PDL
				00/01	224	67
				01/02	182	n/k
				02/03	396	70
				03/04	241	77
				04/05	344	58
				05/06	541	61
				06/07	326	63
				07/08	538	57
				08/09	437	38
				09/10	522	33
				10/11	298	27.5
				11/12	521	46.8
				<b>Total</b>	<b>4570</b>	

Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress																												
H9 Affordable Housing	To meet the need for affordable housing and retain mixed and balanced communities	Amount of affordable new homes provided, and proportion of the total dwelling completions each year that are affordable	980 homes between 2000 and 2011 (This is based on the assumption that relevant sites are granted planning permission after the plan has been adopted)	<p>Target not met but 159 affordable homes with planning permission still outstanding</p> <table border="1" data-bbox="1415 352 1995 871"> <thead> <tr> <th data-bbox="1415 352 1594 421">Year</th> <th data-bbox="1594 352 1995 421">No of Affordable Houses Completed</th> </tr> </thead> <tbody> <tr> <td data-bbox="1415 421 1594 456">2000-2001</td> <td data-bbox="1594 421 1995 456">26</td> </tr> <tr> <td data-bbox="1415 456 1594 491">2001-2002</td> <td data-bbox="1594 456 1995 491">28</td> </tr> <tr> <td data-bbox="1415 491 1594 526">2002-2003</td> <td data-bbox="1594 491 1995 526">14</td> </tr> <tr> <td data-bbox="1415 526 1594 561">2003-2004</td> <td data-bbox="1594 526 1995 561">25</td> </tr> <tr> <td data-bbox="1415 561 1594 596">2004-2005</td> <td data-bbox="1594 561 1995 596">112</td> </tr> <tr> <td data-bbox="1415 596 1594 632">2005-2006</td> <td data-bbox="1594 596 1995 632">172</td> </tr> <tr> <td data-bbox="1415 632 1594 667">2006-2007</td> <td data-bbox="1594 632 1995 667">50</td> </tr> <tr> <td data-bbox="1415 667 1594 702">2007-2008</td> <td data-bbox="1594 667 1995 702">56</td> </tr> <tr> <td data-bbox="1415 702 1594 737">2008-2009</td> <td data-bbox="1594 702 1995 737">143</td> </tr> <tr> <td data-bbox="1415 737 1594 772">2009-2010</td> <td data-bbox="1594 737 1995 772">100</td> </tr> <tr> <td data-bbox="1415 772 1594 807">2010-2011</td> <td data-bbox="1594 772 1995 807">25</td> </tr> <tr> <td data-bbox="1415 807 1594 842">2011-2012</td> <td data-bbox="1594 807 1995 842">142</td> </tr> <tr> <td data-bbox="1415 842 1594 871"><b>Total</b></td> <td data-bbox="1594 842 1995 871"><b>893</b></td> </tr> </tbody> </table>	Year	No of Affordable Houses Completed	2000-2001	26	2001-2002	28	2002-2003	14	2003-2004	25	2004-2005	112	2005-2006	172	2006-2007	50	2007-2008	56	2008-2009	143	2009-2010	100	2010-2011	25	2011-2012	142	<b>Total</b>	<b>893</b>
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Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress																														
H10 Housing Mix		Number and proportion of new homes built with no more than 3 bedrooms	1000 homes between 2000 and 2011 (This is based on the assumption that relevant sites are granted planning permission after the plan has been adopted)	<p>Target exceeded</p> <table border="1"> <thead> <tr> <th>Year</th> <th>No of completed dwellings with 3 or less bedrooms</th> <th>% of completed dwellings with 3 or less bedrooms</th> </tr> </thead> <tbody> <tr> <td>2000-05</td> <td>730</td> <td>56</td> </tr> <tr> <td>2005-06</td> <td>430</td> <td>75</td> </tr> <tr> <td>2006-07</td> <td>248</td> <td>68</td> </tr> <tr> <td>2007-08</td> <td>414</td> <td>72</td> </tr> <tr> <td>2008-09</td> <td>334</td> <td>72</td> </tr> <tr> <td>2009-10</td> <td>369</td> <td>68</td> </tr> <tr> <td>2010-2011</td> <td>131</td> <td>44</td> </tr> <tr> <td>2011-2012</td> <td>304</td> <td>58</td> </tr> <tr> <td><b>2000-2012</b></td> <td><b>2960</b></td> <td></td> </tr> </tbody> </table>	Year	No of completed dwellings with 3 or less bedrooms	% of completed dwellings with 3 or less bedrooms	2000-05	730	56	2005-06	430	75	2006-07	248	68	2007-08	414	72	2008-09	334	72	2009-10	369	68	2010-2011	131	44	2011-2012	304	58	<b>2000-2012</b>	<b>2960</b>	
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H8 Home Extensions	To make sure that home extensions are done in a way which does not harm the street scene or the amenity of neighbouring properties	Number of applications refused for non-compliance with policy H8	Year on year reduction	<p>Home Extensions SPD adopted. 2009/2010 first year of recording performance.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Total number of applications for home extensions refused</th> <th>No of applications refused for non-compliance with Policy H8</th> </tr> </thead> <tbody> <tr> <td>2009 -10</td> <td>29</td> <td>26 (90%)</td> </tr> <tr> <td>2010 -11</td> <td>55</td> <td>48 (87)</td> </tr> <tr> <td>2011 - 12</td> <td>52</td> <td>24 (46%)</td> </tr> </tbody> </table>	Year	Total number of applications for home extensions refused	No of applications refused for non-compliance with Policy H8	2009 -10	29	26 (90%)	2010 -11	55	48 (87)	2011 - 12	52	24 (46%)																		
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Relevant Policy No	Objective	Indicator of Policy Performance	Relevant Target	Progress																				
H7 Replacement Dwellings	To make sure replacement dwellings are of a similar size to the existing dwelling and take account of local building character and setting so that the finished dwelling improves the quality of the local environment. New homes should minimize their environmental impact from energy and water use.	Number of applications refused for non compliance with policy H7	Year on year reduction	<table border="1"> <thead> <tr> <th data-bbox="1413 354 1644 491">Year</th> <th data-bbox="1644 354 1845 491">Total number of applications for replacement refused</th> <th data-bbox="1845 354 2042 491">No of applications refused for non-compliance with Policy H7</th> </tr> </thead> <tbody> <tr> <td data-bbox="1413 491 1644 528">2007-08</td> <td data-bbox="1644 491 1845 528">28</td> <td data-bbox="1845 491 2042 528">15 (54%)</td> </tr> <tr> <td data-bbox="1413 528 1644 564">2008-09</td> <td data-bbox="1644 528 1845 564">25</td> <td data-bbox="1845 528 2042 564">11 (44%)</td> </tr> <tr> <td data-bbox="1413 564 1644 601">2009-10</td> <td data-bbox="1644 564 1845 601">8</td> <td data-bbox="1845 564 2042 601">4 (50%)</td> </tr> <tr> <td data-bbox="1413 601 1644 638">2010-11</td> <td data-bbox="1644 601 1845 638">17</td> <td data-bbox="1845 601 2042 638">11 (65)</td> </tr> <tr> <td data-bbox="1413 638 1644 675">2011-2012</td> <td data-bbox="1644 638 1845 675">3</td> <td data-bbox="1845 638 2042 675">2 (66)</td> </tr> </tbody> </table>			Year	Total number of applications for replacement refused	No of applications refused for non-compliance with Policy H7	2007-08	28	15 (54%)	2008-09	25	11 (44%)	2009-10	8	4 (50%)	2010-11	17	11 (65)	2011-2012	3	2 (66)
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2007-08	28	15 (54%)																						
2008-09	25	11 (44%)																						
2009-10	8	4 (50%)																						
2010-11	17	11 (65)																						
2011-2012	3	2 (66)																						



LEISURE AND CULTURAL PROVISION				
LC1 Loss of Sports Fields and recreational facilities	To safeguard existing open space within towns and villages for either formal or informal recreation	Number and type of developments permitted on sports fields and recreational facilities	No departures from the plan	Target met – no departures from plan.
LC2 Access to Leisure and Cultural Facilities	To ensure development for leisure and cultural purposes is accessible to all.	Number of relevant permissions meeting advisory standards of Supplementary Planning Document	All relevant applications to comply with SPD	Lifetime Homes and Accessible Playspace SPD adopted
LC3 Community Facilities	To enable the provision of community facilities in villages which would accommodate activities central to village life, even where development would not normally be permitted.	Number and type of facilities permitted each year	No appropriate development refused	Target Met: No appropriate development refused  Permissions granted for Village hall extension Pubic amenity area Conservation lake
LC4 Provision of outdoor sport and recreational facilities beyond settlement boundaries	To develop sport and leisure facilities at key sites and enable outdoor recreation in the countryside whilst	Number, type and location of new facilities	No appropriate development refused	Target Met: No appropriate development refused  2 permissions granted for sports pavilion; and for a 10 lane cricket practice facility

	protecting it's character and amenities							
LC5 Hotels and Bed and Breakfast Accommodation	To support tourism in Uttlesford within the capacity of its towns and villages to accommodate visitors	Number, type and location of new facilities permitted	No appropriate development refused					
				Type Of Development	No of Bedrooms Approved		No of Bedrooms Refused	
					In Dev Limits	Out Dev Limits	In Dev Limits	Out Dev. Limits
				c/u of Rural Building	-	-	-	10
				c/u of other Building	-	-	-	-
				Extension/ Replacement of Existing Accommodation	-	-	-	-
				New Building	38	-	-	-
				Total	38	-	-	10
<b>RETAILING AND SERVICES</b>								
RS1 Access to retailing and services	To ensure retail and service development is accessible to all	Number of relevant permissions meeting advisory standards of Supplementary Planning Document	All relevant applications to comply with SPD	Not included - SPD not prepared and not included in current programme				
RS2 Town and Local Centres	To sustain and enhance the vitality and viability of Saffron Walden as a principle shopping centre, of Great	Amount and location of retailing and services monitored annually	No net loss of retailing and services in identified settlements	Appendix 5 contains information on floorspace in the four main centres for 2012.				

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

	Dunmow as a smaller town centre and of the local centres of Stansted Mountfitchet and Thaxted			SAFFRON WALDEN	No of retail & service outlets	net floorspace of retail and service outlets	% net floorspace which is vacant
	To promote mixed use commercial developments in these centres			2006	178	16496	4
				2007	192	17218	7
				2008	192	17218	7
				2009	193	16955	12
				2010	194	18089	6
				2011	194	18089	6
				2012	208	17045	3

	<p>To focus retail and mixed use commercial developments in locations that maximise the opportunities to use means of transport other than the private car.</p>			<table border="1"> <thead> <tr> <th data-bbox="1429 300 1541 347">GREAT DUNMOW</th> <th data-bbox="1563 323 1697 395">No of retail &amp; service outlets</th> <th data-bbox="1720 276 1832 395">net floorspace of retail and service outlets</th> <th data-bbox="1865 308 1977 395">% net floorspace which is vacant</th> </tr> </thead> <tbody> <tr><td>2006</td><td>90</td><td>6885</td><td>3</td></tr> <tr><td>2007</td><td>91</td><td>7005</td><td>3</td></tr> <tr><td>2008</td><td>91</td><td>7005</td><td>3</td></tr> <tr><td>2009</td><td>89</td><td>6646</td><td>3</td></tr> <tr><td>2010</td><td>96</td><td>5808</td><td>4</td></tr> <tr><td>2011</td><td>96</td><td>5808</td><td>4</td></tr> <tr><td>2012</td><td>119</td><td>7969</td><td>4</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th data-bbox="1429 722 1552 746">STANSTED</th> <th data-bbox="1574 722 1709 794">No of retail &amp; service outlets</th> <th data-bbox="1731 675 1843 794">net floorspace of retail and service outlets</th> <th data-bbox="1877 707 1989 794">% net floorspace which is vacant</th> </tr> </thead> <tbody> <tr><td>2006</td><td>44</td><td>2755</td><td>5</td></tr> <tr><td>2007</td><td>44</td><td>2755</td><td>5</td></tr> <tr><td>2008</td><td>44</td><td>2755</td><td>5</td></tr> <tr><td>2009</td><td>43</td><td>2751</td><td>11</td></tr> <tr><td>2010</td><td>43</td><td>3137</td><td>12</td></tr> <tr><td>2011</td><td>43</td><td>3137</td><td>12</td></tr> <tr><td>2012</td><td>42</td><td>2738</td><td>14</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th data-bbox="1429 1129 1541 1153">THAXTED</th> <th data-bbox="1563 1129 1697 1201">No of retail &amp; service outlets</th> <th data-bbox="1720 1082 1832 1201">net floorspace of retail and service outlets</th> <th data-bbox="1865 1114 1977 1201">% net floorspace which is vacant</th> </tr> </thead> <tbody> <tr><td>2006</td><td>18</td><td>1376</td><td>0</td></tr> <tr><td>2007</td><td>18</td><td>1376</td><td>0</td></tr> <tr><td>2008</td><td>18</td><td>1376</td><td>0</td></tr> <tr><td>2009</td><td>21</td><td>1524</td><td>11</td></tr> <tr><td>2010</td><td>24</td><td>1241</td><td>0</td></tr> <tr><td>2011</td><td>24</td><td>1241</td><td>0</td></tr> <tr><td>2012</td><td>20</td><td>1497</td><td>2</td></tr> </tbody> </table>	GREAT DUNMOW	No of retail & service outlets	net floorspace of retail and service outlets	% net floorspace which is vacant	2006	90	6885	3	2007	91	7005	3	2008	91	7005	3	2009	89	6646	3	2010	96	5808	4	2011	96	5808	4	2012	119	7969	4	STANSTED	No of retail & service outlets	net floorspace of retail and service outlets	% net floorspace which is vacant	2006	44	2755	5	2007	44	2755	5	2008	44	2755	5	2009	43	2751	11	2010	43	3137	12	2011	43	3137	12	2012	42	2738	14	THAXTED	No of retail & service outlets	net floorspace of retail and service outlets	% net floorspace which is vacant	2006	18	1376	0	2007	18	1376	0	2008	18	1376	0	2009	21	1524	11	2010	24	1241	0	2011	24	1241	0	2012	20	1497	2
GREAT DUNMOW	No of retail & service outlets	net floorspace of retail and service outlets	% net floorspace which is vacant																																																																																																	
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RS3 Retention of retail and other services in rural areas	To prevent further loss of retail and other services in rural areas.	Number of retail and other services in rural settlements monitored annually	No net loss in retail and other services in rural areas.	Rural Community Council of Essex's Rural Services Survey		
					% parishes without access to post office	% parishes without access to shop
				2008 (37/56 parishes responded)	16	14
				2011 – (33/56 parishes responded)	20	20

TRANSPORT AND TELECOMMUNICATIONS				
T1 Transport Improvements	To facilitate the improvement of the transport and telecommunications network	Number and type of development permitted in safeguarded areas	No departures from the plan	Target Met: No departures from the Plan  Only safeguarded area is for Dunmow north west bypass.
T2 Roadside Services and the new A120	To protect the character of the countryside from inappropriate transport and telecommunications development	Number, type and location of roadside services permitted each year	No departures from the plan	Target met: No departures from plan.
T3 Car parking associated with development at Stansted Airport		Number of off airport car parking spaces	No airport associated car parking to be permitted beyond the airport boundaries	No applications recorded for off airport parking.
T4 Telecommunications equipment		Number, type, location of equipment permitted each year	No departures from the plan.	Target Met: No departures from the plan.  No applications received

#### **Part Four: Neighbourhood Development Orders and Plans**

85. There are no Neighbourhood Development Orders within the District
86. The District Council have designated the Civil Parishes of Great Dunmow and Saffron Walden as Neighbourhood Plan Areas. A map of the each area can be found on the Council's website.

#### **Part Five: Community Infrastructure Levy**

87. CIL allows Councils in England and Wales to raise funds from developers undertaking new building projects to fund the infrastructure needed as a result of the development. The CIL is a tariff based approach to infrastructure funding and rates will be set in consultation with local communities and developers.
88. The Council has not set a CIL and no monies have been raised or spent under CIL. At the meeting of the LDF Member Working Group on 8 February 2013, members considered a report on CIL which concluded that there was not a compelling case for adopting CIL in Uttlesford. It was agreed that no further work on CIL be carried out but this decision would be kept under review.

#### **Part Six: Duty to Cooperate**

89. As part of the Council's Duty it has held a number of meetings with Essex County Council to discuss amongst other things planning policy, highways, education, ecology, air quality, archaeology and the historic environment.
90. Regular meetings are held with the district's Parish and Town Councils to keep them informed and updated about the Council's process and to listen to their views and comments. During the last year the Council have met specifically with Saffron Walden Town Council and Great Dunmow Town Council who are both preparing Neighbourhood Plans. The Council has also commissioned the Rural Community Council for Essex (RCCE) to support parishes in the production of Neighbourhood Plans, Parish Plans or Village Design Statements. A number of meetings have been held between parishes and the RCCE and the Council sees this as a positive and proactive way of supporting the Parishes.
91. Meetings have been held with South Cambridgeshire District Council and letters exchanged. At this stage of both Council's plan preparations it is not consider that there are any specific cross border issues which we need to cooperate with. The situation will be kept under review and both Councils will respond to formal consultation requests as required.
92. Meetings have been held with East Hertfordshire District Council and letters exchanged. It was agreed that the issue of Stansted Airport was key to both Councils. The Council meet regularly with Stansted Airport to review the

operation of the airport as well as review plans for changes and developments. The M11 and A120 and their junctions also have an impact on both districts especially junction 8 of the M11. Both Councils have participated in the joint working party including Essex and Hertfordshire Council Councils, Harlow, East Hertfordshire and Uttlesford District Councils to model traffic flows in the area and consider the impact of a new junction close to Harlow on the M11. As part of our draft Local Plan Uttlesford have proposed an 18 ha employment allocation in Stansted Mountfitchet. East Hertfordshire District Council has requested that Uttlesford undertake a study to consider the impact of this draft allocation on Bishops Stortford to ensure that there is no significant impact. The Council therefore commissioned Carter Jonas to undertake this work which was published in November 2012. Uttlesford will keep the situation under review and both Councils will respond to formal consultation requests as required.

93. The Council continue to meet with colleagues at Epping Forest District Council, Chelmsford City Council, Braintree District Council and Harlow District Council on a regular basis as part of Essex Planning Officers Association (EPOA) and Essex Planning Policy Officers Group. At these meetings we update each other on Local Plan progress and joint working.
94. In relation to Braintree district the main issues which need to be consider jointly relate to highways, retail, strategic housing sites and Gypsy and Traveller issues. It is agreed that while the Council's would need to work together it was not consider that any of our emerging proposals would have any material impact on each other's district.
95. Braintree Council has raised concerns over the capacity of the roundabout junction on the A120 at Braintree where dual carriageway changes to single carriageway. However the Councils have agreed that the proposed development in Uttlesford is far enough away from the boundary and junction so as to have a negligible impact. Chelmsford has raised issues regarding potential development in areas across the boundary in Uttlesford e.g. Felsted and Leaden Roding. The draft plan does not include any new strategic allocations in these areas but infill etc may be allowed. Essex County Council is carrying out a Highway Assessment and as Highway Authority would obviously have a countywide view. The assessment will demonstrate whether there is any impact on other authorities.
96. Braintree remains a provider of retail services for the southern part of our district and this is not seen as changing. A small convenience store is proposed in Great Dunmow but would not see this as providing anything more than meeting the identified need within our District.
97. Both Uttlesford and Braintree are providing for their own housing requirements. Uttlesford's nearest sites are in Great Dunmow and to the west of the town. It is agreed that this would not have any impact on Braintree district.



98. As part of Essex Planning Officers Association Uttlesford and other districts in Essex will be working together to commission the new needs assessment. This will provide an evidence base for future allocations for each district. Uttlesford do not foresee a situation where it will not be able to provide for the District's identified need.
99. Letters have been exchanged with North Hertfordshire District Council. At this stage of both Council's plan preparations it is not consider that there are any specific cross border issues which we need to cooperate with. The situation will be kept under review and both Councils will respond to formal consultation requests as required.
100. Regular meetings continue to be held in relation to Stansted Airport, the Council's key cross border issue. The approach has been broadened by becoming more involved with the London Anglia Growth Partnership which is the parent group to the West Anglia Rail Routes Group. This allows the council to focus on the key rail and road network within the district as well as the key issue of sub-regional economic development.
101. As part of the production of the Phase 2 Water Cycle Study the Council have worked closely with Anglia Water, Thames Water and Veolia to ensure a robust and accurate study.

APPENDIX 1  
Employment Completions 11-12

	Utt Ref	Site	Development Description	Floorspace (sq m)	Floorspace previously in Employment use	Net Gain	PDL
B1 (a) Offices	0824/11	Hanger 12 Plot Ninth Ave Stansted Airport	Business office	1680	N	1680	Y
B1 (b) R&D							
B1 (c) Light Industrial				-	-	-	-
<b>Total (B1)</b>				<b>1680</b>	-	-	-
B2 General Industry					-		-
<b>Total (B2)</b>					-		-
B8 General Storage	0824/11	Hanger 12 Plot Ninth Ave Stansted Airport	Distribution warehouse	4000	N	4000	Y
<b>Total (B8)</b>				<b>4000</b>	-	<b>4000</b>	
B1 or B2 or B8	0780/11	Mole Hall Cornells Lane Widdington	Industry / Warehouse	357	N	357	N
	1568/09	Stansted Ripening Centre Takeley and Canfields ward	Industry / Warehouse	5530	N	5530	Y
<b>Total B1,B2,B8</b>				<b>5887</b>	-	<b>5887</b>	
<b>Total Completed Floorspace</b>				<b>11567</b>		<b>11567</b>	

Source: UDC and Essex County Council Monitoring 2012

APPENDIX 2

Outstanding Planning Permission for Employment Uses as at April 11 - 12

Utt Ref	Site	Development Description	Floorspace (Sq M)	Employment Floorspace Lost	Net Gain	Site Area (Ha)	Status
2116/10	High St Dunmow Dunmow South	C/U Council offices to Business offices (B1a)	1070		1070	0.16	Conversion of existing employment use
1735/10	Skyway House Takeley	Business offices B1(a)	1180		1180	0.19	New
0603/09	Plextek London Rd Gt Chesterford	Business offices B1(a)	1667		1667	0.05	Existing Employment site
1838/08	Gt Brocklands farm Felsted Sampfords	C/U Barn to business offices B1(a)	276		276	0.06	New
0849/05	Taylor's End Stansted Airport	New build Business office B1(a)	585		585	5.15	Existing Employment site
2562/11	Elmdonbury Farm Elmdon	C/U Agriculture to Business office B1(a)	600		600	0.39	New
0811/10	Hangar 10 Stansted Airport	Extension Business office B1(a)	630		630	0.1	Existing Employment site
2310/10	B2 Hertford End Brewery Felsted	Change of use from B2 to C3 and B1a	650	5350	-4700	0.93	New employment site
1838/08	Great Brocklands Farm	C/U of barn to B1a	276		276	0.06	New

Utt Ref	Site	Development Description	Floorspace (Sq M)	Employment Floorspace Lost	Net Gain	Site Area (Ha)	Status
	Top Road Radwinter End Radwinter						
<b>Total for B1a offices</b>			<b>6934</b>		<b>1584</b>	<b>7.09</b>	
1744/11	Plot 600/700 Chesterford Research Park Little Chesterford	Erection of research and development building B1b	5620		5620	1.08	Existing Employment Site
<b>Total for B1b Research and Development</b>			<b>5620</b>		<b>11240</b>	<b>1.08</b>	
1667/07	Mawkins Herds Farm Barnston	New development B1(c)	769		769	2.23	new
1503/09	Browns Garage Gt Easton	B1 Replacement garage and workshop	1415	2547	1161	0.17	Redevelopment of Existing employment use
1382/01	Southgate House Saffron Walden	New general business use. live/work units includes 60 flats & 1288m2 floorspace	828		828	0.35	New
1054/11	Council Depot Shire Hill Industrail Estate Saffron Walden	Erection of steel framed industrial building	345		345	0.38	Existing Employment site
<b>Total for B1c light industrial</b>			<b>3357</b>		<b>3103</b>	<b>3.13</b>	
1595/11	1-3 Chelmsford Rd Ind Estate Great Dunmow	Extension to B8	375		375	0.04	Existing Employment site

Utt Ref	Site	Development Description	Floorspace (Sq M)	Employment Floorspace Lost	Net Gain	Site Area (Ha)	Status
1087/11	Land To The Rear Of Takley Business Centre Dunmow Road	Proposed erection of two storey building to be used for (class B8) storage.	374		374	0.04	New
2430/11	Cowlass Hall Farm Radwinter End Radwinter	C/u from agricultural to mixed use agricultural and B8	150		150	0.18	New
0098/10	Heritage Quest Centre Saffron Walden	New Heritage Quest Centre and store for museum artefacts	730	-	730	0.23	New employment site
<b>Total for B8 Storage and Distribution</b>			<b>1629</b>		<b>1629</b>	<b>0.49</b>	
1788/07	Civic amenity site Thaxted Road SW Shire	Redevelopment for B1a (see also for B1/B2/B8 below)	1128		1128	2.8	Safeguarded Employment site
1774/10	Land at Hamperden End Debden	C/U from Agricultural to B1 and B8	768		768	1.64	new
2398/11	adjoining site by FDL at Little Walden Airfield Hadstock	C/U from B8 to B8-B1c	433		433	0.12	Existing Employment site
0017/11	Westbury Barn Royston Road, Wendens Ambo	C/U of Agriculture to B1 and B2	640		640	0.31	new
1788/07	Civic amenity site/granite building Thaxted Road Saffron Walden	B1/B2/B8 industrial, storage & distribution & trade park, retail warehouse park. (see also for B1a above)	4463		4463	2.8	Safeguarded employment site

Utt Ref	Site	Development Description	Floorspace (Sq M)	Employment Floorspace Lost	Net Gain	Site Area (Ha)	Status
0849/05	Site 600 Taylors End Stansted Airport Takeley	Development For Business & Storage	9053		9053	5.15	Existing Employment site
0068/11	Grange Farm Langley Upper Green Langley	C/U of redundant Barns to the manufacturing of timber framed buildings with ancillary storage & offices	1275		1275	0.42	new
<b>Total for B1 and/or B2 and/or B8</b>			<b>17760</b>		<b>17760</b>	<b>13.24</b>	

Source: Essex County Council and UDC Monitoring 2012

**Appendix 3: TRAJECTORY DATA: UTTLESFORD DISTRICT COUNCIL: AS AT 31 MARCH 2012**

TRAJECTORY DATA: 2013 - 2018 (Years 1-5)

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Small sites(< 6 Units) with PP	7.78	N			26	20	20					G	1. Under Construction
Small sites(< 6 Units) with PP	7.16	N			59	17	17	15				PDL	1. Under Construction
Small sites(< 6 Units) with PP	12	N						20	20	20	19	G	2. With planning permission (full or reserved matters covering whole site)
Small sites(< 6 Units) with PP	8.69	N						2	17	17	15	PDL	2. With planning permission (full or reserved matters covering whole site)
<b>SMALL SITES(&lt;6 UNITS) WITH PLANNING PERMISSION</b>	<b>35.63</b>	<b>N</b>	<b>0</b>		<b>85</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>34</b>		
300 Birchanger Lane	0.38	N	9	-1	9							PDL/G	Built
<b>BIRCHANGER TOTAL</b>	<b>0.38</b>		<b>9</b>	<b>-1</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Clavering 1: Land to the rear of the shop and Oxleys Close	0.84		20						20			G	2. With planning permission (full or reserved matters covering whole site)
<b>CLAVERING TOTAL</b>			<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>		
The Orchard	2	N	51 (53gross)	0		3	24	24				G	2. With planning permission (full or reserved matters covering whole site)

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Elsenham 1: Land west of Station Road (Planning permission granted June 2012 UTT/0142/12/OP)	7		155					25	30	50	50	G	5. Where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
Elsenham 2: Land west of Hall Road	6		115					40	40	35		G	9. Draft Allocation
Elsenham 3 Land south Stansted Road	12		130									G	9. Draft Allocation
<b>ELSENHAM TOTAL</b>	<b>2</b>		<b>451</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>24</b>	<b>89</b>	<b>70</b>	<b>85</b>	<b>50</b>		
Felsted/Little Dunmow, Oakwood Pk	33	A	870	716								PDL	1. Under Construction
Hartford End Brewery	0.9	N	43	0								PDL	2. With planning permission (full or reserved matters covering whole site)
<b>FELSTED TOTAL</b>	<b>33</b>		<b>913</b>	<b>716</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	1		40								20	G/PDL	9. Draft Allocation
Great Chesterford 2: Land south of Stanley Road	2.3		60								30	G	9. Draft Allocation
<b>GREAT CHESTERFORD TOTAL</b>			<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>		
Waldgroves	0.01	N	6	0	6							PDL	Built
Gt Dunmow 37-75 High Street	1	A	71	64	7	0						PDL	Built
Former Infants School Rosemary Lane	0.8	N	32	-1	31							PDL	Built
Gt Dunmow Chequers Inn	0.1	N	8	8	8							PDL	Built



Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
39 The Causeway & land r/o 37&41-49	0.2	N	7	-1	7							PDL/G	Built
Gt Dunmow Woodlands Park	54	A	1633	722	24	40	50	50	81	80	50	G	1. Under Construction
Former Council Offices, 46 High Street	0.16	N	10	0			10					PDL	1. Under Construction
Gt Dunmow Springfields	0.58	A	25	0	0			12	13			G	1. Under Construction
Land adj Haolmans Yard New Street	0.11	N	6	0	0					6		PDL	2. With planning permission (full or reserved matters covering whole site)
9 Stortford Road	0.05	A	6	0			6					PDL	2. With planning permission (full or reserved matters covering whole site)
Perkins Garage	0.15	N	12	0						12		PDL	2. With planning permission (full or reserved matters covering whole site)
South of Ongar Road	4	N	100				20	30	50			G	3. With outline only
Woodlands Park Sector 4	11.2		125				5	60	60			G	5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
Off Riverside	0.23	A	5	0	0					8		G	8. allocation only
Great Dunmow 1: Land north of Stortford Road and west of Great Dunmow	55		850									G	9. Draft Allocation

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Great Dunmow 2 :Land west of Chelmsford Road	16.5		300								100	G	9. Draft Allocation
<b>GREAT DUNMOW TOTAL</b>	<b>72.58</b>		<b>3196</b>	<b>792</b>	<b>83</b>	<b>40</b>	<b>91</b>	<b>152</b>	<b>204</b>	<b>106</b>	<b>150</b>		
Gt Easton Brocks Mead	0.6	A	41	37	0					4		G	1. Under Construction
<b>GREAT EASTON TOTAL</b>	<b>0.6</b>		<b>41</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>		
Newlands, Woodside Cott, Oakside, Church Road	0.5	N	3 (6 gross)	0			3					PDL	2. With planning permission (full or reserved matters covering whole site)
<b>GREAT HALLINGBURY TOTAL</b>	<b>0.5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Land at Meadow House, High Street	0.77	N	25	0	0	0	0			12	13	PDL	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
<b>HIGH RODING TOTAL</b>	<b>0.77</b>		<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>13</b>		
Henham 1: Land south and east of Vernons Close	1		20								20	G	9. Draft Allocation
Henham 2: land north of Chickney Road and east of Lodge Cottages	0.7		10								10	G	9. Draft Allocation
<b>HENHAM TOTAL</b>			<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>		
Holloway Crescent, Leaden Roding	0.21	N	-10 (8 gross)	0		-18	8						
<b>LEADEN RODING TOTAL</b>			<b>-10</b>	<b>0</b>	<b>0</b>	<b>-10</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Peggys Walk	0.5	N	14		2	12						PDL	2. With planning permission (full or reserved matters covering whole site)

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
<b>LITTLEBURY TOTAL</b>	0.5	0	14	0	2	12	0	0	0	0	0		
Site off The Street	0.5	N	14								14	G	5. where full, outline or reserved matters at post committee resolution subject so S106 negotiations
<b>MANUDEN TOTAL</b>	0.5		14	0	0	0	0	0	0	0	14		
The Maltings, Station Road	0.3	N	11	0						11		PDL	2. With planning permission (full or reserved matters covering whole site)
Newport 1: Bury Water Lane/Whiteditch Lane	15.2		300									G	9. Draft Allocation
Newport 2: Land west of London Road by Primary School	4.6		70						20	50		G	9. Draft Allocation
<b>NEWPORT TOTAL</b>	0.3		381	0	0	0	0	0	20	61	0		
Radwinter 1: Land north of Walden Road	2.4		40							20	20	G	9. Draft Allocation
<b>RADWINTER TOTAL</b>			40	0	0	0	0	0	0	20	20		
Bell College Peaslands Road	2.09	N	86	0	86							PDL	Built
Bell college South Road	1.41	N	62	0	25	64						PDL	1. Under Construction
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	28				12		11		PDL	1. Under Construction (Partially completed. Work stopped)
Former Gas Works Site, Thaxted Rd/ Radwinter Rd	0.32	N	9	0			9					PDL	1. Under Construction
Friends School	2	N	74 (76 gross)	0		74						PDL	1. Under Construction

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

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Emson Close	0.16	N	9	0							9	PDL	2. With planning permission (full or reserved matters covering whole site)
8-10 King Street	0.04	N	8								8	PDL	2. With planning permission (full or reserved matters covering whole site)
Goddards Yard	0.4	A	12	0							12	PDL	2. With planning permission (full or reserved matters covering whole site)
Ashdon Rd	5	A	150				30	35	30	35		G	3. With outline only
Lt Walden Rd	0.5	A	15				15					G	3. With outline only
8 Stations Street	0.1	N	10	0							10	PDL	8. Allocation only (WOPP)
Saffron Walden 1: Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Lieusre Centre and west of Thaxted Road	79		800										9. Draft Allocation
Saffron Walden 2: Former Willis and Gambier Site, Radwinter Road	2.1		60				30	30					9. Draft Allocation
Saffron Walden 3: Land to the West of Debden Road	0.5		20				20						9. Draft Allocation
<b>SAFFRON WALDEN TOTAL</b>	<b>9.42</b>		<b>1375</b>	<b>28</b>	<b>111</b>	<b>138</b>	<b>9</b>	<b>107</b>	<b>65</b>	<b>41</b>	<b>74</b>		
Stansted Mountfitchet Rochford Nurseries	28	A	720	334	84	78	98	55				G	1. Under Construction

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Almont House	0.37	N	7				7					G	2. With planning permission (full or reserved matters covering whole site)
68-70 Benfield Road	0.41	N	9						9			PDL	2. With planning permission (full or reserved matters covering whole site)
8 Water Lane	0.2	N	8	0							8	G	8. Allocation only (WOPP)
Mont House	0.6	N	4	0						4		PDL	8. Allocation only (WOPP)
Stansted 1: Land at 10 Cambridge Road	0.3		14								14	PDL	9. Draft Allocation
Stansted 2: 14 - 28 Cambridge Road	0.36		11								11	PDL	9. Draft Allocation
Stansted 3: St Mary's Primary School, St Johns Rd	1.1		35						35			PDL	9. Draft Allocation
<b>STANSTED MOUNTFITCHET TOTAL</b>	<b>31.34</b>		<b>808</b>	<b>334</b>	<b>84</b>	<b>78</b>	<b>105</b>	<b>55</b>	<b>44</b>	<b>4</b>	<b>33</b>		
Stebbing 1: Land to east of Parkside and Garden Fields	0.7		10								10	G	
<b>STEBBING TOTAL</b>			<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>		
Takeley Priors Green (including "Island Sites")	35	A	815	448	133	115	121	7	7	7	7	G/PDL	1. Under Construction
Takeley 1: Land at and to the rear of Takeley Primary School	2		80						40	40		G/PDL	9. Draft Allocation

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/11	Reporting Year 11/12	Current Year 12/13	Year 1 13/14	Year 2 14/15	Year 3 15/16	Year 4 16/17	Year 5 17/18	Comments G=Greenfield PDL=Previously developed land	STATUS
Takeley 2: Land South of Dunmow Road and east of The Pastures/Orchard Fields	1.4		28					12	13	13		G	9. Draft Allocation
Takeley 3: North View and 3 The Warren	1.8		40					20	20			PDL	9. Draft Allocation
Takeley 4: Land at Former Takeley Service Station and between Ridge House and Remarc	0.4		15								15	PDL	9. Draft Allocation
Takeley 5: Land to the south of the B1256 between Olivias and New Cambridge House	1.1		30							15	15	PDL	9. Draft Allocation
<b>TAKELEY TOTAL</b>	<b>35</b>		<b>1008</b>	<b>448</b>	<b>133</b>	<b>115</b>	<b>121</b>	<b>39</b>	<b>80</b>	<b>75</b>	<b>37</b>		
Wedow Road			55	0	0		20	20	15			G	2. With planning permission (full or reserved matters covering whole site)
Thaxted 1: Sampford Road	11		60					30	30			G	9. Draft Allocation
<b>THAXTED TOTAL</b>	<b>0</b>		<b>115</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>50</b>	<b>45</b>	<b>0</b>	<b>0</b>		
Rural Exception Site		N			14							G	Built
<b>RURAL EXCEPTION SITE TOTAL</b>				<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>DISTRICT TOTAL</b>					<b>521</b>	<b>405</b>	<b>418</b>	<b>529</b>	<b>579</b>	<b>445</b>	<b>515</b>		

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

TRAJECTORY DATA: 2018 - 2028 (Years 6-15)																
Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Estimated Completions @ 31/3/2016 (Year 5)	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Comments G=Greenfield PDL=Previously developed land	Status
					18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28		
Elsenham 3: Land south Stansted Road	12		130		30	50	50								G	9. Draft Allocation
<b>ELSENHAM</b>			<b>130</b>	<b>0</b>	<b>30</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Felsted/Little Dunmow, Oakwood Pk	33	A	870	716						49	53	52			PDL	1. Under Construction
Hartford End Brewery	0.93	N	43	0	43										PDL	2. With planning permission (full or reserved matters covering whole site)
<b>FELSTED</b>	<b>33</b>		<b>913</b>	<b>716</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>53</b>	<b>52</b>	<b>0</b>	<b>0</b>		
Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	1		40		20										G/PDL	9. Draft Allocation
Great Chesterford 2: Land south of Stanley Road	2.3		60		30										G	9. Draft Allocation
<b>GREAT CHESTERFORD</b>			<b>100</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Gt Dunmow Woodlands Park	54	A	1633	1121	50	50	50	50	55	40	40	50	50	101	G	1. Under Construction
Council Depot New Street		N	10	0	0					10					PDL	8. Allocation only (WOPP)
Great Dunmow 1: Land north of Stortford Road and west of	55		850			50	100	100	100	100	100	100	100	100	G	9. Draft Allocation

Uttlesford Local Development Framework  
Annual Monitoring Report 2012

Great Dunmow																	
Great Dunmow 2 :Land west of Chelmsford Road	16.5		300			100	100									G	9. Draft Allocation
<b>GREAT DUNMOW</b>	<b>54</b>		<b>2973</b>	<b>1121</b>	<b>150</b>	<b>200</b>	<b>150</b>	<b>150</b>	<b>155</b>	<b>150</b>	<b>140</b>	<b>140</b>	<b>150</b>	<b>201</b>			
Newport 1: Bury Water Lane/Whiteditch Lane	15.2															G	9. Draft Allocation
			300			100	100	100									
<b>NEWPORT</b>			<b>300</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	51	9											PDL	1. Under Construction (Partially completed. Work stopped)
Saffron Walden 1:Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Lieusre Centre and west of Thaxted Road	79		800													G	9. Draft Allocation
							100	100	100	100	100	100	100	100			
<b>SAFFRON WALDEN</b>	<b>1</b>		<b>860</b>	<b>51</b>	<b>9</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>			
Takeley Priors Green	35	A	815	845	6	6	6	6	6	6	4					G/PDL	1. Under Construction / 2. With Planning Permission / 8. Allocation
<b>TAKELEY</b>	<b>35</b>		<b>815</b>	<b>845</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>TOTAL</b>					<b>288</b>	<b>356</b>	<b>406</b>	<b>356</b>	<b>261</b>	<b>305</b>	<b>297</b>	<b>302</b>	<b>250</b>	<b>301</b>			



APPENDIX 4

Amount of completed non-residential development complying with car parking standards 11/12

	UTT App Ref.	Site		Completed Floorspace M2	Maximum Number of Spaces Allowed	No of Parking Spaces Provided	Compliance with Parking Standards
A1	UTT/1659/11	Anso corner farm Felstead		313	16	15	Yes
<b>Total A Class</b>				<b>313</b>	<b>16</b>	<b>15</b>	
Class B1	UTT/0824/11	Hanger 12 Plot Ninth Ave Stansted Airport	Business office	1680	56	21 (travel plan operates enabling use other than car)	Yes
Class B8	UTT/0824/11	Hanger 12 Plot Ninth Ave Stansted Airport	Distribution warehouse	4000	27		Yes
Class B1,B2 or B8	UTT/0780/11	Mole Hall Cornells Lane Widdington	Industry / Warehouse	357	3 - 12 depending on B1/B8 split	4	Yes
	UTT/1568/09	Stansted Ripening Centre Takeley and Canfields ward	Industry / Warehouse	5530	37 - 184 depending on B1/B8 split	87	Yes
<b>Total B Class</b>				<b>11567</b>	<b>123 - 279</b>	<b>112</b>	<b>Yes</b>
Class D1							
<b>Total D Class</b>				<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Completed Floorspace</b>				<b>11880</b>	<b>139 - 295</b>	<b>127</b>	
Source: Non residential land availability study 2012							
Floorspace Thresholds - Offices, Recreation and Leisure - 1,000 sq m +, Retail - 250 sq m +, Industry/Warehousing - 100 sq m+							

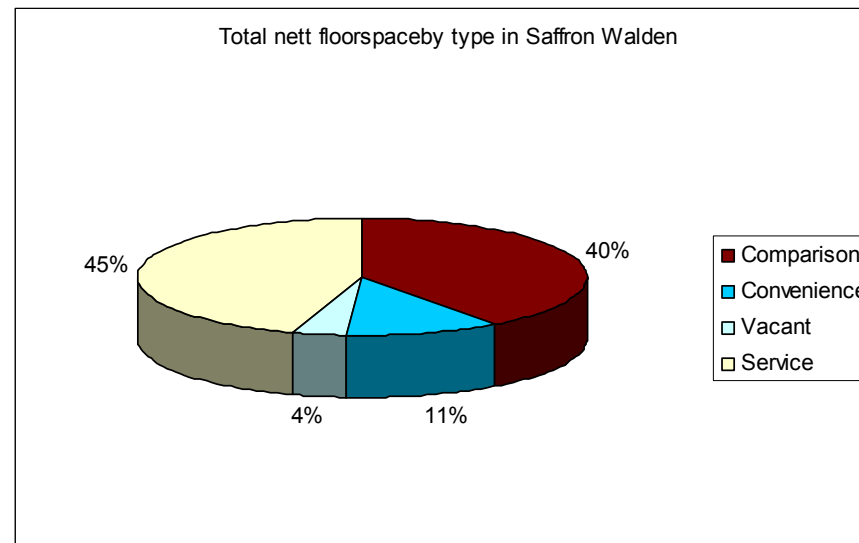
APPENDIX 5

**Retail Floorspace in the Four Main Centres**

**Retail Composition - Saffron Walden**

Retail Trade Group	Number of Outlets	Net Floorspace	% of Total Net Floorspace
Comparison	93	6781	40
Convenience	13	1819	11
Vacant	16	746	4
Service	78	7613	45
Totals	200	16959	

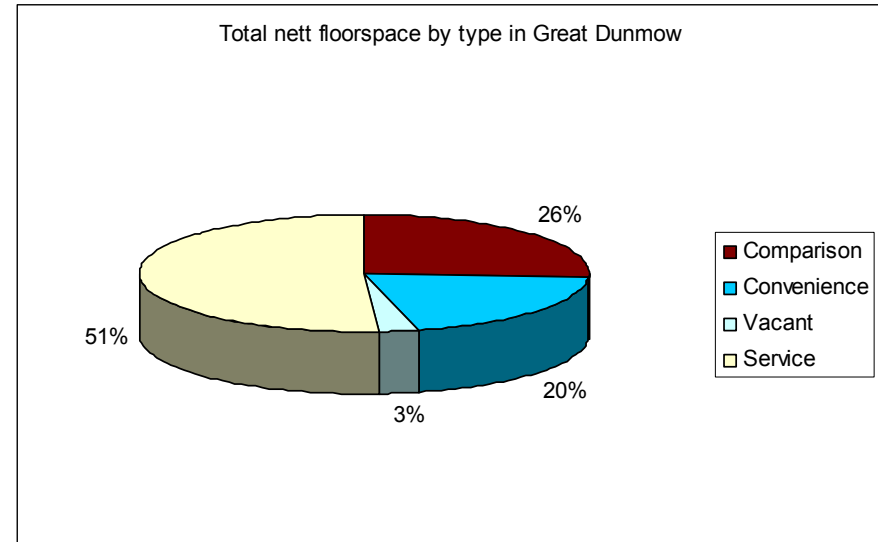
Source: Town Centre Survey update 2012



Source: Town Centre Survey Feb 2010 and update 2012

**Retail Composition - Great Dunmow**

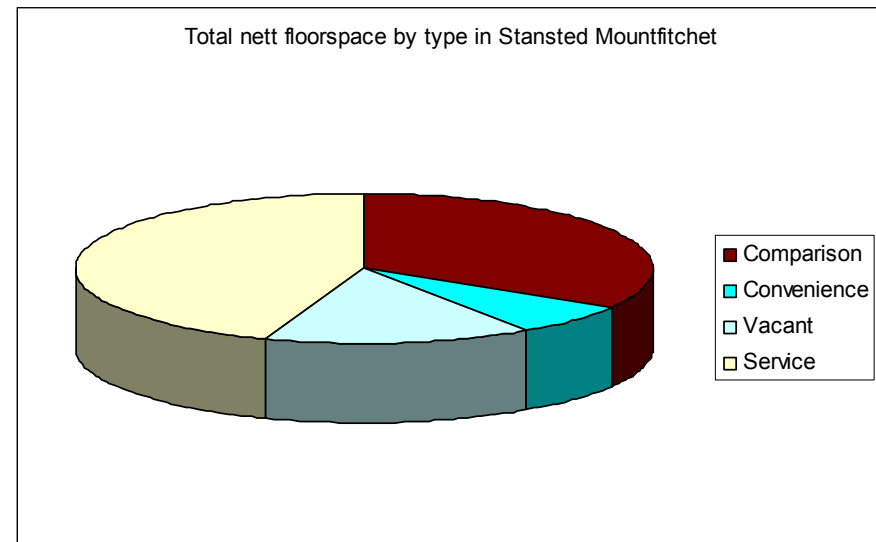
Retail Trade Group	Number of Outlets	Net Floorspace m <sup>2</sup>	% of Net Total Floorspace
Comparison	32	1977	26
Convenience	10	1568	20
Vacant	7	250.6	3
Service	54	3963	51
Totals	103	7758.6	



**Retail Composition – Stansted Mountfitchet**

Category	No. of Outlets	Net Sales Floorspace	
		m <sup>2</sup>	%
Comparison	16	1078	34
Convenience	4	209	7
Vacant	8	466	15
Service	25	1444	45
<b>Totals</b>	<b>53</b>	<b>1547</b>	

Source: Town Centre Survey  
update 2012



**Retail Composition - Thaxted**

Category	No. of Outlets	Net Sales Floorspace	
		m <sup>2</sup>	%
Comparison	9	723	47
Convenience	0	0	0
Vacant	1	28	2
Service	11	796	51
<b>Totals</b>	<b>21</b>	<b>1547</b>	

Source : Town Centre Survey update 2012

