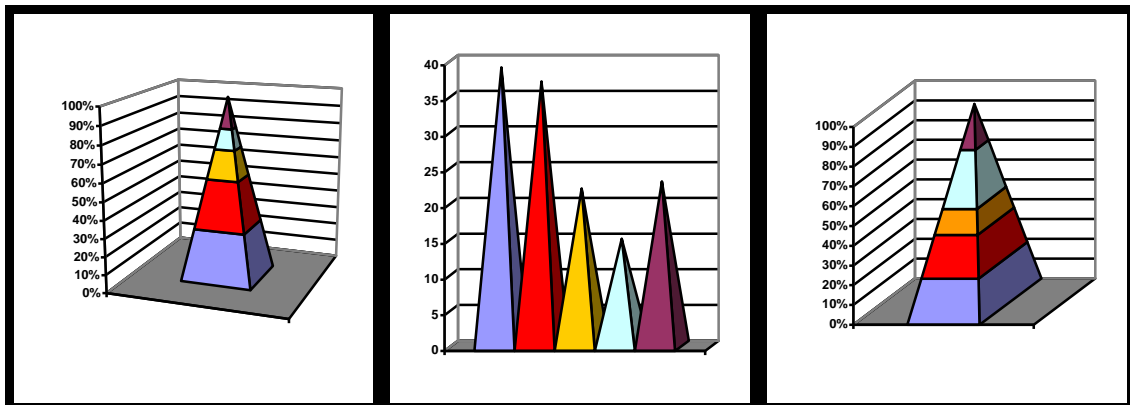


# UTTLESFORD DISTRICT COUNCIL

## LOCAL PLAN



## MONITORING REPORT 2013

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## **Executive Summary**

### **Introduction**

A key requirement of the Planning and Compulsory Purchase Act 2004 is the production of an Annual Monitoring Report (AMR) which sets out the Council's progress in moving towards a new Local Plan. The AMR is required to monitor the performance of planning policies set out in the Development Plan.

The 2011 Localism Act removed the statutory requirement for annual monitoring reports to be submitted to the Secretary of State. The overall duty to monitor still remains and Local Planning Authorities must publish information direct to the public at least yearly in the interests of transparency. It is now a matter for each local authority to decide what to include in their monitoring reports. The Council is no longer required to report the former National Core Output Indicators; however it is important to ensure that data on key issues such as housing and employment are monitored regularly.

### **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**

The current Local Plan was adopted in 2005. 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 June 2012. Consultation on Additional housing numbers and sites is taking place in November/December. Pre-submission consultation and submission are planned for 2014. 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 make sure 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) Regulation 2012.
2. The 2012 Local Planning Regulations requires Authorities to prepare reports monitoring the following issues:-
  - The progress 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 expanded 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 2012 to 31st March 2013.
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 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 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 2.5 (2011 census) Single person households make up 25% of households in the District

<b>Housing</b>	<b>Car Ownership and Commuting</b>
Average house prices Nov 13 Hometrack 1 bed flat £117,750    2 bed flat £143,079 2 bed house            £244,544 3 bed house            £317,193 4 bed house            £464,833 March 2011/12 2.6% of dwellings are vacant (Local Government information) 20% of households live in Council or Housing Association housing (2011) 42% of housing is detached 31% of housing is semi-detached 17% of housing is terraced	10% of households have no car/van 36% of households have 1 car/van 38% of households have 2 or more cars/vans 49% of residents commute to work by car 8% of residents commute by public transport 45% of people working in the District live outside the area (census 2001)

<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 = 147 litres Volume of household waste collected by household in 12/13 = 366,58 KG % total tonnage of household waste which has been recycled in 12/13 = 55.53%.

<b>Socio- cultural Issues</b>
25.5% population aged 16-74 are educated to NVQ 4 level or higher In Aug 2013 the unemployment rate was 1.2% 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 2011)



## 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 Plan. 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 2005. There have been a series of revisions since then to take account of changes in legislation and the methods and timing of consultations.

<b>Table 1a: Progress of key stages in previous LDS</b>		
<b>Key Stage</b>	<b>Date Undertaken</b>	<b>Key Milestone Met</b>
<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 the 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
<b>Development Management Policies DPD</b>		
Issues and Options Consultation	January – February 2012	Met according to LDS 11 August 2011
<b>Local Plan</b>		
Consultation on proposals for Draft Local Plan	June – July 2012	Met according to LDS September 2012

9. The latest LDS was approved by Cabinet on 1 November 2013 and submitted to the Planning Inspectorate on 18 November 2013.

<b>Table 1b: Progress on key stages in the Current LDS</b>		
		<b>Programmed Dates in current LDS</b>
	Local Development Scheme November 2013	
<b>Local Plan</b>	Consultation on housing numbers and additional sites	November 2013– January 2014
	Publication of Plan and Pre-Submission Consultation	March - April 2014
	Submission to Secretary of State	July 2014
	Start of hearing sessions for public examination of Local Plan	October 2014
	Adoption at Full Council	February 2015
<b>Gypsy and Traveller DPD</b>	Commencement	January 2014
	Consultation on Draft Plan	November - December 2014
	Publication of Plan and Pre-Submission Consultation	April - May 2015
	Submission to Secretary of State	August 2015
	Start of hearing sessions for public examination of Gypsy and Traveller DPD	November 2015
	Adoption at Full Council	March 2016

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

10. There is no longer a requirement for local planning authorities to produce data for national indicators that were outlined in former PPS12 guidance. However, regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 identifies the information they should contain. This AMR has taken the opportunity to review the former national indicators and to remove some that were not particularly relevant in the Uttlesford context. The following core elements are covered in this section:

- Employment
- Retail
- Housing Delivery
- Environment - including renewable energy
- Adopted Local Plan indicators

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- Completed Employment Floorspace, Outstanding Planning Permission,**

12. The table below summarises the findings of the Employment Land Monitoring Report July 2013, which can be found on the Council's website

<http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=2564&p=0>

- Of the 17.35 hectares of land allocated for employment uses in the Adopted Local Plan 2005 only 3.7 ha (21%) has been completed.
- The adopted Local Plan 2005 identifies 77.94 ha of safeguarded employment sites. The New Local Plan is proposing to safeguard 76.34ha of employment land. For a list of these sites please see the Employment Monitoring 2013 document.
- The adopted Local Plan states that 'Land at Stansted Airport is identified specifically for development directly related to the airport.' However, due to changes in the way in which the airport functions the new Local Plan is proposing to allocate some of the airport land, 18ha, for non-airport related business use.
- Allocations in the emerging Local Plan - the employment strategy is to accommodate new employment opportunities for 7,800 jobs in the district during the plan period.

13. The table below summarises the amount of completed employment floorspace 2011-2013

<b>Table 2 BD1 - Completed Employment Floorspace 2011-2013</b>				
	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>Total</b>
B1(a) Offices	829	1680	-	2509
B1(b) Research and Development	-	-	-	-
B1(c) Light Industrial	-	-	148	148
B2 General Industrial	-	-	-	-
B8 Storage and Distribution	120	4000	749	4869
B1/B2/B8	-	5887	-	5887
<b>Total</b>	<b>949</b>	<b>11567</b>	<b>897</b>	<b>13,413</b>

Source: UDC Annual Monitoring Reports

14. The table below summarises the outstanding employment floorspace

<b>Table 3 BD2 - Employment Floorspace with Outstanding Planning Permission as at April 2013</b>			
	<b>Outstanding Floorspace (Sq M)</b>	<b>Site Area</b>	<b>% Floorspace on Allocated/ Safeguarded Land</b>
B1(a) Offices	12,466	13.34	69%
B1(b) Research and Development	5,620	1.08	100%
B1(c) Light Industrial	3,402	2.95	36%
B2 General Industrial	-	-	-
B8 Storage and Distribution	880	0.41	83%
B1/B2/B8	19,850	14.26	74%
<b>Total</b>	<b>42,218</b>	<b>32.04</b>	<b>72%</b>
Source: UDC and Essex County Council Monitoring 2013			

15. The 2013 Employment Land Monitoring Report July 2013 gives a full list of the outstanding planning permissions and can be viewed at

<http://www.uttlesford.gov.uk/CHttpHandler.ashx?id=2564&p=0>

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. Of these sites the SIA factory, subsequently known as the Willis and Gambier factory, is proposed for residential use in the emerging local plan. The Sampford Road site in Thaxted has been developed for live work units but is primarily residential in character and use and is therefore no longer considered to be an employment site which needs to be safeguarded. Thaxted Road is allocated for employment and other uses.

### **Town Centre Uses**

18. The following points summarise the statistics for Town Centre use development in the District. Full details, including the Town/Local Centre Survey results can be found in the Town Centre Monitoring Report 2013 on the Council's website.

- In the year 2012-2013 no retail development was completed
- There is 3,748 sq metres of A1/ A2 retail floorspace outstanding, of which 1,508sq metres is within the adopted Local Plan 2005 Town/Local Centre Boundaries.
- There is 15,942sq metres of B1(a) floorspace outstanding, none of which is located within the town/Local centre boundaries
- The total town centre use floorspace loss is 14,626sq metres. Of this 13,290sq metres was within the town centres of Saffron Walden and Great Dunmow

## HOUSING DELIVERY

### Housing Completions

19. The targets for housing provision in the District are set out in the Uttlesford Local Plan Adopted 2005. The Draft Local Plan sets out the Council's proposed housing target up to 2031 of 10,460 homes to meet the District's objectively assessed need.

#### H1 - Plan Period and Housing Targets

**Table 4: Plan Period and Housing Targets**

Plan Period	Housing Target	Plan
1/4/2000 - 31/3/2011	4620	Adopted Local Plan 2005
2011-2031	10,460	Draft Local Plan

20. The Table below shows progress to date against this target.

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

**Table 5: Net additional dwelling in previous years**

	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
2012-2013	540	540
<b>Total</b>	<b>4887</b>	<b>5111</b>

Source: Annual Land Availability Studies

H2(b) - Net additional dwellings for reporting year 2012/13

Table 6: Net additional dwellings for reporting year 2012/13		
a	New build completions	542
b	Demolitions	37
c	Change of use (net gain)	34
d	Conversions (net gain)	1
<b>Net Additional dwelling 2012/13</b> <b>= a - b + c + d</b>		<b>540</b>

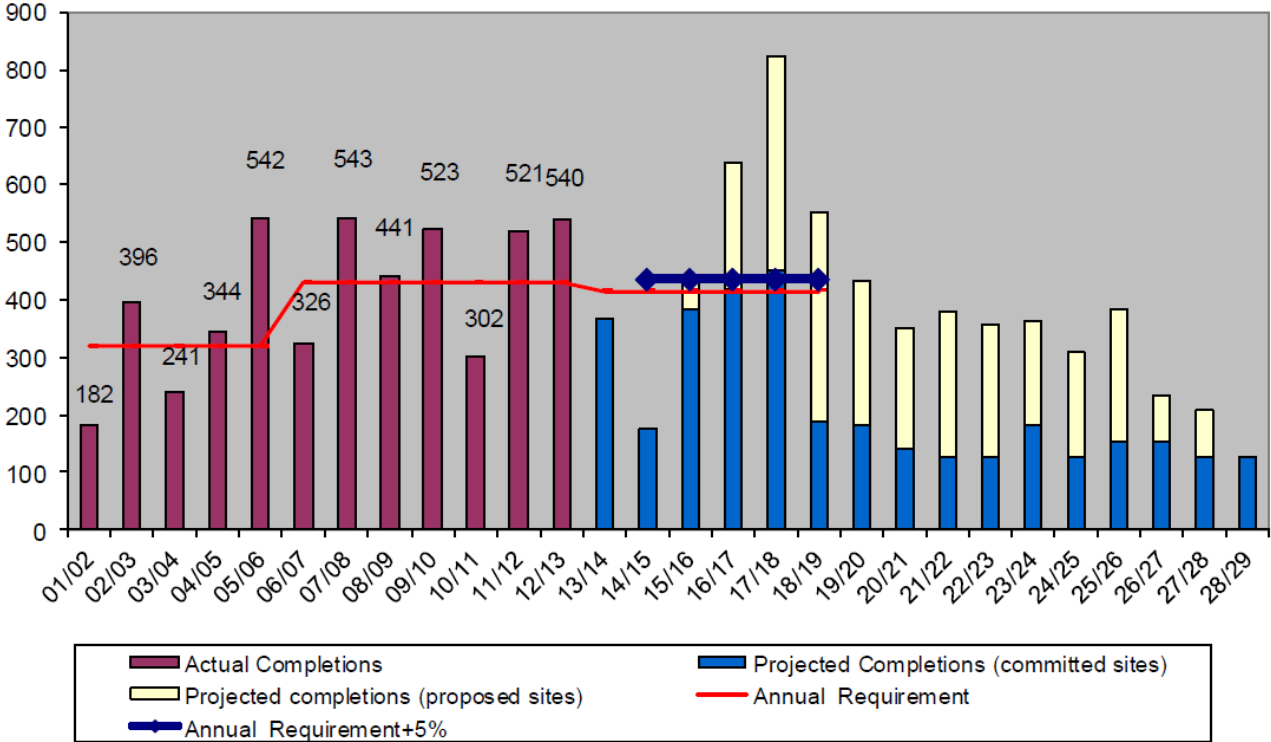
Source: Annual Land Availability Studies

**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 a period of time. The following data is as at April 2013.  
The housing trajectory is illustrated in Diagram 1.  
The predicted annual completion rate is shown in Table 7.  
Detailed site information is provided in Appendix 1. The first part of the table considers years 1-5 and the second part considers years 6 to 15.

**Diagram 1:  
HOUSING COMPLETIONS AND TRAJECTORY 2001 TO 2028**





22. The trajectory differentiates between the trajectory for committed sites (ie those with planning permission and those without planning permission but are considered will be delivered during the plan period) and sites proposed for development in the Proposals for a Draft Local Plan June 2012, and updated in the Position Statement March 2013. The status of each site is shown in Appendix 1
23. The trajectory shows how the completion rate in the reporting year of 2012/13 is similar to the previous year and exceeds the requirement of the Regional Strategy for the East of England Plan of 430 dwellings per annum. Over the previous 5 years the completion rate has exceeded this average annual requirement every year except for 1 year.
24. It is predicted that completion rates for the current year (2013/14) and the following year will fall reflecting the fact that the sites identified in the Adopted Local Plan have been completed, and there will be a delay before there are completions on new sites granted permission while detailed planning applications are negotiated and determined.
25. Since the Housing Trajectory and 5 Year Land Supply Statement was published in June 2013 further proposed sites and windfall sites have been granted planning permission. Furthermore in November 2013 members of the Local Plan Working Group considered further demographic evidence and raising the locally determined housing requirement to 523 dwellings per annum; and the Council has consulted on this additional housing number and additional sites.

**Table 7 - H2 Net additional dwellings**  
 (a) – for the reporting year and current year  
 (b) – in future years committed sites only  
 (c) – In future years including proposal sites  
 (d) – annualised plan targets plus 5% frontloading (Regional Spatial Strategy; Draft Local Plan June 2012; Household Projections Interim 2011; SNPP 2010)

Year	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	28/29
	Reporting Year	Current Year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	6	7	8	9	10	11	12	13	14	15
H2(a)	540	366															
H2(b)			177	383	419	451	188	181	141	129	129	183	129	154	154	127	126
H2(c) including Proposal Sites			177	433	639	824	551	432	351	379	359	363	309	384	234	207	126
(d) RSS+5%		452	452	452	452	452	452										
DLP+5%		436	436	436	436	436	436										
HHP I 2011+5%		525	525	525	525	525	525										
SNPP 2010+5%		549	549	549	549	549	549										

## Previously Developed Land

H3 - New and converted dwellings on previously developed land

Number of dwelling completed on PDL (gross)	412
Total number of dwellings completed (gross)	630
% of dwellings completed on PDL (gross)	69%
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.

29. 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
30. The chart below shows that 55% of the housing completions were built at a density of below 30 dwellings/hectare. Whilst 45% of housing completions were built at a density of over 30 dwellings/hectare.

31. 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.

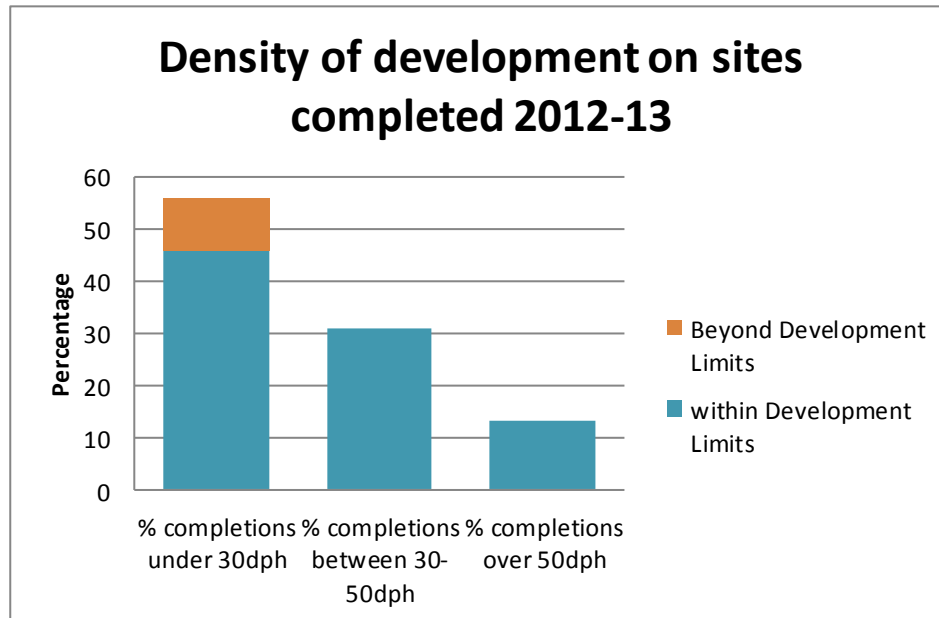


Diagram 2: Density of Development  
Source: Residential Land Availability Survey 2013

### Gypsy and Traveller Sites

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

**Table 9- Net Additional pitches (Gypsy and Traveller)**

Permanent	Transit	Total
7 Pitches	0	7
UTT/1487/12/FUL - Permanent consent granted for 5 pitches (previously had temporary consent).		
UTT/1617/12/FUL - Permanent consent granted for 2 additional pitches on existing site approved		
Source: UDC 2013		

**Table 10: Count of Gypsy and Traveller Sites in Uttlesford - January 2011 - 2013**

	Jan 11		Jan 12		Jan 13	
	No of Sites	No of Caravans	No of sites	No of Caravans	No of sites	No of Caravans
<b>Authorised Sites with Planning Permission</b>						
Socially	1	25	1	25	1	27

Rented						
Private Sites with Temporary Planning Permission	1	5	1	5	0 <sup>(1)</sup>	0 <sup>(1)</sup>
Private Sites with Permanent Planning Permission	14	36	16	42	17	49
Total on Authorised Sites with PP	16	66	18	72	18	76
'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 2013

(1) Temporary permission was granted for 8 pitches on land adjacent Cranwellian, Takeley but the site is not occupied.

32. 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.

33. 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

34. 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.

<b>Table 11: Affordable Housing Provision</b>	
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
2012-2013	122
<b>TOTAL</b>	<b>1015</b>
Source: Annual Residential Land Availability Survey HSSA Return 2012/13	

<b>Table 11a: Type of Affordable Homes Provided</b>				
	Social Rent homes provided	Affordable Rent Homes provided	Intermediate homes provided	Affordable homes total
H5	14	69	39	122
Source: Residential Land Availability Survey HSSA Return 20012/13				

35. Planning permission exists for developments which will provide a further 294 affordable units. If all these sites come forward the district target will be exceeded.

36. Policy H9, in the Uttlesford Local Plan seeks 40% affordable housing on suitable sites. This was adopted in January 2005. The Draft Local Plan June 2012, Policy H05 – Affordable Housing seeks 40% affordable housing on sites of 15 dwellings or more, 20% on sites of 5-14 dwellings and a financial contribution for off-site affordable housing on developments of 1-4 dwellings. The implementation of this policy should result in an increase in the number of affordable units coming forward.

### 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. The trajectory shows that there has not been a record of persistent under delivery of housing and therefore the 5-year land supply includes a 5% buffer.
39. The East of England Regional Strategy was revoked in January 2013. Up to this date Regional Housing Provision 2001-2021 specified the annual average rate of provision for Uttlesford, from 2006 onwards as 430 dwellings per annum. After January 2013 the East of England Plan no longer formed part of the development plan and Uttlesford District Council has the responsibility of establishing the level of housing provision in the District.
40. The Council worked with Essex and neighbouring authorities in commissioning Demographic Forecasts. The forecasts considered a number of scenarios of which 2010 based Sub-national Population Projection (SNPP) gives a high housing and job figure; and the economic scenario provides a mid-range housing and jobs figure, whilst the Annual Monitoring Report and Net-Nil migration provide a low growth scenario. These latter two scenarios are not considered sound options for further consideration.
41. In May 2013 the Government published the Interim Household Projections 2011 to 2021 for England. The figures are based on the interim 2011-based Sub-national population projections (SNPP). They are interim projections because they assume a continuation of the estimated trends in fertility, mortality and migration used in the 2010-based projections. The interim 2011-based household

projections indicate that over the 10 year period the number of household is projected to grow by 4774 but the average household size decreases by 0.01%.

42. Additional homes required to accommodate an additional 4774 households equates to an additional 500 dwellings per year 2011 to 2021. This is significantly lower than the 523 dwellings per year based on the 2010-based SNPP calculated in Phase 3 of the Greater Essex Demographic forecasts. This lower growth in household formation is likely to be due to the projected fall in households headed by younger people. For further information please refer to the Objectively Assessed Housing Need Technical Assessment October 2013.

43. The following table sets out the average dwellings per year and the five year target required by each of the scenarios including the RSS requirement as this is the only figure which has been tested at an Examination in Public.

Scenario	Average dwellings per year	5 year target	5 year target plus 5%
SNPP 2010- R	523	2615	2746
Household Projection 2011	500	2500	2625
Approved RSS - R	430	2150	2258
Economic - R	415	2075	2179

Note: The 'R' suffix on scenarios indicates that they have used headship rates that have been scaled to ensure consistency with Council Tax property statistics provided for each district.

44. The 5 year period starts after the current monitoring year of 2013/14 and therefore covers the period 2014/15 to 2018/19.

45. Table 7 above sets out the annual housing supply on deliverable sites for the period 2014-2029 differentiating between committed and proposed sites. A total of 1618 dwellings are assumed to be delivered within the 5 year period 2014/15 to 2018/19 taking committed sites only into account. This equates to an average annual completion rate of 324 dwellings. Depending on which of the plan targets is used this results in a 5 year supply ranging from 3.7 to 2.9 years.

Table 12 a: Five Year Supply 2014/15 – 2018/19	
Total supply on deliverable committed sites years 1-5	1668
Total Range of Plan Target years 1-5	2179 - 2746
% of Plan Target available on deliverable sites years 1-5	74% - 59%
	3.7 – 2.9 years

46. If the proposed sites identified in the Proposals for a Draft Local Plan June 2012 are taken into account a total of 2624 are assumed to be delivered within the 5 year period, which equates to an annual completion rate of 525 dwellings.



Depending on which of the plan targets is used this results in a 5 year supply ranging from 6 to 4.8 years.

Table 12c: Five Year Supply 2013/14 - 2017/18	
Total supply on deliverable committed and proposed sites years 1-5	2486
Total Range of Plan Target years 1-5	2179 - 2746
% of Plan Target available on deliverable sites years 1-5	120% - 96% 6 - 4.8 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.**

47. 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. The Council made further amendments to the parking standards in February 2013. 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.
48. Appendix 4 lists all the Class A, B and D developments fully completed in 2011-10 (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	No completions	0	0
B	897	522	58
D	No completions	0	0

Source: Non-residential land availability study 2013

### 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.**

49. The following table shows that around 96% of the 545 homes completed in 2012/13 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	545	98
Hospital	545	94
Primary School	545	98
Secondary School	545	94
Areas of employment	545	98
Major retail centre	545	92

Source: Essex County Council 2013

## ENVIRONMENT

### Flood Defence and Water Quality

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

50. In 2012/13 the Environment Agency initially raised objection to 5 applications on the grounds of unsatisfactory Flood Risk Assessment or sequential test not demonstrated. 3 of these objections were overcome and permission was granted, one application was refused and another withdrawn.

**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 2012/2013

### Designated Sites

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

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

52. 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.

53. 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.

**Table 16: Proportion of Local Wildlife Sites (LoWS) where positive conservation management has been or is being implemented**

	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)

**Table 17 : Change in areas of biodiversity importance - Areas designated for their environmental value**

Sites of Special Scientific Interest				
Site	Area (ha)	Number	%	Condition/Comments
Ashdon Meadow	1.39		100	Unfavourable no change
Debden Water	21.27		39.87 60.13	Unfavourable declining Area unfavourable recovering
Elsenham Woods	44.42		89.98 10.02	Favourable Unfavourable recovering
Garnetts Wood/Barston Leys	24.99		100	Favourable
Hales & Shadwell Wood	15.36		100	Favourable
Halls Quarry	0.68		64.71 35.29	Favourable Unfavourable declining
Hatfield Forest	410.79		93.82 6.18	Unfavourable recovering Favourable

High Wood	41.53		100	Unfavourable No change
Little Hallingbury Marsh	4.46		100	Unfavourable declining
Nunn Wood	9.51		100	Favourable
Quendon Wood	33.51		100	Favourable
West Wood	23.93		100	Favourable
	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 2013 Phase I Habitat Survey 1990 Uttlesford Local Wildlife Site Review 2007</i>				

## Renewable Energy

### E3: Renewable energy generation

54. The Renewable Energy Statistics database which monitors and reviews the progress of renewable energy projects through the planning system shows that there are three completed and operational schemes in Uttlesford, all of them for Solar Farms at Spriggs Farm Little Sampford, Bury Farm High Roding and Land East of Milch Hill Lane Felsted.

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																														
Policies E4 – E5				Targets have been met within plan period 2000 – 2011. Data on policies has not been collected for 2012-13. The emerging new Local Plan 2011 – 2031 will contain new indicators of policy performance.																														
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.																														
<b>ENVIRONMENT</b>																																		
Policies ENV1 – ENV13				Targets have been met within plan period 2000 – 2011. Data on policies has not been collected for 2012-13. The emerging new Local Plan 2011 – 2031 will contain new indicators of policy performance.																														
<b>HOUSING</b>																																		
H1 Housing Development	To meet the Structure Plan housing requirement and provide sufficient housing to meet locally generated requirements. To concentrate housing development in the	Amount, location and rate of housing provision monitored annually. Location will include use of previously developed sites	Net dwelling stock increase of 4,620 between 2000 and 2011  40% of development on previously developed land over plan	Target unlikely to be met  <table border="1"> <thead> <tr> <th>Year</th> <th>Net completions</th> <th>% on PDL</th> </tr> </thead> <tbody> <tr> <td>00/01</td> <td>224</td> <td>67</td> </tr> <tr> <td>01/02</td> <td>182</td> <td>n/k</td> </tr> <tr> <td>02/03</td> <td>396</td> <td>70</td> </tr> <tr> <td>03/04</td> <td>241</td> <td>77</td> </tr> <tr> <td>04/05</td> <td>344</td> <td>58</td> </tr> <tr> <td>05/06</td> <td>541</td> <td>61</td> </tr> <tr> <td>06/07</td> <td>326</td> <td>63</td> </tr> <tr> <td>07/08</td> <td>538</td> <td>57</td> </tr> <tr> <td>08/09</td> <td>437</td> <td>38</td> </tr> </tbody> </table>	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
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	main urban areas and other locations well related to employment and facilities		period.	<table border="1"> <tr> <td>09/10</td> <td>522</td> <td>33</td> </tr> <tr> <td>10/11</td> <td>298</td> <td>27.5</td> </tr> <tr> <td><b>2000 - 2011</b></td> <td><b>4049</b></td> <td></td> </tr> <tr> <td>11/12</td> <td>521</td> <td>46.8</td> </tr> <tr> <td>12/13</td> <td>540</td> <td>36</td> </tr> </table>	09/10	522	33	10/11	298	27.5	<b>2000 - 2011</b>	<b>4049</b>		11/12	521	46.8	12/13	540	36															
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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 at 2011 but 1035 affordable homes had been built by 2013. As at April 2013 294 affordable homes had permission and were yet to be built.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>No of Affordable Houses Completed</th> </tr> </thead> <tbody> <tr><td>2000-2001</td><td>26</td></tr> <tr><td>2001-2002</td><td>28</td></tr> <tr><td>2002-2003</td><td>14</td></tr> <tr><td>2003-2004</td><td>25</td></tr> <tr><td>2004-2005</td><td>112</td></tr> <tr><td>2005-2006</td><td>172</td></tr> <tr><td>2006-2007</td><td>50</td></tr> <tr><td>2007-2008</td><td>56</td></tr> <tr><td>2008-2009</td><td>143</td></tr> <tr><td>2009-2010</td><td>100</td></tr> <tr><td>2010-2011</td><td>25</td></tr> <tr><td><b>2011-2011</b></td><td><b>751</b></td></tr> <tr><td>2011-2012</td><td>142</td></tr> <tr><td>2012-2013</td><td>142</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	<b>2011-2011</b>	<b>751</b>	2011-2012	142	2012-2013	142
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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>2000-2011</b></td> <td><b>2960</b></td> <td></td> </tr> <tr> <td>2012-13</td> <td>393</td> <td>73</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>2000-2011</b>	<b>2960</b>		2012-13	393	73
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Policies H7 and H8				Data on policies has not been collected for 2012-13. The emerging new Local Plan 2011 – 2031 will contain new indicators of policy performance.																																	

LEISURE AND CULTURAL PROVISION				
Policies LC1 - LC5				Targets have been met within plan period 2000 - 2011. Data on policies has not been collected for 2012-13. The emerging new Local Plan 2011 - 2031 will contain new indicators of policy performance.
RETAILING AND SERVICES				
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 Updated	To sustain and enhance the vitality and viability of Saffron Walden as a principle shopping centre, of Great Dunmow as a smaller town centre and of the local centres of Stansted Mountfitchet and Thaxted	Amount and location of retailing and services monitored annually	No net loss of retailing and services in identified settlements	<p>Appendix 5 contains information on floorspace in the four main centres for 2013.</p> <table border="1"> <thead> <tr> <th colspan="2">SAFFRON WALDEN</th> <th>net floorspace of retail and service outlets</th> <th>% net floorspace which is vacant</th> </tr> </thead> <tbody> <tr><td>2006</td><td>178</td><td>16496</td><td>4</td></tr> <tr><td>2007</td><td>192</td><td>17218</td><td>7</td></tr> <tr><td>2008</td><td>192</td><td>17218</td><td>7</td></tr> <tr><td>2009</td><td>193</td><td>16955</td><td>12</td></tr> <tr><td>2010</td><td>194</td><td>18089</td><td>6</td></tr> <tr><td>2011</td><td>194</td><td>18089</td><td>6</td></tr> <tr><td>2012</td><td>208</td><td>17045</td><td>3</td></tr> <tr><td>2013</td><td>204</td><td>18693</td><td>2</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">GREAT DUNMOW</th> <th>net floorspace of retail and service outlets</th> <th>% 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> <tr><td>2013</td><td>124</td><td>7877</td><td>3</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">STANSTED</th> <th>net floorspace of retail and service outlets</th> <th>% 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> </tbody> </table>	SAFFRON WALDEN		net floorspace of retail and service outlets	% net floorspace which is vacant	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	2013	204	18693	2	GREAT DUNMOW		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	2013	124	7877	3	STANSTED		net floorspace of retail and service outlets	% net floorspace which is vacant	2006	44	2755	5	2007	44	2755	5
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2010	24	1241	0																																					
2011	24	1241	0																																					
2012	20	1497	2																																					
2013	21	1497	9																																					
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.	<table border="1"> <thead> <tr> <th colspan="3">Rural Community Council of Essex's Rural Services Survey</th> </tr> <tr> <th></th> <th>% parishes without access to post office</th> <th>% parishes without access to shop</th> </tr> </thead> <tbody> <tr> <td>2008 (37/56 parishes responded)</td> <td>16</td> <td>14</td> </tr> <tr> <td>2011 - (33/56 parishes responded)</td> <td>20</td> <td>20</td> </tr> </tbody> </table>	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																								
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2011 - (33/56 parishes responded)	20	20																																						

TRANSPORT AND TELECOMMUNICATIONS				
Policies T1 - T4				Targets have been met within plan period 2000 - 2011. Data on policies has not been collected for 2012-13. The emerging new Local Plan 2011 - 2031 will contain new indicators of policy performance.

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

55. There are no Neighbourhood Development Orders within the District
56. 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.
57. A number of parishes across the district are preparing plans and statements. The Council has established an agreement with the Rural Community Council of Essex (RCCE) to support communities interested in community led planning.
58. RCCE have carried out a number of meetings/information events to promote the benefits of community planning. These were well attended by a number of parishes in the District, including, Farnham, Felsted, Gt Canfield, Gt Chesterford, Gt Dunmow, Henham, Saffron Walden, Thaxted, Quendon and Rickling and Stansted.
59. RCCE have provided information on funding for community led plans to Great Chesterford and Stansted PC. Felsted PC have completed a Parish Plan and are now considering whether to undertake a Neighbourhood Plan.

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

60. 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.
61. 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**

62. 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.
63. 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.

64. 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. In July 2013 South Cambs DC consulted on the Proposed Submission Local Plan through which the Council is meeting its objectively assessed housing need fully within the District. The situation will be kept under review and both Councils will respond to formal consultation requests as required.
65. As part of its Cooperation with South Cambridgeshire, and the wider Cambridgeshire Authorities, the Council was consulted as part of the Joint Cambridgeshire and Peterborough Joint Strategic Planning Units work on housing numbers within its area. In addition the Council was consulted on, and supported, the creation of the Cambridge City Deal.
66. Meetings have been held with **East Hertfordshire District Council** (EHDC) and letters exchanged. The main impact on the two districts is felt in the area of Bishops Stortford and Stansted, Takeley and Elsenham. This close geographical relationship means that the three settlements in Uttlesford look towards Bishop Stortford for some of their retail services as well as some education provision. In addition sewerage from this area does feed towards the Bishops Stortford direction. The Uttlesford Water Cycle Study includes this issue. The other key impact is London Stansted Airport both in terms of overflying and also in terms of its transport impact to the M11 and rail network. The M11 and A120 and their junctions also have an impact on both districts especially junction 8 of the M11. Any new allocations in these areas will need to consider the cross border issues. Both Councils will respond to formal consultation requests as required.
67. East Hertfordshire District Council had requested that Uttlesford undertake a study to consider the impact of the draft 18 ha employment allocation on land north east of Bury Lodge Lane, on Bishops Stortford to ensure that there is no significant impact. The Council commissioned Carter Jonas to undertake this work which was published in November 2012. This concluded that the

development would be different in type and nature to employment within Bishop's Stortford and would therefore complement, rather than compete with the town. This was also the broad conclusion of East Herts Council's Strategic Economic Development advice (see EHDC District planning Executive Panel for 25 July 2013).

68. At a duty to cooperate meeting with officers and members in October 2013 a number of the cross boundary issues were discussed. EHDC expressed concern about the potential impact of development in Elsenham on Bishop's Stortford and questioned what infrastructure was going to be put in place to support the strategy. Uttlesford DC confirmed that primary school capacity was not an issue, but that further work was required regarding the delivery of secondary school provision. It was indicated that Hertfordshire CC had advised that they were seeking to influence the admissions policies of the schools in Bishop's Stortford and that Essex CC would need to provide for pupils from Essex. It was also indicated that the emerging East Herts District Plan would be seeking to address the secondary school issues in Bishop's Stortford through a flexible policy approach. There was some discussion over the potential impact that the development in Elsenham could have on the retail offer in Bishop's Stortford. It was agreed that increased footfall was beneficial but it was acknowledged that traffic congestion in the town centre and locality was a particular issue, although mitigated to some extent by the rail connection.
69. In relation to Stansted Airport, the 4 main authorities affected (Uttlesford and East Herts Districts, Essex and Hertfordshire Counties) have met in February 2013 and June 2013 to discuss aviation issues and the Davies Commission. A further meeting has been organised for 17 January to discuss the Airports Commission Interim Report published in mid-December 2013.
70. In relation to highway issues, in January 2013 Uttlesford met with Essex County Council and the Highways Agency to discuss and agree with the Highways Agency the model to be used to assess the capacity of Junction 8 in relation to the growth associated with the emerging Local Plan. In May 2013 and June 2013 both Uttlesford and East Herts District Councils and the two County Councils met to specifically discuss Junction 8 and its capacity to meet increased traffic from growth in Uttlesford and East Herts. In August 2013 the District and County Councils met with the Highways Agency to further discuss the model to assess the capacity of junction 8.



71. 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 officers update each other on Local Plan progress and joint working.
72. Officers from Uttlesford and **Epping Forest** have met for duty to cooperate discussions in July 2012 and September 2013. The main issues which need to be considered jointly relate to meeting objectively assessed housing need; the future of North Weald airfield, West Anglia Rail and Central line, M11 junctions, economic development and gypsy and traveller matters. Uttlesford is concerned that any increase in aviation use at North Weald airfield could affect flight patterns from Stansted airport resulting in a greater impact on residents. Both authorities attend the West Anglia Routes group and the London Stansted Cambridge Consortium. Both Councils will continue to be involved in discussions relating to the increase in tracks to Stansted and extension of the central line. M11 junctions 7, 7a and 8 are the biggest issue of joint concern and the Councils will continue to liaise on this as an issue to establish delivery of improved junctions via existing mechanisms.
73. Officers attended a duty to cooperate meeting in November 2013 with officers from **Harlow, Epping Forest and East Hertfordshire District Councils**. At this meeting the structure of meeting our duty to cooperation obligation was discussed. It was considered that Memorandums of Understanding between relevant authorities covering relevant issues would be the most appropriate mechanism. Training provided by the Planning Advisory Service (PAS) for Officers and Members was discussed.
74. In relation to highway issues, Uttlesford, East Herts, Harlow and Epping Forest have worked with Herts CC, Essex CC and the Highways Agency in the production and running of the Harlow Stansted Gateway Transport Model (HSGTM). This work is ongoing, and meetings have so far been held on 9 July 2012, 30 August 2012, 25 October 2012, 15 November 2012, 9 January 2013, 21 March 2013, 9 May 2013, 2 July 2013, 14 August 2013 and 22 October 2013. The HSGTM is a predictive regional model which will be used to assess traffic flows on the strategic and local road networks using housing and employment growth data up to 2036 provided by local planning authorities.
75. The HSGTM will also model possible mitigation measures where additional congestion would occur, including the proposed construction of a new junction

close to Harlow on the M11 (J7A) which is currently out on public consultation. The initial findings are that additional dwellings north of Harlow (options modelled are 10,000 or 5,000 dwellings) would require mitigation to relieve network stress and congestion impacts.

76. 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. Uttlesford has taken part in duty to cooperate meetings in August 2013 with regard to Site Allocations and Development Management Plan Pre-Submission Draft. It is agreed that while the Councils would need to work together it was not considered that any of our emerging proposals would have any material impact on each other's district.
77. 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.
78. Braintree remains a provider of retail services for the southern part of our district and this is not seen as changing. A supermarket is proposed in Great Dunmow but would not see this as providing anything more than meeting the identified need within our District.
79. 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.
80. **Chelmsford City Council** 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 development etc may be allowed.
81. Uttlesford attended a duty to cooperate workshop in December 2012 of Chelmsford City Council's Focussed Review of Core Strategy and Development Control Policies. There was general agreement that Chelmsford's Focused Review, in order to comply with the NPPF, is not a strategic issue.
82. As part of Essex Planning Officers Association Uttlesford and other districts in Essex are working together to commission the new gypsy and traveller needs

assessment. Uttlesford have taken on the leadership and commissioning of this work. 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.

83. Letters have been exchanged with **North Hertfordshire District Council**. At this stage of both Council's plan preparations it is not considered that there are any specific cross border issues which we need to cooperate on. The situation will be kept under review and both Councils will respond to formal consultation requests as required.
84. Officers have responded to a duty to cooperate questionnaire and attended a duty to cooperate meeting in October 2013 with **Maldon District Council**. There are not considered to be any cross border issues in the Maldon Draft Local Development Plan. The only issue within Uttlesford which potentially has an impact on Maldon is considered to relate to Stansted Airport and flight paths, employment, public transport and traffic. The situation will be kept under review.
85. Regular meetings continue to be held in relation to **Stansted Airport**, the Council's key cross border issue. Uttlesford, East Herts Districts and Essex and Hertfordshire Counties meet regularly with Manchester Airports Group on planning and economic development matters to discuss the contribution the airport can make to the economic development of the area.
86. The Council is an active member of the **London Stansted Cambridge Consortium** which is the parent group to the West Anglia Rail Routes Group. It is made up of a number of London Boroughs, Districts, Counties and the four LEPs in the area (South East LEP, Greater Cambridge, Greater Peterborough LEP, London LEP and Hertfordshire LEP). 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. The issues under discussion have ranged from key employment sectors within the corridor, support for key infrastructure investment, the future of Stansted Airport and the future capacity of the West Anglia main rail line.
87. The **London Assembly** and the Essex Planning Officers Association maintain a dialogue about the London Plan and respective Local Plans to ensure there is awareness across London and Essex.

88. Officers have attended a duty to cooperate meeting held by the London Assembly in October 2013. The meeting focussed on the initial work on the London Plan especially housing numbers and land availability in London, and the need to look at outer London areas to meet the future demand for housing.
89. The Council has been working with the two **Local Enterprise Partnerships** (South East LEP and Greater Cambridge, Greater Peterborough LEP) over infrastructure requirements to ensure the delivery of our and partner organisation's needs. The Council has been involved in the development of both LEPs Growth Prospectuses and has supported the overall direction of travel of the documents. This has combined working with authorities to highlight key infrastructure requirements as well as working on collective employment and housing numbers.

## Appendix 1

TRAJECTORY DATA: 2014 - 2019 (Years 1-5)

- KEY TO STATUS
1. under Construction
  2. with planning permission (full or reserved matters covering whole site)
  3. Outline with some reserved matters determined
  4. with outline only
  5. where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
  6. with application submitted
  7. with pre-application discussions occurring
  8. allocations only

Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or Draft Local Plan (D) or not allocated (N)	Estimated No of Units (net)	Completions @ 31/3/13	Reporting Year 2012/13	Current Year 2013/14	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Comments G=Greenfield PDL=Previously developed land	STATUS
Small sites(< 6 Units)		N			40							G	
Small sites(< 6 Units)		N			22							PDL	
Windfall Allowance		N				50	50	50	50	50	50	G	
<b>Small sites (&lt;6 Units)/Windfall Allowance</b>					<b>62</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>		
<b>CLAVERING</b>													
Land to the rear of the shop and Oxleys Close	0.7	D	14					14				G (June 2012 Consultation proposes slightly larger site for 20)	2.
	0.6		13									G	Draft Allocation

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Jubilee Works	0.63	N	24						12	12		PDL	2.
<b>CLAVERING TOTAL</b>			<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>12</b>	<b>12</b>	<b>0</b>		
<b>ELSENHAM</b>													
The Orchard	2	N	51 (53 gross)				20	20	11			G	2.
Land at Alsa Leys	0.19	N	6						6			G	2.
Land west of Station Road	7	D	155					25	30	50	50	G	5.
Land west of Hall Road	6.5	D	130					40	45	45		G	5.
Land south Stansted Road	6.5	D	140						40	50	50	G	7.
<b>ELSENHAM TOTAL</b>	<b>2</b>		<b>482</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>85</b>	<b>132</b>	<b>145</b>	<b>100</b>		
<b>FELSTED</b>													
Felsted/Little Dunmow, Oakwood Pk	33	A	870	716				7				PDL	1.
Lyndfields, Bannister Green	0.21	N	6	6	6							PDL	Built
<b>FELSTED TOTAL</b>	<b>33</b>		<b>876</b>	<b>722</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>GREAT CHESTERFORD</b>													

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New World Timber and Great Chesterford Nursery, London Road	0.9	D	40								15	G/PDL	7.
Land south of Stanley Road	1.85	D	50					20	30			G	5.
	0.45		10									G	Draft Allocation
<b>GREAT CHESTERFORD TOTAL</b>			<b>100</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>0</b>	<b>15</b>		
<b>GREAT DUNMOW</b>													
Gt Dunmow Springfields	0.58	A	25	25	25							G	Built
Gt Dunmow Woodlands Park (Sectors 1-3)	54	A	1633	769	23	28	25	25	25	25	25	G	1.
Former Council Offices, 46 High Street	0.16	N	10	8	8	2						PDL	1.
Land adj Harmans Yard New Street	0.11	N	6	0	0	6						PDL	1.
Perkins Garage	0.15	N	12	0						12		PDL	2.
Barnetson Court, Braintree Road	0.43	N	10						10			PDL	2.
South of Ongar Road	4	N	100					20	30	50		G	3.
North of Ongar Road	3.62	N	73						33	40			3.
Woodlands Park Sector 4; Lt Easton/Gt Dunmow	11.2	N	125					25	50	49		G	3.

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Land north of Stortford Road and west of Woodside Way	55	D	850						50	50	50	G	7.
Land west of Chelmsford Road	20.4	D	350					50	50	50	50	G	7.
<b>GREAT DUNMOW TOTAL</b>	<b>149.07</b>		<b>3194</b>	<b>802</b>	<b>56</b>	<b>36</b>	<b>25</b>	<b>120</b>	<b>248</b>	<b>276</b>	<b>125</b>		
<b>HIGH RODING</b>													
Land at Mushroom Farm, Meadow House, High Street	0.77	N	25	0	0	0	0			12	13	PDL	3.
<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>		
<b>HENHAM</b>													
Blossom Hill Farm, Chickney Road	0.8	D	25							25		G	Draft Allocation
land north of Chickney Road and west of Lodge Cottages	0.7	D	10							10		G	Draft Allocation
<b>HENHAM TOTAL</b>			<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>0</b>		
<b>LEADEN RODING</b>													
Holloway Crescent, Leaden Roding	0.21	N	-10	0	-18	8						PDL	1.
<b>LEADEN RODING TOTAL</b>			<b>-10</b>	<b>0</b>	<b>-18</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>LITTLEBURY</b>													
Peggys Walk	0.5	N	14	14	12							PDL	Built
<b>LITTLEBURY TOTAL</b>	<b>0.5</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>MANUDEN</b>													
Site off The Street	0.5	N	10			10						G	5.



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<b>MANUDEN TOTAL</b>	<b>0.5</b>		<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>NEWPORT</b>													
The Maltings, Station Road	0.3	N	11	11	11					0		PDL	Built
Carnation Nurseries, Cambridge Road	0.7	N	17							7	10	G	3.
Bury Water Lane/Whiteditch Lane	4.5	D	100							50	50	G	7.
<b>NEWPORT TOTAL</b>	<b>5.5</b>		<b>128</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>60</b>		
<b>QUENDON AND RICKLING</b>													
Land rear of Foxley House	0.64	N	14							14		G	5.
<b>QUENDON AND RICKLING TOTAL</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>			
<b>SAFFRON WALDEN</b>													
Bell college South Road	1.41	N	89	89	64							PDL	Built
Former Gas Works Site, Thaxted Rd/ Radwinter Rd	0.32	N	9	4	4	5						PDL	1.
Friends School	2	N	74 (76 gross)	30	30	30	14					PDL	1.
The Sun Inn, Gold Street	0.07		6			6							1.
8-10 King Street	0.04	N	8							8		PDL	2.
Goddards Yard, Thaxted Road	0.4	A	12	0						12		PDL	2.
Land south of Ashdon Road	5	A	130			31	43	46	10	15		G	2.

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Land at Lt Walden Road	0.5	A	15					15				G	2.
Land at Lodge Farm, Radwinter Road	0.27		31					31				PDL	2.
Tudor Works, Land to the West of Debden Road	0.5	D	24						24			PDL	3.
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	28					11		9	PDL	6.
Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Lieusre Centre and west of Thaxted Road	79	D	800						50	50	50	G	7.
Former Willis and Gambier Site, 119-121 Radwinter Road	2.1	D	60						30	30		G	7.
<b>SAFFRON WALDEN TOTAL</b>	<b>92.61</b>		<b>1318</b>	<b>151</b>	<b>98</b>	<b>72</b>	<b>57</b>	<b>92</b>	<b>125</b>	<b>115</b>	<b>59</b>		
<b>STANSTED MOUNTFITCHET</b>													
Stansted Mountfitchet Rochford Nurseries	28	A	720	566	148	85						G	1.
68-70 Bentfield Road	0.41	N	9	3	3	6						PDL	1.
2 Lower Street	0.19	N	14								14	PDL	2.
St Mary's Primary School, St Johns Rd	1.1	D	35								35	PDL	Draft Allocation
<b>STANSTED MOUNTFITCHET TOTAL</b>	<b>29.7</b>		<b>778</b>	<b>569</b>	<b>151</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>49</b>		

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<b>TAKELEY/LT CANFIELD</b>													
Takeley Priors Green (including "Island Sites")	35	A	815	743	162	84	5	5	3	3	3	G/PDL	1.
Stansted Motel & 2 Hamilton Road	0.46	N	13							13		PDL	3.
Land South of Dunmow Road and east of The Pastures/Orchard Fields	1.4	D	41						13	14	14	G	5.
North View and 3 The Warren	1.8	D	46							23	23	PDL	6.
Land at and to the rear of Takeley Primary School	3.2	D	75							35	40	G/PDL	Draft Allocation
Land to the south of the B1256 between Olivias and New Cambridge House	0.48	D	13									PDL/G	Draft Allocation
	0.62	D	6						6			PDL/G	2.
<b>TAKELEY TOTAL</b>	<b>42.96</b>		<b>1009</b>	<b>743</b>	<b>162</b>	<b>84</b>	<b>5</b>	<b>5</b>	<b>22</b>	<b>88</b>	<b>80</b>		
<b>THAXTED</b>													
Wedow Road	1.9	N	55	0	0	15	20	20				G	2.
Land at Sampford Road	5.17	D	60					20	20	20		G	2.
<b>THAXTED TOTAL</b>	<b>7.07</b>		<b>115</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>20</b>	<b>40</b>	<b>20</b>	<b>20</b>	<b>0</b>		
<b>DISTRICT TOTAL</b>					<b>540</b>	<b>366</b>	<b>177</b>	<b>433</b>	<b>639</b>	<b>824</b>	<b>551</b>		

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5. where full, outline or reserved matters at post committee resolution to Subject S106 negotiations
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TRAJECTORY DATA: 201 - 2029 (Years 6-15)

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Site	Area (Gross Ha)	Site in Adopted Local Plan (A) or not allocated (N)	Estimated No of Units (net)	Estimated Completions @ 31/3/2019 (Year 5)	year6 2019/20	year7 2020/21	Year8 2021/22	Year9 2022/23	Year10 2023/24	Year11 2024/25	Year12 2025/26	year13 2026/27	year14 2027/28	year15 2028/29	Comments G=Greenfield PDL= Previously developed land	Status
Windfall Allowance		N			50	50	50	50	50	50	50	50	50	50		
<b>Small sites (&lt;6 Units)/ Windfall Allowance Total</b>		N	0	0	50	50	50	50	50	50	50	50	50	50		
<b>CLAVERING</b>																
Land to the rear of the shop and Oxleys Close	0.7	D	14	14											G	2.
	0.6		13		13											G
<b>CLAVERING TOTAL</b>				14	13	0	0	0	0	0	0	0	0	0		
<b>FELSTED</b>																
Felsted/Little Dunmow, Oakwood Pk	33	A	870	723								49	49	49	PDL	1.
Hartford End Brewery	0.93	N	43	0	43										PDL	2.
<b>FELSTED TOTAL</b>				723	43	0	0	0	0	0	0	49	49	49		
<b>GREAT CHESTERFORD</b>																
Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road	1		40	15	20										G/PDL	Draft Allocation

Uttlesford Local Plan Monitoring  
Annual Monitoring Report 2013

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Land south of Stanley Road	1.85	D	50	50											G	5.
	0.45		10		10										G	Draft Allocation
<b>GREAT CHESTERFORD 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>0</b>	<b>0</b>		
<b>GREAT DUNMOW</b>																
Gt Dunmow Woodlands Park	54	A	1633	922	75	75	75	75	129	75	101	53	26	27	G	1.
Great Dunmow 1: Land north of Stortford Road and west of Great Dunmow	55		850	150	60	80	80	80	80	80	80	80	80		G	Draft Allocation
Great Dunmow 2 :Land west of Chelmsford Road	16.5		300	200	50	50	50								G	Draft Allocation
<b>GREAT DUNMOW TOTAL</b>	<b>54</b>		<b>2783</b>	<b>1272</b>	<b>185</b>	<b>205</b>	<b>205</b>	<b>155</b>	<b>209</b>	<b>155</b>	<b>181</b>	<b>133</b>	<b>106</b>	<b>27</b>		
<b>NEWPORT</b>																
Newport 2: Land west of London Rd by Primary Sch.	15.2		70				20	50							G	Draft Allocation
<b>NEWPORT TOTAL</b>			<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>RADWINTER</b>																
Land north of Walden Road	2.44	D	40		20	20									G	Draft Allocation
<b>RADWINTER TOTAL</b>			<b>40</b>		<b>20</b>	<b>20</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>SAFFRON WALDEN</b>																
S.Walden, Thaxted Rd (Kiln Court)	1	A	60	48		12									PDL	1. (Partially completed. Work stopped)

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Emson Close	0.16	N	9	0	9										PDL	2.
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	D	800	150	50	50	100	100	100	100	150				G	Draft Allocation
<b>SAFFRON WALDEN TOTAL</b>	<b>1</b>		<b>869</b>	<b>198</b>	<b>59</b>	<b>62</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>STEBBING</b>																
Land east of Parkside and Garden Fields	0.7	D	10			10									G	Draft Allocation
<b>STEBBING TOTAL</b>			<b>10</b>	<b>0</b>	<b>0</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>0</b>		
<b>TAKELEY</b>																
Takeley Priors Green	35	A	815	846	4	4	4	4	4	4	3	2	2		G/PDL	1. / 2. / 8.
Land at Former Takeley Service Station and between Ridge House and Remarc	0.4	D	15		15										PDL	Draft Allocation
Land to the south of the B1256 between Olivias and New Cambridge House	0.48	D	13		13										PDL/G	Draft Allocation
	0.62	D	6	6											PDL/G	2.
<b>TAKELEY TOTAL</b>	<b>35</b>		<b>849</b>	<b>852</b>	<b>32</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>0</b>		
<b>DISTRICT TOTAL</b>					<b>432</b>	<b>351</b>	<b>379</b>	<b>359</b>	<b>363</b>	<b>309</b>	<b>384</b>	<b>234</b>	<b>207</b>	<b>126</b>		

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APPENDIX 2

Amount of completed non-residential development complying with car parking standards 12/13

	UTT App Ref.	Site	Completed Floorspace M2	Maximum Number of Spaces Allowed	No of Parking Spaces Provided	Compliance with Parking Standards
Class B8	UTT/1087/11		374	3	N/A The development falls within a large business site which has 105 car parking spaces.	Yes
Class B8	UTT/1595/11	1-3 Chelmsford Road Industrial Estate Gt Dunmow	375	3	4	No
Class B1	UTT/0298/12	Tooleys Garage Brookend Gt Dunmow	148	5	5	Yes
<b>Total Completed Floorspace</b>			<b>897</b>	<b>11</b>	<b>9</b>	
Source: Non residential land availability study 2013						
Floorspace Thresholds - Offices, Recreation and Leisure - 1,000 sq m +, Retail - 250 sq m +, Industry/Warehousing - 100 sq m+						

