

**Committee:** Local Plan Working Group

**Agenda Item**

**Date:** 14 May 2014

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**Title:** Uttlesford Retail Assessment

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Item for information

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### Summary

Officers have commissioned a retail capacity study update to supplement the report published in 2010. The update takes into account the proposed scale and location of housing growth in the Pre Submission Consultation Plan and the plan horizon of 2031. The study concludes that provision will need to be made in the longer term for additional retail floorspace

### Recommendations

For information only

### Financial Implications

None

### Background Papers

None

### Impact

Communication/Consultation	The report will be made available on the Council's website as a background document to the preparation of the local plan.
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	Sustainability is a factor in trade retention aspirations
Ward-specific impacts	Principally an issue for Dunmow, Saffron Walden, and Stansted

Workforce/Workplace	None
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## Situation

The retail capacity study concludes that by 2031 additional retail sales area will be required in the district.

### Saffron Walden

In Saffron Walden, a requirement for an additional 6,392 m sq of comparison goods shopping will be generated. It will make itself felt towards the end of the decade and rises comparatively quickly from 652 m sq net in 2021 to 6,392 m sq. It is anticipated that by far the greater proportion of floorspace will be in the nature of town centre facilities, although an element might be taken up by additional comparison shops in local centres. Substantial additional convenience floorspace facilities will also be required by 2031, with the need again beginning to manifest itself towards 2021. In order to provide a wide choice of facilities the additional floorspace might be in the form of a large supermarket or a somewhat smaller unit and an additional discount unit. Whilst the floorspace capacity exercise can offer a guide to the nature of the additional outlets, the determination of this issue should be heavily influenced by demand expressed through the retail market. Saffron Walden is the only centre with market credentials to attract retail warehouse operators. It is expected that provision would be made on a site within or on the fringes of the town with good road access to the study area. The results of the study showed the floorspace requirement for retail warehouse space rising from 2,186 m sq in 2011 rising to 5,080 m sq in 2031.

### Great Dunmow

In Dunmow, the principal requirement is for convenience goods facilities. In order to remedy, at least in part, the substantial leakage of such expenditure to more distant facilities an additional small supermarket would be justified within the plan period. The service floorspace requirement for businesses such as cafes, restaurants, banks, hairdressers would be expected to be located in town centre shopping frontages.

### Stansted Mountfitchet

The population of Stansted and its hinterland suggests that a proportion of sales might be retained by a medium sized food store, the nature and scale of the outlet being informed by market evidence.

## Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
The shopping study embraces a lengthy period which implies that	2.The ability to accurately predict the various inputs	3 Over provision could result in unnecessary	Caution should be exercised in using the projected requirements other

<p>many of the assumptions relating to retail expenditure and shopping behaviour could well experience significant departures from those inputs.</p>	<p>beyond 2023 is heavily constrained.</p> <p>The current recession and the immediate future have been and are likely to be particularly volatile periods.</p>	<p>safeguarding of land or town centre impacts</p>	<p>than as a very broad indication of floorspace need.</p> <p>Monitoring of the underlying retail data will be examined annually over the next five years to ensure that the basic conclusions of the study maintain their integrity. Thereafter, the study should be reassessed every five years particularly in relation to the post 2021 period where current forecasts should be treated as estimates rather than precise requirements</p>
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- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.