



**UTTLESFORD DISTRICT COUNCIL
EMPLOYMENT LAND MONITORING
October 2014**

1. This report looks at the availability of Employment Land within the District in terms of allocated land and land with planning permission for employment uses. For the purposes of this report employment land is defined as:
- Industrial and Warehouse uses (Use Classes B1 – B8)
 - Offices (Use Class B1a)

Employment Allocations in Adopted Local Plan 2005

2. In the Uttlesford Local Plan Adopted in 2005, around 17.35 hectares of land is specifically allocated for employment uses e.g. 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. The relevant target in the adopted plan is a net employment land increase of 16 hectares by 2011.

Table 1 - Sites Allocated for Employment Use in the Uttlesford Local Plan 2005		
Site	Area (ha)	Comment
Great Dunmow Business Park	9.60	Site vacant. Resolution to approve planning permission subject to S106 October 2013 for <ul style="list-style-type: none"> • 2.1 ha employment land; • 1400sqm net retail • Residential development.
Land adjoining Saffron Business Centre	1.00	Planning permission for 1.7ha/3800sqm employment. Relocates site to eastern side of residential development
Thaxted Road, Saffron Walden	3.76	Planning permission for retail warehousing, discount food store. Remainder of site reserved for employment uses.
London Road, Great Chesterford	0.89	Resolution to approve planning permission subject to S106 April 2014 for residential development.
Stansted Distribution Centre Expansion	2.10	2.10 ha completed
	17.35	
Total completed	3.70	
Total outstanding	13.65	

3. Of the sites above only 21% of the potential area has actually been developed for employment uses. The Council is currently preparing a new Local Plan which will replace the 2005 plan. Paragraph 22 in the National Planning Policy Framework (NPPF) states ‘planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose’. Taking this into account and using the evidence base which has been prepared to support the new plan including the Employment Land Review 2011 and the Strategic Housing Land Availability Assessment the Council is proposing that the Great Dunmow Business Park should be reallocated for a mixed use scheme including residential and 3 hectares of employment land; and the site has subsequently been granted planning permission. The land adjoining the Saffron Business Centre is within an area south of Ashdon Road which has planning permission for 130 residential units which are currently under construction. Land is to be made available within the site for 3,800m² of B1 employment land. The site at Thaxted Road, Saffron Walden is proposed partly as a retail warehousing and discount foodstore for which there is now planning permission; and is partly allocated for employment use for industry and/or warehousing. The site at London Road Great Chesterford is also proposed to be reallocated for residential use and has subsequently gained planning permission.
4. In addition to the five allocated sites listed above the Uttlesford Local Plan 2005 also safeguards the following sites for employment uses – a total of nearly 78 hectares.

Table 2 – Employment Sites Safeguarded in Uttlesford Local Plan 2005

Location	Site Area (Ha)
• 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
Total	77.94

5. Of these sites the SIA factory, subsequently known as the Willis and Gambier factory, is proposed for residential use in the emerging local plan and has

subsequently granted planning permission. 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. The Council is proposing to continue the safeguarding of the remaining sites forward into the new Local Plan and also in response to consultation and for consistency to add in some new sites, including the Takeley Business Centre (1ha), Bearwalden Estate, Wendens Ambo (2ha) and the Riverside Business Park in Stansted Mountfitchet (0.5ha).

Stansted Airport

6. Stansted Airport currently covers an area of around 950ha. Planning permission was granted in 2008 to increase the use of the existing runway for 35 million passengers per annum (mppa). Current passenger throughput is around 17mppa. It is the largest employer in the district but most of the people employed at the airport live outside the district.
7. The Adopted Local Plan states that “Land at Stansted Airport is identified specifically for development directly related to or associated with the airport. Industrial and commercial development unrelated to the airport will not be permitted on site. It is not included within the employment land proposals for the expansion of existing firms and the introduction of employment because of these restrictions on its use”. This was in accordance with Regional Policy in the RSS which stated that “Land within the boundaries of Stansted Airport should be safeguarded for operational and directly associated airport employment purposes”. The 2005 Local Plan identifies six separate development zones, accommodating various airport related land uses. The zoning is to make sure that all airport direct and associated uses can be accommodated within the airport boundary. There is approx 136ha ha of available land at the airport for employment uses directly related to the airport function.
8. However, the role and function of Stansted Airport is now considered to be significantly different to that which was envisaged when the local plan was formulated. It has developed into a hub for short haul flights and no frills airlines which spend little time on the ground (in the order of 20 minutes) and do not carry cargo. Fewer facilities are required for cargo pending trans shipment or for catering or cleaning services. So there is less demand for on airport accommodation than was originally anticipated and lower than expected demand for the existing vacant units reserved for airport-related uses. In response to this change the Council is proposing in the new Local Plan to allocate 18ha of land at Bury Lodge Lane for business, industry and non-strategic warehousing which need not be airport related. The site will provide 37,000 m² of non-strategic warehousing and 19,000m² of offices.

Planning Permissions

9. Essex County Council conducts an annual survey of non-residential land on behalf of the District Council. The survey is dated April each year and monitors the planning permissions for non residential use in the previous year. In addition to any new permissions during the year it also records outstanding employment floorspace,

employment floorspace which has been completed, and employment floorspace lost to other uses. Only schemes above a certain size threshold are included in the monitoring. The threshold is 100m² for Industrial and Warehouse uses (Use Classes B1 – B8) and 250m² for Office Use Class (B1a) 250m².

10. 2014 saw a net loss of floorspace in all uses apart from developments of mixed uses (B1 or B2 or B8) which took place at Henham, Saffron Walden and Leaden Roding, details of which can be found in Appendix 1. Of the completed developments only three sites are within areas allocated or safeguarded for employment uses, one involved the loss of offices to D1 in Great Dunmow and the other two involved additional accommodation in Saffron Walden and in Takeley. Significant employment land was lost through the demolition prior to redevelopment of Jubilee works Clavering for residential development and redevelopment of Braefield Engineering, Stansted as a care home.
11. Table 3 below shows that since 2011 13,164m² of employment floorspace has been completed. The majority of the floorspace provided has been for B8 storage and B1/B2/B8 development.

Table 3: Completed Employment Floorspace 2011-2014					
	2011	2012	2013	2014	Total
B1(a) Offices	829	1680	0	-63	2446
B1(b) Research and Development	-	-	-	0	0
B1(c) Light Industrial	-	-	148	0	148
B2 General Industrial	-	-	-	-2210	-2210
B8 Storage and Distribution	120	4000	749	-289	4580
B1/B2/B8	0	5887	0	2313	8200
Total	949	11567	897	-249	13164

Source: UDC and Essex County Council Monitoring 2014

12. Appendix 2 lists all the sites with outstanding planning permission for employment uses. This information is summarised in Table 3 below.

Table 3: Employment Floorspace with Outstanding Planning Permission as at April 2013			
	Outstanding Floorspace (Sq M)	Site Area	% Floorspace on Allocated/ Safeguarded Land
B1(a) Offices	5535	16.6	74%
B1(b) Research and Development	5620	1.08	100%
B1(c) Light Industrial	1638	3.05	24%

B2 General Industrial	643	0.26	0%
B8 Storage and Distribution	9975	5.48	91%
B1/B2/B8	3180	1.43	0%
Total	26059		
Source: UDC and Essex County Council Monitoring 2014			

Employment Floorspace Requirements

13. The emerging Local Plan submitted to the Secretary of State in July 2014 has a requirement for 9,200 jobs to be provided within the District during the period to 2031. Of these jobs some 1,900 will be in offices, factories and warehouses, for which provision will be made in the plan. Jobs in Research and Development will not be counted against the 1,900 figure but jobs created for example at the Chesterford Research Park will contribute to the overall jobs total. The remainder will be jobs created in services and facilities like residential and health care, shops, schools etc.
14. The requirement is based on the East of England Forecasting Model as set out in the Employment Land Review (ELR) 2011. Table 26 in the ELR sets out a forecast of Uttlesford Employees by Sector from 2011-2031. The ELR then looks how employment in each type of job is likely to change over the period 2022-2031 (Table 27). Types of jobs are then grouped together to allow an estimate to be made of the numbers anticipated under each of the headings of Factories, Warehousing and Offices (Table 29). This forecast is used to estimate Floorspace and Land Requirements using standard employment densities and plot ratios of 40%.

Table 33, revised for 2031 is

Forecast Employment Floorspace Requirements (as at 2031)			
	Number of jobs (created/lost)	Employment Densities ⁽¹⁾ (m2/worker)	Floorspace Requirements (m2 gross)
Factories	- 1700	32	- 54,400
Warehousing	1450	32 ⁽²⁾	46,400
Offices	2150	18	38,700
<p>(1) Employment land reviews : guidance manual, EERA, March 2008</p> <p>(2) General industrial employment density includes 'Manufacturing and non-strategic warehousing'. (EERA guidance manual defines strategic warehousing as 'purpose-built high-bay warehouses of around 10,000 sq. m. and more'). The average employment density is 90 sq. m. per worker.</p>			

15. This gives rise to the requirement set out in Table 4 below.

Table 4 – Total Requirement 2011-2031		
	Floorspace (m2)	Hectares (*)
Factories	- 54,400	- 13.6
Warehousing	46,400	11.6
Offices	38,700	9.7
(*) Plot ratio of 40% (ie 4000 m2 of floorspace per hectare)		

16. Table 5 below sets out the floorspace and jobs which could be generated from the allocations in the new Local Plan. This list reflects the allocations in the Pre-Submission Local Plan April 2014.

Table 5 - Allocations in Emerging Local Plan Policy SP3 Employment Strategy			
<p>The employment strategy is to accommodate new employment opportunities for 9,200 jobs in the district during the period of the Local Plan. Of these, some 1,900 jobs will be in offices, factories and warehouses for which adequate and appropriate provision will be made.</p> <p>The provision will include:-</p>			
	Area	Floorspace	Jobs Job range given as whole site as warehousing @ 32m ² /worker to whole site as offices @ 18sqm/worker
<ul style="list-style-type: none"> Supporting general business, industrial and warehousing use (other than those which constitute 'strategic warehousing') on 18 hectares of land north east of Bury Lodge Lane; Stansted Mountfitchet 			
Stansted Mountfitchet Policy 9	18ha	37,000m ² warehousing 19,000m ² offices	warehousing =1156 offices = 1056
<ul style="list-style-type: none"> Supporting and protecting the provision of airport related commercial uses within the airport boundary; 			
Stansted Airport Policy 3, 4 and 5	136ha	At 40% plot ratio ⁽²⁾ this could deliver 544,000m ² floorspace	@ 32m ² /worker this could in theory deliver 14,000 jobs London Stansted Airport Draft Sustainable Development Plan (Sept 2014) states existing capacity will generate 10,000 on site jobs over the next 10-15 years.
<ul style="list-style-type: none"> Identifying in the Site Allocations sites at Saffron Walden, Great Dunmow, Elsenham, and Start Hill, Great Hallingbury for appropriate combinations of industrial and warehousing uses (other than those which constitute 'strategic warehousing') 			

Saffron Walden Policy 1 Land between Radwinter Road and Thaxted Road	4 ha (NB policy allows retail warehousing)	4000m ² /ha = 16,000m ²	500-889
Saffron Walden Policy 2 Land north of Thaxted Road	0.63ha (remainder of site has planning permission for retail and retail warehouses)	4,000m ² /ha = 2520m ²	79-140
Saffron Walden Policy 5 Land South of Ashdon Road	1.67ha	3,800m ²	119 – 211
Saffron Walden Policy 6 Ashdon Road Commercial Centre	4 ha	4000m ² /ha = 16,000m ²	500-889
Great Dunmow Policy 5 Land west of Chelmsford Road	2.1ha	4,000m ² /ha = 8400m ²	263-467
Elsenham Local Policy 1 Land north east of Elsenham	4 ha	4000m ² /ha = 16,000m ²	500-889
Start Hill, Great Hallingbury Policy 1 Land south of B1256	2.3ha	4,000m ² /ha = 9,200m ² (UTT/14/0138/FUL = 9,741m ²)	288 – 511 Not given
<ul style="list-style-type: none"> Enabling and Supporting the further development of the Chesterford Research Park 			
Little Chesterford Policy 1 Chesterford Research Park (Note: R and D – not contributing to 1,200 jobs growth total)	8.4ha (extension)	Current Master Plan:- current=32,500m ² increase=24,000m ² Total = 56,500m ² Extension=12,000m ² gross estimate	Increased floorspace @38.9m ² /worker = 617 Extension to Park @38.9m ² /worker = 308

<ul style="list-style-type: none"> Identifying in the Site Allocations a site of the order of 0.8 ha for the B1(a) business development at Wendens Ambo 			
Wendens Ambo Policy 1 North of B1039 and west of the B1383	0.8 ha	4,000m ² /ha = 3,200m ² offices	@18 m ² /worker = 178 Type of development appropriate to this rural location means fewer jobs than this likely to be created.
<ul style="list-style-type: none"> Identifying in the Site Allocations a site of the order of 19ha ha for the B1 business development at Gaunts End, Elsenham 			
Elsenham Policy 7 Land at Gaunts End	6.2 ha Tri- Sail Towers Planning Permission 6 ha (net) future expansion	7,348.9m ² gross 6,596m ² B1a net 4000m ¹ /ha = 24,000m ²	430 – stated in planning application 617 if R & D, 750 if warehousing: 1,333 if offices.
<ul style="list-style-type: none"> Identifying in the Site Allocations a site of 3 ha at the Auction House, Alsa Street, Stansted for auction related businesses. 			
Stansted Mountfitchet Policy 8 Land at Alsa Street.	3ha	4000m ² /ha = 12,000m ²	Policy is for an extension of and/or supporting and related businesses to the auction house. Job creation is likely to be minimal.
<ul style="list-style-type: none"> Employment Densities based on Employment Land Review (Paragraph 11.1 and Table 33) Plot Ratio of 40% (i.e. 40000m² of floorspace/ha) based on Employment Land Review (Paragraph 11.13) 			

Conclusions

- 2,313m² of employment land for B1/B2/B8 use was completed but there was overall a net loss of employment land across the land use classes. There are outstanding planning permissions involving the loss of employment land and premises to non-employment uses, which, if implemented will result in a loss of 9,857m² but there are outstanding planning permissions for 26,059m² of new employment floorspace.
- Most employment floorspace with planning permission is on allocated/safeguarded sites. The rest is a mix of conversions and extensions. Redundant farm buildings are still coming forward for conversion to non residential uses in accordance with Policy E5 in the adopted Local Plan.

19. Office accommodation is being lost to residential development through changes to the General Permitted Development Order which allows change of use to residential without the need for planning permission. .
20. There has been a low take up of the employment sites in the 2005 Local Plan but this has been addressed through the proposed reallocation of some of the sites to residential use in accordance with national guidance and the evidence base.
21. The Council is proposing to continue to safeguard most employment sites in the new Local Plan, with some new safeguarded sites being added.
22. New employment allocations are being put forward in the emerging Local Plan which will more than meet the anticipated need for employment floorspace and jobs during the plan period. These will provide a range of facilities from small rural workshop units to high quality office and R and D accommodation. The allocations are also spread through the District to offer choice in terms of locational requirements.

Appendix 1: Employment Completions and losses 2013-2014

Use Type	Site	UTT Ref	Development Description	Site Allocated / Safeguarded for Employment	Floorspace (m2)
Light Industrial (B1)	Pledgdon Hall, Henham	UTT/13/0988	Retrospective Change of use of agricultural building to steel furniture production & assembly (B1)	No	214
	Wildlife Park Mole Hall Widdington	UTT/12/6118/	C/u of redundant agricultural barn to rural business b1C light industrial	No	234
	Browns Garage, Dunmow Road, Great Easton	UTT/1503/09	REPLACEMENT GARAGE & WORKSHOP	No	1415
	Jubilee Works, Stickling Green Rd, Clavering	UTT/2149/11	24 dwellings	No	-2410
Business Office (B1A)	Former Council Offices, 46 High Street Great Dunmow"	UTT/2116/10	C/u of former district council offices to 2 No. offices, 4 no residential units together with the erection of 6 cottages	No	1070
Business Office (B1A)	Unit 13 Flich Industrial Estate, Chelmsford Rd, Dunmow.	UTT/13/1759	C/u of from 1st floor offices to D1 throughout the building for use as small independent school	Yes	-326

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Appendix 1 – Employment Completions and Losses 2013-14

	R/o Dorringtons Ltd 24 High Street, Newport"	UTT/1427/12	C/u of offices above shop to 1 x 3 bed Flat & C/u Vacant unit to 1 x 3 bedroom dwelling	No	-260
Total B1					-63
General Industry Building (B2)	Braefield Precision Engineers Ltd High Lane, Stansted"	UTT/0310/12	Demolition of engineering works & erection of care homes	No	-2210
Total B2					-2210
Distribution Warehousing (B8)	Western Homes Plant Yard Land Rear of 2-5 Takeley Business Centre, Dunmow Rd, Takeley	UTT/13/1731	Erection of building for vehicle maintenance ancillary to existing use of site for (B8) Storage & Distribution (metal building)	Yes	172
	Cowlass Hall Farm Radwinter End Radwinter	UTT/2430/11	C/u from agricultural to mixed use agricultural and B8 (storage or distribution)	No	150
	Unit 2, Waltham Hall, Bambers Green Takeley	UTT/13/1430	Replacement building to be used for storage & Distribution purposes. (922 m2 building still to be built)	No	-611
Total B8					-289
Industry / Warehouse (B1 or B2 or B8)	Parsonage Bury Church End, Church St. Henham	UTT/13/2197	C/u of redundant farm building to light industrial B1/B8 with alterations to roof & entrance doors.	No	270

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Appendix 1 – Employment Completions and Losses 2013-14

	1 - 6 Carton Place, Shire Hill Industrial Estate. Saffron Walden	UTT/13/0964	Alterations to existing layout & additional internal first flr to provide warehousing, offices & research facilities.	Yes	910
	Leaden Hall Farm, Stortford Rd, Leaden Roding,	UTT/13/2712	C/u of agricultural building for storage & restoration of classic cars together with subdivision of workshop, office & store	No	1293
	C E Funston Tractor Sales Ltd Arkesden Rd, Clavering	UTT/13/1793	C/u units 1,2 & 3 from B1/B8 to D2 Asembly & gymnasium & studio	No	-160
Total B1 or B2 or B8					2313
Total Completed Floorspace					-249
Source: UDC and Essex County Council Monitoring 2014					

Appendix 2 - Outstanding Planning Permission for Employment Uses as at April 2014

Utt Ref	Site	Development Description	Outstanding Floorspace (Sq M)	Site Area (Ha)	Site Allocated / Safeguarded for Employment
UTT/1667/07	Mawkinherds Farm Wellstye Green Barnston	Erection of 3 industrial units	769	2.23	No
UTT/13/0991	Pledgdon Hall, Henham,	Change of use of part of an existing agricultural building to business B1C	365	0.18	No
UTT/13/0266	Council Depot, Shire Hill, Saffron Walden,	Erection of steel framed storage building	390	0.39	Yes
UTT/13/1399	The Centre, Dunmow Rd, Takeley	Erection of 2 no. metal clad commercial buildings Unit 1 to be Beauty salon unit. 2 to be used as a shop (A1) Unit 3 to be B1 Light industrial	114	0.25	No
Total for B1 Light Industrial			1638	3.05	
UTT/1473/11	Tri Sail Water Circle Gaunts End Elsenham	Dem of existing office & car pk. Construction of three interlinked Buildings containing offices & ancillary mixed retail, cafe/restaurant & health/spa facilities with underground parking	6978 - <u>0372</u> 6606 net	5.07	Yes
UTT/2310/10	Hartford End Brewery Mill Lane Felsted	Redevelopment & change of use of former brewery complex to provide mixed uses from B2 (brewery) to B1a (office & car parking & 34 residential units	0650 - <u>5350</u> -4700 net loss	0.93	No
UTT/1402/12	Glandfields Farm Barn, Chelmsford Road, Felsted	Change of Use of barn to offices	532	0.51	No

Utt Ref	Site	Development Description	Outstanding Floorspace (Sq M)	Site Area (Ha)	Site Allocated / Safeguarded for Employment
UTT/1572/12	Land at Ashdon road, Saffron Walden	130 Res units and B1 employment land	2130	4.1	No
UTT/0849/05	Site 600 Taylors End Stansted Airport Takeley	Development for business & storage - 11 units - units 1- 10 & unit 23	585	5.15	Yes
UTT/12/5634	Plextek Ltd, London Road, Gt Chesterford,	Renewal of UTT/0603/09 to include change of use of car parking to offices with changes to roofspace of both phases 1 & 3 offices with new basement area.	382	0.84	Yes
Total for B1a Office Development			5535	16.6	
UTT/1744/11	Plot 600/700 Chesterford Research Park Little	Erection of research and development building	5620	1.08	Yes
Total for B1b Research and Development			5620	1.08	
UTT/1010/12	The Rise, Brick End Broxted,	Extension to existing workshop B2	144	0.22	No
UTT/12/5009	Brices Yard, Butt Green Valance Rd, Langley	Erection of new unit for ancillary purpose for carrying out industrial & Storage	499	0.04	No
Total for B2 General industrial			643	0.26	
UTT/0849/05	Site 600 Taylors End Stansted Airport Takeley	Development for business & storage - 11 units - units 1- 10 & unit 23	9053	5.15	Yes
UTT/12/1430	Unit 2, Waltham Hall, Bambers Green Takeley	Replacement building to be used for storage & Distribution purposes.	922	0.33	No
Total for B8 Storage and Distribution			9975	5.48	

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Appendix 2 Outstanding Planning Permissions April 2014

Utt Ref	Site	Development Description	Outstanding Floorspace (Sq M)	Site Area (Ha)	Site Allocated / Safeguarded for Employment
UTT/2398/11	adjoining site by FDL at Little Walden Airfield Hadstock"	Change of use of redundant storage unit to B8 (storage or distribution) or B1(c) (light industrial) use	433	0.12	No
UTT/13/1647	Loppingdales, Gaunts End, Elsenham	Replacement & extension of existing single strey workshop/store	656 <u>-385</u> 271 net	0.12	No
UTT/13/2910	Parsonage Farm, Church End, Church St. Henham	Change of use from redundant farm building to light industrial (B1/B8) incorporating alterations to roof & external walls.	280	0.03	No
UTT/12/5698	Old Whitehouse Farm, Whitehouse Rd, Stebbing,	c/u part stable block to B1/B8 use	154	0.06	No
UTT/0068/11	Grange Farm Langley Upper Green Langley	Ren of UTT/1984/06 for change of use of redundant barns to the manufacturing of timber framed buildings with ancillary storage & offices	1275	0.42	No
UTT/13/2622	Land at Hamperden End, Henham Rd, Debden	Change of use of redundant agricultural buildings to B1 & B8 uses	767	0.68	No
Total for B1 and/or B2 and/or B8			3,180	1.43	
Source: UDC and Essex County Council Monitoring 2014					

Appendix 3: Potential Employment Floorspace Lost to Non Employment Uses 2014

UTT Ref	Site	Employment Type Lost	Floorspace m2	New Use	Potential Loss
UTT/12/5198	Carnation Nurseries , Cambridge Rd, Newport, Saffron Walden	Light Industrial B1	595	Residential	595
UTT/0006/12	26 Radwinter Road Saffron Walden	Light Industrial (B1)	170	Residential	170
UTT/13/0571	Keers Green Nurseries , Keers Green, Aythorpe Roding	Light Industrial (B1)	865	Residential	865
Total potential loss of Office (B1a) Floorspace = 1,630 m2					
UTT/13/3474	Mill House Royston Road, Wendens Ambo	Business Office (B1A)	1073	Residential (Prior approval application)	1073
UTT/14/0274	25 & 26 M11 Business Link Parsonage Lane, Stansted	Business Office (B1A)	650	C/u from B1 (office) to plumbing/ heating training centre	650
UTT/12/5739	Waggoners Court 77 , The Street, Manuden	Business Office (B1A)	414	Residential	414
UTT/1736/09	Morgan House, Dunmow Road Takeley	Business Office (B1A)	280	Residential	280
Total potential loss of Light Industrial (B1c) Floorspace = 2,417 m2					

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Appendix 3 Potential Floorspace Lost

UTT Ref	Site	Employment Type Lost	Floorspace m2	New Use	Potential Loss
UTT/13/1796	R/o 56 High Street, Saffron Walden	Business Office (B1A)	90	Residential (prior notification)	90
UTT/13/3313	R/o 56 High Street, Saffron Walden	Business Office (B1A)	90	Residential (prior notification)	90
UTT/13/0797/	Quendon White House Cambridge Road Quendon Saffron Walden Essex CB11 3XJ	Offices	350	Hotel/restaurant	350
UTT/12/6109	8B Cross Street Saffron Walden CB10 1EX	Business Office (B1A)	115	residential	115
UTT/1252/12	Tudor Works, Debden Road, Saffron Walden	General Industrial Building (B2)	3785	Residential	3785
UTT/13/0669	Goddards Yard, Thaxted Road, Saffron Walden	General Industrial Building (B2)	602	Residential	602
Total potential loss of General Industrial (B2) Floorspace = 5,032 m2					
Total potential loss of Storage and Distribution (B8) Floorspace = 0 m2					
UTT/12/5270	14 Stortford Road, Gt Dunmow	Motor Vehicle	778	Residential	778

UTT Ref	Site	Employment Type Lost	Floorspace m2	New Use	Potential Loss
		Repair			
Total Potential loss of B1 and/or B2 and/or B8 Floorspace = 778 m2					
Overall Potential Total = 9,857 m2					
Source: UDC and Essex County Council Monitoring 2014					