

Committee: Local Plan Working Group

Agenda Item

Date: 11 November 2014

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Title: Retail and Town Centre Monitoring Report

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Summary

1. The attached report provides information on town centre uses within Uttlesford, both in terms of progress with Local Plan allocations and planning permissions for various town centre uses.

Recommendations

2. For information

Financial Implications

3. None

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Uttlesford Non-Residential Land Survey 2014

Impact

- 5.

Communication/Consultation	The report will be made available on the Council's website as part of the Council's Annual Monitoring
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	N/A

Workforce/Workplace	N/A
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Situation

- 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 it monitors the planning permissions for non-residential use in the previous year. In addition to any new permissions during the year it records outstanding retail and town centre use floorspace, floorspace which has been completed and floorspace lost to other uses. Only schemes above a certain threshold are included in the monitoring. The threshold is 250 sqm. The attached report summarises the information from the 2013-2014 survey.

Risk Analysis

7.

Risk	Likelihood	Impact	Mitigating actions
Councillors do not have enough information to make informed decisions.	Low likelihood of un-informed decision being made if information and advice is available.	High impact on Local Plan process if unsound decisions are made.	Annual monitoring to make sure that decisions made are consistent with the Council's corporate and Local Plan objectives.

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.