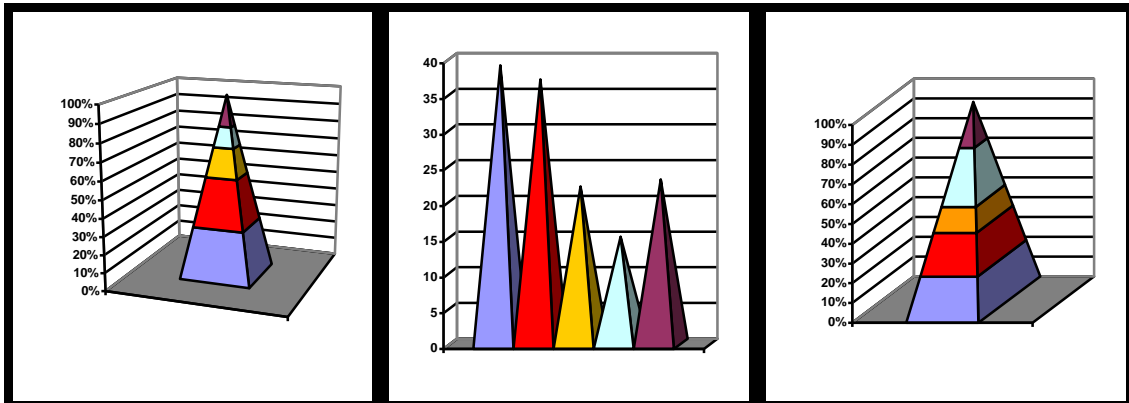


UTTLESFORD DISTRICT COUNCIL

LOCAL PLAN



MONITORING REPORT 2014

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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 report, 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 and the wider area within which the district lies.

Part Two: The Local Development Scheme

The current Local Plan was adopted in 2005. Work on the new Local Plan is continuing. 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 took place in November/December. Pre-submission consultation and submission took place April – June 2014 and the Plan was submitted to the Secretary of State in July 2014. The examination into the soundness of the Local Plan commenced on 18 November but was halted on the 3 December when the Inspector reported that the plan does not provide for the full PPG-compliant objectively assessed need and he expressed severe concerns about the suitability of land to the north east of Elsenham as a strategic allocation because of a lack of evidence to demonstrate the suitability of the local roads and the capacity of junction 8 on the M11. He could not therefore recommend adoption of the Plan.

The Council is preparing a Gypsy and Traveller Site Allocation Development Plan Document. A Call for Sites was conducted in October 2012, a county wide accommodation assessment was published in July 2014 and a Site Assessment

Study in October 2014. An Issues and Options consultation of sites was published in December 2014.

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 has designated the Civil Parishes of Felsted, 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 expended through the Community Infrastructure Levy; and
 - Details of how the Council has cooperated with other local planning authorities, county council or other appropriate bodies.
3. This report, unless otherwise specified, covers the period from 1 April 2013 to 31st March 2014.
4. If you have any questions about the report please contact Planning Policy on 01799 510637 or 510454 or email 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.
7. The major challenge is to maintain the features above, which contribute to people's quality of life while addressing the following needs within the District:
 - To provide affordable housing
 - To help local companies to grow, creating more jobs locally
 - To reduce and control noise and air pollution
 - To provide new development which is of good quality, well designed, and accessible to all sections of the community
 - To make sure that people in the countryside have access to local facilities like schools, shops and leisure
 - To deal with the threats posed by climate change
 - To reduce waste and increase recycling

PART ONE: KEY CHARACTERISTICS

Uttlesford-Key Statistics

| Population | Households |
|--|--|
| Total Population = 79,400 (Census 2011) Population change from 2001 (68,946) - 2011 = +15.2% | Average household size is 2.5 (2011 census) |
| Population density per hectare = 1.24 | Single person households make up 25% of households in the District |

| Housing | Car Ownership and Commuting |
|---|--|
| Average house prices May-Oct 2014 Hometrack | 17% of households have no car/van |
| 1 bed flat £116,100 2 bed flat £155,800 | 42% of households have 1 car/van |
| 2 bed house £259,400 | 31% of households have 2 or more cars/vans |
| 3 bed house £315,800 | 44% of residents commute to work by car |
| 4 bed house £484,900 | 8% of residents commute by public transport |
| Total households on housing waiting list as at 1 April 4 - 1,813 | 57% of people working in the District live outside the area (2011) |
| 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 | |

| Resources |
|---|
| Domestic gas consumed per consumer in 2012 = 16,400 kWh |
| Domestic electricity consumed per consumer in 2012 = 5,140 kWh |
| Daily domestic water use per person in 07/08 = 147 litres |
| Volume of household waste collected by household in 13/14 = 377 KG |
| % total tonnage of household waste which has been recycled in 13/14 = 53.69%. |

| Socio- cultural Issues |
|---|
| 25.5% population aged 16-74 are educated to NVQ 4 level or higher |
| In November 2014 the unemployment rate was 0.7% |

| Ethnic Group | | | |
|-------------------------|-------|-------------------------------|-------|
| 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.

| Table 1a: Progress of key stages in previous LDS | | |
|---|--|---|
| Key Stage | Date Undertaken | Key Milestone Met |
| Core Strategy DPD | | |
| 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 |
| Development Management Policies DPD | | |
| Issues and Options Consultation | January - February 2012 | Met according to LDS 11 August 2011 |
| Local Plan | | |
| Consultation on proposals for Draft Local Plan | June - July 2012 | Met according to LDS September 2012 |
| Consultation on additional housing numbers and additional development sites | November 2013 - January 2014 | Met according to LDS October 2013 |
| Publication and consultation on Pre-Submission Local Plan | April 2014 - June 2014 | Met according to LDS April 2014 |
| Submission to Secretary of State | July 2014 | Met according to LDS April 2014 |

| Gypsy and Traveller Local Plan | | |
|--------------------------------|--------------|--|
| Call for Sites | October 2012 | Met according to LDS September 2012 |
| | | |

9. The latest LDS was approved by Cabinet on 28 October 2014 and submitted to the Planning Inspectorate on 30 October 2014.

| Table 1b: Progress on key stages in the Current LDS | | |
|---|---|---------------------------------|
| | | Programmed Dates in current LDS |
| | Local Development Scheme October 2014 | |
| Local Plan | Start of hearing sessions for public examination of Local Plan | November 2014 |
| Gypsy and Traveller Local Plan | Commencement | October 2014 |
| | Consultation on Issues and Options | December 2014 – January 2015 |
| | Consultation on Draft Plan | July – September 2015 |
| | Publication of Plan and Pre-Submission Consultation | December 2015 – February 2016 |
| | Submission to Secretary of State | April 2016 |
| | Start of hearing sessions for public examination of Gypsy and Traveller DPD | July 2016 |
| | Adoption at Full Council | November 2016 |

PART THREE: POLICY PERFORMANCE AND EFFECTS

10. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 identifies the information monitoring reports should contain.

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

BUSINESS DEVELOPMENT

12. This section 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

13. 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 2 - 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 | |

14. 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.
15. 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 3 – 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 |
| • Flich 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 |
|--------------|--------------|

16. Of these sites the SIA factory, subsequently known as the Willis and Gambier factory has subsequently been granted planning permission for residential use. 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.

Stansted Airport

17. 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.

18. 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.

19. 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

20. 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.
21. 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 Table BD1 at the end of this section. 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.
22. Table 4 below shows that since 2011 13,164m² of business floorspace has been completed. The majority of the floorspace provided has been for B8 storage and B1/B2/B8 development.

| | 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 | 120 | 4000 | 749 | -289 | 4580 |

| | | | | | |
|--|------------|--------------|------------|-------------|--------------|
| Distribution | | | | | |
| B1/B2/B8 | 0 | 5887 | 0 | 2313 | 8200 |
| Total | 949 | 11567 | 897 | -249 | 13164 |
| Source: UDC and Essex County Council Monitoring 2014 | | | | | |

23. Table BD2 lists all the sites with outstanding planning permission for business uses. This information is summarised in Table 5 below. Table BD3 lists potential loss of business space lost to other uses.

| Table 5: Business 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

24. 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.

25. 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 6 Table 33 of Employment Land Review, revised for 2031 Forecast Employment Floorspace Requirements (as at 2031) | | | |
|---|----------------------------------|--|--|
| | Number of jobs (created/lost) | Employment Densities ⁽¹⁾ (m ² /worker) | Floorspace Requirements (m ² 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> | | | |

26. This gives rise to the requirement set out in Table 7 below.

| Table 7 - 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 m ² of floorspace per hectare) | | |

Conclusions

27. 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.

28. 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.

29. 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. .
30. 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.

Table BD1: Business space 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 Flitch 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 |
| | 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) | Weston 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 |
| | 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 | | | | | |

Table BD2 - Outstanding Planning Permission for Business space 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/1572/12 | Land at Ashdon road, Saffron Walden | 130 Res units and B1 employment land | 2130 | 4.1 | No |

| Utt Ref | Site | Development Description | Outstanding Floorspace (Sq M) | Site Area (Ha) | Site Allocated / Safeguarded for Employment |
|---|---|--|-------------------------------|----------------|---|
| 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 | |
| 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 Ref | Site | Development Description | Outstanding Floorspace (Sq M) | Site Area (Ha) | Site Allocated/ Safeguarded for Employment |
|---|---|--|-------------------------------------|----------------------|--|
| 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

Table BD3: 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 77The 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 | | | | | |
| 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 Ref | Site | Employment Type Lost | Floorspace m2 | New Use | Potential Loss |
|--|---|-------------------------------------|---------------|------------------|----------------|
| 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 Repair | 778 | Residential | 778 |
| 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 | | | | | |

TOWN CENTRE USES

Introduction

31. This report monitors the availability of retail uses across the District and town centre uses within the town and local centres in terms of allocated land and land with planning permission. For the purpose of this report town centre uses are defined as:

Use class A1 – Shops

Use class A2 – Finance and Professional Services

Use Class B1(a) – Office, other than a use within Class A2 (financial services)

Use Class D2 – Assembly and Leisure

For a more detailed description of the use classes please see Table TC1 at end of this section.

32. Town and Local Centres have been identified in the Local Plan 2005 as:

- Saffron Walden
- Great Dunmow
- Stansted Mountfitchet
- Thaxted

Retail Allocations in the Adopted Local Plan 2005

33. In the Uttlesford Local Plan 2005 there are a number of policies which seek to protect existing and encourage new retail uses:

- RS2 – Town and Local Centres
- RS3 – Retention of Retail and other Services in Rural Areas
- Town Centre policies for Saffron Walden and Great Dunmow
- Local Centre Policies for Stansted Mountfitchet, and Thaxted.

34. Of the allocated sites in the adopted Local Plan the following site allocations make provision for retailing, two of which have been completed and development has commenced on one:

| | |
|---|--------------------|
| Great Dunmow 2: Land to the rear of 37 to 75 High Street. 0.75 ha site for mixed use development | Completed |
| Oakwood Park Local Policy 1 | Outstanding |
| Takeley / Little Canfield Local Policy 3 - Priors Green | Completed |
| Policy SM3 – site on corner of Lower Street and Church Road – 0.2 ha site allocated for mixed use development | Under construction |
| Policy SM4/BIR1 – Rochford Nurseries | Outstanding |

Planning Permissions

35. Essex County Council conducts an annual survey of non-residential land on behalf of the District Council. This 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 retail and town centre use floorspace, floorspace which has been completed, and retail and town centre use lost to other uses. Only schemes above a certain size threshold are included in the monitoring. The threshold is 250sq metres or more involving a gain or a loss.
36. Table 8 below records the amount of floorspace which has been completed during the years up to April 2014.
37. Since 1 April 2011 a total of 1471 square meters of retail and town centre use floorspace has been completed.

| Table 8 Completed Town Centre Use Floorspace 2011-2014 | | | | |
|---|--------------------|------------|-----------|--------------|
| | A1 & A2 | B1a | D2 | Total |
| 2011/12 | 313 | - | - | 313 |
| 2012/13 | - | - | - | - |
| 2013/14 | 414 | 744 | - | 1158 |
| Total | 727 | 744 | | 1471 |

38. Table TC2 at the end of this section lists all of the sites with outstanding planning permission for retail and town centre office use.
39. Table TC2 shows that there is 7266 sqm of A1/ A2 retail floorspace outstanding. Of which 1508 sqm is within the adopted Local Plan 2005 Local Centre boundaries with land at Emson Close Saffron Walden (555m²) and 2 Lower Street Stansted Mountfitchet (953m²). Outstanding planning permission exists for an extension to Saffron Walden Tesco (1274sqm) and Great Dunmow Tesco (1242m²), and Waitrose Store, Saffron Walden (528m²).
40. There are no outstanding planning permissions for B1a uses within the town or local centres.
41. Table TC2 details the applications involving a loss. The potential total loss of retail and B1a floorspace from the town centres is 783 m². This involves the loss of upper floors to residential and changes of use of offices to residential under the new permitted development rights.

Town/Local Centre Survey October 2014

42. Every year a retail survey is carried out. The following table 9 shows the retail floorspace in the four main centres as defined on the adopted proposals map:

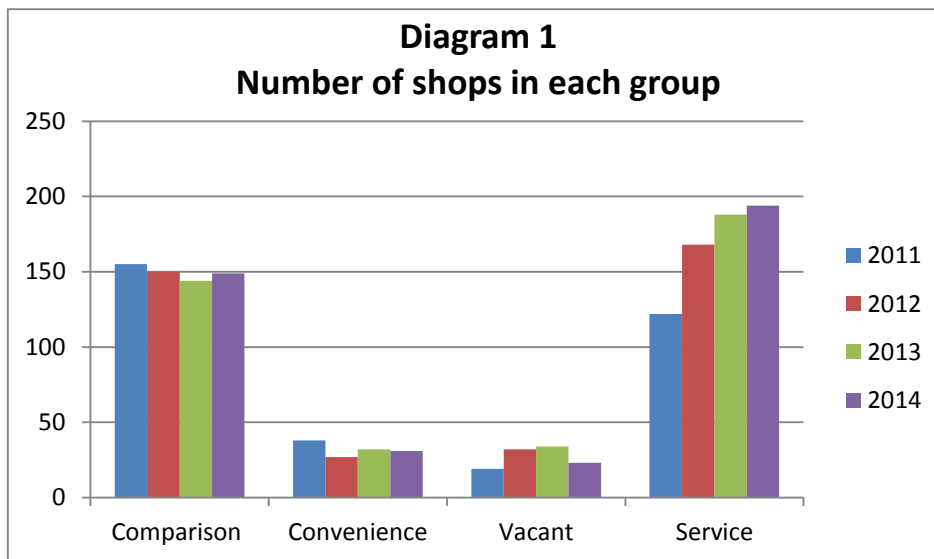
- Saffron Walden
- Great Dunmow
- Stansted Mountfitchet
- Thaxted

| Table 9 Retail floorspace | | | | | |
|--------------------------------------|----------------|----------------|--------------|-----------------------|---------|
| Retail Trade Group | | Saffron Walden | Great Dunmow | Stansted Mountfitchet | Thaxted |
| Comparison | No of shops | 99 | 39 | 5 | 6 |
| | Net floorspace | 7212 | 2336 | 345 | 380 |
| Convenience | No of shops | 10 | 10 | 8 | 3 |
| | Net floorspace | 1683 | 1569 | 677 | 343 |
| Service | No of shops | 81 | 68 | 33 | 11 |
| | Net floorspace | 7556 | 3882 | 1743 | 774 |
| Vacant | No of shops | 15 | 5 | 1 | 2 |
| | Net floorspace | 466 | 175 | 151 | 212 |

43. The survey of shops shows that over the last year the number of shops in each trade group has generally remained the same. Stansted Mountfitchet has seen the most significant reduction in vacant shops from 11 last year to only 1 this year.

44. The graph below shows historical data on how the number of shops the four main centres collectively have changed. Over the past four years the number of comparison shops has generally remained steady. The number of convenience stores fell in 2012 but has since remained steady. After an increase in the number of vacant shops in 2012 and

2013 the number has fallen in 2014. The number of shops offering a service has steadily increased over the last four years.



Permitted Development Rights

45. In May 2013 and April 2014 changes were made to the permitted development rights. Some of the changes will affect town and local centres, as listed below:

- Retail to residential – change of use from a small shop or provider of professional/financial service (A1 and A2 uses) to residential use (C3) up to 150sqm of retail space will be able to change to residential.
- Retail to banks and building societies – change of use from a shop (A1) to a bank or building society.
- Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses will be permitted to change use for a single period of up to two years to A1, A2, A3 and B1 uses.

Conclusions

46. Overall the number of vacant shops in the four main retail centres has fallen.

- The permitted development rights have brought about challenges and changes to our town/local centres can and have happened that we have no control over. However, the emerging Local Plan makes provision to protect and enhance our main centres.

Table TC1 - Use Class Definitions

A1 -

A1 Convenience

These are shops where the goods on sale are purchased frequently. The convenient location of the shops is a high priority to the customer when making purchases. Such shops include supermarkets, newsagents and off licences.

A1 Comparison

These are shops selling durable goods which are purchased at irregular intervals. A customer would probably not make a purchase until a comparison has been made with other shops. Examples of these shops are clothes shops, electrical shops and jewellers.

Town Centre Uses:

| Use Class | Use Type |
|---|--|
| A1 | <ul style="list-style-type: none"> • Retail sale of goods other than hot food • Post office • Sale of tickets or as a travel agency • Sale of sandwiches or other cold food (consumption off the premises) • Hairdressing • Direction of funerals • Displaying of goods for sale • Hiring shops • Dry cleaners • Reception of goods to be washed, cleaned or repaired • Internet café |
| A2 | <ul style="list-style-type: none"> • Financial services • Professional services (other than health or medical services) • Any other services (including use as a betting office) |
| B1(a) | <ul style="list-style-type: none"> • As an office other than a use within class A2 |
| D2 | <ul style="list-style-type: none"> • A cinema or concert hall • Bingo hall • Dance hall • Swimming bath • Skating rink • Gymnasium |
| Sui generis - a term referring to a class on its own | <ul style="list-style-type: none"> • Garages and car showrooms • Launderettes • Veterinary clinics • Tanning studios |

Table TC2

Completions – Retail uses and Town Centre uses

| UTT Ref | Site | Development Description | Completed Floorspace (sq m) |
|----------------|---|--|------------------------------------|
| 2116/10 | Former Council Offices, 46 High Street Great Dunmow | Change of use of former District Council offices to 2 no offices and residential | 744 |
| 2092/10 | Priors Green Centre, Takeley | Erection of local centre retail parade comprising a convenience store (A1), with 6 further units for use class A1, A2 A3 & A5 or D1. | 414 |
| | 14 Cambridge Road | Retail unit demolished | -319 |
| TOTAL | | | 839 |

Outstanding Retail uses and Town Centre uses

| UTT Ref | Site | Development Description | Outstanding Floorspace (sq m) |
|----------------|--|--------------------------------|--------------------------------------|
| 13/1123 | Land at Webb Road/Hallett Road Little Dunmow | 1 retail unit | 386 |
| 0609/11 | Land at Emson Close Saffron Walden | Retail units | 555 |
| 1323/09 | Radwinter Road Saffron Walden | Extension to Tesco | 1274 |

| | | | |
|--------------|--|--|-------------|
| 13/0268 | Thaxted Road | Demolish existing building and redevelop comprising retail and discount food store | 1125 |
| | | Demolish existing building and redevelop retail warehousing and associated garden centre | 2973 |
| 1522/12 | 2 Lower Street Stansted | Demolition of existing commercial buildings and development of 1 retail unit, medical centre and 14 residential apartments | 953 |
| 1928/11/REN | Tesco Store Stortford Road, Great Dunmow | Renewal of planning application UTT/1850/06/FUL extension of existing Class A1 retail store and alterations to existing car park | 1242 |
| 2012/10/FUL | Waitrose Store, Saffron Walden | Single storey extension | 528 |
| Total | | | 7266 |

Potential Retail or town centre losses to C3 residential 2013-2014 -

| UTT Reference | Address | Description | Floorspace lost |
|-----------------------|-----------------------------------|---|-----------------|
| 0280/12 | 8-10 King Street | Change of use of upper floors (A1 retail) and storage to 8 flats | 475 |
| 13/1796 (permitted | R/o 56 High Street Saffron Walden | Change of use of office to residential | 90 |

| | | | |
|--|--------------------------------------|--|------------|
| development) | | | |
| 13/3313 (permitted development) | R/o 56 High Street Saffron Walden | Change of use of offices to 3 dwellings | 90 |
| 12/6109 | 8B Cross Street Saffron Walden | Change of use of first floor office space to residential | 128 |
| Total | | | 783 |

HOUSING DELIVERY

Housing Completions

47. The targets for housing provision in the District are set out in the Uttlesford Local Plan Adopted 2005. The East of England regional strategy was approved in 2008 and revoked in January 2013.

| Table 10: Plan Period and Housing Targets | | |
|--|-----------------------|---------------------------|
| Plan Period | Housing Target | Plan |
| 2000 – 2011 | 4620 | Adopted Local Plan 2005 |
| 2001-2021 | 8000 | East of England Plan 2008 |

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

| Table 11: Net additional dwelling in previous years | |
|--|-------------|
| 2000-2001 | 224 |
| 2001-2002 | 182 |
| 2002-2003 | 396 |
| 2003-2004 | 241 |
| 2004-2005 | 344 |
| 2005-2006 | 542 |
| 2006-2007 | 326 |
| 2007-2008 | 538 |
| 2008-2009 | 437 |
| 2009-2010 | 522 |
| 2010-2011 | 298 |
| | 4050 |
| 2011-2012 | 521 |
| 2012-2013 | 540 |
| 2013-2014 | 390 |
| Total | 1451 |
| Source: Annual Land Availability Studies | |

| Table 12: Net additional dwellings for reporting year 2012/13 | | |
|---|--|------------|
| a | New build completions | 388 |
| b | Demolitions | 37 |
| c | Change of use (net gain) | 35 |
| d | Conversions (net gain) | 4 |
| | Net Additional dwelling 2012/13 = a - b + c + d | 390 |
| Source: Annual Land Availability Studies | | |

Housing Trajectory

49. 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.

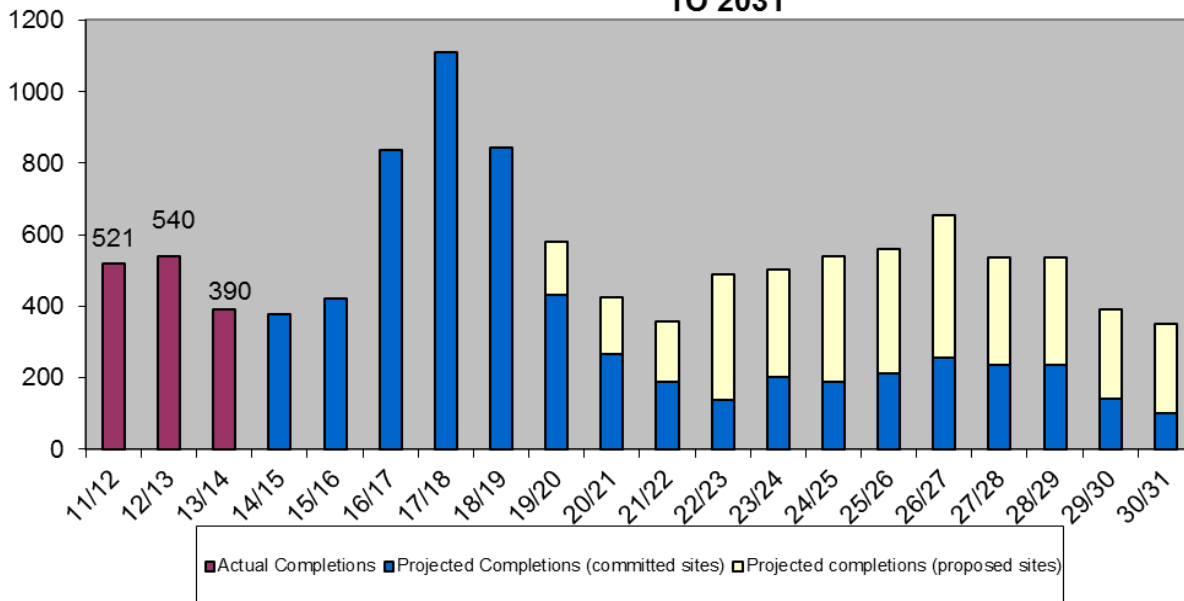
50. **The following data is as at April 2014.**

The housing trajectory is illustrated in Diagram 2.

The predicted annual completion rate is shown in Table 13.

Detailed site information is provided in Table HD1.

Diagram 2: - HOUSING COMPLETIONS AND TRAJECTORY 2011 TO 2031



51. As at April 2014 all the sites in the trajectory were considered developable; they are in suitable locations for housing development, are available for development, and are viable at the point envisaged. The Council undertakes an annual assessment of the sites, to identify as at 31 March 2014 the number of dwellings

built during 2013/14, the outstanding number of dwellings with planning permission and whether the site is under construction or not started. It also identifies those sites without planning permission which are considered deliverable including sites proposed in the draft Local Plan. The status of each site is shown in Table HD1

52. In accordance with PPG paragraph ID 3-037-20140306 the trajectory includes housing provided for older people, including residential institutions in Use Class C2.

53. It is predicted that completion rates for the next two years will remain relatively low 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.

| Table 13 | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Actual and estimated completion rates 2011 - 2031 | | | | | | | | |
| Year | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 |
| | | | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 |
| completions | 521 | 540 | 390 | | | | | |
| estimated completions years 1-5 (sites with permission or resolution to approve) | | | | 377 | 422 | 837 | 1111 | 845 |

| Year | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| (1) Estimated completions | 431 | 266 | 189 | 139 | 203 | 189 | 211 | 256 | 235 | 236 | 140 | 100 |
| (1) sites with permission, resolution to approve, expired permissions | | | | | | | | | | | | |
| (2) Estimated completions | 579 | 426 | 359 | 489 | 503 | 539 | 561 | 656 | 535 | 536 | 390 | 350 |
| (2) sites with permission, resolution to approve, expired permissions and sites allocated in draft Local Plan which do not have permission or resolution to approve. | | | | | | | | | | | | |

5-year Supply of Ready to Develop Housing Sites as at April 2014

54. 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.
55. The trajectory illustrates a pattern of alternating years of high and low delivery which is not considered to be a record of persistent under delivery. Therefore the 5-year land supply includes a 5% buffer. This approach was supported by an Inspector in his decision letter dated 7 August 2013 relating to an appeal inquiry in May 2013 reference APP/C1570/A/12/2181608 and APP/C1570/A/12/2181612 relating to land at Oakwood Park, Felsted UTT/0365/09/OP and UTT/0190/09/FUL.
56. The 5 year period covers the period 2014/15 to 2018/19.
57. The 5-year land supply data is wholly retrospective, using a base date of 31 March 2014 and only uses known data i.e. actual completions and actual planning permissions.
58. Table HD1 lists, in order by Parish, all the sites which are considered to provide housing during the period up to 2031. It includes an allowance for windfall sites of 50 dwellings per year based on historic rates of completions on windfall sites and the policy context in which they are likely to continue to be provided at this rate. All sites for 6 or more dwellings are individually listed. There are 9 categories of site
1. under construction
 2. with planning permission (full or reserved matters covering whole site)
 3. with outline permission with part(s) covered by reserved matters
 4. with outline only
 5. where full, outline or reserved matters at post committee resolution subject to S106 negotiations
 6. with application submitted
 7. with pre-application discussions occurring
 8. allocation only
 9. draft allocation
59. Table 13 above sets out the actual and estimated completions for each year during the plan period. As set out in Table 14 the Council's overall target over the next 5 year period is 2885 dwellings which includes making up the shortfall of 133 dwellings and the frontloading of 5%. The Council estimates that 3592

dwelling will be provided over the next 5 years which provides the District with 6.2 years of supply.

| Table 14 Calculation of 5 year housing supply as at April 2014 | | |
|---|---------------------|-------------|
| Annual Target | AT | 523 |
| Target years 1 - 5 | AT x 5 | 2615 |
| Shortfall | AT - 390 | 133 |
| Target plus shortfall | | 2748 |
| 5% of target plus shortfall | | 137 |
| Overall target | T+ | 2885 |
| Supply | S | 3592 |
| % of target available on deliverable sites | $(S/T+) \times 100$ | 124 |
| Supply in years | $S / (T+ / 5)$ | 6.2 |
| Deficit/Surplus | S-(T+) | 707 |

Table HD1 Trajectory Data 2011 - 20131

| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| YEAR | | | | | | | | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | | |
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | PDL/G | Status |
| | Small sites(< 6 Units) | | | | 26 | 40 | 49 | | | | | | | | | | | | | | | | | | G | |
| | Small sites (< 6 units) | | | | 59 | 22 | 19 | | | | | | | | | | | | | | | | | | PDL | |
| | Windfall Allowance | | | 850 | | | | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | | |
| | Birchanger 300 Birchanger Lane | UTT/1527/09/DFO | | 0 | 9 | | | | | | | | | | | | | | | | | | | | PDL | Built |
| CLA1 | Clavering: Land rear of the Shop and Oxleys Close | 13/0327/OP | 13-Jan-14 | 13 | | | | | 13 | | | | | | | | | | | | | | | | G | 3 |
| CLA1 | Clavering: Land to the rear of the shop and Oxleys Close | UTT/2251/11/FUL | 22-Nov-13 | 14 | | | | | 14 | | | | | | | | | | | | | | | | G | 2 |
| CLA2 | Clavering: Jubilee works | UTT/2149/11/OP | 29 November 2012. | 24 | | | | | | 12 | 12 | | | | | | | | | | | | | | PDL | 3 |
| ELS1 | Elsenham: Land to the north east | | | 2100 | | | | | | | | | 100 | 100 | 100 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | | 8 |
| ELS3 | Elsenham: Land west of Station Road | UTT/0142/12/OP | 09-May-13 | 154 | | | | | 24 | 30 | 50 | 50 | | | | | | | | | | | | | G | 3 |
| ELS3 | Elsenham: Land west of Station Road Care Home | UTT/0142/12/OP | 09-May-13 | 55 | | | | | | | | 55 | | | | | | | | | | | | | G | 3 |
| ELS4 | Elsenham: Land west of Hall Road | UTT/13/0177/OP | 19-Dec-13 | 130 | | | | | 40 | 45 | 45 | | | | | | | | | | | | | | G | 3 |
| ELS5 | Elsenham: Land south Stansted Road | UTT/13/1790/OP | 23-Dec-13 | 165 | | | | | | 55 | 55 | 55 | | | | | | | | | | | | | G | 3 |
| ELS6 | Elsenham: Former Goods Yard, Old Mead Lane | UTT/12/6116/FUL | 07-Feb-14 | 10 | | | | | | 10 | | | | | | | | | | | | | | | PDL | 2 |
| ELS6 | Elsenham: Hailes Wood | UTT/13/2917/FUL | Resolution to approve 12/1/14. | 31 | | | | | | | 31 | | | | | | | | | | | | | | G | 5 |
| ELS6 | Elsenham: Land at Als Leys | UTT/13/2836/FUL | 12-Mar-14 | 6 | | | | | | 6 | | | | | | | | | | | | | | | G | 2 |
| ELS6 | Elsenham: The Orchard | UTT/1500/09/OP UTT/2166/11/DFO | OP = 25/11/2010 DFO = 10 August 2012 | 7 | | | 44 | 7 | | | | | | | | | | | | | | | | | G | 1 |
| F-GRE1 | Felsted/Little Dunmow: Oakwood Park | See Housing Supply Statement | | 154 | | | | | 9 | | | | | | | | | | | 47 | 49 | 49 | | | | 2/6 |
| | Felsted: Lyndfields Bannister | UTT/0799/08 | | 0 | | 6 | | | | | | | | | | | | | | | | | | | PDL | Built |

| YEAR | | | | | | | | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | | |
|------------|--|-----------------------------------|------------------------------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | PDL/G | Status |
| | Green | | | | | | | | | | | | | | | | | | | | | | | | | |
| FEL1 | Felsted: Hartford End Brewery | UTT/2310/10/FUL | 21-Feb-12 | 43 | | | | | | | | | 43 | | | | | | | | | | | | PDL | 2 |
| FEL2 | Felsted: Watchhouse Green Felsted | UTT/13/0989/OP | 11-Jul-13 | 25 | | | | 12 | 13 | | | | | | | | | | | | | | | | G | 3 |
| GreatCHE1 | Great Chesterford 1: New World Timber and Great Chesterford Nursery, London Road | UTT/14/0174/FUL | Resolution to approve 9 April 2014 | 42 | | | | | | | 21 | 21 | | | | | | | | | | | | | G/PDL | 5 |
| GreatCHE2 | Great Chesterford: Land south of Stanley Road | UTT/12/5513/OP UTT/13/3444/DFO | 12 July 2013; 13 February 2014 | 50 | | | | | 20 | 30 | | | | | | | | | | | | | | | G | 2 |
| GreatCHE2 | Great Chesterford: Land south of Stanley Road | | | 10 | | | | | | | | | 10 | | | | | | | | | | | | | 8 |
| | Great Dunmow 37-75 High St | UTT/1185/02/FUL | | 0 | 7 | | | | | | | | | | | | | | | | | | | | PDL | Built |
| | Great Dunmow 39 Causeway and land r/o 37& 41-49 The Causeway | UTT/0601/08/Ful | | 0 | 7 | | | | | | | | | | | | | | | | | | | | G | Built |
| | Great Dunmow Chequers Inn | UTT/1200/02/FUL | | 0 | 8 | | | | | | | | | | | | | | | | | | | | PDL | |
| | Great Dunmow rosemary lane infants school | UTT/1006/10 | | 0 | 31 | | | | | | | | | | | | | | | | | | | | PDL | Built |
| | Great Dunmow Waldgrooms | UTT/0644/09/FUL | | 0 | 6 | | | | | | | | | | | | | | | | | | | | PDL | Built |
| | Great Dunmow: Springfields | UTT/1412/09 | | 0 | | 25 | | | | | | | | | | | | | | | | | | | G | Built |
| GD1 | Great Dunmow: west of Woodside way | UTT/13/2107/OP | Resolution to approve 12/2/14 | 790 | | | | | | 50 | 50 | 50 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 40 | | G | 5 |
| GD1 | Great Dunmow Policy Area 1 West of Woodside Way (part) x 60 | | | 0 | | | | | | | | | | | | | | | | | | | | | | 8 |
| GD2 | Great Dunmow: Land south of Stortford Road | | | 400 | | | | | | | | | | | | | | 50 | 50 | 100 | 100 | 100 | | | | 8 |
| GD4 | Great Dunmow: Helena Romanes School Site | | | 100 | | | | | | | | | | | | | | | | | | | 50 | 50 | | 8 |
| GD5 | Great Dunmow: Land west of Chelmsford Road | UTT/13/1684/OP | Resolution to approve 23/10/13 | 300 | | | | | | 50 | 50 | 50 | 50 | 50 | 50 | 0 | | | | | | | | | G | 5 |
| GD5 | Great Dunmow: Land west of Chelmsford Road x 70 bed care home | UTT/13/1684/OP | Resolution to approve 23/10/13 | 70 | | | | | | | | 70 | | | | | | | | | | | | | G | 5 |

| YEAR | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status | | |
|------------|--|------------------------------------|--------------------------------|----------|-------|-------|-----|-----|-----|-----|-----|----|----|----|----|----|----|----|-----|----|----|----|----|-------|--------|-------|---|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | | |
| GD6 | Great Dunmow: Woodlands Park Sector 1-3 | See Housing Supply Statement | | 842 | 24 | 23 | 22 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 89 | 75 | 101 | 99 | 76 | 77 | 50 | 50 | | 1 | |
| GD6 | Great Dunmow: Woodlands Park Sector 4 | UTT/2507/11/OP. UTT/13/1663/DFO | 2 August 2012; 31 October 2013 | 124 | | | | | 25 | 50 | 49 | | | | | | | | | | | | | | G | 2 | |
| GD7 | Great Dunmow: South of Ongar Road | UTT/1255/11/OP | 12 July 2012; | 100 | | | | | 25 | 25 | 50 | | | | | | | | | | | | | | G | 3 | |
| GD8 | Great Dunmow: North of Ongar Road | UTT/1147/12/OP | 23-Aug-12 | 73 | | | | | | 33 | 40 | | | | | | | | | | | | | | G | 3 | |
| GD9 | Great Dunmow: Brick Kiln Farm | UTT/13/0847/OP UTT/14/0265/DFO | 11/07/2013; 4 June 2014 | 65 | | | | | | 30 | 35 | | | | | | | | | | | | | | G | 3 | |
| GD10 | Great Dunmow: Perkins Garage | UTT/12/5270/FUL | 08-Oct-13 | 12 | | | | | | | 12 | | | | | | | | | | | | | | PDL | 2 | |
| GD10 | Great Dunmow: Barnet ton Court | UTT/1519/12/FUL | 19-Apr-13 | 10 | | | | | | 10 | | | | | | | | | | | | | | | PDL | 1 | |
| GD10 | Great Dunmow: Former Council Offices, 46 High Street | UTT/2116/10 | | 0 | | 8 | 2 | | | | | | | | | | | | | | | | | | PDL | Built | |
| GD10 | Great Dunmow: Land Adj Harmans Yard | UTT/0912/10/FUL | 12-Jul-13 | 0 | | | 6 | | | | | | | | | | | | | | | | | | PDL | Built | |
| | Great Easton: The Moat House Dunmow Road Care home | UTT/0874/11 | 29/07/2011 | 26 | | | | 26 | | | | | | | | | | | | | | | | | PDL | 1 | |
| | Hatfield Heath: Broomfield | UTT/12/5349/FUL | Oct-13 | 14 | | | | 14 | | | | | | | | | | | | | | | | | G | 1 | |
| | Hatfield Heath: The Stag Inn, | UTT/13/2499/FUL | Nov-13 | 6 | | | | 6 | | | | | | | | | | | | | | | | | PDL | 1 | |
| HEN1 | Henham Policy Area Blossom Hill | | | 25 | | | | | | | | | | | | | | | | | | | | | | | 8 |
| HEN2 | Henham: land north of Chickney Road and west of Lodge Cottages | UTT/13/0909/OP. UTT/14/0065/FUL | resolution to approve 12/3/14 | 16 | | | | | | | 16 | | | | | | | | | | | | | | G | 5 | |
| H-ROD1 | High Roding: Meadow House Nursery | UTT/13/1767/FUL | 07-Jan-14 | 30 | | | | | | | 15 | 15 | | | | | | | | | | | | | PDL | 2 | |
| L-ROD1 | Leaden Roding: Holloway Crescent | UTT/1357/11 | | 0 | | -18 | 8 | | | | | | | | | | | | | | | | | | PDL | Built | |
| Lt-DUN1 | Little Dunmow: Dunmow Skips Site | UTT/13/2340/OP | Resolution to approve 12/3/14 | 38 | | | | | | | | | | | | | | | | | | | | | PDL | 5 | |
| | Littlebury: Peggys Walk | UTT/1984/10 | | 0 | 2 | 12 | | | | | | | | | | | | | | | | | | | PDL | Built | |
| MAN1 | Manuden: Site off the Street | UTT/0692/12/FUL | 12-Feb-13 | 5 | | | 9 | 5 | | | | | | | | | | | | | | | | | G | 1 | |
| | Newport: The Maltings | UTT/1405/09 | | 0 | | 11 | | | | | | | | | | | | | | | | | | | PDL | Built | |

| YEAR | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status | |
|------------|---|---------------------------------|-----------------------------------|----------|-------|-------|-----|-----|-----|-----|-----|----|----|----|-----|-----|-----|-----|-----|----|----|----|----|-------|--------|---|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | |
| | Station Rd | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEW1 | Newport: Bury Water Lane/Whiteditch Lane | UTT/13/1769/OP | 29-Nov-13 | 84 | | | | | | 42 | 42 | | | | | | | | | | | | | G | 3 | |
| NEW2 | Newport : Hillside and land to rear, Bury Water Lane Retirement village (40 retirement units; 120 extra care; 5 market houses) [5 respite care bungalows not included] Loss of 2 units | UTT/13/1817/OP | 30-Oct-13 | 163 | | | | | | | 43 | 60 | 60 | | | | | | | | | | | | G | 3 |
| NEW3 | Newport: Land west of London Road by Primary School | | | 70 | | | | | | | | | | 20 | 50 | | | | | | | | | | | 8 |
| NEW4 | Newport: Carnation Nurseries | UTT/12/5198/OP | 10-Oct-13 | 22 | | | | | | 11 | 11 | | | | | | | | | | | | | G/PDL | 3 | |
| QUE1 | Quendon: land r/o Foxley House | UTT/1359/12/OP & UTT/13/0027/OP | 30-Aug-13 | 19 | | | | | | 19 | | | | | | | | | | | | | | G | 3 | |
| RAD1 | Radwinter: Land north of Walden Road | UTT/13/3118/OP | 28-Feb-14 | 35 | | | | | | 15 | 20 | | | | | | | | | | | | | G | 3 | |
| | Saffron Walden Bell College Peaslands Road | UTT/0503/10 | | 0 | 86 | | | | | | | | | | | | | | | | | | | PDL | Built | |
| | Saffron Walden: Bell College South Road | UTT/0828/09 | | 0 | 25 | 37 | | | | | | | | | | | | | | | | | | PDL | Built | |
| | Saffron Walden: Bell College South road (retirement flats) | UTT/1981/10 | | 0 | | 27 | | | | | | | | | | | | | | | | | | PDL | Built | |
| SAF1 | Saffron Walden 1: Land between Radwinter Road and Thaxted Road and land to the south of the Lord Butler Leisure Centre and west of Thaxted Road | | | 600 | | | | | | | | | 50 | 50 | 100 | 100 | 100 | 100 | 100 | | | | | | | 8 |
| SAF1 | Saffron Walden 1: Land south of Radwinter Road | UTT/13/3467/OP | Resolution to grant 30 April 2014 | 200 | | | | | 50 | 50 | 50 | 50 | | | | | | | | | | | | G | 5 | |
| SAF1 | Saffron Walden: Land south of Radwinter Road for retirement village (60 bed care home; 12 extra care bungalows; 30 extra care apartments) | UTT/13/3467/OP | Resolution to grant 30 April 2014 | 102 | | | | | | 60 | 12 | 30 | | | | | | | | | | | | PDL | 5 | |
| SAF3 | Saffron Walden: Former Willis and Gambier Site, Radwinter Road | UTT/13/3406/FUL | Resolution to approve 12/2/14 | 52 | | | | | 26 | 26 | | | | | | | | | | | | | | PDL | 5 | |

| YEAR | | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status |
|------------|--|--|--|----------|-------|-------|-------|-----|-----|-----|-----|-----|----|----|---|---|----|----|----|----|----|----|----|----|-------|--------|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | |
| SAF3 | Saffron Walden: Former Willis and Gambier Site, Radwinter Road Extra Care Home | UTT/13/1981/OP | resolution to approve 20 November 2013 | 60 | | | | | | 60 | | | | | | | | | | | | | | | PDL | 5 |
| SAF4 | Saffron Walden: Lt Walden Road | UTT/1576/12/DFO | 15-Nov-12 | 0 | | | 15 | | | | | | | | | | | | | | | | | | G | Built |
| SAF6 | Saffron Walden: Land at Ashdon Road Commercial Centre | UTT/13/2423/OP | Resolution to approve 30 April 2014 | 167 | | | | | | | 50 | 50 | 50 | 17 | | | | | | | | | | | PDL | 5 |
| SAF7 | Saffron Walden: 8-10 King Street | UTT/0280/12/REN of UTT/1733/08/FUL | 21-Jun-12 | 8 | | | | | | | 8 | | | | | | | | | | | | | | PDL | 2 |
| SAF7 | Saffron Walden: Ashdon Road | UTT/1572/12/DFO | 21-Nov-12 | 108 | | | 22 | 68 | 40 | | | | | | | | | | | | | | | | G | 1 |
| SAF7 | Saffron Walden: Former Gas Works Thaxted Rd | UTT/0123/09 | 24-Mar-09 | 0 | | 4 | 5 | | | | | | | | | | | | | | | | | | PDL | Built |
| SAF7 | Saffron Walden: Friends School | UTT/0188/10 | 31-Mar-11 | 7 | | 30 | 37 | 7 | | | | | | | | | | | | | | | | | PDL | 1 |
| SAF7 | Saffron Walden: Goddards Yard | UTT/13/0669/FUL | 21-Jun-13 | 14 | | | | | 14 | | | | | | | | | | | | | | | | PDL | 1 |
| SAF7 | Saffron Walden: Land to the West of Debden Road (Tudor Works) | UTT/1252/12/OP UTT/14/0356/DFO pending | 21-Nov-12 | 24 | | | | | | 24 | | | | | | | | | | | | | | | PDL | 3 |
| SAF7 | Saffron Walden: Lodge Farm, Radwinter Rd (Pt of Jossaumes) | UTT/12/5226/FUL | 04-Jan-13 | 31 | | | | 31 | | | | | | | | | | | | | | | | | PDL | 1 |
| SAF7 | Saffron Walden: Thaxted Rd (Kiln Court) | UTT/13/1937/OP | 11-Oct-13 | 52 | | | | | | | 26 | 26 | | | | | | | | | | | | | PDL | 3 |
| SAF7 | Saffron Walden: The Sun Inn Gold Street | UTT/0681/12 | 07-Jul-12 | 0 | | | 6 | | | | | | | | | | | | | | | | | | PDL | Built |
| SAF7 | Saffron Walden: Emson Close | UTT/0609/11/REN of UTT/0536/07/FUL | 14-Jul-11 | 9 | | | | | | | | | 9 | | | | | | | | | | | | PDL | 2 |
| SM3 | Stansted : Land at Walpole Farm | UTT/13/1618/OP | 1 April 2014 | 160 | | | | | | 50 | 50 | 60 | | | | | | | | | | | | | G | 3 |
| | Stansted: Braefield Engineering High Lane : Care home | UTT/0310/12/FUL | 28-Jun-12 | 60 | | | | 60 | | | | | | | | | | | | | | | | | PDL | 1 |

| YEAR | | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status | |
|------------|--|------------------------------|--------------------|----------|-------|-------|-------|-----|-----|-----|-----|-----|----|----|---|---|----|----|----|----|----|----|----|----|-------|--------|---|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | | |
| SM1 | Stansted: lotus garage 2 Lower Street | UTT/1522/12/FUL | 07-Jan-13 | 14 | | | | | | 14 | | | | | | | | | | | | | | | PDL | 2 | |
| SM2 | Stansted: Rochford Nurseries | See Housing Supply Statement | | 35 | 84 | 148 | 64 | 35 | | | | | | | | | | | | | | | | | G | 1 | |
| SM4 | Stansted: Land at Elms Farm | UTT/13/1959/OP | 17-Jan-14 | 51 | | | | | | 25 | 26 | | | | | | | | | | | | | | G | 3 | |
| SM5 | Stansted: 68-70 Bentfield Road | UTT/2479/11/FUL | 07-Feb-12 | 0 | | 3 | 6 | | | | | | | | | | | | | | | | | | PDL | Built | |
| SM5 | Stansted: Mead Court Redevelopment of 27 units with 29 units therefore net gain of 2 | UTT/13/0749/FUL | 06-Jun-13 | 2 | | | | 2 | | | | | | | | | | | | | | | | | PDL | 2 | |
| STE1 | Stebbing: Land to east of Parkside and Garden Fields | | | 10 | | | | | | | | | | 10 | | | | | | | | | | | | | 8 |
| | Takeley: Priors Green, Takeley Nurseries | UTT/0515/10 | | 0 | 35 | | | | | | | | | | | | | | | | | | | | G | Built | |
| TAK1 | Takeley: Land South of Dunmow Road and east of The Pastures/Orchard Fields | UTT/1335/12/FUL | 24-Sep-13 | 41 | | | | | | 13 | 14 | 14 | | | | | | | | | | | | | G | 2 | |
| TAK2 | Takeley 3: North View and 3 The Warren | UTT/13/1779/FUL | 03-Oct-13 | 45 | | | | | | 22 | 23 | | | | | | | | | | | | | | PDL | 2 | |
| TAK3 | Takeley: Land adj Olivias, Dunmow Rd | UTT/12/5142/FUL | 14-Dec-12 | 6 | | | | | | 6 | | | | | | | | | | | | | | | G | 1 | |
| TAK3 | Takeley: Land to the south of the B1256 between Olivias and New Cambridge House | | | 13 | | | | | | | | | 13 | | | | | | | | | | | | | | 8 |
| TAK4 | Takeley: Priors Green | See Housing Supply Statement | | 64 | 98 | 162 | 76 | 14 | 6 | 6 | 6 | 8 | 4 | 4 | 4 | 4 | 4 | 4 | | | | | | | | | 1 |
| TAK5 | Takeley: Brewers End Takeley | UTT/13/1393/OP | 23-Aug-13 | 100 | | | | | 25 | 37 | 38 | | | | | | | | | | | | | | G | 3 | |
| TAK6 | Takeley: Chadhurst Takeley | UTT/13/1518/FUL | 12-Sep-13 | 12 | | | | | 12 | | | | | | | | | | | | | | | | G | 2 | |
| TAK6 | Takeley: Priors Green Stansted Motel & 2 Hamilton Rd | UTT/0240/12/OP | 03-Sep-12 | 13 | | | | | 13 | | | | | | | | | | | | | | | | PDL | 3 | |
| THA1 | Thaxted: Sampford Road | UTT/12/5754/FUL | 08-Feb-13 | 60 | | | | | 20 | 20 | 20 | | | | | | | | | | | | | | G | 1 | |
| THA3 | Thaxted: Land East of Barnards Fields Thaxted | UTT/13/0108/OP | 07-Jun-13 | 8 | | | | | 8 | | | | | | | | | | | | | | | | G | 3 | |

| YEAR | | | | 11/12 | 12/13 | 13/14 | Yr1 | Yr2 | Yr3 | Yr4 | Yr5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | PDL/G | Status | |
|----------------------|--|--|---|----------|-------|-------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|-----------------------------|--|
| Policy No. | Site | UTT Reference | Date of Permission | Capacity | | | | | | | | | | | | | | | | | | | | | | |
| THA3 | Thaxted: Wedow Road | UTT/1562/11/OP UTT/12/5970/DFO; UTI/13/1153/DFO ; UTT/13/3420 x 4 | 9 December 2011; 18 February 2013; 3 July 2013 ; Feb 2014 | 59 | | | 15 | 20 | 20 | 4 | | | | | | | | | | | | | | G | 1 | |
| | Wendens Ambo: Mill House Royston Road | UTT/13/3474/P3JPA | 24 February 2014 | 6 | | | | 6 | | | | | | | | | | | | | | | | PDL | Prior Notification accepted | |
| | rural exception site completions | | | 0 | 14 | | | | | | | | | | | | | | | | | | | G | | |
| ANNUAL TOTALS | | | | | 521 | 540 | 390 | 377 | 422 | 837 | 1111 | 845 | 579 | 426 | 359 | 489 | 503 | 539 | 561 | 656 | 535 | 536 | 390 | 350 | | |

Previously Developed Land

| | |
|---|-----|
| Number of dwelling completed on PDL (gross) | 119 |
| Total number of dwellings completed (gross) | 428 |
| % of dwellings completed on PDL (gross) | 28% |
| Source: Annual Land Availability Studies | |

60. 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.

61. 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.

Housing Density

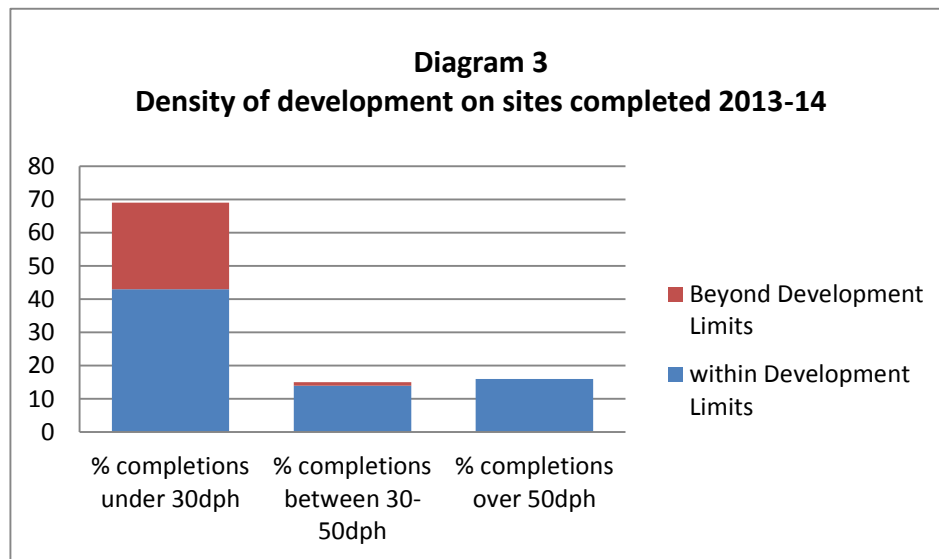
62. The Government objectives for housing policy as set out in the National Planning Policy Framework (March 2012) encourages the effective use of land that has been previously developed and for local authorities to set out their own approach to housing density to reflect local circumstances.

63. The range of densities below reflect the density of generic house types found in Uttlesford, and in which broad location it would be appropriate to build such dwellings, respecting the rural character of Uttlesford

- Within town development limits of Saffron Walden and Great Dunmow 35-67 dwellings per hectare
- Within development limits of any other settlement 30 – 35 dwellings per hectare
- Adjacent to any settlement 30 – 35 dwellings per hectare

64. The chart below shows that 69% of the housing completions were built at a density of below 30 dwellings/hectare

65. 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.



Gypsy and Traveller Sites

Table 16- Net Additional pitches (Gypsy and Traveller)

| Permanent | Transit | Total |
|-----------|---------|-------|
| 0 | 0 | 0 |

UTT/2792/13 permission granted for additional mobile home for residential use by the occupiers of an existing touring caravan at Twin Willows, Grange Road, Stagden Cross Road High Easter (no net gain).

Table 17: Count of Gypsy and Traveller Sites in Uttlesford - January 2011 - 2014

| | Jan 11 | | Jan 12 | | Jan 13 | | Jan 14 | |
|--|-------------|----------------|-------------|----------------|------------------|------------------|-------------|----------------|
| | No of Sites | No of Caravans | No of sites | No of Caravans | No of sites | No of Caravans | No of sites | No of caravans |
| Authorised Sites with Planning Permission | | | | | | | | |
| Socially Rented | 1 | 25 | 1 | 25 | 1 | 27 | 1 | 25 |
| Private Sites with Temporary Planning Permission | 1 | 5 | 1 | 5 | 0 ⁽¹⁾ | 0 ⁽¹⁾ | 0 | 0 |
| Private Sites with Permanent Planning | 14 | 36 | 16 | 33 | 17 | 49 | 17 | 54 |

| | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|--|
| Permission | | | | | | | | | |
| Total on Authorised Sites with PP | 16 | 66 | 18 | 63 | 18 | 76 | 18 | 79 | |
| 'Tolerated' sites without PP | 1 | 2 | 1 | 2 | 1 | 2 | 1 | 2 | |
| 'Not tolerated' sites without planning permission | 1 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | |
| Total on Unauthorised Sites without Planning Permission | 2 | 4 | 3 | 4 | 1 | 2 | 1 | 2 | |
| Total | 19 | 67 | 21 | 67 | 19 | 78 | 19 | 81 | |
| Source: UDC 2014 | | | | | | | | | |
| (1) Temporary permission was granted for 8 pitches on land adjacent Cranwellian, Takeley but the site is not occupied. | | | | | | | | | |

66. An Essex wide Gypsy and Traveller Accommodation Assessment was completed by ORS in July 2014. This shows a pitch requirement of 26 in the District up to 2033. It shows that there is no need for a travelling show persons' site in Uttlesford. There is a need for a transit pitch within Essex.

67. A site assessment study was published in October 2014 and consultation on the issues and options in providing sites was published for consultation in December 2014.

Affordable Housing

68. The target in the Uttlesford Local Plan is to provide 980 affordable homes between 2000 and 2011. Table 18a 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 18b shows the breakdown of the type of affordable housing provided in 2013/14.

| Table 18a: Affordable Housing Provision | |
|--|-----------------------------------|
| Year | No of Affordable Houses Completed |
| 2000-2001 | 26 |
| 2001-2002 | 28 |
| 2002-2003 | 14 |
| 2003-2004 | 25 |

| | |
|---|------------|
| 2004-2005 | 112 |
| 2005-2006 | 172 |
| 2006-2007 | 50 |
| 2007-2008 | 56 |
| 2008-2009 | 143 |
| 2009-2010 | 100 |
| 2010-2011 | 25 |
| | 751 |
| 2011-2012 | 142 |
| 2012-2013 | 122 |
| 2013-2014 | 64 |
| TOTAL | 328 |
| Source: Annual Residential Land Availability Survey | |

| Table 18b: Type of Affordable Homes Provided in 2013/14 | | | |
|--|--------------------------------|-----------------------------|------------------------|
| Social Rent homes provided | Affordable Rent Homes provided | Intermediate homes provided | Affordable homes total |
| 0 | 54 | 10 | 64 |
| Source: Residential Land Availability Survey | | | |

69. Planning permission exists for developments which will provide a further 640 affordable units.

70. Policy H9, in the Uttlesford Local Plan 2005 seeks 40% affordable housing on suitable sites. The Developers Contributions Guidance, which the Council has adopted as a material consideration seeks 40% on sites of 15 or more dwellings and 20% on sites of 11-14 dwellings.

TRANSPORT

Car Parking Standards

71. 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.
72. Table T1 lists all the Class A, B and D developments fully completed in 2013-14 (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 18 below.

| Table 19: Amount of Completed Non-Residential Development Complying with Car Parking Standards | | | |
|---|---------------------------------|--|----|
| Use Class | Total Completed Floorspace (m2) | Floorspace complying with parking standard | % |
| A | 414 | 0 | |
| B | 5728 | 4818 | |
| D | 486 | 326 | |
| | 6628 | 5144 | 77 |
| Source: Non-residential land availability study 2014 | | | |

TABLE T1

Amount of completed non-residential development complying with car parking standards 2013/14

| Use Type | Site | UTT Ref | Development Description | Floorspace (m2) | Max number of spaces allowed | No. of parking spaces provided | Compliance with parking standards |
|--------------|--|--------------|--|-----------------|------------------------------|--------------------------------|--|
| A Class uses | Priors Green Centre, Takeley | UTT/2092/10 | Erection of local centre retail parade comprising a convenience store (A1), with 6 further units for use class A1, A2 A3 & A5 or D1. | 414 | 59 * | 62 | No * Possible over provision |
| B Class uses | Pledgdon Hall, Henham | UTT/13/0988 | Retrospective Change of use of agricultural building to steel furniture production & assembly (B1) | 214 | 6 | 6 | Yes |
| | Wildlife Park Mole Hall Widdington | UTT/12/6118/ | C/u of redundant agricultural barn to rural business b1C light industrial | 234 | 7 | 5 | Yes |
| | Browns Garage, Dunmow Road, Great Easton | UTT/1503/09 | REPLACEMENT GARAGE & WORKSHOP (B2) | 1415 | 28 | 2 | Yes |
| | 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 | 1070 | 31 | 0 | Yes - town centre location close to public car parks |
| | Western Homes Plant Yard Land Rear of 2-5 Takeley | UTT/13/1731 | Erection of building for vehicle maintenance ancillary to existing use of | 172 | 1 | 0 | Yes |

| | | | | | | | |
|--------------|---|-------------|--|---------------------------------|--------------------------|----|-----|
| | Business Centre, Dunmow Rd, Takeley | | site for (B8) Storage & Distribution (metal building) | | | | |
| | Cowlass Hall Farm Radwinter End Radwinter | UTT/2430/11 | C/u from agricultural to mixed use agricultural and B8 (storage or distribution) | 150 | 1 | 0 | Yes |
| | 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. | 270 | 8 (if 100% B1 use) | 8 | Yes |
| | 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. | 910 (154.4 B1b, 715.6 B8) | 9 | 18 | No |
| | 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 | 1293 (549 B1c, 744 B8) | 21 | 10 | Yes |
| D Class uses | C E Funston Tractor Sales Ltd Arkesden Rd, Clavering | UTT/13/1793 | C/u units 1,2 & 3 from B1/B8 to D2 Assembly & gymnasium & studio | 160 | 11 | 22 | No |
| | Unit 13 Flich Industrial Estate,Chelmsford Rd, Dunmow. | UTT/13/1759 | C/u of from 1 st floor offices to D1 throughout the building for use as small independent school | 326 | 7 | 7 | Yes |

(* - This is calculated on the following use classes: A1 – 382 m2, A2 200 m2, A3 – 100 m2, A5 100 m2. D2 use has not been counted as car parking standards are calculated on the number of employees and this information is not available at present).

Thresholds

- A1, A2 & A5 – 1 space per 20m²
- A3 – 1 space per 5m²
- B1 – 1 space per 35m²
- B2 % B8 – 1 space per 50m²
- D2 (except cinema) – 1 space per 15m²
- D1 (schools) 1 space per 2 daytime teaching staff.

ENVIRONMENT

Designated Sites

73. Table 19 identifies the designated sites within the district.

74. 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.

75. 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 20: 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

Table 21 : 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 | 24.99 | | 100 | Favourable |

| | | | | |
|---|--------|-----|-----------------------------|--|
| Leys | | | | |
| 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 recovering |
| Nunn Wood | 9.51 | | 100 | Favourable |
| Quendon Wood | 33.51 | | 100 | Favourable |
| West Wood | 23.93 | | 100 | Favourable |
| | 631.84 | | | |
| National Nature Reserves | | | | |
| Hales Wood | 8.20 | | | |
| Hatfield Forest | 392.93 | | | |
| | 401.13 | | | |
| Local Wildlife Sites | | | | |
| | | 281 | | |
| Ancient Woodland | | | | |
| | 1775 | | 49.2% of all woodland | |
| <i>Sources: Natural England 2014 Phase I Habitat Survey 1990 Uttlesford Local Wildlife Site Review 2007</i> | | | | |

Renewable Energy

76. Table E1 is an extract from the government's renewable energy database for Uttlesford. The Renewable Energy Statistics database which monitors and reviews the progress of renewable energy projects through the planning system shows that there are six completed and operational schemes in Uttlesford, three are landfill gas and three solar. Two solar developments are awaiting construction.

TABLE E1 – Renewable Energy Schemes

| General Technology | Technology Type | Installed Capacity (Elec) | Address | No of Wind Turbines | Planning Status | Post-consent | Application Submitted | Application Determined | Construction Date | Application Number | Date on which generation commenced |
|--------------------|---------------------|---------------------------|---|---------------------|-----------------|-----------------------|-----------------------|------------------------|-------------------|--------------------|------------------------------------|
| Landfill Gas | Landfill Gas | 0.72 | Crumps Farm Landfill Site Little Canfield Essex | | Approved | Operational | 23/12/2005 | 22/02/2006 | | ESS/02/06/UTT | 31/10/2009 |
| Landfill Gas | Landfill Gas | 1.06 | Ugley Near Stanstead Essex | | Approved | Operational | 07/01/2003 | 01/07/2003 | | ESS0203UTT | 01/12/2005 |
| Landfill Gas | Landfill Gas | 0.72 | Crumps Farm Little Canfield | | Approved | Operational | 17/04/2003 | 13/08/2003 | | EFF/21/03/UTT | 17/09/2004 |
| Solar | Solar Photovoltaics | 12 | Land At Spriggs Farm Little Sampford | | Approved | Operational | 08/11/2012 | 17/01/2013 | | UTT/12/5601/FUL | 30/06/2013 |
| Solar | Solar Photovoltaics | 0.05 | Bury Farm High Rodingbury Farm Lane High Roding Dunmow Essex CM6 1NQ | | Approved | Awaiting Construction | 20/05/2013 | 05/07/2013 | | UTT/13/0976/FUL | |
| Solar | Solar Photovoltaics | 10.8 | Hydes Solar Farm Little Bardfield Braintree Essex | | Approved | Abandoned | 27/08/2013 | 22/11/2013 | | UTT/13/2207/FUL | |
| Solar | Solar Photovoltaics | 9.3 | Butlers Farm Butlers Lane Saffron Walden Essex CB10 2ND | | Refused | N/A | 01/11/2013 | 30/01/2014 | | UTT/13/2889/FUL | |
| Solar | Solar Photovoltaics | 6 | E/O Milch Hill Lane, Great Leighs, Chelmsford, Essex, CM3 1QF | | Approved | Operational | 15/03/2013 | 07/06/2013 | 26/09/2013 | UTT/13/0561/FUL | 30/03/2014 |
| Solar | Solar Photovoltaics | 10.8 | Hydes Solar Farm Little Bardfield Braintree Essex | | Approved | Awaiting Construction | 11/03/2014 | 09/05/2014 | | UTT/14/0621/FUL | |
| Solar | Solar | 7.7 | Butlers Farm | | Application | N/A | 19/09/2014 | | | UTT/14/2755/FUL | |

| | | | | | | | | | | | |
|-----------------|------------------------|-------|---|---|--------------------------|-------------|------------|------------|--|---------------------|------------|
| | Photovoltaics | | Butlers Lane Saffron Walden Essex CB10 2ND | | Submitted | | | | | L | |
| Solar | Solar Photovoltaics | 5.32 | Site At Tooleys Farm Brookend Road Stebbing Dunmow Essex CM6 3AA | | Application Submitted | N/A | 16/09/2014 | | | UTT/14/2739/FU L | |
| Solar | Solar Photovoltaics | 14.9 | Tye Green Farm Elsenham Elsenham Bishops Stortford Hertfordshire | | Application Withdrawn | N/A | 04/07/2014 | 25/09/2014 | | UTT/14/1916/FU L | |
| Wind Onshore | Wind Onshore | 0.005 | Little Henham Hall Farm, Little Henham | 1 | Application Approved | Operational | 12/04/2006 | 07/06/2006 | | UTT/0662/06/FU L | 01/01/2007 |

<https://www.gov.uk/government/statistics/renewable-energy-planning-database-monthly-extract>

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 |
|------------------------------------|--|--|---|--|
| ECONOMY | | | | |
| 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 not 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENVIRONMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Policies ENV1 – ENV13 | | | | Targets have been met within plan period 2000 – 2011. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HOUSING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 main urban areas and other locations well related to employment and facilities | 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 period. | <p>Target not met</p> <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> <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>2000 - 2011</td><td>4049</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> <tr><td>13/14</td><td>390</td><td>28</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 | 09/10 | 522 | 33 | 10/11 | 298 | 27.5 | 2000 - 2011 | 4049 | | 11/12 | 521 | 46.8 | 12/13 | 540 | 36 | 13/14 | 390 | 28 |
| Year | Net completions | % on PDL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 00/01 | 224 | 67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/02 | 182 | n/k | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02/03 | 396 | 70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03/04 | 241 | 77 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04/05 | 344 | 58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 05/06 | 541 | 61 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 06/07 | 326 | 63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/08 | 538 | 57 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08/09 | 437 | 38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 09/10 | 522 | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/11 | 298 | 27.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2000 - 2011 | 4049 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11/12 | 521 | 46.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/13 | 540 | 36 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13/14 | 390 | 28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Relevant Policy No | Objective | Indicator of Policy Performance | Relevant Target | Progress | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------|---|---|---|--|------|-----------------------------------|-----------|----|-----------|----|-----------|----|-----------|----|-----------|-----|-----------|-----|-----------|----|-----------|----|-----------|-----|-----------|-----|-----------|----|------------------|------------|-----------|-----|-----------|-----|---------|----|--|------------|
| H9 Affordable Housing | To meet the need for affordable housing and retain mixed and balanced communities | Amount of affordable new homes provided, and proportion of the total dwelling completions each year that are affordable | 980 homes between 2000 and 2011 (This is based on the assumption that relevant sites are granted planning permission after the plan has been adopted) | <p>Target not met at 2011 but 1099 affordable homes had been built by 2014. As at April 2014 640 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>2011-2011</td><td>751</td></tr> <tr><td>2011-2012</td><td>142</td></tr> <tr><td>2012-2013</td><td>142</td></tr> <tr><td>2013/14</td><td>64</td></tr> <tr><td></td><td>348</td></tr> </tbody> </table> | Year | No of Affordable Houses Completed | 2000-2001 | 26 | 2001-2002 | 28 | 2002-2003 | 14 | 2003-2004 | 25 | 2004-2005 | 112 | 2005-2006 | 172 | 2006-2007 | 50 | 2007-2008 | 56 | 2008-2009 | 143 | 2009-2010 | 100 | 2010-2011 | 25 | 2011-2011 | 751 | 2011-2012 | 142 | 2012-2013 | 142 | 2013/14 | 64 | | 348 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2011-2011 | 751 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2011-2012 | 142 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2012-2013 | 142 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013/14 | 64 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 348 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| 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>2000-2011</td> <td>2960</td> <td></td> </tr> <tr> <td>2012-13</td> <td>393</td> <td>73</td> </tr> <tr> <td>2013/14</td> <td>214</td> <td>50</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 | 2000-2011 | 2960 | | 2012-13 | 393 | 73 | 2013/14 | 214 | 50 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2000-2011 | 2960 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2012-13 | 393 | 73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013/14 | 214 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LEISURE AND CULTURAL PROVISION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Policies LC1 - LC5 | | | | Targets have been met within plan period 2000 - 2011. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Relevant Policy No | Objective | Indicator of Policy Performance | Relevant Target | Progress | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|--|--|---|--|----------------|--------------------------------|--|----------------------------------|------|-----|-------|---|------|-----|-------|---|------|-----|-------|---|------|-----|-------|----|------|-----|-------|---|------|-----|-------|---|------|-----|-------|---|------|-----|-------|---|------|-----|-------|---|--------------|--------------------------------|--|----------------------------------|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|---|------|-----|------|---|------|-----|------|---|------|-----|------|---|
| RS2 Town and Local Centres Updated | <p>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</p> <p>To promote mixed use commercial developments in these centres</p> <p>To focus retail and mixed use commercial developments in locations that maximise the opportunities to use means of transport other than the private car.</p> | 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>SAFFRON WALDEN</th> <th>No of retail & service outlets</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> <tr><td>2014</td><td>190</td><td>16451</td><td>3</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>GREAT DUNMOW</th> <th>No of retail & service outlets</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> <tr><td>2014</td><td>117</td><td>7787</td><td>2</td></tr> </tbody> </table> | SAFFRON WALDEN | No of retail & service outlets | 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 | 2014 | 190 | 16451 | 3 | GREAT DUNMOW | No of retail & service outlets | net floorspace of retail and service outlets | % net floorspace which is vacant | 2006 | 90 | 6885 | 3 | 2007 | 91 | 7005 | 3 | 2008 | 91 | 7005 | 3 | 2009 | 89 | 6646 | 3 | 2010 | 96 | 5808 | 4 | 2011 | 96 | 5808 | 4 | 2012 | 119 | 7969 | 4 | 2013 | 124 | 7877 | 3 | 2014 | 117 | 7787 | 2 |
| SAFFRON WALDEN | No of retail & service outlets | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 190 | 16451 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GREAT DUNMOW | No of retail & service outlets | net floorspace of retail and service outlets | % net floorspace which is vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2006 | 90 | 6885 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2007 | 91 | 7005 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2008 | 91 | 7005 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2009 | 89 | 6646 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2010 | 96 | 5808 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2011 | 96 | 5808 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2012 | 119 | 7969 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 124 | 7877 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 117 | 7787 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Relevant Policy No | Objective | Indicator of Policy Performance | Relevant Target | Progress | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|--------------------------------|--|----------------------------------|--|----------|--------------------------------|--|----------------------------------|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|----|------|----|------|----|------|----|------|----|------|----|------|----|------|----|------|----|------|----|------|---|---------|--------------------------------|--|----------------------------------|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|----|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|---|------|----|------|----|
| | | | | <table border="1"> <thead> <tr> <th data-bbox="1429 395 1547 416">STANSTED</th> <th data-bbox="1576 395 1695 464">No of retail & service outlets</th> <th data-bbox="1724 347 1843 464">net floorspace of retail and service outlets</th> <th data-bbox="1872 368 1991 464">% net floorspace which is vacant</th> </tr> </thead> <tbody> <tr><td>2006</td><td>44</td><td>2755</td><td>5</td></tr> <tr><td>2007</td><td>44</td><td>2755</td><td>5</td></tr> <tr><td>2008</td><td>44</td><td>2755</td><td>5</td></tr> <tr><td>2009</td><td>43</td><td>2751</td><td>11</td></tr> <tr><td>2010</td><td>43</td><td>3137</td><td>12</td></tr> <tr><td>2011</td><td>43</td><td>3137</td><td>12</td></tr> <tr><td>2012</td><td>42</td><td>2738</td><td>14</td></tr> <tr><td>2013</td><td>49</td><td>3156</td><td>20</td></tr> <tr><td>2014</td><td>46</td><td>2765</td><td>5</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th data-bbox="1429 906 1547 927">THAXTED</th> <th data-bbox="1576 906 1695 975">No of retail & service outlets</th> <th data-bbox="1724 858 1843 975">net floorspace of retail and service outlets</th> <th data-bbox="1872 879 1991 975">% net floorspace which is vacant</th> </tr> </thead> <tbody> <tr><td>2006</td><td>18</td><td>1376</td><td>0</td></tr> <tr><td>2007</td><td>18</td><td>1376</td><td>0</td></tr> <tr><td>2008</td><td>18</td><td>1376</td><td>0</td></tr> <tr><td>2009</td><td>21</td><td>1524</td><td>11</td></tr> <tr><td>2010</td><td>24</td><td>1241</td><td>0</td></tr> <tr><td>2011</td><td>24</td><td>1241</td><td>0</td></tr> <tr><td>2012</td><td>20</td><td>1497</td><td>2</td></tr> <tr><td>2013</td><td>21</td><td>1497</td><td>9</td></tr> <tr><td>2014</td><td>20</td><td>1497</td><td>14</td></tr> </tbody> </table> | STANSTED | No of retail & service outlets | net floorspace of retail and service outlets | % net floorspace which is vacant | 2006 | 44 | 2755 | 5 | 2007 | 44 | 2755 | 5 | 2008 | 44 | 2755 | 5 | 2009 | 43 | 2751 | 11 | 2010 | 43 | 3137 | 12 | 2011 | 43 | 3137 | 12 | 2012 | 42 | 2738 | 14 | 2013 | 49 | 3156 | 20 | 2014 | 46 | 2765 | 5 | THAXTED | No of retail & service outlets | net floorspace of retail and service outlets | % net floorspace which is vacant | 2006 | 18 | 1376 | 0 | 2007 | 18 | 1376 | 0 | 2008 | 18 | 1376 | 0 | 2009 | 21 | 1524 | 11 | 2010 | 24 | 1241 | 0 | 2011 | 24 | 1241 | 0 | 2012 | 20 | 1497 | 2 | 2013 | 21 | 1497 | 9 | 2014 | 20 | 1497 | 14 |
| STANSTED | No of retail & service outlets | net floorspace of retail and service outlets | % net floorspace which is vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2006 | 44 | 2755 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2007 | 44 | 2755 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2008 | 44 | 2755 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2009 | 43 | 2751 | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2010 | 43 | 3137 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2011 | 43 | 3137 | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2012 | 42 | 2738 | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 49 | 3156 | 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 46 | 2765 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| THAXTED | No of retail & service outlets | net floorspace of retail and service outlets | % net floorspace which is vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2006 | 18 | 1376 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2007 | 18 | 1376 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2008 | 18 | 1376 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2009 | 21 | 1524 | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2010 | 24 | 1241 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2011 | 24 | 1241 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2012 | 20 | 1497 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 21 | 1497 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 20 | 1497 | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Relevant Policy No | Objective | Indicator of Policy Performance | Relevant Target | Progress | | |
|---|--|---|--|--|--|-----------------------------------|
| RS3 Retention of retail and other services in rural areas | To prevent further loss of retail and other services in rural areas. | Number of retail and other services in rural settlements monitored annually | No net loss in retail and other services in rural areas. | Rural Community Council of Essex's Rural Services Survey | | |
| | | | | | % parishes without access to post office | % parishes without access to shop |
| | | | | 2008 (37/56 parishes responded) | 16 | 14 |
| | | | | 2011 - (33/56 parishes responded) | 20 | 20 |
| TRANSPORT AND TELECOMMUNICATIONS | | | | | | |
| Policies T1 - T4 | | | | Targets have been met within plan period 2000 - 2011. | | |

Part Four: Neighbourhood Development Orders and Plans

77. There are no Neighbourhood Development Orders within the District
78. The District Council has designated the Civil Parishes of Felsted, Great Dunmow and Saffron Walden as Neighbourhood Plan Areas. A map of the each area can be found on the Council's website. In July 2014 pre-submission consultation took place on the Great Dunmow Neighbourhood Plan.
79. 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.

Part Five: Community Infrastructure Levy

80. 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.
81. 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 as at July 2014

82. 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.
83. Uttlesford has a service level agreement with Place Services to provide ecological, archaeological and historic environment advice, mainly in respect of planning applications.
84. In respect of highways and education, officers meet regularly to discuss the issues arising from the Local Plan and the delivery of the infrastructure to enable the development. District Officers have also met with primary and secondary school heads to discuss the development in Saffron Walden, Great Dunmow, Newport and Stansted.
85. An Officer meeting was held with **South Cambridgeshire District Council** in March 2012. At this stage of each Council's plan preparations it was not considered that there was any specific cross border issues over which the

authorities needed to cooperate. The situation has and will be kept under review and both Councils will respond to formal consultation requests as required. Uttlesford Council and South Cambridgeshire Council have published a Statement of Agreement.

86. As part of its Cooperation with South Cambridgeshire, and the wider Cambridgeshire Authorities, the Council was consulted as part of the Cambridgeshire and Peterborough Joint Strategic Planning Units work on housing numbers within its area. In addition the Council were consulted, and supported, the creation of the Cambridge City Deal. The Council is also supportive of the Cam Corridor Strategy Partnership and has attended a meeting in January 2014 along with Cambridgeshire authorities and the charity 'Cambridge Past, Present and Future'. In March 2014 members of the Essex Planning Officers Association (EPOA) met with Cambridgeshire authorities to discuss a wide range of cross border issues including the airport, housing numbers, travel to work areas, employment locations and future joint working.
87. Meetings have been held with **East Hertfordshire District Council (EHDC)** in September 2012 and October 2013 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.
88. East Hertfordshire District Council had requested that Uttlesford undertake a study to consider the impact of the 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 therefore 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).
89. 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 going to be provided as an integral part of new development and therefore 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.

90. Uttlesford Council and East Herts Council have signed a Memorandum of Understanding.
91. In relation to Stansted Airport, the 4 main authorities affected (Uttlesford and East Herts Districts, Essex and Hertfordshire Counties) have met in February 2013, June 2013, January 2014 and July 2014 to discuss aviation issues and the Davies Commission. The latest position is that the authorities have noted that the commission has not shortlisted Stansted for a second runway. The authorities will monitor the second phase of the commission's work and meet as required.
92. Officers from Uttlesford and **Epping Forest** have met for duty to cooperate discussions in December 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.
93. 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.

94. This group has evolved into a Strategic Housing Market Assessment / Duty to cooperate group comprised of **Epping Forest; Harlow; East Herts; Brentwood; Broxbourne and Uttlesford with Chelmsford City Council and London Boroughs of Enfield and Redbridge** also attending more recent meetings as its scope has expanded. The group has met monthly since February 2014.
95. In relation to strategic highway issues, a group known as the East Hertfordshire/West Essex Policy Development Group comprising 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 9/7/12, 30/8/12, 25/10/12, 15/11/12, 9/1/13, 21/3/13, 9/5/13, 2/7/13, 14/8/13, 22/10/13, 6/1/14 and 30/4/14. 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. At the last meeting the two County Councils and the Highways Agency signed off the model to be used for strategic purposes.
96. 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, June 2013 and June 2014 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.
97. In relation to **Braintree** District the main issues which need to be considered jointly relate to highways, retail, strategic housing sites and Gypsy and Traveller issues.
98. 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.
99. 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.

100. 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.
101. Uttlesford has taken part in duty to cooperate meetings in August 2013 with regard to Braintree's Site Allocations and Development Management Plan Pre-Submission Draft. It is agreed that while the Council's 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.
102. **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 etc may be allowed.
103. 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.
104. 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 over. The situation will be kept under review and both Councils will respond to formal consultation requests as required.
105. 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.
106. The Council continue to meet with colleagues from across the County on a regular basis as part of **Essex Planning Officers Association (EPOA)** and **Essex Planning Policy Officers Group**. These meetings are an opportunity for authorities to update each other on Local Plan progress and joint working.
107. 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.

108. The Council is a member of the **Strategic Aviation Special Interest Group (SASIG)** which is a working group of the Local Government Association and considers strategic aviation matters which affect local authorities. Officers attend the four monthly main meetings and working group meetings.
109. 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.
110. 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.
111. Officers have attended a duty to cooperate meetings held by the London Assembly in October 2013, February 2014 and June 2014. The meetings 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.
112. 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.

Jointly Prepared/Commissioned Evidence Studies

Authorities in Essex or Greater Essex

- Gypsy and Traveller accommodation assessment
- Demographic forecasts

London commuter belt (East)/M11 sub Region

Brentwood, East Hertfordshire, Epping Forest, Harlow and Uttlesford

- Strategic Housing Market Assessment

- Viability Assessment

Mid Essex

Uttlesford, Braintree, Chelmsford, Maldon and Brentwood

- Landscape Character Assessment

Essex County Council

- Highway Impact Assessment
- Air Quality Assessment

Cooperation with other Public Bodies

Environment Agency

Early stakeholder engagement

Statutory consultation

Involvement in Strategic Housing Land Availability Assessment

Involvement in Strategic Flood Risk Assessment

Involvement in Water Cycle Study

English Heritage

Early stakeholder engagement

Statutory consultation

Meetings to discuss development strategy

Natural England

Statutory consultation

Involvement in Strategic Housing Land Availability Assessment

Consultation on habitat regulation assessment of plans

Civil Aviation Authority

Statutory consultation

Homes and Community Agency

Statutory consultation

Primary Care Trust and subsequently Clinical Commissioning Group and NHS England

Statutory consultation

Involvement with individual development sites

Meetings with GPs and CCG

12/11/12 – GP Services in Saffron Walden with CCG and GPs

29/04/13 – GP services in Great Dunmow with CCG and GPs

06/02/14 – Meeting with CCG and NHS England

Office of Rail Regulation

Statutory consultation

Highways Agency

Involvement with Harlow Stansted Gateway Transport Model (HSGTM).
Modelling work for Junction 8

Local Enterprise Partnerships

Statutory consultation

Summary

| Issue | Nature of cooperation |
|------------------------|--|
| Aviation | <p>Member of and attend meetings of Strategic Aviation Special Interest Group (SASIG)</p> <p>Meetings with four main authorities and Manchester Airports Group</p> <p>Meeting with four main authorities to discuss Davis Commission and operation and forward planning of the airport</p> |
| Education | <p>Regular meetings with Essex County Council.</p> <p>Area of cooperation within Memorandum of Understanding with East Herts DC</p> |
| Employment | <p>Assessment of allocation of land north east of Bury Lodge lane and its potential impact on Bishop's Stortford (November 2012).</p> <p>Area of cooperation within Memorandum of Understanding with East Herts DC</p> |
| Gypsies and Travellers | <p>Joint working across county of Needs Assessment</p> <p>Attending individual authorities Duty to Cooperate meetings/workshops</p> |
| Housing | <p>Joint working of LCB/M11(East) Strategic Housing Market Area</p> <p>Member and attend meetings of SHMA/Duty to Cooperate Group</p> |
| Rail | <p>Member and attend meetings of West Anglia Rail Routes Group</p> |
| Retail | <p>Area of cooperation within Memorandum of Understanding with East Herts DC</p> |
| Roads | <p>Area of cooperation within Memorandum of Understanding with East Herts DC</p> <p>Member and attend meetings of East Hertfordshire/West Essex Policy Development Group</p> |

| | |
|----------|---|
| | Regular meetings with Essex County Council and Hertfordshire County Council and the Highways Agency |
| Sewerage | Joint working with water companies and environment agency on production of water cycle study |