



Public Document Pack

Uttlesford District Council

Interim Chief Executive: Rob Tinlin

Local Plan Leadership Group Remote Meeting

Date: Thursday, 30th September, 2021

Time: 7.00 pm

Venue: Zoom - <https://zoom.us/>

Chair: Councillor G Bagnall

Members: Councillors M Caton, R Freeman, P Lees, M Lemon, B Light,
S Merifield, R Pavitt (Vice-Chair), N Reeve, M Sutton and M Tayler

Public Participation

At the start of the meeting there will be an opportunity for up to 10 members of the public to ask questions and make statements subject to having given notice by 2pm the working day before the meeting. Each speaker will have 4 minutes to make their statement. Please write to committee@uttlesford.gov.uk to register your intention to speak with Democratic Services.

Public speakers will be offered the opportunity for an officer to read out their questions or statement at the meeting, or to attend the meeting over Zoom to readout their questions or statement themselves

Members of the public who would like to watch the meeting live can do so [here](#). The broadcast will be made available as soon as the meeting begins.

AGENDA

PART 1

Open to Public and Press

- 1 Apologies for Absence and Declarations of Interest**
To receive any apologies and declarations of interest.
- 2 Minutes of the Previous Meeting** 4 - 8
To consider the minutes of the previous meeting.
- 3 Collaboration Partnership and Update on Large Sites** 9 - 20
To note the proposed New Communities Collaboration Partnership approach set out for any larger development sites in the forthcoming new local plan.
- 4 Reasonable Alternatives for the Local Plan** 21 - 25
To consider the proposed arrangements for reporting the draft Regulation 18 Local Plan to members for formal consideration.
- 5 Retail Capacity Study - Interim Draft Findings** 26 - 54
To note the progress made on the retail evidence base and the initial draft findings.

For information about this meeting please contact Democratic Services

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Agenda Item 2 Public Document Pack

LOCAL PLAN LEADERSHIP GROUP held at ZOOM - [HTTPS://ZOOM.US/](https://zoom.us/), on THURSDAY, 29 JULY 2021 at 7.00 pm

Present: Councillor G Bagnall (Chair)
Councillors M Caton, P Lees, M Lemon, B Light, S Merifield,
R Pavitt (Vice-Chair), M Sutton and M Tayler

Guest (non-voting): Councillor J Evans

Officers in attendance: J Bennett (New Communities Principal Urban Design Officer),
L Bowser (Principal Community Infrastructure Planner),
G Glenday (Assistant Director - Planning), J Hill (Planning Policy Officer), S Miles (Local Plans and New Communities Manager),
L Mills (New Communities Senior Planning Officer) and
C Shanley-Grozavu (Democratic Services Officer)

1 PUBLIC SPEAKERS

Dr Graham Mott addressed the meeting on behalf of Elsenham Parish Council.

A copy of their statement has been appended to these minutes.

2 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Freeman and Reeve.

There were no declarations of interest.

3 MINUTES OF THE PREVIOUS MEETING

Councillor Caton requested clarification on whether care home numbers would be included in the local plan housing numbers. Officers confirmed that they would be, as this is a relatively new change to planning policy.

The minutes of the previous meeting were approved.

4 LOCAL PLAN PRELIMINARY OUTLINE STRATEGY

The Local Plan and New Communities Manager presented a report on the Preliminary Outline Strategy (POST) for the emerging Local Plan. They clarified that this was a developing document, as much of the evidence would not be available until the Autumn.

Members reviewed the draft Preliminary Outline Strategy and requested that the following changes be considered:

- Additional wording be included in the section about the green belt to incorporate the need to protect the Countryside Protection Zone.
- The Settlement Facilities 2020 Appendix be updated in line with recent boundary changes between the parishes of Birchanger and Stansted. Members also requested for the population estimates to be reviewed and updated and an additional column be included for the number of permissions given.
- The wording in point 8 be reconsidered to reflect the additional infrastructure projects, such on the M11, which will be implemented during the duration of the Local Plan. Officers were careful in ensuring that new road infrastructure addresses the Council's zero carbon targets, rather than encouraging more car trips.
- When considering the links between villages to towns, alternative options to cycling and walking, such as an on-demand, electric bus should be sought, as traditional methods would not be viable.

Members requested further clarity around the approach of the spatial strategy. Officers explained that any new settlements had not been ruled out at this stage and in April 2020, the council had committed to garden community principles for all new developments. They said that priority would be given to existing towns and smaller sites which would resolve the inspectors' comments in the withdrawn local plan around flexibility in addressing the housing need. However, they were unable to specify any details, including the number of development sites needed for their approach.

In response to further questions, officers explained that the new national policy requirement for local plans to look 30 years ahead would have an impact on the implementation of the new local plan, and if one or more developments meet the criteria, they will have to look beyond the plan's 2040 expiry date. They said that they have a well-resources team to think aspirationally and set out high targets in the plan's vision and objectives.

Officers also clarified that consultants were looking both at the current infrastructure deficit, as well as the new infrastructure required to meet housing need, through engagements with providers. The new local plan's approach to infrastructure would be to consider it on a case-by-case basis as addressing the current infrastructure deficit is difficult to achieve, given that it would be unreasonable to ask new developers to fix existing problems. Members suggested that Parish Council's also be consulted for their insight into local infrastructure deficit.

AGREED: to recommend that Cabinet agrees the Preliminary Outline Strategy (POST), subject to the amendments requested in the meeting.

5 **EMPLOYMENT INTERIM REPORT**

The Planning Policy Officer presented a report on the current progress of the employment study which will inform the new Local Plan on economic growth and employment needs.

Members discussed the findings of the report, and the following was noted:

- The report had not mention Stansted Mountfitchet as a significant community with an independent economic role to the district, but did mention Dunmow, Saffron Walden and Thaxted. The Chair said that there should be a strategy for the whole district.
- Members raised concerns around the background papers used, which predated both Britain's exit from the European Union and the Covid-19 pandemic. Officers explained that evidence is not readily available as the impact of the these are ongoing, however the consultants undertaking the study were factoring this into their research. They highlighted that the interim report did include some up-to-date evidence, such as the study by Cambridge Econometrics which was drafted in July 2021.
- Members suggested not concentrating life sciences employment opportunities in the Chesterfords and encouraging them to be placed in other communities, perhaps along the railway.
- The report aimed to looks at all different types of work in the district, from the rural economy to microbusinesses, as well as the skills of the working age population. Officers had noted that the research suggested that there was a high level of highly skilled employees within the district.
- Members highlighted that the visitor economy was the second most important economic strand in the district but was undervalued. In the report, all 3 Grade 1 attractions in Thaxted had been omitted. The Planning Policy Officer confirmed that a culture, creative and art strategy was being developed which will assist in expanding the visitor economy further.
- A policy decision had not yet been made on whether all activity at Stansted Airport would be airport related. Members emphasised that this would impact on land allocation for areas such as logistics and semi-industry.

The Chair requested that members contact officers outside the meeting with any specific points of clarification.

The Group noted the report.

6 **SUSTAINABLE DENSITY**

The New Communities Principal Urban Design Officer presented a report which considered the development of a policy in the emerging Local Plan to deliver sustainable levels of density. As the Regulation 18 Local Plan is being prepared, density specifications will be required to inform the spatial strategy and a density policy would assist in planning to address climate change, reduce the amount of land being developed and implement good design principles.

Members discussed the schemes outlined within the report, including the concept of Velo villages, and debated the impact of high-density developments on the district. Some members highlighted that Uttlesford is historically made up of smaller communities, so they would welcome high density, smaller and linked communities to keep with the character. However, other members emphasised the need for a lower density development to achieve open space and suggested

there be a minimum standard for green space, such as a ratio of bedrooms to green space. Officers agreed that there was a need for much varied, accessible, and well-maintained green space and they are advised by guidance from Fields in Trust.

It was confirmed that Uttlesford District Council had their own parking standards, which was a top-up to the Essex parking standards by adding a requirement for further spaces to larger properties

AGREED: to endorse the development of a policy in the emerging Local Plan to deliver sustainable levels of density.

Meeting ended at 20:48

Appendix: Statement from Dr Graham Mott (Chairman, Elsenham Parish Council)

I speak, Sir, on behalf of Elsenham Parish Council, of which I am the Chairman.

The previous Local Plan expired in 2011. It happens that 2011 was also a census year; the number of households in Elsenham at that time is recorded as 980. During the ten years since then, approval has been granted for a further 1,147 new dwellings, an increase of 117% - that's 1-1-7%. Not 17%, which might be thought a touch on the high side - no: one hundred and seventeen per cent, more than doubling the size of the village in ten years, and that, surely, Sir, is wholly excessive.

In granting one of three planning appeals last year, the Inspector referred to Elsenham as a 'town'. We felt he had missed the point entirely. Elsenham is a village, and a village does not become a town simply by adding more and more houses to its periphery with no increase in amenities, as a comparison of the limited range of our four local shops with a real town centre will confirm. There is inadequate parking at the shops, and at the heavily-oversubscribed local surgery. There is inadequate outdoor recreation and indoor meeting space. Road_links are hopelessly inadequate - to mention just a few of our problems. Furthermore, in September an Appeal Inquiry is to be heard for yet another 220 dwellings on the edge of the village; if that is granted, the percentage increase since 2011 will rise to 139%.

Other parishes have seen large increases since 2011. My request tonight, Sir, is simple: it is that when the results of the Call for Sites exercise are appraised, allowance should be made for the number of dwellings which have been approved since the last Local Plan expired in 2011.

I conclude, Sir, with a brief reminder of three numbers. 980: the number of dwellings in Elsenham in 2011; 1,147: the number of new dwellings approved since 2011; 117%: the approved percentage increase in Elsenham since 2011.

Thank you, Sir, for giving me the chance to speak tonight.

Committee:	Local Plan Leadership Group	Date:	30 September 2021
Title:	New Communities Collaboration Partnership		
Portfolio Holder:	Councillor John Evans, Portfolio Holder for Planning and the Local Plan		
Report Author:	Stephen Miles, Local Plans and New Communities Manager smiles@uttlesford.gov.uk	Key decision:	No

Summary

1. This report describes the proposed Partnership Approach to creating new communities as part of preparing the new local plan for the district.

Recommendations

2. To note the proposed New Communities Collaboration Partnership approach set out in Appendix 1 for any larger development sites in the forthcoming new local plan.

Financial Implications

3. The preparation of the Partnership approach described in this report is provided for in the approved local plan budget of the Council.

Background Papers

4. The report refers to a proposed Memorandum of Understanding and a copy of a Model document is included in appendices reported to Cabinet on 2 September 2021 that can be viewed at
<https://uttlesford.moderngov.co.uk/documents/s24867/Appendix%20%20Model%20NCCP%20MOU.pdf>
<https://uttlesford.moderngov.co.uk/documents/s24953/Item%2015%20-%20Additional%20clause%20to%20the%20MoU%20Appendix%202.pdf>

Impact

Communication/Consultation	No impact to date. The Partnership approach will be subject to discussion with landowners, developers and promoters of development sites
Community Safety	No impact

Equalities	No impact
Health and Safety	No impact
Human Rights/Legal Implications	No impact
Sustainability	Linked directly to the local plan.
Ward-specific impacts	Indirect link to all wards in conjunction with the emerging local plan,
Workforce/Workplace	No impact

Situation

5. Work is progressing on the preparation of the new local plan with the intention of reporting a first draft (Regulation 18) version of the document to Cabinet and Council early in 2022. The first draft will then be subject to formal consultation in Spring 2022.
6. As part of work to prepare the local plan, officers are carrying out technical assessments of 299 sites that have been proposed for development. A number of these sites, or clusters of these sites, involve larger scale development that would be delivered over 30 or more years and these are listed in Appendix 2. A partnership approach between the Council and those delivering the development is intended to ensure that the Council's objectives on matters such as net zero carbon, community involvement and long term stewardship are fully met over this longer time span.
7. On 2 September the Cabinet supported the partnership approach described in Appendix 1 to apply to any larger scale development proposals that come forward as part of the local plan process. The first stage in the process will be a Memorandum of Understanding (MOU) to be signed between the Council and the landowner, promoter or developer in advance of the preparation of the first draft of the local plan and is consequently without prejudice to the decision by the Council on any particular site. If a site is not chosen by the Council then the signed MOU will have no further effect.

Risk Analysis

8.

Risk	Likelihood	Impact	Mitigating actions
The proposed new communities are not delivered in line with the	3 - Medium risk given that the principles represent best	3 - The impact would be high given that the Council is	Establishment of an effective partnership strategy. In default, consideration might

Council's objectives	practice.	committed to create new Communities that are net zero carbon neutral, accord with the TCPA Garden City principles and are co-designed with local communities	be given to the use of Locally Led Development Corporations.
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- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Uttlesford District Council

Overview Paper

Proposed New Communities Collaboration Partnership

Summary

1. This paper outlines the justification for a New Communities Collaboration Partnership (NCCP) on each of the larger developments¹ proposed in the new Local Plan.
2. The paper demonstrates that a NCCP is required in order to ensure, over the longer term, that new communities within Uttlesford are co-designed with communities and brought forward in a timely way in line with Town and Country Planning Association (TCPA) garden city principles.

The Purpose of NCCP

3. The Council recognises that larger scale developments require a proactive aspirational approach by public agencies, close collaboration between all three tiers of local council, the community and the landowners, promoters, developers and builders. In some cases the development will take place over more than one plan period. There needs to be a sound and inclusive approach to involve, not only existing residents, but also future residents in all the aspects of placemaking for the benefit of the whole community in perpetuity.
4. The Partnership approach will benefit all participants. The local Councils will be better able to secure their objectives. For the landowners, promoters, developers and builders then the approach will provide more certainty, speed up procedural steps, facilitate community and stakeholder engagement, ensure that resources are applied to delivery, improve co-ordination and potentially secure additional funding and investment. In the latter stages of the process the Partnership will be able to act as a significant advocate and voice for the new development.
5. A draft vision for the Uttlesford Local Plan is set out in Appendix A. In particular the Council is seeking the following commitments:
 - **Community Participation:** Ensuring that both the existing, and future, communities affected by the new development are engaged through the principle of co-design and shared governance models. The local community will play a major role in helping to masterplan the new places.
 - **Quality Placemaking & Climate Change:** Net zero carbon development, protection and enhancement of rich natural and historic heritage, support for a diverse, resilient and thriving sustainable economy, homes linked to jobs, high quality of design and a focus on sustainable construction, materials and travel.

- **Stewardship:** Ensuring that the long term custodianship of community assets is planned from the outset and that adequate resourcing arrangements for maintaining and managing the assets are established in advance.
- **Programme and Specification:** The establishment of an agreed programme for all development and that appropriate infrastructure of a required standard is planned and funded for the right time, and of the right quality.
- **Delivery:** Being confident and realistic about the timing of delivery of the new development and the funding of all necessary infrastructure.
- **Evolving Best Practice:** Delivering new communities that are not simply "best in class" at the date permitted, but throughout their development and lifetime.

The Main Components of NCCP

6. A New Communities Collaboration Partnership is an approach that comprises several elements that, over time, bind the parties increasingly closely to ensure that shared objectives are met in creating a successful new community. The shared objectives are based on the Town and Country Association Garden City Principles (Appendix B) and the Local Plan as finally adopted. Different parties may sign different Agreements (as detailed below) according to the purpose of the specific Agreement but all will, together, form the portfolio of documents that comprise the Partnership.
7. The parties may vary accordingly to the purpose of the Agreement but will invariably include one or more Council and one or more landowner, promoter, developer and/or builder. Other public agencies or organisations could also be signatories. The whole process will be predicated on all parties acting in good faith, with transparency and whose key elements are as follows:
 - Memorandum of Understanding. There may be a need for the Model Agreement to be tailored to the specific delivery requirements of each site. This Agreement is normally signed by the District Council and the landowner, promoter, developer and/or builder but if appropriate the Council may liaise with neighbouring local authorities to be party to the Memorandum of Understanding where it will assist in reinforcing expectations as to delivery and/or collaboration on infrastructure delivery requirements. The Council will take a view on a site by site basis, whether both landowners and any appointed developer will need to be a party to the MOU. The MOU may also need to be tailored depending on the size of the Site promoted.
 - Statement of Common Ground (To be available at the Examination of the Local Plan) This Agreement is normally signed by the County and District Councils together with the landowner, promoter, developer and/or builder.

- Planning Performance Agreement. This Agreement is normally signed by the County and District Councils together with the applicant.
 - Pre Section 106/Planning Obligation Agreement/Framework. This Agreement is normally signed by the County and District Councils together with the landowner, promoter, developer and/or builder. This agreement may be appropriate where sites promoted for development are held in multiple ownerships.
 - Section 106/Planning Obligation Agreement. This Agreement is normally signed by the County and District Councils together with the landowner, promoter, developer and/or builder.
 - Other Legal Agreements. These Agreements may be between the landowner, promoter, developer and/or builder and any of the three tiers of Councils.
8. Each of these elements will vary according to the needs of the new community, it will support, the complexity of the issues involved and the extent of the collaboration required. The approach may be adapted to accommodate the establishment of a Locally Led New Town Development Corporation if this is deemed to be the most appropriate mechanism to deliver the shared objectives.

Simon Payne
Uttlesford Local Plan Project Manager
23 August 2021

NOTES

1. For the purposes of this paper 'larger development' is defined as proposed development on one site, of a cluster of sites within a locality, that will typically include over 1,500 new homes.

APPENDIX A

LOCAL PLAN DRAFT VISION FOR UTTLESFORD

1. Our vision reflects the ambition required to achieve net-zero carbon status by 2030 and to protect and enhance Uttlesford's rich natural environment and built heritage.
2. Residents will know their views have been listened to and will have the opportunity to influence decision making. Town and Parish councils will play an increasing role in this. Local people will be involved in making Uttlesford 'the best place to live, work and play'.

Uttlesford will embrace the changes required to be net zero carbon, enabling us to live, work and play within the limits of the environment whilst protecting our natural environment

3. The essential landscape value of Uttlesford's countryside will be enhanced promoting biodiversity and increased woodland, contributing to the region's prosperous rural and agricultural economy. The rivers and watercourses of Uttlesford will be protected and enhanced, and together with green infrastructure, contribute to a network of blue and green corridors for the benefit of wildlife and people. Hatfield Forest will be part of this network, however it will also be protected from overuse. Access to the countryside for recreation and tourism will be promoted in a managed way, supporting agricultural diversification, the creation of jobs and the healthy lifestyles of residents and visitors alike. The network of footpaths, safe cycle routes and bridleways will be expanded and improved resulting in Uttlesford residents having the highest levels of active travel and health in Essex.

Uttlesford's rich natural and historical heritage will be protected and enhanced, for the health and enjoyment of people now and in the future

4. Uttlesford will be known for its beautiful rolling countryside, its market towns and villages with a rich heritage, and a strong cultural offer and economy that operates at a local, national and international scale. The needs of local people, as well as generations after will be met and the people of the district will be healthier, happier and able to meet most of their day-to-day needs locally within a community that is good for their health and wellbeing.

Uttlesford will have a diverse, resilient and thriving sustainable economy

5. Uttlesford will have a diverse range of businesses and a tourism offer which supports the attractive towns and villages acting as employment and service centres for the surrounding rural hinterland. The district will work with its partners to ensure business growth will be ambitious, innovative, future focussed and benefit the whole district. Small businesses, creative start-ups and a growing number of people working from home will be positively supported. The

local benefits of Stansted Airport will be maximised, while its environmental impacts are managed and minimised. Links to other sources of prosperity will also benefit the district. The north of the district will benefit from appropriate improved links into the high-skilled 'Cambridge phenomenon', supporting high-value job growth at Chesterford Research Park and elsewhere. The south of the district will benefit from appropriate improved links to Harlow, Chelmsford, Bishop's Stortford and Braintree.

6. The market towns of the district will have sustainable, viable and vibrant town centres with a diverse range of stores and other facilities to attract people to shop and visit. Villages with smaller centres will meet the day-to-day needs of their local catchments.

New development will link homes with jobs, be of high quality design and focus on sustainable construction, materials and travel

7. New development will be focussed on providing the right homes and employment in the right place, in line with policies, to address the challenge of climate change, to strengthen communities and provide greater opportunities to live and work locally.
8. How people travel through and around the district will have changed, and the use of public transport and active travel as an alternative to the car will be far greater than it is today. The necessary infrastructure to support this change will be delivered in a timely manner. The district will support car use shifting to zero tailpipe emission vehicles by providing appropriate infrastructure. Furthermore, the level of commuting will be addressed to reduce the need to travel and address congestion and climate change.
9. High quality design will protect and enhance the intrinsic character and built heritage of Uttlesford's towns, villages, and the wider environment will be balanced with the benefits of proportionate development to provide affordable housing, local jobs or additional community facilities. The quality of new development will be high, and supported by appropriate design guidance, agreed with local communities.
10. New buildings will be designed to low energy standards and renewable energy generation will meet the district's needs.

APPENDIX B

GARDEN CITY PRINCIPLES

On 30 April 2020, when Full Council resolved to prepare a new Local Plan, the Council 'committed to holistically planned new developments which enhance the natural environment, provide timely and necessary physical and social infrastructure, and offer high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. This will involve implementing the Town and Country Planning Association's Garden City Principles on all applicable developments, regardless of scale.' (Reference: 2(f) in the adopted recommendation to Full Council 30.4.20)

The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden Community within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

APPENDIX 2

Identification of larger scale housing and housing-led developments

Single land parcel¹, whether promoted through one submission or multiple submissions, which conforms to the following:

- 30-year horizon²
- 8.4 years lead-in time³
- 21.6 years at 73 dpa⁴ = 1,576.8 homes
- 1,576.8 homes / 30 dph⁵ = 52.56 ha net developable area
- 52.56 (net) / 60⁶ = 0.876
- 0.876 x 100 = **87.6 ha gross site area**
- Adjust if there are sites close to threshold

Results:

Larger Development Name	Type of Development	Gross site area (ha)	Assumed capacity (No. homes)	Reference
West of Great Dunmow	New Settlement (Landsec, Mr and Mrs French and Mr C and Mr T Trembath)	808.45 + 23 + 5.38 = 836.83	14,552	LtEaston 004 MIX (Lt Easton 005 RES) LtEaston 003 RES GtDunmow 015 RES
West of Hatfield Broad Oak	New Settlement (Pelican Developments, Mr Milne and Mr Garton)	580.71	10,453	HatfieldBO 005 MIX
East of Great Chesterford	New Settlement (Grosvenor, James Barr & Son Farms and Valletta Capital)	332.44 + 141.17 + [tbc] = 473.61	8,525	GtChesterford 007 MIX (GtChesterford 006 MIX) GtChesterford 003 RES [Representation]
West of Ugley	New Settlement (Bollington Hall Farm)	322.88	5,812	Ugley 003 MIX
East of Stansted Airport	New Settlement (Legal & General)	307.06	5,527	Takeley 006 MIX

¹ Small gaps in ownership/promotion will not prevent a site being considered a 'single land parcel'

² NPPF paragraph 22 (Note: 2 Aug letter to PINS confirms that PPG will be updated to add detail)

³ Lichfields 2020: Start to Finish, Second Edition. Lead-in time for 2,000+ homes (i.e. longest).

⁴ Lichfields 2020: Start to Finish, Second Edition. Median figure 500-999 homes (i.e. slowest).

⁵ SLAA Methodology (April 2021). Density assumptions.

⁶ SLAA Methodology (April 2021). Gross to net ratio.

East of Stebbing Green	New Settlement (Countryside, Andrewsfield New Settlement Consortium and Galliard Homes)	176 (UDC area) + 109.45 = 285.45	5,138	Stebbing 005 MIX Stebbing 003 RES
Birchanger	Extension to Existing Settlement (Consortium of Developers and Landowners)	222.43 + 8.63 + 5.38 + 4.5 = 240.94	4,337	Birchanger 004 MIX Birchanger 006 RES Birchanger 007 RES Birchanger 001 MIX
Takeley	Extension to Existing Settlement (Consortium of Developers and Landowners)	87.40 + 6.05 + 9.61 + 14.34 + 2.12 + 11.79 + 19.88 + 47.54 = 198.73	3,577	Takeley 007 MIX Takeley 008 RES Takeley 011 RES Takeley 010 RES Takeley 004 RES Takeley 016 RES LtCanfield 003 RES LtCanfield 005 RES
Tye Green, Elsenham	New Settlement (Brook Farm)	181.26	3,263	Elsenham 001 RES
Carver Barracks	New Settlement (MoD land)	153.9	2,770	Not promoted
Leaden Roding	Extension to Existing Settlement (Strutt and Parker Farms)	140.15	2,523	LeadenRdg 002 RES
South of Great Dunmow	New Settlement (Bishop's Stortford College)	133.92	2,411	GtDunmow 007 MIX
Stebbing	Extension to Existing Settlement (Montare LLP and Newfields Agricultural Holdings Ltd)	130.58	2,350	Stebbing 006 MIX
Gransmore Green, Felsted	New Settlement (Croudace Homes, Mr P Moore and Mr P Frost)	46.22 + 75.56 = 121.78	2,192	Felsted 011 RES
Stansted Mountfitchet	Extension to Existing Settlement (Consortium of Developers and Landowners)	52.84 + 23.01 + 3.82 + 8.98 + 3.45 = 92.1	1,658	Stansted 012 RES Stansted 015 RES Stansted 001 RES Stansted 013 RES Stansted 023/024 RES
Saffron Walden	Extension to Existing Settlement (Consortium of	17.47 + 30.02 + 4.09 +	1,560	SafWalden 003 RES SafWalden 001 RES SafWalden 008 RES

	Developers and Landowners)	23.02 + 12.07 = 86.67		SafWalden 006 RES SafWalden 005 RES
Great Dunmow East	Extension to Existing Settlement (Baker and Metson Ltd)	86.31	1,554	GtDunmow 008 MIX

Committee: Local Plan Leadership Group
Title: Reasonable Alternatives for the Local Plan
Report Author: Stephen Miles, Local Plans and New Communities Manager
smiles@uttlesford.gov.uk
Date: Thursday, 30 September 2021

Summary

1. This report sets out proposed arrangements for reporting the draft Regulation 18 Local Plan to members for formal consideration.

Recommendations

2. To support the proposed member governance arrangements for formal consideration of the draft Regulation 18 Local Plan in accordance with the details in the foregoing report.

Financial Implications

3. The approved budget for the Local Plan in 2021-22 includes sufficient provision for the work needed through to the end of March.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
 - a. Local Development Scheme approved by the Cabinet on 20 October 2020 https://www.uttlesford.gov.uk/media/10546/Local-Development-Scheme-2020/pdf/Local_Development_Scheme_2020_final.pdf?m=6374008621039700

Impact

- 5.

Communication/Consultation	The Local Plan and Sustainability Appraisal will be subject to public consultation
Community Safety	N/a
Equalities	Forthcoming policies will be subject to an Equalities and Healthy Impact Assessment (EqHIA)

Health and Safety	N/a
Human Rights/Legal Implications	Preparation of a local plan is a statutory duty. It needs to meet legal tests and comply with regulations.
Sustainability	Forthcoming policies will need to meet the sustainability objectives of the Council and the Local Plan will be subject to a Sustainability Appraisal. The reasonable alternative spatial options will also be subject to sustainability appraisal.
Ward-specific impacts	All
Workforce/Workplace	N/a

Situation

6. On 16 September the Council's Local Plan Scrutiny Committee considered and endorsed a report looking at the Local Plan process around agree the regulation 18 Local Plan for formal consultation. As set out below, the programme of work on the Local Plan before members can agree the Local Plan for consultation is substantial. This report will set out an approach to ensure members have sufficient time to absorb, examine and evaluate the necessary information to make a decision.
7. There are three procedural steps prior to formal public consultation. Firstly consideration of the draft local plan and evidence base by the Local Plan Leadership Group (LPLG), then Cabinet and finally a decision by Full Council.
8. The extent of the content and supporting evidence base is considerable and there is a programme of reports scheduled to go to LPLG between September and December 2021 relating to eleven separate commissioned studies. Reports are also being provided on certain topics to the Strategic Infrastructure Delivery Group during that period.

Reasonable Alternatives to the Spatial Strategy

9. A key stage in the preparation of the draft local plan will be the generation of several reasonable alternative spatial strategies that can then be evaluated against the draft vision and objectives for the emerging plan. It is proposed that an additional meeting of LPLG is arranged in the Autumn 2021 to review the alternatives generated by officers and consultants before the evaluation takes place.
10. This step will ensure transparency of the process, as well as member input into this workstream before the evaluation of the options.

Proposed Series of Member Briefings

11. The material that will need to be considered in conjunction with the draft plan includes:

- a. Full version of the Draft Local Plan with all proposed policies and explanatory text
- b. Full set of Proposals Maps showing all proposed allocations
- c. Set of Topic Papers summarising the key elements of the draft plan
- d. Sustainability Appraisal: Final Regulation 18 Report
- e. Equalities Impact Assessment: Regulation 18 Plan
- f. Infrastructure Delivery Plan: Final Regulation 18 Report
- g. Transport Study: Final Regulation 18 Report
- h. Collaboration Partnership Statement on larger Proposed Sites

12. It is proposed that a series of specific member briefings are arranged early in 2022 and prior to the formal meetings of LPLG, Cabinet and also Full Council when the draft local plan is to be considered. The purpose of these briefings will be to allow members to receive a presentation about the findings and proposals and to ask questions in preparation for the debate and discussion which will take place in the formal meetings. In order to manage the work effectively it is suggested that there are four briefings, each of one and a half hours' duration, based on the content set out in paragraph 8 above which will be organised into subject matters/topics.

13. In addition to these briefings it is recommended that a LPLG Member Site Visit day is arranged and this will be an opportunity for members to visit the larger sites that are proposed for inclusion in the local plan. These visits will also be arranged for early in 2022.

Conclusions

14. It is considered that these additional member briefings and meetings are an important improvement to the process. There will be an implication for the local plan timetable with the preparation time for the draft Regulation Local Plan being extended by up to eight weeks however it is not anticipated that the projected Summer 2023 submission date for the local plan would be delayed as a result of these changes.

Risk Analysis

15.

Risk	Likelihood	Impact	Mitigating actions
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<p>Members are not sufficiently briefed on the content of the Regulation 18 Draft Local Plan and that effective decision making does not take place.</p>	<p>2 - Medium risk given that LPLG have a programme of study reports to be received prior to the draft plan report.</p>	<p>3 - The impact would be high given that the Council is committed create a sound local plan</p>	<p>A programme of member briefings and a Site Visit Day.</p>
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

LOCAL PLAN - PREFERRED OPTIONS TIMETABLE

Additional Member Engagement

Officer Work 2021										Officer Work 2022			
April	May	June	July	August	September	October	November	December	January	February	March	April	
CALL FOR SITES			SITE ASSESSMENT STAGE 1			SITE ASSESSMENT STAGE 2							
PREPARE STRATEGIC EVIDENCE			COMPLETE EVIDENCE BASE							DRAFT REG 18 WRITTEN			
NEGOTIATE/DISCUSS/MASTERPLAN WITH PROMOTORS & LANDOWNERS													
CONSULT/WORK WITH DTC STAKEHOLDERS													
LPLG Work 2021										LPLG Work 2022			
April	May	June	July	August	September	October	November	December	January	February	March	April	
AGREE METHODOLOGY	AGREE STRATEGIC PLANNING OBJECTIVES	CONFIRM HOUSING NUMBERS	STRATEGIC CONTEXT	RECEIVE VARIOUS EVIDENCE STUDIES			REASONABLE ALTERNATIVES	RECEIVE VARIOUS EVIDENCE STUDIES		4 SUBJECT BRIEFING SESSIONS	CONSIDER REG 18 PLAN		
			AGREE PRELIMINARY OUTLINE STRATEGY & SETTLEMENT HIERACHY	UPDATES ON DTC & DEVELOPER DISCUSSIONS				UPDATES ON DTC & DEVELOPER DISCUSSIONS					
Cabinet Decisions 2021										Cabinet Decisions 2022			
	May 27th		July 1st		September 2nd							April	
	AGREE STRATEGIC OBJECTIVES		CONFIRM HOUSING NUMBERS		AGREE PRELIMINARY OUTLINE STRATEGY & SETTLEMENT HIERACHY							CONSIDER REG 18 PLAN FOLLOWED BY FULL COUNCIL	

Agenda Item 5

Committee: Local Plan Leadership Group

Date:

Title: Retail Capacity Study - Interim Draft Findings

Thursday, 30
September 2021

Report Author: Stephen Miles, Local Plans and New Communities Manager
smiles@uttlesford.gov.uk

Summary

1. This report sets out the initial draft findings from the Retail Capacity Study.

Recommendations

2. To note the progress made on the retail evidence base and the initial draft findings.

Financial Implications

3. The approved budget for the Local Plan in 2021-22 includes sufficient provision for the work needed through to the end of March 2022.

Background Papers

4. N/a.

Impact

- 5.

Communication/Consultation	N/a
Community Safety	N/a
Equalities	Forthcoming policies will be subject to an Equalities and Healthy Impact Assessment (EqHIA).
Health and Safety	N/a
Human Rights/Legal Implications	Preparation of a local plan is a statutory duty. It needs to meet legal tests and comply with regulations.
Sustainability	Forthcoming policies will need to meet the sustainability objectives of the Council and the Local Plan will be subject to a

	Sustainability Appraisal.
Ward-specific impacts	All
Workforce/Workplace	N/a

Situation

6. Consultants Nexus Planning, were appointed in the summer to prepare evidence on retail in the district. The draft initial findings of this work were presented to officers in September 2021 and are being brought to LPLG to update members on this workstream. It should be noted that these findings are subject to change as the work is finalised.
7. The draft initial findings are informed by a household survey to understand shopping habits, and the findings focus on market share as well as the health of centres in the district. The findings tend to be factual in nature, although some policy recommendations are starting to appear alongside the health checks.
8. The draft initial findings appear to indicate relatively good news, the market share of shops within the district has generally held up when compared with the last survey in 2016, particularly for convenience shopping. There have been some fluctuation in market share in comparison shops since 2016, and the main study report will examine the reasons for this in more detail.
9. The health of the four centres in the district have held up well, three of the four centres have a lower vacancy rate than the national average. The consultants considered that a potential reason for Saffron Walden having the highest vacancy rate was that being the largest centre in the district, it had attracted more large-scale national retailers, and these companies had been hit worse during the pandemic.
10. The next phase of this work will address retail capacity in the future and policy recommendations for the emerging Local Plan. The first draft is anticipated to be with the council next month, and as soon as it is ready, it will be brought before LPLG.

Risk Analysis

11.

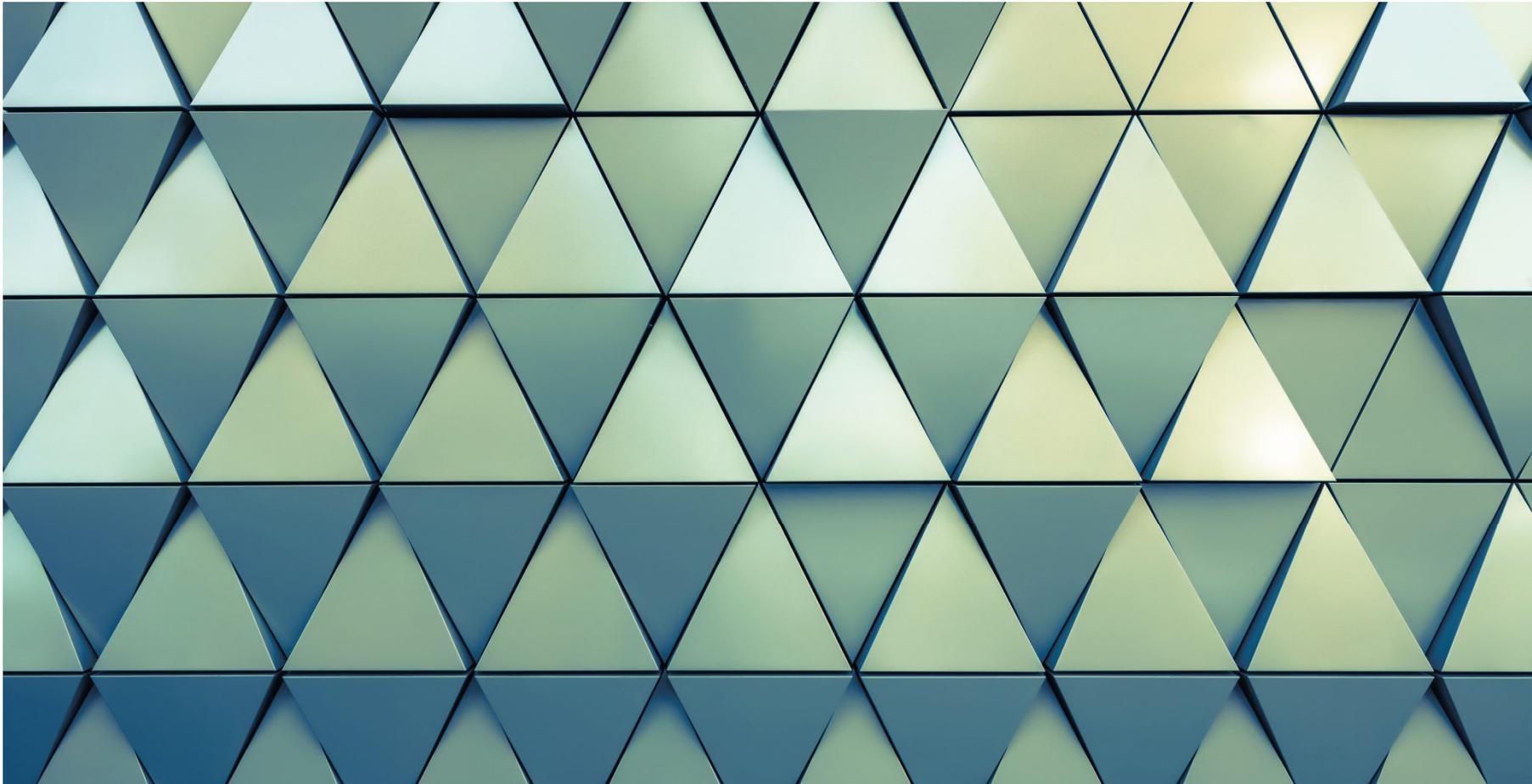
Risk	Likelihood	Impact	Mitigating actions
That the retail evidence is not ready to inform the Local Plan	1	A potential delay to the timetable for the Local Plan production	The consultants have a well-managed project plan and are on track.

That the uncertainty around the pandemic impacts on the quality of the evidence.	2	This will impact the ability of the Local Plan to implement the right policies.	Up to date surveys are being used to inform the work.
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- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Uttlesford Retail Capacity Study

Interim Draft Findings – Market Shares & Health-checks



Introduction

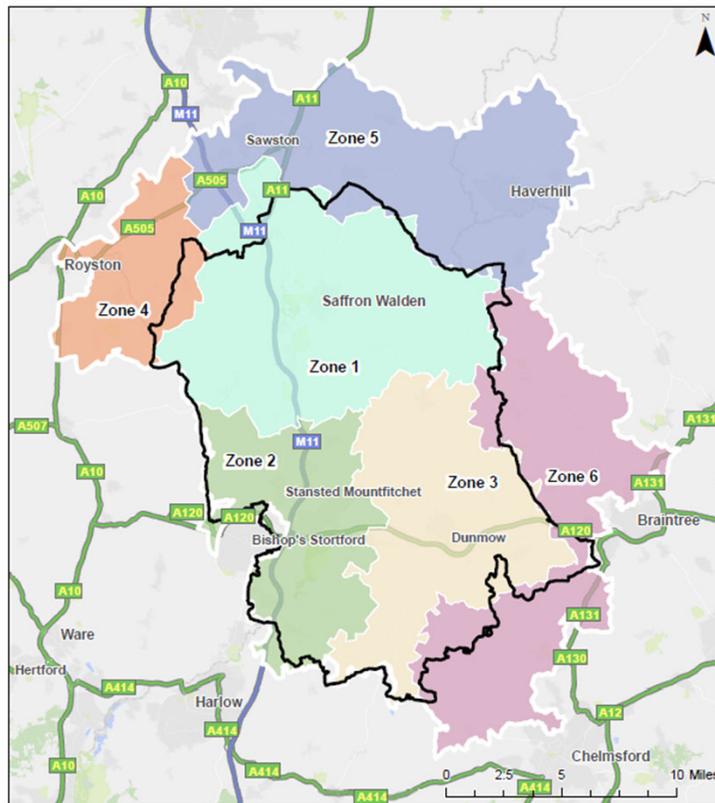
- **Rob Pearson, Katya Samokhvalova & Hannah Hiscock– Nexus Planning**
- We were commissioned by Uttlesford District Council in August 2021 to undertake a 'Retail Capacity Study'
- Nexus Planning have partnered with NEMS Market Research and Experian (data providers) to deliver this study
- The Study will form part of the evidence base for Uttlesford Local Plan Review
- These 'Interim Findings' set out some of our initial work on market share analysis and health-checks.

What is our brief?

- Review previous UDC retail studies to establish a robust data baseline.
- Review population and retail expenditure data underpinning the capacity calculations.
- Prepare and analyse a Household Survey in order to understand the existing market share of retail provision in UDC, as well as more qualitative matters in respect of each town centre.
- Assess the provision of retail facilities in Saffron Walden, Dunmow, Stansted Mountfitchet, Thaxted and Newport.
- Assess quantitative convenience and comparison goods capacity arising through to the end of the Plan period.
- Assess the implications of any capacity arising for selected strategic sites.

NEMS Household Survey

Uttlesford Retail Capacity Study
Study Area Zones



Legend

- Zone 1
- Zone 3
- Zone 5
- Zone 2
- Zone 4
- Zone 6

Telephone Survey of 1,000 households by NEMS Market Research in August 2021.

Divided by 6 Zones to replicate the survey undertaken at the time of the Council's 2016 Retail Study.

Internet Spend

Household Survey

Online Shopping



Do you do Internet or TV shopping?	
Internet	61.2%
Mobile / Tablet	55.7%
TV Shopping	2.8%
None	11.6%

How do you receive your items?	
Home delivery	95.1%
Collection at store	2.4%
Work delivery	0.8%
Click and collect hub	0.0%
Others	1.7%

Which goods or services do you currently purchase via Internet or TV shopping?	
Clothes / shoes	51.9%
Books	38.9%
CDs, DVDs, Vinyl (physical products)	21.9%
Small electrical items (e.g. kettles / hairdryers etc)	20.7%
Food / groceries	17.2%
Domestic electrical appliances (white goods)	14.5%
Gifts	13.5%
Toys	13.3%
TV's, Computers etc	12.4%

Household Survey Online Groceries



- 14.8% of residents shopped online for their usual main food shop.
- Before the first Covid lockdown, residents across the Study Area were carrying out online grocery shops around **once every two months** (0.19 times a week)
- During the lockdowns, this doubled to **every three weeks** (0.37 times a week),
- 76.1% of residents plan to carry out similar or more online grocery shopping to that during the lockdowns, with only 23.9% of residents saying they would carry out less online grocery shopping.

Initial Market Share Findings

Market Share

Main Food Convenience | Study Area

- In terms of **main food shopping**, residents across the Study Area also suggested that, on average, they:
 - Spent £89.33 per household every week;
 - Carried out a main food shopping trip 4.2 times a month;
 - Travelled by car (as driver or passenger) 92.7% of the time, with 4.9% walking and 1.0% getting the bus; and
 - Travelled an average of 11.0 minutes to get to their destination.

- In terms of **top-up shopping**, residents across the Study Area also suggested that, on average, they:
 - Spent £21.54 per household every week; and
 - Carried out a top-up shopping trip 5.8 times a month.

Market Share Then & Now | Main Food Convenience

- There has been slight increases in ‘leakage’ from within the District (Zones 1, 2 & 3) over the period 2016-2021.
- However, market share of ‘inflow to the District from Zones 5 and 6 has increased.
- Overall, the District attracts 39% of market share, which is similar to the 40% observed back in 2016.

	Destinations	Zone 1 Uttlesford North	Zone 2 Uttlesford West	Zone 3 Uttlesford East	Zone 4 Western Fringe	Zone 5 Northern Fringe	Zone 6 Eastern Fringe	Total (Study Area)
2021	Foodstores within the District	93%	16%	80%	3%	13%	14%	39%
	Foodstores outside the District	7%	84%	20%	97%	87%	86%	61%
2016	Foodstores within the District	95%	17%	83%	8%	6%	13%	40%
	Foodstores outside The District	5%	83%	17%	92%	94%	87%	60%

Market Share

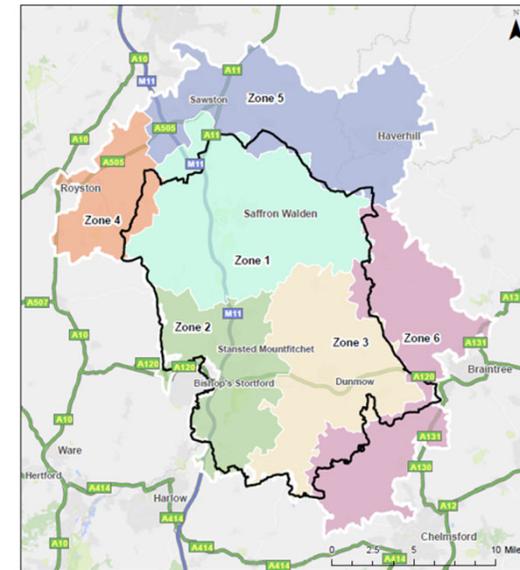
Top 5 | Main Food Convenience

These are the foodstores with the largest convenience goods market share. We examine the Study Area as a whole, followed by each of the Zones.

Stores outside the District are *italicised*.

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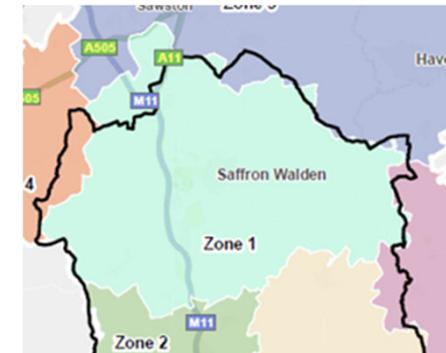
Destination	Total (Study Area)
Tesco, Dunmow	12.9%
Tesco, Saffron Walden	11.0%
<i>Tesco, Haverhill</i>	7.6%
Aldi, Saffron Walden	7.4%
Waitrose, Saffron Walden	6.3%



Market Share

Top 5 | Main Food Convenience

Destination	Zone 1 (Uttlesford North)
Tesco, Saffron Walden	45.9%
Waitrose, Saffron Walden	24.2%
Aldi, Saffron Walden	22.3%
<i>Tesco, Royston</i>	2.2%
<i>Sainsbury's, Bishops Stortford</i>	1.2%



Destination	Zone 2 (Uttlesford West)
<i>Tesco, Bishops Stortford</i>	28.7%
<i>Aldi, Bishops Stortford</i>	26.6%
<i>Waitrose, Bishops Stortford</i>	10.6%
Tesco, Dunmow	8.4%
<i>Sainsbury's, Bishops Stortford</i>	6.5%

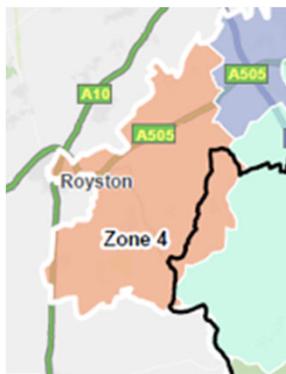
Market Share

Top 5 | Main Food Convenience

Destination	Zone 3 (Uttlesford East)
Tesco, Dunmow	66.9%
Aldi, Saffron Walden	7.3%
<i>Tesco, Braintree</i>	3.3%
Tesco, Saffron Walden	3.2%
<i>Lidl, Braintree</i>	2.4%



Destination	Zone 4 (Western Fringe)
<i>Tesco, Royston</i>	66.0%
<i>Aldi, Royston</i>	13.3%
<i>Waitrose, Cambridge</i>	4.5%
<i>Morrisons, Cambridge</i>	3.6%
<i>Sainsbury's, Letchworth</i>	3.2%



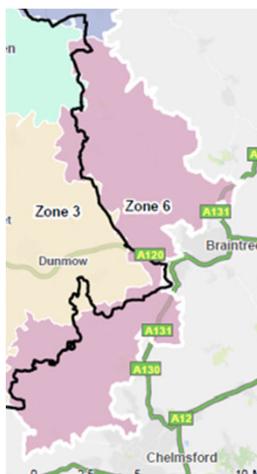
Market Share

Top 5 | Main Food Convenience

Destination	Zone 5 (Northern Fringe)
<i>Tesco, Haverhill</i>	27.0%
<i>Sainsbury's, Haverhill</i>	17.4%
<i>Aldi, Haverhill</i>	18.3%
Tesco, Saffron Walden	5.3%
Waitrose, Saffron Walden	4.7%



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Destination	Zone 6 (Eastern Fringe)
<i>Tesco, Braintree</i>	15.1%
<i>Morrisons, Chelmsford</i>	13.1%
<i>Tesco, Braintree</i>	11.6%
<i>Tesco, Chelmsford</i>	7.8%
<i>Lidl Braintree</i>	7.0%
Tesco, Dunmow	6.9%

Market Share Then & Now | Comparison Goods

Uttlesford District's market share of Study Area spending by comparison goods category is as follows:

Comparison Goods	District Market Share (2016)	District Market Share (2021)	Difference
Clothing & footwear	6%	6%	0%
Books, CDs, DVDs	Did not survey	26%	N/A
Household Goods	17%	10%	-7%
Toys & recreation Goods	10%	13%	+3%
Chemist Goods	Did not survey	39%	N/A
Electrical Goods	10%	4%	-6%
DIY Goods	18%	18%	0%
Furniture Goods	11%	15%	+4%

The results show the District has experienced an increase in market share for toys & recreation and for furniture goods, though a decrease in household goods and electrical goods market share.

Market Share

Top 5 | Comparison Goods – Study Area Residents

Below we examine the top five destinations for residents of the Study Area when shopping for each type of goods. Locations outside Uttlesford District are italicised:

Comparison Goods	1	2	3	4	5
Clothing & footwear	<i>Cambridge City Centre (30%)</i>	<i>Chelmsford City Centre (17%)</i>	<i>Braintree Village (12%)</i>	<i>Bishops Stortford Town Centre (8%)</i>	Saffron Walden Town C'tre (5%)
Books, CDs, DVDs	Saffron Walden Town C'tre (22%)	<i>Chelmsford City Centre (18%)</i>	<i>Cambridge City Centre (15%)</i>	<i>Bishops Stortford Town C'tre (13%)</i>	<i>Haverhill Town Centre (8%)</i>
Household Goods	<i>Cambridge City Centre (28%)</i>	<i>Chelmsford City Centre (13%)</i>	Saffron Walden Town C'tre (6%)	<i>Haverhill Town Centre (5%)</i>	<i>Braintree Village (4%)</i>
Toys & recreation Goods	<i>Cambridge City Centre (19%)</i>	<i>Chelmsford City Centre (12%)</i>	Saffron Walden Town Centre (10%)	<i>Riverside RP, Chelmsford (9%)</i>	<i>Haverhill Town Centre (6%)</i>
Chemist Goods	Saffron Walden Town Centre (22%)	<i>Haverhill Town Centre (11%)</i>	Dunmow Town Centre (8%)	<i>Bishops Stortford Town Centre (7%)</i>	<i>Chelmsford City Centre (7%)</i>
Electrical Goods	<i>Cambridge City Centre (23%)</i>	<i>Haverhill Town Centre (13%)</i>	<i>Chelmer Village RP, Chelmsford (12%)</i>	<i>Cambridge RP, Cambridge (9%)</i>	<i>Chelmsford City Centre (7%)</i>
DIY Goods	<i>Cambridge Road RP, Haverhill (16%)</i>	Homebase, Saffron Walden (12%)	<i>Chapel Hill RP, Braintree (11%)</i>	<i>Homebase, Bishops Stortford (10%)</i>	<i>Homelands RP, Chelmsford (7%)</i>
Furniture Goods	<i>Cambridge City Centre (16%)</i>	Saffron Walden Town Centre (9%)	<i>Haverhill Town Centre (7%)</i>	<i>Chelmsford City Centre (7%)</i>	<i>Chelmer Village RP, Chelmsford (6%)</i>

Market Share

Top 5 | Comparison Goods – Uttlesford District Residents



Below we examine the top five destinations for residents of Uttlesford District (Zones 1, 2 & 3) when shopping for each type of goods. Locations outside Uttlesford District are italicised:

Comparison Goods	1	2	3	4	5
Clothing & footwear	<i>Cambridge City Centre (24%)</i>	<i>Bishops Stortford Town Centre (15%)</i>	<i>Chelmsford City Centre (15%)</i>	<i>Braintree Village (13%)</i>	Saffron Walden Town Centre (8%)
Books, CDs, DVDs	Saffron Walden Town Centre (35%)	<i>Bishops Stortford Town Centre (26%)</i>	<i>Chelmsford City Centre (12%)</i>	<i>Cambridge City Centre (9%)</i>	Dunmow Town Centre (4%)
Household Goods	<i>Cambridge City Centre (26%)</i>	<i>Chelmsford City Centre (15%)</i>	Saffron Walden Town Centre (8%)	<i>Bishops Stortford Town Centre (5%)</i>	<i>Braintree Village (4%)</i>
Toys & recreation Goods	Saffron Walden Town Centre (19%)	<i>Chelmsford City Centre (18%)</i>	<i>Cambridge City Centre (14%)</i>	<i>Bishops Stortford Town Centre (10%)</i>	<i>Braintree Village (6%)</i>
Chemist Goods	Saffron Walden Town Centre (38%)	Dunmow Town Centre (14%)	<i>Bishops Stortford Town Centre (13%)</i>	Stansted M'tfitchet VC (6%)	<i>Chelmsford City Centre (5%)</i>
Electrical Goods	<i>Cambridge City Centre (22%)</i>	<i>Harlow RP, Harlow (14%)</i>	<i>Chelmsford City Centre (12%)</i>	<i>Chelmer Village RP, Chelmsford (10%)</i>	Saffron Walden Town Centre (7%)
DIY Goods	Homebase, Saffron Walden (25%)	<i>Homebase, Bishops Stortford (23%)</i>	<i>Braintree Village (8%)</i>	Saffron Walden Town Centre (4%)	<i>B&Q, Harlow (3%)</i>
Furniture Goods	Saffron Walden Town Centre (17%)	<i>Cambridge City Centre (13%)</i>	<i>Braintree Village (9%)</i>	Dunmow Town Centre (9%)	<i>Harlow RP, Harlow (7%)</i>

Town Centre Health-checks

Saffron Walden

Health Checks - Composition



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Key = Yellow (convenience), Orange (comparison), Red (retail services), Light blue (leisure services), Purple (financial and business services), Dark blue (vacant).

Categories	2010	2021			UK Average 2021	UK Average 2021
	Units (%)	Units (#)	Units (%)	Floorspace (%)	Units (%)	Floorspace (%)
Convenience	7.2	16	7.2	10.8	8.3	15.3
Comparison	54.1	77	34.8	37.3	29.1	33.4
Retail Services		32	14.9	8.6	16.2	8.6
Leisure Services		37	16.7	19.9	24.7	25.7
Financial & Business Services		27	12.2	12.9	8.7	7.3
Services	32.0	-	-	-	-	-
Vacant	6.7	32	14.5	10.7	12.0	10.7
Total	100	221	100	100	100	100

Saffron Walden

Health Checks – Summary Findings

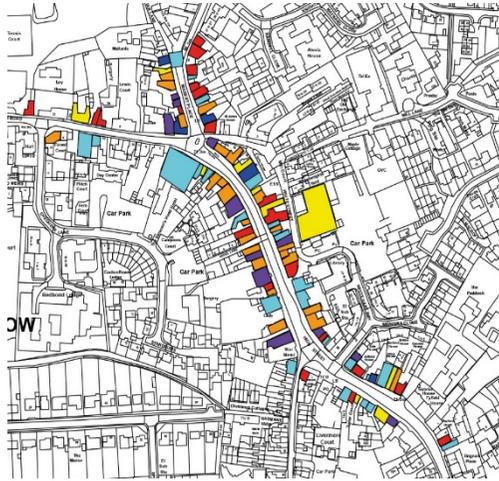


Summary

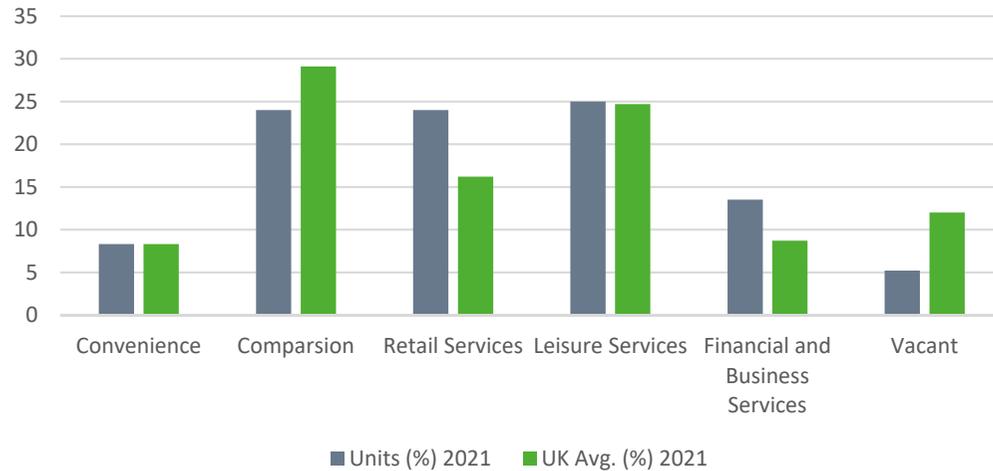
- The centre is slightly below the UK average in terms of convenience goods provision (7.2% versus 8.3%); there are large Tesco and Aldi stores located out of centre.
- Comparison units account for 34.8% (77 units), which exceeds the UK national average of 29.1%. Units include a mix of limited national and independent retailers, but provides a wide range of goods.
- Overall, services account for the largest proportion (43.8%) of units within the centre, and are notably higher than when compared to 32.0% in 2010 when the last survey was carried out;
- The centre has a higher number of vacant units (14.5%) compared to the UK average (12.0%), although some units were under alteration at the time of our survey;
- Parking was found to be well utilised in the centre at the time of the site visit. Improved visitor signposting to the car parks would be beneficial.
- Measures were noted on Hill Street to widen the pedestrian area using cones, and a more permanent solution should be sought to widen these areas.
- A shopfront strategy could be implemented to assist in improving some poor quality shop frontages in the centre.

Great Dunmow

Health Checks - Composition



Key = Yellow (convenience), Orange (comparison), Red (retail services), Light blue (leisure services), Purple (financial and business services), Dark blue (vacant).



Categories	2010	2010	2021	2021	UK Average
	Units	Units	Units	Units	Units
	(#)	(%)	(#)	(%)	(%)
Convenience	9	9.4	8	8.3	8.3
Comparison	34	25.4	24	25.0	29.1
Retail Services	-	-	23	24.0	16.2
Leisure Services	-	-	23	24.0	24.7
Fin. / Bus. Services	-	-	13	13.5	8.7
Services	49	51	-	-	-
Vacant	4	4.2	5	5.2	12
Total	96	100	96	100	100

Great Dunmow

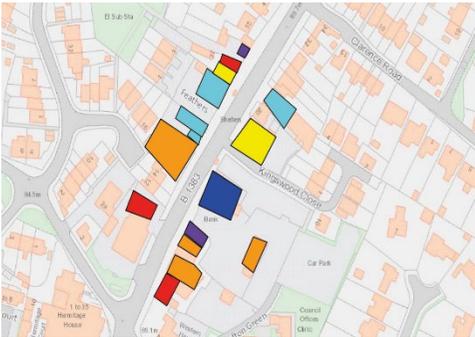
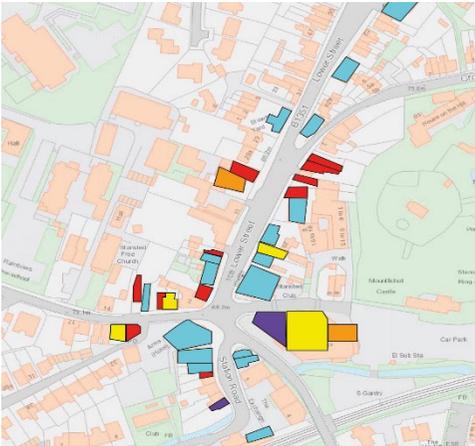
Health Checks – Summary Findings



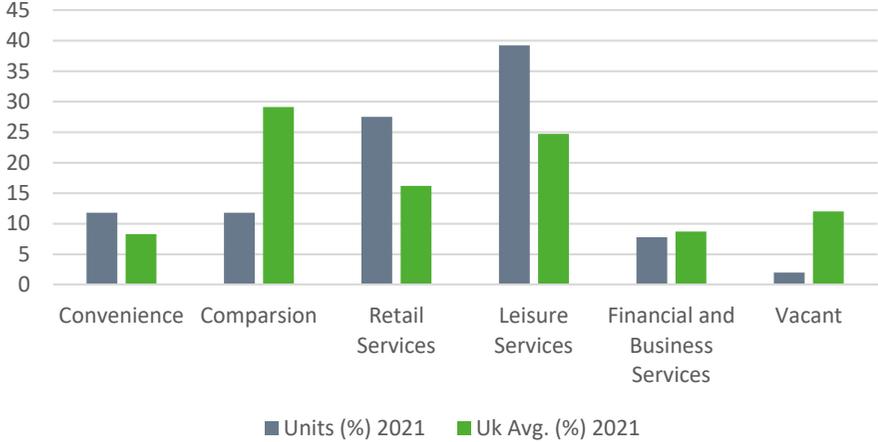
Summary

- The number of convenience units is in line the UK average of 8.3%.
- Comparison units accounted for 24 units (25%), which is lower than the UK average of 29.1%. The vast majority of these units are independent retailers.
- Retail services make up 24.0% (23) of the units, which is higher than the UK average of 16.2%.
- The amount of leisure services within the centre (also 24.0%) is broadly similar to the UK average of 24.7%
- The number of vacant units within the centre is 5.3%, significantly lower than the UK average of 12.0%. Vacancies have slightly increased since 2010.
- The centre would benefit from public realm improvements and creating a focal area by the War Memorial.
- A shop front strategy could be implemented to encourage all retailers to meet the high standard witnessed in the centre.
- Great Dunmow is an attractive, characterful centre with a pleasant environment.

Stansted Mountfitchet Health Checks - Composition



Key = Yellow (convenience), Orange (comparison), Red (retail services), Light blue (leisure services), Purple (financial and business services), Dark blue (vacant).



Categories	2010		2021		UK Average
	Units	Units	Units	Units	Units
	(#)	(%)	(#)	(%)	(%)
Convenience	8	18.6	6	11.8	8.3
Comparison	11	25.6	6	11.8	29.1
Retail Services			14	27.5	16.2
Leisure Services			20	39.2	24.7
Fin. / Bus. Services			4	7.8	8.7
Services	22	51.2		-	-
Vacant	2	4.7	1	2.0	12.0
Total	43	100	51	100	100

Stansted Mountfitchet

Health Checks – Summary Findings



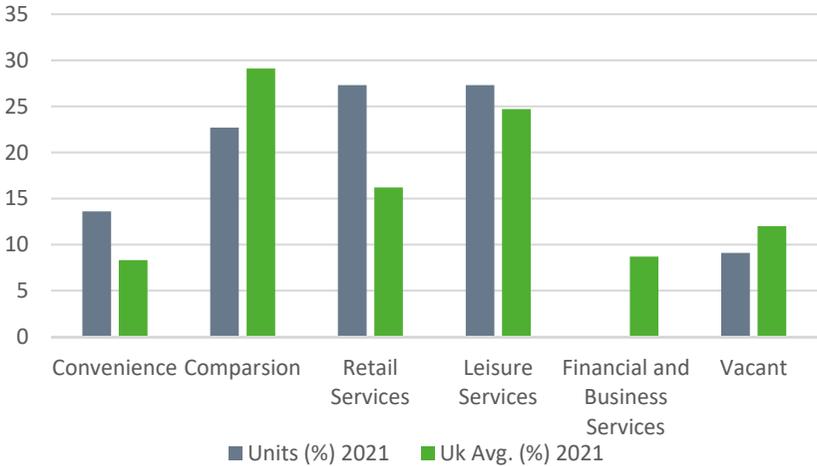
- The centre is split across two distinct locations;
- There are 6 convenience units within Stansted Mountfitchet, which make up 11.8% of all units, exceeding the UK average of 8.3%;
- Overall, services equate to 74.5% of units within Stansted Mountfitchet;
- The centre has a higher proportion of leisure services (39.2%) compared to the UK average (24.7%);
- Stansted Mountfitchet has an extremely low vacancy rate at 2.0%, well below the UK average of 12.0%;
- Few development opportunities were identified in the centre;
- There is a train station positioned very close to the Kings Arms public house, providing good accessibility to London and other destinations.

Thaxted

Health Checks - Composition



Key = Yellow (convenience), Orange (comparison), Red (retail services), Light blue (leisure services), Purple (financial and business services), Dark blue (vacant).



Categories			UK Average
	2021	2021	2021
	Units	Units	Units
	(#)	(%)	(%)
Convenience	3	13.6	8.3
Comparison	5	22.7	29.1
Retail Services	6	27.3	16.2
Leisure Services	6	27.3	24.7
Fin. / Bus. Services	0	0	8.7
Vacant	2	9.1	12.0
Total	22	100	100

Thaxted

Health Checks – Summary Findings



- There are 3 convenience units within Thaxted, making up 13.6% of all units;
- Overall, services equate to 54.6% of units within Thaxted;
- Thaxted has 9.1% vacant units (2 no.), which is below the UK average of 12.0%;
- Pavements are narrow towards the top of Town Street, making for a less enjoyable experience for customers;
- Few development opportunities were identified in the centre;
- Whilst the centre does have a bus service, it does not have a train station, providing less opportunities for linked trips.