



UTTLESFORD DISTRICT COUNCIL

LOCAL PLAN

AUTHORITY MONITORING

REPORT

2020/21



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EXECUTIVE SUMMARY

The Council must produce an Authority Monitoring Report (AMR) that meets the legislative requirements (as set out in the Planning and Compulsory Purchase Act (2004), the Localism Act (2011) and the Town and Country Planning (Local Planning) (England) Regulations (2012). Guidance is also provided on the role and content of an AMR within the national Planning Practice Guidance (2014, as updated).

This AMR covers the period 31st March 2020 to 1st April 2021 (unless stated otherwise). It reports on the progress against targets set for the adopted Uttlesford Local Plan (2005) saved policies and other key matters that the Council is required to monitor. The Local Plan (2005) period was extended to 2011; therefore, the AMR reports the progress for up to 2011 and post-2011 for completeness. Where targets are only applicable up to 2011 and/or the original indicator data is no longer collected, commentary is provided on the post-2011 period and additional indicators are used as appropriate. A positive or negative trend in performance is identified wherever possible from the data. Regard is also had to the emerging Local Plan evidence base in terms of potential future growth requirements.

A summary of the key findings and progress against targets is provided below.



Local Plan Policy/ Key Matter	Key Findings	Progress
Economy		
Policy E1 Distribution of Employment Land	17.35ha of employment land allocations. 3.7ha completed. 10.25ha lost to other uses. 3.4ha remains outstanding.	Target not met (up to 2011) Employment land allocations remain outstanding and/or have been lost to other uses post2011
Policy E2 Safeguarding Employment Land	Loss of 17.34ha of safeguarded employment land mainly to residential development (post-2011)	Target met (up to 2011) Loss of safeguarded employment land post-2011
Policy E4 Farm Diversification Policy E5 Re-use of rural buildings	There have been several planning permission approvals for farm diversification proposals in this monitoring year.	Target met
Employment Land Supply post-2011	Gain in overall employment floorspace since 2011 (2,948sqm) 22,808sqm of employment floorspace remains outstanding	Positive trend
Number of total employee jobs	The number of employee jobs has increased since 2015. There were 4,000 more jobs in 2020. There was a slight decrease between 2019 and 2020.	Positive trend

Local Plan Policy/ Key Matter	Key Findings	Progress
Environment		
Policy ENV1 Design of Development within Conservation Areas	There are no Conservation Areas on the Heritage at Risk Register.	Positive trend
Policy ENV2 Development affecting Listed Buildings	There are 5 Listed Buildings on the Heritage at Risk Register, representing a very small proportion of the total number of Listed Buildings in the district.	Positive trend
Policy ENV3 Open Spaces & Trees	No planning approvals on protected open spaces in 2020/21.	Target met
Policy ENV4 Ancient Monuments and Sites of Archaeological Importance	There are 2 Scheduled Ancient Monuments on the Heritage at Risk Register, representing a very small proportion of the total number of Scheduled Ancient Monuments in the district.	Positive trend
Policy ENV7 The protection of the natural environment- designated sites	Most of the nationally designated sites in the district are in a favourable or unfavourable recovering condition. Work on the Hatfield Forest mitigation strategy is underway.	Positive trend



Local Plan Policy/ Key Matter	Key Findings	Progress
Policy ENV8 Other landscape elements of importance for nature conservation	No planning approvals on Ancient Woodland or Local Wildlife Sites in 2020/21.	Target met
Policy ENV9 Historic Landscapes	There is 1 Registered Park and Garden on the Heritage at Risk Register (out of 7 Registered Parks and Gardens in the district).	Positive trend
Policy ENV10 Noise sensitive development and disturbance from aircraft & Policy ENV11 Noise generators and exposure to noise	Number of minor residential developments approved within the relevant noise contour for Stansted Airport, all requiring noise mitigation measures to be incorporated into their design.	Target met
Policy ENV12 Groundwater protection	One planning approval within groundwater protection zone. No applications have been granted planning permission contrary to Environment Agency advice.	Target met Positive trend
Policy ENV13 Exposure to poor air quality	One planning approval lying partly within poor air quality area. No air quality objective exceedances and no increase in the number of Air Quality Management Areas.	Target met Positive trend
Flood Risk	No applications have been granted planning permission contrary to Environment Agency advice.	Positive trend



Local Plan Policy/ Key Matter	Key Findings	Progress
Housing		
Policy H1 Housing Development	4,559 dwellings completed. Shortfall of 61 dwellings against Local Plan requirements up to 2011.	Target not met (up to 2011)
	52% of dwellings completed on previously developed land up to 2011 (against 40% Local Plan requirement).	Target met (up to 2011)
Policy H9 Affordable Housing	883 affordable dwellings completed. Shortfall of 97 dwellings against Local Plan requirements up to 2011.	Target not met (up to 2011)
Policy H10 Housing Mix	2,656 dwellings completed with 3 or less bedrooms up to 2011, against Local Plan requirement of 1,000 dwellings.	Target met (up to 2011)
Housing Land Supply post-2011	Completions have fallen below the local housing need requirements in 2019/20 and 2020/21 in part due to the COVID-19 pandemic and associated national/regional lockdowns.	Target partially met
	There have been an additional 1,765 affordable homes provided 2011-2021.	Positive trend



Local Plan Policy/ Key Matter	Key Findings	Progress
	33% of dwellings completed in 2020/21 were on previously developed land (against 40% Local Plan requirement).	Negative trend in 2020/21
	Dwellings of 3 or less bedrooms continue to form an important part of the overall housing mix.	Positive trend
Housing Delivery Test	The Council has delivered 99% of its housing requirement for the last three years.	Target met
Five Year Housing Land Supply	The Council cannot demonstrate a five-year housing land supply. There is 3.52 years of housing land supply.	Target not met
Housing for Older and Disabled Persons	Additional provision of primarily care home spaces since 2011.	Positive trend
Gypsy and Traveller Provision	Needs for traveller pitches have been met to date. Two pitches have been delivered. The Council has a five-year land supply.	Target met
Self and Custom Build	The demand for self and custom build plots has been met to date.	Target met
Leisure and Cultural Provision		
LC1 Loss of Sports Fields and recreational facilities	No planning approvals on protected open spaces in 2020/21.	Target met

Local Plan Policy/ Key Matter	Key Findings	Progress
LC3 Community Facilities	No applications refused in 2020/21. Outstanding approvals for new provision.	Target met
LC4 Provision of outdoor sport and recreational facilities beyond settlement boundaries	No relevant applications in 2020/21.	N/A
LC5 Hotels and Bed & Breakfast Accommodation	No applications refused in 2020/21. Outstanding approvals for new provision.	Target met
Retailing and Services		
RS2 Town and Local Centres	The number of units has generally remained the same across the town and local centres.	Target met (up to 2011) and positive trend post-2011
RS3 Retention of retail and other services in rural areas	No losses of rural services identified via planning applications/completions in the monitoring year. Assessments of current facilities identify variations in provision across the district.	Positive trend from planning applications data for 2020/21. No trend for overall facilities provision.
Town Centre Use Floorspace Land Supply post-2011	1,296sqm of additional A1/A2 floorspace since 2011. However, there has been a loss of floorspace in the most recent years.	Positive trend overall, but negative trend in most recent years

Local Plan Policy/ Key Matter	Key Findings	Progress
Transport and Telecommunications		
T4 Car Parking associated with Stansted Airport	No planning applications/permissions in 2020/21 for airport car parking. Reduction in enforcement cases investigated in 2020/21.	Target met
Access to public transport	A large proportion of the district has access to a public transport stop within 40-minutes walking distance. Larger rural areas to the east and west do not have this access.	No target/trend

Other key findings for the AMR are:

- Local Development Scheme (LDS) and planning guidance:** the key milestones for producing the emerging Local Plan have been met to date. The next stage of consultation (Regulation 18 Preferred Options) has been slightly delayed from the programmed March/April 2022 and is now scheduled to take place in May/June 2022. An update to the LDS will be published to reflect this change. The Council has adopted one Supplementary Planning Document in this monitoring year: the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (September 2020).
- Duty to Cooperate:** The Council has continued to engage with a range of prescribed bodies on various strategic matters. In this monitoring year, the focus of these activities has related to the emerging Local Plan Issues and Options consultation (November 2020-April 2021). The Council continually engages with prescribed bodies on strategic issues via existing forums, including the Cooperation for Sustainable Development Board.



- **Neighbourhood Plans:** The Parish of Little Easton has been designated a Neighbourhood Area (July 2020) in this monitoring year. No Neighbourhood Plans or Neighbourhood Development Orders have been 'made' in this monitoring year. Outside the current monitoring year (as of 31st December 2021) the Neighbourhood Plan for Newport Quendon and Rickling (June 2021) has been 'made' and the Neighbourhood Areas for Little Dunmow (May 2021) and Takeley (September 2021) have been designated.
- **Community Infrastructure Levy (CIL):** The Council has not adopted a CIL Charging Schedule and therefore has not collected or spent any CIL receipts.

1. INTRODUCTION

- 1.1. The purpose of an AMR is to review the progress against Local Plan policy objectives and targets as well as other key planning matters (e.g., progress in preparing a new Local Plan). Monitoring information can be used to assess the effectiveness of planning policy and decision-making and can help to inform the need for a review of policies and/or their implementation in practice. This AMR has been prepared in accordance with the requirements of national legislation (the Planning and Compulsory Purchase Act (2004), the Localism Act (2011), and the Town and Country Planning (Local Planning) (England) Regulations 2012) and takes account of the national Planning Practice Guidance (PPG).
- 1.2. The AMR is required to report on specific topics and outline progress on key matters, as specified in Section 35 of the Planning and Compulsory Purchase Act (2004, as amended) and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations (2012, as amended). These requirements are reflected in the PPG, which also advises that information on other matters can be included e.g., the implementation of Neighbourhood Plans and the provision of housing for older and disabled persons¹. The PPG encourages the reporting of demand for Self-Build and Custom Housebuilding².
- 1.3. This report meets the legislative requirements, and reflects the PPG, by reporting on:
- a. Progress made in the production of key planning policy documents as set out in the Local Development Scheme (LDS) and supplementary planning documents (see Section 3);
 - b. Monitoring of key Local Plan policies relating to the economy, environment, housing, leisure, retail and transport (see Sections 4-9). Progress in respect of Self and Custom Building and housing for older and disabled persons;
 - c. Activities in respect of the Duty to Co-operate (see Section 10);
 - d. Progress in the preparation of Neighbourhood Plans and Development Orders (see Section 11); and
 - e. The Community Infrastructure Levy (CIL) (see Section 12).

¹ Paragraph: 073 Reference ID: 61-073-20190315

² Paragraph: 012 Reference ID: 57-012-20210508



- 1.4. This monitoring report provides data as of 1st April 2021 for the monitoring year 2020/21, unless stated otherwise. It follows on from the most recently published AMR in 2014 (for the 2013/14 monitoring year).
- 1.5. The AMR monitors progress against the saved policies of the adopted Local Plan (2005) in the first instance. The Council made an application in July 2007 to save the Local Plan (2005) policies and the Secretary of State's Direction in respect of this request was received in December 2007. All of the Local Plan's (2005) policies except two – which relate to completed development sites in Takeley – have been saved.
- 1.6. In July 2012, the Council undertook a review of the Local Plan (2005) policies against the NPPF (2012) to assess policies which were consistent with the updated national planning policy³. This found that most of the policies were consistent or generally consistent with the NPPF. Where policies were generally or partly consistent, the review recommended that reference is also made to the NPPF in decision-making or to local circumstances which justify divergence from the NPPF. Those policies which were not at all consistent with the NPPF include those related to the housing requirements (Policy H1 and H2) as they only extended to 2011 and did not reference the need for a 5% or 20% buffer to the five-year housing land supply. Policy LC5 Hotels and Bed and Breakfast Accommodation is considered inconsistent with the NPPF as it is more restrictive on proposals outside development limits. Policy T4 Telecommunications Equipment is also inconsistent with the NPPF as it does not recognise the need for high quality communications infrastructure.
- 1.7. As the Local Plan (2005) period only extended to 2011, several of the relevant policy targets are now out of date and/or the original indicator data is no longer collected. Appendix 1 identifies which Local Plan (2005) policies are being monitored and which indicators are being used for monitoring in this AMR. Where the Local Plan (2005) policies and/or targets are out of date and/or the original indicator data is no longer collected, this AMR continues to monitor overall performance in relation to the principles of the Local Plan (2005) objectives and policies, using additional performance indicators and up to date monitoring information that has become available since the Local Plan (2005) as appropriate. Commentary is provided on the post-2011 period, and a positive or negative trend in performance is identified wherever possible from the data.

³ [Microsoft Word - Local Plan NPPF Review.doc \(uttlesford.gov.uk\)](#)



- 1.8. The AMR monitors against the most up to date targets and indicators in respect of local housing needs and delivery which postdate the Local Plan (2005) saved policies, namely the standard method for assessing local housing needs and the Housing Delivery Test. The Council is preparing a new Local Plan whose policies will replace those ‘saved’ from the current Local Plan (2005). This will identify growth requirements (and other policy targets) for the district for the period 2020-2040. Regard is had to the emerging Local Plan evidence base where this is available. The extent to which the needs identified for Gypsy and Travellers and Self and Custom Build developments are being met is also monitored, using more recent evidence.
- 1.9. A range of targets are monitored against for each topic area, which are detailed in each relevant section. The AMR provides a summary of the key findings for each topic area and identifies whether targets have been achieved or not. The following ratings are applied:

Target met	Target has been achieved in full
Target partially met	Target has not been achieved in full, but elements of it have been achieved and/or the target is on track to be achieved
Target not met	Target has not been achieved to date and/or is not on track to be achieved
No target or data unavailable.	There is no target to be achieved and/or there is no data available to monitor the target. Where possible, a positive or negative trend is identified from the data.
Positive/negative trend	

- 1.10. A summary of the key characteristics of Uttlesford (Section 3) is provided first, followed by detailed monitoring information and summaries of key findings for each topic area (Sections 4-12 and accompanying Appendices).

2. KEY CHARACTERISTICS OF UTTLESFORD

- 2.1. Uttlesford is a large rural District in Northwest Essex covering approximately 250 square miles. The district includes two market towns that serve extensive rural hinterlands and has 60 parishes. A number of larger villages also provide services to their surrounding catchment areas.
- 2.2. The two major settlements, Saffron Walden and Great Dunmow, are market towns with town centres providing a range of services to an extensive rural catchment area. These towns provide vital facilities for the district such as schools, health services and nearly all of the district's food shopping needs. They are also important cultural and leisure destinations for the district and beyond. There are a number of larger villages: Stansted Mountfitchet, Thaxted, Elsenham, Great Chesterford, Hatfield Heath, Newport and Takeley. Stansted Mountfitchet and Thaxted provide local centres, while the other villages also provide a range of services to the surrounding rural areas. There are a large number of smaller villages which mainly provide services for their local communities. Smaller hamlets, groups of cottages and isolated homes and farmsteads are scattered across the district. About 70% of the district's population live in the villages and countryside outside Saffron Walden and Great Dunmow. The distinct rural character of the district with its attractive and historic market towns and villages is widely recognised.
- 2.3. Beyond the District the nearest towns are Bishop's Stortford and Braintree which both lie close to the district's southern boundaries, whilst Cambridge and Chelmsford are also accessible and provide a greater range of services. Further afield is London with good transport links to the district by both road and rail. The southwest of the district includes the outer edge of the Metropolitan Green Belt around Bishop's Stortford. London Stansted Airport is located in the south of the district surrounded by a designated Countryside Protection Zone.
- 2.4. There is one major employment centre in the south of the district at London Stansted Airport. Chesterford Research Park is also a key employment area in the north. The district is central to the London-Stansted-Cambridge Corridor economic growth area and is of particular importance to the London Stansted Airport and its role within the South Cambridgeshire research and bio-technology cluster focused on Chesterford Research Park. Other employment is focused on smaller industrial estates or premises in Saffron Walden and Great Dunmow.

2.5. The district has a limited transport network with the best infrastructure along the M11 and A120 corridors and rail links to London and Cambridge. Transport connections in the district are focused on the M11, A120 and train stations on its western and southern edges. The M11 J8 interchange is a key junction in the district providing access to London Stansted Airport and the M11 and A120 transport corridors. The B184 forms an important north/south spine for the district connecting its two largest settlements. In the rest of the district the highway network and transport connections in general are very limited.

2.6. The summary table below provides a summary of the key characteristics of the district.

Table 1: Key Characteristics of Uttlesford
<i>Population</i>
<ul style="list-style-type: none"> • Total population of 92,800 people (ONS 2020 population estimates). • The average age is 42. Nearly 30% of the population is within the 45-64 age group: a larger proportion than that of England and Wales as a whole. The proportion of older people (65+) is similar to that of England and Wales (Census 2011). • However, in line with national trends, the number of older people in the district is expected to rise and the ratio of people of working age to older people is expected to fall. • Around 3% of the district’s population is from black and ethnic minority groups; this is substantially lower than that of England as a whole, which is 15% (Census 2011). • There are a small number of people from travelling communities.
<i>Economy</i>
<ul style="list-style-type: none"> • Unemployment in the district is lower than the national average: 4.4% for the district compared with 5% for Great Britain (NOMIS July 2020-June 2021). However, this has almost doubled from 2.4% in the previous year (NOMIS July 2019-June 2020). This is most likely reflecting the impact of the COVID-19 pandemic. • The majority of employment is in the SOC 2010 Major Group 1-3 of Managers, Directors, Professional and Technical occupations (53%) which is above the national average (NOMIS, July 2020-June 2021). • The largest proportion of employee jobs are within the Transportation and Storage industry (21%), which is significantly higher than the



national average (5%) and can be related to the growth of London Stansted Airport (NOMIS, 2020).

- Average weekly earnings (£728 for full time Uttlesford residents) are above the national average of £613 (NOMIS, 2021).
- Levels of out-commuting are comparatively high (18,110 persons commute out of Uttlesford to other local authorities). There is a link between the high level of out-commuting and associated high incomes with residents commuting longer distances to highly paid jobs elsewhere, particularly London (Census 2011, and see Local Plan employment evidence base 2016 onwards). The level of out-commuting is, however, broadly matched by the comparatively high level of in-commuting (17,618 persons commute into Uttlesford from other local authorities); this can be partly attributed to the presence of Stansted Airport.

Housing

- Uttlesford has previously been identified as lying within the West Essex and East Hertfordshire Housing Market Area. It has also been previously identified as part of two other sub-market housing areas - the northern part of the district lies within the Cambridge sub-market area and the south-eastern edge of the district is within the Chelmsford sub-market area. These housing market relationships continue to be relevant to the emerging Local Plan.
- The median house price in Uttlesford is £410,000 and the median gross annual earnings are £32,533 (as at September 2020). This means that the average house price is 12.6 times higher than the average earnings (ONS Ratio of median house price to median gross annual workplace-based earnings, March 2021).
- There are currently 1,286 applicants on the Housing Register (January 2022) which is a 20% increase from 1,032 in January 2019.
- There are higher than national average levels of home ownership with around 72% of homes being owner-occupied (Census, 2011).

Natural and Historic Environment

- There are more than twenty distinct and often sensitive landscapes punctuated by historic settlements, protected lanes, and historic parks and gardens.
- There are also 3,700 Listed Buildings, 36 Conservation Areas and 7 Registered Parks and Gardens, as well as 73 Scheduled Monuments



<p>and more than 4,000 records of archaeological sites and finds in the district.</p> <ul style="list-style-type: none"> • A significant volume of ancient woodland is situated within the district, including Hatfield Forest – an important remnant of a medieval forest. • There are two National Nature Reserves, 12 Sites of Special Scientific Interest (SSSIs) and 281 Local Wildlife Sites as well as more than 100 designated Special Roadside Verges which are important for their ecological value.
<p><i>Social Deprivation and Isolation</i></p>
<ul style="list-style-type: none"> • Uttlesford is among the 20% least deprived districts/unitary authorities in England, however about 7.1% (1,050) children live in low-income families. Life expectancy for both men and women is higher than for England as a whole. The health of people in Uttlesford is generally better than in England as a whole (Local Authority Health Profile for Uttlesford, 2019). • There are pockets of deprivation as a result of rural isolation and lack of access to services and facilities, particularly for the elderly. Life expectancy is 4.1 years lower for men and 0.4 years lower for women in the most deprived areas of Uttlesford (when compared to life expectancy rates for the least deprived areas) (Local Authority Health Profile for Uttlesford, 2019).
<p><i>Transport</i></p>
<ul style="list-style-type: none"> • Travel to work is heavily car-based (as driver and as passenger) at 75% of trips (above the national average for England at 65%), with journeys by train and by foot at around 10% each. Levels of cycling and bus journey are negligible and below the national averages for England (Census, 2011). • Road transport is a major contributor to the district’s carbon emissions, which is exacerbated by the presence of the M11 motorway in the area. Carbon dioxide emissions per capita (8 tonnes per person for Uttlesford) are relatively high compared to the national average (4.9 tonnes per person for England) (BEIS, Carbon Emissions Estimates per capita 2019).



3. THE LOCAL DEVELOPMENT SCHEME (LDS) AND PLANNING GUIDANCE

Key Findings

- The LDS milestones for the emerging Local Plan have been met to date. The next stage of consultation (Preferred Options) is scheduled for May/June 2022, slightly later than the programmed schedule (March/April 2022).
- The Council has adopted one Supplementary Planning Document in this monitoring year related to the Essex Coast protected birds and habitats. Additional non-statutory guidance relating to climate change has also been published by the Council. Whilst outside the current monitoring year, additional design guidance has also recently been endorsed by the Council.

- 3.1. The Local Development Scheme (LDS) is the project plan for producing the documents which will form the new 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, the methods and timing of consultations and the documents to be produced.
- 3.2. Following the withdrawal of the Submission Uttlesford Local Plan (2019) in April 2020, the Council produced an updated LDS in 2020 (Revision 15) in October 2020 which superseded the LDS (Revision 14) from October 2018. The 2020 LDS sets out that the Council is to produce one Development Plan Document at this time – the Local Plan (2020-2040). The Local Plan key milestones and progress against them are detailed below. An update to the current LDS will be published in due course to reflect the minor change to the programme for the Local Plan (Preferred Options).

Table 2: Local Development Scheme	
Key Milestone	Progress
Regulation 18 Issues and Options Consultation (October 2020-April 2021)	Completed on time (November 2020- April 2021)
Regulation 18 Preferred Options Consultation (March- April 2022)	Scheduled for May/June 2022
Regulation 19 Proposed Submission Consultation (March-April 2023)	On track
Submission for Examination (August 2023)	On track
Examination (September 2023-June 2024)	On track
Adoption (July 2024)	On track

- 3.3 The Supplementary Planning Documents (SPDs) that the Council has adopted in this monitoring year are detailed below. Whilst not an SPD, the Council also published non-statutory development management guidance on climate change via the 'Interim Climate Change Planning Policy' in February 2021. This draws on a range of established policies, guidance, and good practice to help ensure that development contributes to climate change mitigation and adaption.
- 3.4 Outside of the current monitoring year (as of 31st December 2021), the Council has also recently endorsed Building for a Healthy Life design guidance (November 2021) which is based on the government-endorsed industry standard and will be used to inform decisions on planning applications.

Table 3: Supplementary Planning Documents		
SPD	Adopted	Key Matters covered
Essex Coast Recreational Disturbance and Avoidance Mitigation Strategy	May 2020	Guidance on the implementation of mitigation measures required to protect the internationally protected birds of the Essex coast and their habitats from the increased visitor pressure associated with new residential development in the Zone of Influence of the designated sites.

4. ECONOMY

Key Findings

- **Local Plan (2005):** Employment land allocations 2005-2011 were not delivered due to changes of use of such land within the district. There has also been a loss of allocated employment land and safeguarded employment land to non-employment uses post-2011.
- **Post-2011 Employment Land Requirements and Supply:** The emerging Local Plan evidence base identifies the need for a net increase in employment land provision (2020-2040). Monitoring of employment land supply post-2011 demonstrates that there has been a slight gain in employment floorspace since 2011 (2,203sqm) and there is the potential for a further 23,563sqm of employment floorspace to be delivered. There is a general pattern of gains in Office, Research & Development and Warehousing floorspace and a loss of Industrial floorspace.

4.1. This section monitors performance against the Local Plan (2005) economic objectives and policies. The AMR (2014) identified that in relation to the plan period up to 2011 the relevant targets for the Local Plan policies had not been met in full. This AMR continues to monitor overall performance in relation to the Local Plan (2005) economic objectives and policies with reference to monitoring information post-2011. Regard is had to the emerging Local Plan evidence base in terms of future growth requirements. The availability of employment land within the district in terms of allocated land from the Local Plan (2005) is monitored and the latest position with regards to the overall employment land supply (completions and planning permissions) is assessed. For the purposes of this report employment land is defined as⁴:

- Offices, Research & Development and Light Industrial (Use Classes E(g)(i)(ii)(iii)) (formerly Use Class B1a, b & c)
- Industrial and Warehouse uses (Use Class B2 & B8)

⁴ The Town and Country Use Classes Order (1987) (as amended) was updated on 1st September 2020. This revoked the former B1 use classes and replaced them with use classes E(g)(i)(ii)(iii). Monitoring for 2020/21 primarily reflects the previous B1 use classes given the change was implemented part way through the monitoring year.

Table 4: Economy– Performance Indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
E1 Distribution of Employment Land	Volume, 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 (up to 2011) 3.7ha completed up to 2011 (and 2021) 10.25ha lost to other uses (2011- 21) 3.4ha outstanding.
E2 Safeguarding Employment Land	Area of identified safeguarded employment land between 2000 and 2011.	No net decrease in identified safeguarded land.	Target met (up to 2011) Loss of 17.34ha (2011-21).
Policy E4 Farm Diversification & Policy E5 Reuse of Rural Buildings	Number of permissions for employment uses in rural areas.	No appropriate proposals refused.	Target met (up to 2011 and for 2020/21) Several planning approvals in 2020/21
-	Additional Indicator: Employment Land Supply post-2011.	-	Positive trend Gain in employment floorspace since 2011 (2,203sqm) 23,563sqm of employment floorspace remains outstanding
-	Additional Indicator: Number of total employee jobs.	-	Positive trend 4,000 jobs increase in the district (2015-2020)

Adopted Local Plan 2005 – Performance Indicators and Targets*Policy E1 Distribution of Employment Land*

- 4.2. The relevant Local Plan (2005) target is a net employment land increase of 16 hectares by 2011. Policy E1 makes provision for a net increase of around 17.35 hectares of land for business, general industry, storage or distribution development, excluding land within the Stansted Airport boundary. This 17.35 hectares is to be delivered via several site allocations for employment development (there is no distinction by type of use on a site-by-site basis). These site allocations are detailed below with a commentary on progress provided.

Table 5: Sites Allocated for Employment Use in the Local Plan (2005)		
Site	Area (ha)	Comment
Great Dunmow Business Park	9.60	<ul style="list-style-type: none"> • UTT/0669/04/FUL- Proposed construction of new Police Station (granted Nov 2005). Implemented (0.7ha of employment land allocation completed). • UTT/13/1684/OP - Planning permission granted for 370 dwellings with Phase 1 comprising detailed consent for 115 dwellings with no matters reserved and Phase 2 with all matters reserved (granted 4 Nov 2014). • Development to include 2.1 ha employment land. 6.8ha of allocated employment land lost to other uses. Technical start made
Land adjoining Saffron Business Centre	1.00	<ul style="list-style-type: none"> • UTT/0400/09/OP - Mixed use development comprising the construction of 130 residential units and approximately 3,800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works (granted 24 July 2012). • Residential development implemented. Employment element unimplemented. 1ha of allocated employment land lost to other uses.

Table 5: Sites Allocated for Employment Use in the Local Plan (2005)		
Site	Area (ha)	Comment
Thaxted Road, Saffron Walden	3.76	<ul style="list-style-type: none"> • UTT/0256/06/CC - Change of use to a highway depot on part of site (granted March 2006). Implemented (approx. 0.3ha of employment land allocation completed). • UTT/0710/05/CC - Redevelopment to provide a new Civic Amenity & Recycling Centre on part of site (granted September 2007). Implemented (approx. 0.6ha of employment land allocation completed). • UTT/13/0268/FUL- Demolition of the existing buildings and redevelopment to comprise retail warehouse units and associated garden centre (Class A1), a discount foodstore (Class A1), and a cafe (Class A3) on part of site (granted May 2013). Implemented (approx. 1ha of employment land allocation lost). • UTT/18/0470/FUL - Extension to existing warehouse (use class B8 with trade counter) (granted April 2018). Implemented (approx. 0.01ha of employment land allocation completed). • UTT/18/2366/FUL- Construction of Use Class C1 hotel with ancillary restaurant; provision of car parking; landscaping; relocation of substation; and associated development on part of site (granted February 2019). Implemented (approx. 0.56ha of employment land allocation lost). • Approx.1.1ha at the northern part of the employment land allocation remains undeveloped. Southern area of employment land allocation is already occupied by existing uses including Howden trade counter use (approx. 0.2ha).

Table 5: Sites Allocated for Employment Use in the Local Plan (2005)		
Site	Area (ha)	Comment
London Road, Great Chesterford	0.89	<ul style="list-style-type: none"> • UTT/14/0174/FUL - Residential development of 42 dwellings (granted December 2014) on large part of site. Implemented. Remainder of allocation occupied by existing residential and garden nursery use- unlikely to come forward for employment development. • 0.89 ha of allocated employment land lost to other uses.
Stansted Distribution Centre Expansion (Start Hill)	2.10	<ul style="list-style-type: none"> • 2.10 ha completed • UTT/1515/03/FUL - Erection of warehousing (use class B8) (granted December 2003). Implemented. • UTT/1426/04/FUL - Change of use in Warehouse development from B8 (Storage/Distribution) to B1 (Business Use/Light Industrial) (granted October 2004). Implemented.
Local Plan (2005) allocations	17.35	
Total completed up to 2011 (and 2021)	3.7 (3.7)	<ul style="list-style-type: none"> • Great Dunmow Business Park (0.7ha) • Stansted Distribution Centre (2.1ha) • Thaxted Road, Saffron Walden (0.9ha)
Total lost to other uses (post-2011)	10.25	<ul style="list-style-type: none"> • Great Dunmow Business Park (6.8ha) • Land adjoining Saffron Business Centre (1ha) • Thaxted Road, Saffron Walden (1.56ha) • London Road, Great Chesterford (0.89ha)
Total outstanding (as at 2021)	3.4	<ul style="list-style-type: none"> • Great Dunmow Business Park (2.1ha) • Thaxted Road, Saffron Walden (1.3ha)

4.3. Of the above sites only 21% of the potential area has been development for employment uses (B class and sui generis). 59% of the land has been released for non-employment uses (residential and non-B class retail/leisure uses). Around 20% of the land remains available for employment use. Paragraph 22 in the 2012 National Planning Policy Framework (NPPF) stated that⁵ ‘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, along with the evidence of the Employment Land Review (2011) and the Strategic Land Availability Assessment (which were the key evidence base documents at the relevant time of the applications) and the fact that the Local Plan dates from 2005, the residential development of sites in Great Dunmow, Saffron Walden and Great Chesterford was not unexpected.

Policy E2 Safeguarded Employment Land

4.4. The relevant Local Plan (2005) target is no net decrease in safeguarded land by 2011. Policy E2 safeguards several key employment areas from redevelopment or change of use to other land uses. These areas totalled nearly 78 hectares. These safeguarded employment sites are detailed below with a commentary on progress provided.

Table 6: Employment Sites Safeguarded in the Local Plan (2005)		
Location	Site Area (Ha)	Comment
Chesterford Research Park	15.59	No losses
Golds Enterprise Zone and Old Mead Road, Elsenham	2.20	No losses
Station Road, Great Chesterford	2.46	Approx. 0.4ha lost to residential development UTT/14/0174/FUL UTT/17/3018/PAP3O

⁵ Now reflected in Paragraph 122 of the NPPF (2021) which states ‘Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability.’



Table 6: Employment Sites Safeguarded in the Local Plan (2005)		
Location	Site Area (Ha)	Comment
Chelmsford Road Industrial Estate, Great Dunmow	4.23	No losses
Fritch Industrial Estate, Great Dunmow	2.10	No losses
Hoblongs Industrial Estate, Great Dunmow	2.60	No losses
Oak Industrial Estate, Great Dunmow	2.10	No losses
Ongar Road Industrial Estate, Great Dunmow	1.52	Approx. 0.06ha lost to gym uses UTT/19/0343/FUL UTT/14/2194/FUL
Ashdon Road Commercial Centre, Saffron Walden	12.83	Approx. 9.5ha ha lost to residential development UTT/13/2423/OP UTT/17/3413/OP
Printpack Factory, Radwinter Road, Saffron Walden	2.00	No losses
Shire Hill Industrial Estate, Saffron Walden	11.25	No losses
SIA Factory, Radwinter Road, Saffron Walden	3.00	3 ha lost to residential and extra care development UTT/13/3406/FUL UTT/14/3182/FUL
Thaxted Road, Saffron Walden	2.10	2.10 ha lost to retail warehousing and residential

Table 6: Employment Sites Safeguarded in the Local Plan (2005)		
Location	Site Area (Ha)	Comment
		development (including live/work units) UTT/1382/01/FUL UTT/0040/04/FUL UTT/2103/03/FUL UTT/13/0268/FUL UTT/15/0418/DFO UTT/15/1955/FUL UTT/17/3038/DFO
Parsonage Farm, Birchanger	2.09	No losses
Start Hill, Takeley	5.61	No losses
Parsonage Road, Takeley	1.00	No losses
Chemical Works, Thaxted	0.86	0.86 ha lost to residential development UTT/17/1444/FUL UTT/16/0171/FUL
Sampford Road, Thaxted	1.42	1.42 ha developed as residential live/work units UTT/2134/03/OP UTT/0977/06/DFO
Elsenham Industrial Estate	2.99	No losses
Total	77.94	
Total lost		17.34ha (22%)

- 4.5. The AMR (2014) identifies that the Local Plan (2005) target was met up to 2011 with no losses of safeguarded employment land. The Sampford Road site in Thaxted was allocated for and has been developed for live work units.

It is however primarily residential in character and use and is therefore no longer considered to be an employment site which needs to be safeguarded. Whilst the target was met up to 2011, for similar reasons as set out above a number of these sites have been redeveloped for non-employment purposes post-2011 (representing around 22% of the total safeguarded land area).

Policies E4 and E5 (Farm Diversification and Reuse of Rural Buildings)

- 4.6. These policies are supportive of the appropriate alternative use and reuse of agricultural land and buildings for non-farming employment purposes. The AMR (2014) identified that the policy targets had been met for the plan period. The table below summarises planning approvals/prior notifications for this monitoring year which relate to former agricultural land and buildings within the rural areas.

Table 7: Summary of farm diversification proposals approved/prior notifications 2020/21		
Planning Reference	Site	Proposal
UTT/19/1864/FUL	Terriers Farm, Boyton End, Thaxted	Construction and operation of solar farm
UTT/20/0712/PAR3	Stevens Farm, Wicken Road, Clavering	Prior Notification of change of use of agricultural building to flexible use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure
UTT/20/1236/PAR3 UTT/20/2540/PAR3	Dunmow Farmyard, The Broadway, Dunmow	Prior Notification of change of use of agricultural building to flexible use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure

Table 7: Summary of farm diversification proposals approved/prior notifications 2020/21		
Planning Reference	Site	Proposal
UTT/20/3280/FUL	Woodside Green Farm, Woodside Green, Great Hallingbury	Change of use of agricultural building to offices and storage
UTT/20/1031/FUL	Langley Lawn, Langley Lower Green, Langley	Change of use of building from agriculture to D1 (Physiotherapy) use
UTT/20/3428/FUL	Moat Farm High Cross Lane Little Canfield	Demolition of agricultural building and construction of a new building for use as an indoor gym
Source: UDC Planning Approvals		

Emerging Local Plan Evidence Base

- 4.7. The Council has recently published a draft version of an up-to-date assessment of economic development needs to support the production of the emerging Local Plan. The Uttlesford Employment Needs and Economic Development Evidence (Iceni, November 2021) has been published outside the current monitoring year and is not currently being directly monitored against; however, it provides up-to-date information on the emerging future economic growth requirements for the district.
- 4.8. The draft report identifies future employment land needs for the period 2020-2040. It considers a range of scenarios and takes account of margins for flexibility, vacancy, and replacement demand. It projects a need for between 9.7 and 12 hectares for Office and Research & Development. Of this, 4 to 6.3 hectares can be identified for Offices alone. In relation to Industrial land, the report recommends that 18.9 hectares should be considered the minimum net requirement with 27.2 hectares being a pragmatic level of growth to accommodate new business premises.

- 4.9. This up-to-date evidence base therefore demonstrates a continued need to cater for a net increase in employment land within the district for the emerging Local Plan period up to 2040.

Additional Indicator: Employment Land Supply post-2011 (planning permissions and completions)

- 4.10. The Council monitors planning permissions for non-residential use annually for the relevant monitoring year (1st April to 31st March). In addition to any new permissions during the year it records outstanding employment floorspace, employment floorspace which has been completed, and employment floorspace lost to other uses.
- 4.11. Only schemes above 100sqm (gross) are included in the monitoring. This threshold reflects local circumstances by monitoring schemes which are smaller than the 500sqm threshold suggested in the PPG for identifying sites in land availability assessments⁶. Considering the characteristics of the district, smaller scale developments in the urban and rural areas can represent an important part of the local employment land supply so a lower threshold is appropriate.
- 4.12. The tables below provide a summary of the completed employment floorspace from 2011 to 2021 and the outstanding employment floorspace as of April 2021. The Town and Country Use Classes Order (1987) (as amended) was updated on 1st September 2020. This revoked the former B1 use classes and replaced them with use classes E(g)(i)(ii)(iii). Following on from this, the Town and Country Planning (General Permitted Development) Order 2021 (Amendment No. 2 Order 2021) came into force on 1st August 2021 and introduced a wide range of changes to the General Permitted Development Order.
- 4.13. The use class changes are reflected in monitoring from 2020/21 onwards; however, monitoring for 2020/21 primarily reflects the previous B1 use classes given the change was only implemented part way through the monitoring year. The new E use class also includes a range of other uses e.g. retail and other town centre uses. Given that any changes between uses within the new E use class can generally be undertaken with the need for planning permission (unless restricted by planning conditions, for example) it

⁶ Paragraph: 009 Reference ID: 3-009-20190722. The PPG states that plan makers may wish to consider alternative site size thresholds.



may be difficult to accurately monitor the net loss and gains of employment floorspace uses within existing units via planning permissions moving forward. This will be kept under review and explored further in the next AMR.

Table 8: Completed Employment Floorspace 2011-2021 (net) (sqm)			
	Completions 2011-2020*	Completions 2020/21**	Total
B1(a)/E(g)(i) Offices	-312	3,317	3,005
B1(b)/E(g)(ii) Research and Development	5,853	0	5,853
B1(c)/E(g)(iii) Light Industrial	-1,377	-1,275	-2,652
B2 General Industrial	-19,959	745	-19,214
B8 Storage and Distribution	19,815	877	20,692
B1,E(g)/B2/B8	-8,567	3,831	-4,736
Total	-4,547	7,495	2,948
Source: Essex County Council (up to 2014) and UDC (post 2014) Annual Monitoring			

**Details of annual completions for 2011/12 – 2019/20 are available in Appendix 2*

*** Details of sites completed in 2020/21 are available in Appendix 3*

Table 9: Employment Floorspace with Outstanding Planning Permission/Under Construction as of April 2021*	
	Outstanding Floorspace (net) (sqm)
B1(a)/E(g)(i) Offices	6,408
B1(b)/E(g)(ii) Research and Development	0
B1(c)/E(g)(iii) Light Industrial	1,888
B2 General Industrial	-1,784
B8 Storage and Distribution	12,194
B1,E(g)/B2/B8	4,102
TOTAL	22,808
Source: Essex County Council (up to 2014) and UDC (post 2014) Annual Monitoring	

**Details of sites with outstanding planning permission/under construction are available in Appendix 3*

- 4.14. The data shows that between 2011 and 2021 there has been an increase in Office, Research & Development, and Warehousing floorspace but a loss of light and general Industrial floorspace. A similar pattern exists with regards to outstanding planning permissions. Overall, there has been a slight gain in employment floorspace since 2011 (2,948sqm) and there is the potential for a further 22,808sqm of employment floorspace to be delivered from outstanding planning permissions/sites under construction. The losses of employment floorspace reflect the situation with losses of allocated employment land and safeguarded employment. Pressures for residential development within the district, as well as the extension of permitted development rights (e.g. for the conversion of offices to residential) have contributed towards the losses observed.

Additional Indicator: Number of total employee jobs

- 4.15. The Council monitors the number of total employee jobs within the district to provide an indication of the strength of the local economy and as an indirect indicator of the impact of employment land provision upon the local economy.
- 4.16. The table below shows that from 2018 onwards the previous job growth observed (in 2015-2017) plateaued with a slight decline then observed between 2019 and 2020. The 2019-2020 decline reflects a national trend. However, there are still 4,000 more jobs in the district in 2020 than there were in 2015, indicating a positive trend overall.

Table 10: Summary of total number of employee jobs		
Year	Uttlesford (and + or – or = from previous year)	Great Britain (and + or – or = from previous year)
2015	38,000	28,565,000
2016	39,000 (+)	29,045,000 (+)
2017	43,000 (+)	29,368,000 (+)
2018	43,000 (=)	29,546,000 (+)
2019	43,000 (=)	29,894,000 (+)
2020	42,000 (-)	29,326,000 (-)
Source: NOMIS Labour Market Profile (January 2021)		

5. ENVIRONMENT

Key Findings

- **Historic Environment:** There are a total of 8 assets on the Heritage at Risk Register, representing a very small proportion of the total number of assets within the district. Five of these assets are Listed Buildings; 2 are Scheduled Ancient Monuments; and 1 is a Registered Park and Garden.
- **Natural Environment:** The majority of the nationally designated biodiversity sites in the district are in a 'favourable' or 'unfavourable recovering' condition. There have been no developments granted planning permission on Protected Open Spaces, Local Wildlife Sites or Ancient Woodlands in 2020/21.
- **Noise:** Number of minor residential developments granted planning permission within the relevant noise contour for Stansted Airport in this monitoring year. No major development schemes were granted planning permission. All the approved schemes are required to incorporate noise mitigation measures.
- **Water Quality:** No applications were granted planning permission contrary to Environment Agency advice in this monitoring year.
- **Air Quality:** There were no exceedances of the air quality objectives for pollutants in 2020. There remains one AQMA at Saffron Walden; no further AQMAs have been designated in 2020.
- **Flood Risk:** No applications were granted planning permission contrary to Environment Agency advice in this monitoring year.

- 5.1. This section monitors performance against the Local Plan (2005) environment objectives and policies. The AMR (2014) identified that in relation to the plan period up to 2011 the relevant targets for the Local Plan policies (ENV1-ENV13) had been met. This AMR continues to monitor overall performance in relation to the Local Plan (2005) environmental objectives having regard to additional performance indicators and monitoring information that has become available since the Local Plan (2005).

Table 11: Environment – Performance Indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
ENV1 Design of Development in Conservation Areas	Additional Indicator: Heritage at Risk Register	-	Positive trend No assets at risk.
ENV2 Development affecting Listed Buildings	Additional Indicator: Heritage at Risk Register	-	Positive trend 5 assets at risk.
ENV3 Open Spaces and Trees	Number of developments resulting loss of open spaces and trees	No loss of open spaces or trees through inappropriate development	Target met- No planning approvals on protected open spaces in 2020/21.
ENV4 Ancient Monuments and Sites of Archaeological Importance	Additional Indicator: Heritage at Risk Register	-	Positive trend 2 assets at risk.
ENV7 The protection of the natural environment	Additional Indicator: SSSI Condition Summary	-	Positive trend- Most sites in a favourable/unfavourable recovering condition.
Policy ENV8 Other landscape elements of importance for nature conservation	Number of developments on other sites of importance for nature conservation	No departures from the Plan	Target met- No planning approvals on Ancient Woodland/Local Wildlife Sites in 2020/21.
	Area of ancient woodland	No reduction in area	

Table 11: Environment – Performance Indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
ENV9 Historic Landscapes	Additional Indicator: Heritage at Risk Register	-	Positive trend 1 asset at risk
ENV10 Noise sensitive development and disturbance from aircraft & ENV11 Noise generators	Number and type of development permitted in specified zones	No departures from the Plan	Target met- Number of minor residential developments approved, all requiring noise mitigation measures.
ENV12 Groundwater Protection	Number and type of development permitted within groundwater protection zones	No departures from the Plan	Target met- One planning approval for new development within a designated groundwater protection zone. No objections on water protection raised.
	Additional Indicator: applications granted contrary to Environment Agency advice on water quality grounds.	-	Positive trend- No applications granted contrary to Environment Agency advice.
ENV13 Exposure to Poor Air Quality	Number and type of development permitted	No departures from the Plan	Target met- One planning approval for a site which was partly within a designated poor air quality area.

Table 11: Environment – Performance Indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
	Additional Indicator: number of AQMAs and air quality objective exceedances.	-	Positive trend 1 AQMA at Saffron Walden- no additional AQMAs designated. No air quality objective exceedances.
-	Additional Indicator: Flood Risk- applications granted contrary to Environment Agency advice on flood risk.	-	Positive trend No applications granted contrary to Environment Agency advice.

Adopted Local Plan 2005 – Performance indicators and Targets

Policies ENV1, ENV2, ENV4 and ENV9

- 5.2. These policies all seek to ensure that there are no adverse impacts from new developments upon sites or areas of heritage importance within the district; new development should preserve these assets and contribute to the enhancement of their character and appearance. Policy ENV1 relates to Conservation Areas; Policy ENV2 relates to Listed Buildings; Policy ENV4 relates to Scheduled Ancient Monuments and archaeological sites; and Policy ENV9 relates to significant local historic landscapes, historic parks and gardens and protected lanes.
- 5.3. Historic England monitors the condition of heritage assets via its Heritage at Risk Register annually. The latest position for heritage assets within the district is summarised in the table below.



Table 12: Summary of Heritage at Risk Register		
Asset name and location	Type of asset	Condition
Church of St Mary the Virgin, Church End, Stebbing	Listed Building Grade I	Poor
Church of St Mary the Virgin, The Street, Manuden	Listed Building Grade II*	Poor
Easton Lodge, Little Easton	Registered Park and Garden Grade II	Generally satisfactory but with significant localised problems
Romano-Celtic temple 400metres south of Dell's Farm, Great Chesterford	Scheduled Monument	Generally satisfactory but with significant localised problems
Site of Waltham Hall	Scheduled Monument	Extensive significant problems
Tilty Mill, Tilty	Listed Building Grade II*	Very bad
Windmill, Thaxted	Listed Building Grade II*	Very bad
Stone Hall, Little Canfield	Listed Building Grade II*	Poor
Source: Historic England, Heritage at Risk Register (December 2021)		

- 5.4. There are a total of 8 assets currently identified as 'at risk', which represents a very small proportion of the district's assets overall (see Section 2). There are no Conservation Areas at risk; 5 Listed Buildings are at risk; 2 Scheduled Ancient Monuments are at risk; and 1 Registered Park and Garden is at risk.

None of the assets are identified as at risk because of planning-related activities; the sources of risk primarily relate to the quality of the fabric of the buildings, maintenance issues or as a result of arable farming.

Policy ENV3 Open Spaces and Trees

- 5.5. This policy seeks to prevent the loss of important open spaces and trees due to new development. The Local Plan (2005) policies map identifies 'Protected Open Spaces'. There were no planning approvals for new development proposals on these protected open spaces in the current monitoring year.

Policy EN7 The protection of the natural environment- designated sites

- 5.6. This policy aims to ensure that there are no adverse impacts upon nationally or locally designated ecological sites within the district arising from new developments. Monitoring of the condition status of SSSIs is undertaken by Natural England, and the latest position for SSSIs within the district is summarised in the table below.
- 5.7. Natural England's objective is to achieve 'favourable condition' status for all SSSIs. Favourable condition means that the SSSI's habitats and features are in a healthy state and are being conserved by appropriate management. Unfavourable (recovering) means that if current management measures are sustained the site will recover over time. Unfavourable (no change or declining) means that special features are not being conserved or are being lost, so without appropriate management the site will never reach a favourable or recovering condition.

Table 13: Summary of SSSI Condition Status			
SSSI	Percentage meeting area of favourable or unfavourable recovering	Unfavourable-No Change	Unfavourable-Declining
Ashdon Meadows		100% (1.43ha)	
Debden Water	60.13% (12.79ha) (60.13% Unfavourable Recovering)		39.87% (8.48ha)

Table 13: Summary of SSSI Condition Status			
SSSI	Percentage meeting area of favourable or unfavourable recovering	Unfavourable-No Change	Unfavourable-Declining
Elsenham Woods	100% (44.42ha) (100% Favourable)		
Garnetts Wood/Barnston Lays	100% (24.99ha) (100% Favourable)		
Hales and Shadwell Woods	100% (15.35ha) (100% Favourable)		
Hall's Quarry	64.97% (0.46ha) (64.97% Favourable)		35.03% (0.25ha)
Hatfield Forest	100% (410.78ha) (6.19% Favourable) (93.82% Unfavourable-Recovering)		
High Wood, Dunmow		100% (41.53ha)	
Little Hallingbury Marsh	100% (4.46ha) (100% Favourable)		
Nunn Wood	100% (9.51ha) (100% Favourable)		



Table 13: Summary of SSSI Condition Status			
SSSI	Percentage meeting area of favourable or unfavourable recovering	Unfavourable-No Change	Unfavourable-Declining
Quendon Wood	100% (33.51ha) (100% Favourable)		
West Wood, Little Sampford	100% (23.8ha) (100% Favourable)		
Source: Natural England, SSSI Condition Summary (December 2021)			

- 5.8. This condition summary demonstrates that overall, the vast majority of SSSIs within the district are in a favourable or unfavourable recovering state. This includes the largest SSSI within the district of Hatfield Forest (411ha), which is also a designated National Nature Reserve.
- 5.9. In relation to Hatfield Forest, the Council is working with relevant partners including neighbouring local authorities and Natural England on a Mitigation Strategy to address the adverse impacts of recreational pressures upon this site (see also Section 9 in respect of the Duty to Cooperate). A 'Zone of Influence' is being identified (from the boundary of Hatfield Forest) which will represent the area within which new developments are likely to give rise to additional recreational pressures and adverse impacts upon the SSSI. The forthcoming Mitigation Strategy will set out a series of strategic mitigation measures to be funded by developer contributions from new developments within the zone. A policy that reflects this Zone of Influence is to be included within the emerging Local Plan, which will be consequently monitored by the Council going forward.
- 5.10. As part of the evidence base for the emerging Local Plan, Essex County Council is undertaking a review of the districts' designated Local Wildlife Sites (LWS). This will (as far as possible) provide a current condition assessment for each site and an assessment of the whether the site is improving, stable or declining. This is due to be finalised by end of March 2022. Its findings can be reported in the next AMR to give an overview of the current state of LWS.

Policy ENV8 Other Landscape Elements of Importance for Nature Conservation

5.11. This policy seeks to prevent the loss of and adverse impacts upon specified landscape elements due to new developments, including ancient woodlands and local sites of importance for nature conservation. The Local Plan (2005) policies map identifies ancient woodlands and Local Wildlife Sites. There were no planning approvals for new development proposals on these designated sites in the current monitoring year.

Polices ENV10 and ENV11

5.11. These polices seek to ensure that noise sensitive developments are separated from major sources of noise such as road, rail and air transport and certain types of industrial development. Aircraft movements from Stansted Airport are a particular major source of noise in Uttlesford. The Council applies the airport's 57db noise contour for sixteen hours during the day to help determine if proposals will be adversely affected by aircraft noise (the 57dB threshold represents the approximate onset of significant noise nuisance). Policy ENV10 requires appropriate noise mitigation and sound proofing to noise sensitive development in this zone, and potentially in other locations dependent upon the specific circumstances.

5.12. In the current monitoring year there have been a number of minor residential developments granted planning permission within proximity to the relevant noise contour (see table below). These have all required noise mitigation measures against aircraft noise to ensure they are acceptable in planning terms. There have been no major noise sensitive developments permitted within this zone in 2020/21.

Table 14: Summary of planning approvals within/close to noise contour zone (2020/21)		
Planning Reference	Site	Proposal
UTT/19/2614/FUL	Apple Tree Yard, Fullers End, Tye Green Road, Elsenham	Demolition of existing commercial buildings & erection of 2no. detached and 2no. semi-detached dwellings

Table 14: Summary of planning approvals within/close to noise contour zone (2020/21)		
UTT/20/1022/FUL	Land Adj Green Corners, New Barn Lane, Little Hallingbury	Erection of 1 no. 4 bedroom dwelling
UTT/19/2311/OP	Pleasant View, Gaston Green, Sawbridgeworth Road, Little Hallingbury	Outline application with all matters reserved, except for access, for the demolition of existing industrial buildings and the erection of 3 no. detached dwellings
UTT/19/2666/OP	Marlensdale, Burton End, Stansted	Outline application with all matters reserved for the demolition of existing agricultural buildings and erection of 5 no. dwellings
UTT/20/2386/FUL	66 Woodside Green, Great Hallingbury	Demolition of existing dwelling and construction of a replacement dwelling and attached cartlodge
UTT/20/1560/FUL	Barn At Home Farm, Gaunts End. Green Street, Elsenham	Retention of partly constructed storage barn for use as a single 4 bed detached dwelling with associated detached cartlodge
UTT/20/2710/FUL	Start House, Bedlars Green Road, Tilekiln Green, Great Hallingbury	Erection of detached chalet style dwelling and garage complete with widened access and related infrastructure.
UTT/20/1380/FUL	Colt Bungalow, Stanbrook Road, Thaxted	Erection of 2 no. dwellings and cart lodge

Table 14: Summary of planning approvals within/close to noise contour zone (2020/21)		
UTT/19/2892/FUL	Land Adjacent To Leswins, Chapel End, Broxton	Erection of 1 no. detached dwelling house
UTT/19/2898/FUL	Land Adjacent Wrens Nest, Chapel End, Broxton	Erection of 1 no. detached dwelling house
UTT/20/1900/FUL	Crouchmead Bungalow, Lower Road, Little Hallingbury	Demolition of existing dwelling and erection of 2 no. 4 bedroom dwellings
UTT/20/2861/FUL	Millfield Cottage, Browns End Road, Broxton	Erection of 1 no. detached dwelling
UTT/20/0083/FUL	Elmswood, Brick End, Broxton	1 no. Dwelling
UTT/20/0084/FUL	Elmswood, Brick End, Broxton	1 no. Dwelling
Source: UDC Planning Approvals		

Policy ENV12 Groundwater Protection and Additional Indicator: Flood Risk

- 5.13. This policy seeks to ensure that new developments do not result in the contamination of groundwater or surface water within the district. In this monitoring year there was one planning approval for new development within a designated groundwater protection zone (approvals for householder applications are excluded). This was for the redevelopment of an existing site within the urban area of Great Dunmow (UTT/19/1437/FUL). No concerns in relation to groundwater protection zones issues were raised.
- 5.14. The Environment Agency also reports on the number of planning applications it has objected to on water quality grounds, alongside flood risk grounds. It is

considered useful to monitor the number of applications that give rise to flood risk concerns as an additional indicator for the Local Plan environment objectives. In this monitoring year, the Environment Agency objected to a total of 8 applications on flood risk (6 applications) or water quality grounds (2 applications). Three of those objections were subsequently withdrawn following the submission of further information. No applications were granted planning permission contrary to Environment Agency advice on water quality or flood risk.

Table 15: Summary of Planning Applications the subject of Environment Agency objections			
Planning Reference	Proposal	Reason for Objection	Outcome
UTT/20/0428/PAQ3	Prior Notification of change of use of agricultural building to 3 no. dwellings	Flood Risk	Refused 17.04.2020 on flood risk grounds
UTT/20/0520/OP	Outline application for the erection of 1 no. dwelling and formation of new access with all matters reserved except access	Flood Risk	Granted 30.07.2020. Flood Risk objection withdrawn following submission of further information
UTT/20/0667/FUL	Erection of 6 no. dwellings including widening of existing bridge	Flood Risk	Refused 30.06.2020 and Appeal Dismissed 15.01.2020. Both partly on flood risk grounds
UTT/20/2058/HHF	Replacement and relocation of footbridge	Flood Risk	Awaiting determination
UTT/20/2014/FUL	Like-for-like replacement of the pedestrian footbridge within	Flood Risk	Withdrawn 04.01.2020

Table 15: Summary of Planning Applications the subject of Environment Agency objections			
Planning Reference	Proposal	Reason for Objection	Outcome
	the curtilage of the Mill House		
UTT/20/2418/FUL	Erection of 3 no. dwellings with associated parking and creation of 2 no. vehicular accesses	Flood Risk	Refused 29.12.2020 and Appeal Dismissed 01.12.21. Both partly on sustainable drainage grounds
UTT/20/1643/FUL	Erection 11 no. dwellings including alterations to existing access, formation of new internal road, landscaping and associated infrastructure	Water Quality	Refused 02.03.2021. Appeal Dismissed 04.10.21. Water Quality objection withdrawn following submission of further information
UTT/20/2318/FUL	Defective Septic Tank serving No. 3 to 7 Pond Cross Farm to be made redundant and filled. New Conder CSAF 35 packaged sewage treatment plant to be installed along with new associated effluent pumping station	Water Quality	Granted 27.01.2021. Water Quality objection withdrawn following submission of further information
Source: Environment Agency, Flood Risk and Water Quality Objections, April 2016-March 2021 (September 2021) and Uttlesford District Council planning applications (December 2021)			

Policy ENV13 Exposure to Poor Air Quality

- 5.15. This policy prohibits new development that would result in end users being exposed on an extended long-term basis to poor air quality outdoors near ground level, with a focus upon the designated poor air quality areas near the M11 and the new A120. Since the Local Plan (2005) was adopted, the Council has also declared an Air Quality Management Area (AQMA) at Saffron Walden; it is considered useful to monitor progress in relation to this AQMA in addition to the Local Plan (2005) indicators.
- 5.16. In this monitoring year there was only one approval for a site which was partly within a designated poor air quality area, as summarised in the table below (approvals for householder applications are excluded). Most of this proposal lay outside the relevant zone and was therefore considered acceptable on air quality grounds. There were 3 planning approvals that were in proximity to the AQMA at Saffron Walden, but none located within the AQMA boundary (UTT/17/2832/OP, UTT/19/2875/FUL, UTT/20/0842/FUL). These were all subject to conditions related to mitigating adverse impacts upon air quality and the AQMA e.g., installation of electric vehicle charging points and use of low emission vehicles. In relation to UTT/17/2832/OP there was a need for a spine road (connected to other surrounding sites) to mitigate potential adverse impacts.

Table 16: Summary of planning approvals within poor air quality areas			
Planning reference	Site address	Proposal	Relevant poor air quality zone
UTT/20/2577/FUL	Romans, Wrights Green, Little Hallingbury	Demolition of existing annexe building and erection of 3-bedroom dwelling house with associated parking and landscaping. Erection of cartlodge for Romans.	Part of site within 100metres of M11
Source: UDC Planning Approvals			

- 5.17. Uttlesford District Council has statutory duty to monitor local air quality within the district and to determine whether the nationally prescribed Air Quality Objectives (in terms of the levels of concentration of specified pollutants) are likely to be achieved or exceeded (i.e., not achieved). The Council publishes the findings in its Air Quality Annual Status Report. The most recent report was published in August 2021 for the year 2020.
- 5.18. The report notes that Uttlesford is largely rural in character with the principal town of Saffron Walden as its main centre. The district is dissected by the M11 motorway and A120 trunk road which support Stansted International Airport in the south of the district. Traffic emissions are the most significant source of air pollution and at Saffron Walden, the historic layout of the town results in problems with traffic flow and congestion, particularly at peak times.
- 5.19. The report sets out the following key findings:
- In 2020, Uttlesford District Council measured no exceedances of the Air Quality Objectives.
 - Measured air pollution in 2020 has reduced significantly from previous years due to Covid-19 related national lockdowns and regional tiered restrictions because of the reduced traffic movements
 - There are no new developments that will have a significant impact on air quality.
 - There is one AQMA within Saffron Walden town centre, declared for Nitrogen Dioxide annual mean exceedances. However, for the fourth year running no exceedances have been measured. This gives the Council grounds to examine whether the AQMA can be revoked.

6. HOUSING

Key Findings

- **Local Plan (2005):** Housing delivery fell slightly short in relation to the total housing and affordable housing requirements (2000-2011). However, the targets in relation to the proportion of housing delivered on previously developed land and the preferred housing mix were both exceeded.
- **Post-2011 Housing Supply and Delivery:** completions have fallen below the local housing need requirements in 2019/20 and 2020/21 in part due to the COVID-19 pandemic and associated national/regional lockdowns. There have been an additional 1,765 affordable homes provided (2011-2021). In 2020/21, 33% of the total dwelling completions (gross) were on previously developed land. Monitoring demonstrates that dwellings of 3 bedrooms or less continue to form an important part of the overall housing mix.
- **Housing Delivery Test:** total housing completions in the district over the last three years have been in line with requirements, with 99% of the housing requirement being delivered (taking account of the impacts of the COVID-19 pandemic and associated national/regional lockdowns).
- **Five-Year Housing Supply:** the Council cannot demonstrate a five-year housing land supply; there is currently 3.52 years of housing land supply.
- **Housing for Older and Disabled Persons:** there have been several communal accommodation developments completed and committed since 2011/12, primarily for new care homes or extensions to existing care homes.
- **Gypsy and Travellers:** anticipated needs for additional pitches up to 2033 have been met to date with 2 pitches delivered. There is a five-year land supply of pitches.
- **Self-Build and Custom Build:** delivery in the district has met the demand for self and custom build plots in all the relevant monitoring base periods to date.

6.1. This section monitors performance against the Local Plan (2005) housing objectives and policies. The AMR (2014) identified that in relation to the plan period up to 2011 the relevant targets for the Local Plan policies had not been met in full. This AMR continues to monitor overall performance in relation to the Local Plan (2005) housing policies and objectives having regard to monitoring information post-2011. Other key matters are also monitored e.g., five-year housing land supply requirements and Housing Delivery Test.

Table 17: Housing- Performance indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
H1 Housing development	Volume, location and rate of housing provision monitored annually. Location will include use of previously developed sites.	Net dwelling stock increase of 4,620 (2000 to 2011).	Target not met (up to 2011). 4,559 dwellings completed. Shortfall of 61 dwellings.
		40% on previously developed land over plan period (PDL).	Target met (up to 2011). 52% on PDL. Negative trend in 2020/21. 33% on PDL.
	Additional Indicator: Post-2011 Housing Supply and Delivery.	Standard method for calculating local housing need (2018 onwards).	Target partially met. Completions have fallen in 2019/20 and 2020/21 due to the COVID-19 pandemic.



Table 17: Housing- Performance indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
H9 Affordable Housing	Amount of affordable new homes provided, and proportion of the total dwelling completions each year that are affordable.	980 homes between 2000 and 2011.	Target not met (up to 2011). 883 affordable dwellings completed. Shortfall of 97 dwellings.
	Additional Indicator: Post-2011 Affordable Housing Delivery	-	Positive trend. 1,765 affordable homes delivered 2011-2021.
H10 Housing Mix	Number and proportion of new homes built with no more than three bedrooms.	1,000 homes between 2000 and 2011	Target met (up to 2011) 2,656 dwellings completed with 3 or less bedrooms up to 2011. Dwellings of 3 bedrooms or less continue to form important part of the overall housing mix post-2011.
-	Additional Indicator: Housing Delivery Test	95% of housing requirement delivered	Target met. 99% delivered.

Table 17: Housing- Performance indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
-	Additional Indicator: Five Year Housing Land Supply	Five Year Housing Land Supply	Target not met. 3.52 year housing land supply.
-	Additional Indicator: Housing for Older and Disabled Persons	-	Positive trend. Additional provision of primarily care home spaces.
-	Additional Indicator: Gypsy, Traveller and Travelling Showpeople Provision	Unknown (those for whom it is unknown if they meet the PTTS definition): The maximum need to 2033 is for 8 pitches, however, the most likely need is for 1 pitch. For Gypsies & Travellers who do not meet the PTTS definition: The projected need to 2033 is for 10 pitches (and potentially up to 17 pitches taking account of unknown demand).	Target met. 2 pitches have been provided. These pitches should be provided for within the overall housing allocation.
-	Additional Indicator: Self and Custom Build Provision	Demand as evidenced via Self and Custom Build Register to be met.	Target met. Demand met in all the monitoring base periods to date.

Adopted Local Plan 2005 – Performance indicators and Targets*Policy H1 Housing Development and Policy H9 Affordable Housing*

- 6.2. The targets for housing provision in the district set out in the Local Plan (2005) are based upon the Essex and Southend on Sea Structure Plan. Policy H1 proposed the development of 5,052 dwellings for the period 2000-2011 via a series of site allocations and other sources of housing land supply. This was to meet a target of 4,620 additional dwellings (net). Policy H9 requires 40% affordable housing contributions to deliver 980 affordable dwellings for the period 2000-2011. The table below indicates that housing delivery performance has fallen below the relevant targets, but not significantly.
- 6.3. Around 99% of the overall housing requirement has been delivered, with a slight shortfall of 61 dwellings (2000-2011). There was also a slight shortfall of 97 dwellings in relation to the affordable housing requirement (2000-2011); around 90% of the affordable housing requirement has therefore been delivered. However, the Local Plan target in relation to the proportion delivered on previously developed land (PDL) was exceeded with 52% of new developments occurring on brownfield sites versus a 40% policy requirement over the plan period (see the table below for summary).

Table 18: Net Additional Dwellings and Affordable Housing (2000 – 2011)					
Year	Target	Total Dwellings*		Dwellings on PDL	Affordable Dwellings**
2000/2001	420	224	x	150	54
2001/2002	420	201	x	N/A	62
2002/2003	420	430	✓	280	6
2003/2004	420	363	x	173	49
2004/2005	420	382	x	166	38
2005/2006	420	601	✓	340	226

2006/2007	420	372	x	229	10
2007/2008	420	585	✓	327	47
2008/2009	420	485	✓	178	143
2009/2010	420	567	✓	178	108
2010/2011	420	349	x	87	140
TOTAL	4620	4559		2108	883
Source: UDC Annual Residential Land Surveys					

*Figures derived from DLUHC Net Additional Dwellings Live Table 122 (November 2021), which provides updated net dwelling completions from those previously published in the last available AMR for Uttlesford District (2014). Update based on 2011 Census.

** Figures derived from DLUHC Affordable Housing Supply Statistics (November 2021), which provides updated affordable housing completions from those previously published in the last available AMR for Uttlesford District (2014)

Policy H10 Housing Mix

- 6.4. This policy seeks to secure an appropriate housing mix in terms of the number of bedrooms. Developments are required to include an element of smaller market housing (2 and 3-bedroom properties). The Local Plan (2005) target up to 2011 was exceeded (1,000 dwellings to be 3 bedrooms or less), as summarised in the table below.

Table 19: Proportion of new dwellings with 3 or less bedrooms (2000-2011)		
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
2000-2011	2,656	
Source: UDC Annual Residential Land Surveys		

Additional Indicator: Post-2011 Housing Supply and Delivery

- 6.5. The table below sets out the rates of housing delivery since 2011. The Local Plan (2005) housing targets are not applicable post-2011. Since 2018, the Council has been required to use the nationally prescribed standard method for calculating local housing need (as a minimum figure) in identifying its housing requirement; this will apply in respect of determining the emerging Local Plan housing requirements for 2020-2040. The local housing need requirement is currently calculated as 701 dwellings per annum (for 2021/22 as of 1st April 2021)⁷. Since 2018, the local housing need figure has remained broadly the same (ranging from the current 701 dwellings and to up to 723 dwellings in 2018/19. It was 715 dwellings in 2019/20 and 706 dwellings in 2020/21).
- 6.6. For 2019/20 and 2020/21 there was a notable fall in the levels of housing delivery compared to previous years, which can be attributed to the effects of the COVID-19 pandemic and associated national/regional lockdowns. Housing delivery in these individual years fell below the minimum local housing need requirements (calculated by the national standard method, as detailed above).⁸

⁷ The Councils' Five Year Housing Land Supply Statement (December 2021) provides further details on the calculation of the local housing needs in accordance with national planning policy and guidance.

⁸ For the purposes of the Housing Delivery Test, the housing need requirements for the previous 3 years were reduced. See the Housing Delivery Test section for further detail.

- 6.7. The Council is currently preparing a Housing Needs Assessment to support the emerging Local Plan which will consider the appropriateness of the local housing need figure taking account of national planning policy and guidance. It will also consider the local affordable housing and overall housing mix needs. This will be used to inform the emerging Local Plan policies and associated future monitoring.

Table 20: Net Additional Dwellings and Affordable Housing (2011-2021)*				
Year	Total Dwellings	Communal accommodation	Total Delivery	Affordable Dwellings**
2011/2012	521	-62	486	112
2012/2013	540	0	540	114
2013/2014	390	192	494	84
2014/2015	465	0	465	110
2015/2016	554	-4	551	193
2016/2017	722	10	727	272
2017/2018	966	0	966	104
2018/2019	981	0	981	376
2019/2020	497	40	519	348
2020/2021	362	0	362	52
Total 2011/12-2020/21	5,998	176	6,091	1,765
Source: UDC Annual Residential Land Surveys and Five-Year Housing Land Supply (December 2021)				

* Communal Accommodation in this table represents the unadjusted completions total. Total Delivery consists of the Total Dwellings plus the adjusted Communal Accommodation total. In line with national policy and guidance (see Housing Delivery Test Rule Book) the Council applies a ratio to the unadjusted Communal Accommodation total to give an adjusted Communal Accommodation total which can be counted towards the housing delivery total.

** Figures derived from DLUHC Affordable Housing Supply Statistics (November 2021), bar 2020/2021 which is amended to reflect local monitoring information.

6.8. In this monitoring year, 121 dwellings have been completed on previously developed land which represents 33% of the total dwelling completions (gross) in 2020/21. Since 2011/21, the average proportion of total dwelling completions (gross) on previously developed land has been just under 40% (at around 39%). The Local Plan (2005) set a target of 40% of all dwellings to be on previously developed land (up to 2011).

Table 21: Proportion of dwellings built on previously developed land (2011-2021)		
Year	Number of dwellings (gross)	Proportion of total dwelling completions (gross)
2011/12	254	47%
2012/13	412	69%
2013/14	119	28%
2014/15	147	28%
2015/16	256	42%
2016/17	343	46%
2017/18	346	33%
2018/19	321	32%
2019/20	158	32%
2020/21	121	33%
Source: UDC Annual Residential Land Surveys		



- 6.9. In terms of the housing mix, the table below summarises delivery of dwellings with 3 bedrooms or less. The monitoring demonstrates dwellings with 3 bedrooms or less continue to form an important part of the overall housing mix.

Table 22: Proportion of new dwellings with 3 or less bedrooms (2011-2021)		
Year	No of completed dwellings with 3 or less bedrooms (gross)	% of completed dwellings with 3 or less bedrooms (gross)*
2011-12	304	58%
2012-13	393	73%
2013-14	214	50%
2014-15*	154	91%
2015-16	193	62%
2016-17	211	74%
2017-18	312	76%
2018-19	307	75%
2019-20	166	72%
2020-21	187	72%
Source: UDC Annual Residential Land Surveys		

**Figures from 2014/15 onwards only take account of dwellings on sites that have started and completed within the monitoring year i.e., where there were no completions on site in previous years and/or there are no dwellings outstanding to be completed in future monitoring years. This typically means that completions on larger sites within the monitoring year are not included in the totals from 2014/15 onwards. Previous years 2011/12-2013/14 take account of total dwelling completions. Future AMRs will keep the current approach under review.*

- 6.10. As part of the Councils' Five-Year Housing Land Supply Statement a housing trajectory for the emerging Local Plan period up to 2040 is provided. This is summarized in the table below. The current housing land position for up to 2040 does not currently take account of any future commitments that may come forward via the emerging Local Plan i.e., draft site allocations.

Table 23: Summary of housing trajectory (2021-2040)		
Year		Estimated completions from commitments (sites with full and/or outline planning permission) and windfall allowance
1	2021/22	406
2	2022/23	621
3	2023/24	668
4	2024/25	479
5	2025/26	418
Years 1-5 total		2,592
6	2026/27	344
7	2027/28	295
8	2028/29	269
9	2029/30	251
10	2030/31	239
11	2031/32	209
12	2032/33	199
13	2033/34	143

Table 23: Summary of housing trajectory (2021-2040)		
Year		Estimated completions from commitments (sites with full and/or outline planning permission) and windfall allowance
14	2034/35	114
15	2035/36	114
16	2036/37	114
17	2037/38	114
18	2038/39	114
19	2039/40	114
Years 6-19 total		2,633
TOTAL (2021-2040)		5,225
Source: UDC Five Year Housing Land Supply Statement (December 2021)		

Additional Indicator: Housing Delivery Test

- 6.11. In 2018 the Government introduced a Housing Delivery Test (HDT); this is a test that assesses housing delivery within individual local authorities over the last three years (on an annual basis). The most recent HDT (for the year 2021) was published on the 14th January 2022. The assessment calculates that the district has delivered 99% of its housing requirements. This means that no further action is needed i.e., the Council does not have to produce an 'action plan' to address under delivery as it has delivered more than 95% of its housing requirement.
- 6.12. It should be noted that for the 2021 measurement, there is a reduction in the period for measuring the total homes required. Usually this would be

measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year and an 11-month has been used for the 2019/20 monitoring year. This is to account for the disruption to housing delivery and monitoring caused by the COVID-19 pandemic and associated lockdowns.

- 6.13. The HDT assessment shows that the levels of housing delivery in the district for 2019/20 and 2020/21 did not meet these reduced requirements (requirement of 654 dwellings in 2019/20 and 470 dwellings in 2020/21). However, delivery exceeded requirements for 2018/19 (981 dwellings delivered against a 723 dwellings requirement).

Additional Indicator: Five Year Housing Land Supply (5YHLS)

- 6.14. The Council publishes annually its Five-Year Housing Land Supply (5YHLS) Statement to monitor the latest position. This was published in December 2021 using data as of 1st April 2021. It applies to the period 2021/22 (Year 1) – 2025/26 (Year 5).
- 6.15. The below table summarises the Council's 5YHLS as of 1st April 2021 based on the target of 701 dwellings per annum. This is derived from the standard method for calculating local housing need in line with national planning policy. As outlined above, the adopted Local Plan (2005) housing targets only apply up to 2011 and are therefore no longer relevant. A 5% buffer is added to the five-year requirement to ensure choice and competition in the market for land, in line with national planning policy.
- 6.16. Based upon these calculations the Council cannot demonstrate a five-year housing land supply. There is a 3.52-year housing land supply and a deficit of 1,088 dwellings. Full details of the sites that make up the five-year housing land and the associated housing trajectory are available separately in the Five-Year Housing Land Statement.⁹

⁹ [Housing Trajectory and Five-Year Land Supply - Uttlesford District Council](#)



Table 24: Five Year Housing Land Supply Calculation			
			Supply from sites with planning permission + windfall allowance only
(a)	Annual target		701
(b)	Target years 1-5	(a) x 5	3,505
(c)	5% of target	(b) x 0.05	175.25
(d)	Overall target	(b) + (c)	3,680
(e)	Supply		2,592
(f)	% of overall target	$[(e) / (d)] \times 100$	70.43%
(g)	Supply in years	$(e) / [(d) / 5]$	3.52 years
(h)	Deficit / Surplus	(e) – (d)	- 1,088
Source: UDC Five Year Housing Land Supply Statement (December 2021)			

Additional Indicator: Housing for Older and Disabled Persons

- 6.17. As part of the housing delivery and supply monitoring, the Council identifies communal accommodation which has been delivered to date and is committed for future development. The table below provides a summary of the relevant communal accommodation developments for older and/or disabled persons undertaken since 2011/12 (providing a net gain in accommodation) and future commitments to date.

Table 25: Communal accommodation completions and commitments since 2011/12*				
Reference	Address	Capacity	Status	Facility
UTT/13/0683/REN	Glendale Residential Home, Felsted	4	Completed	Care Home
UTT/08/2001/FUL UTT/14/0394/FUL	Moat Cottage, Dunmow Road, Great Easton	72	Completed	Care Home
UTT/17/2091/FUL	Falcon House, Little Hallingbury	6	Completed	Care Home
UTT/17/1561/DFO	Land At Bury Water Nurseries, Whiteditch Lane, Newport	40	Completed	Care Home
UTT/1512/10/REN	Hatherley Care Home, Saffron Walden	10	Completed	Care Home
UTT/13/3467/OP	Land South of Radwinter Road, Saffron Walden	72	Outline planning permission	Extra care

Table 25: Communal accommodation completions and commitments since 2011/12*				
Reference	Address	Capacity	Status	Facility
UTT/0310/12/FUL	Former Braefield Precision Engineers Ltd, High Lane, Stansted Mountfitchet	60	Completed	Care Home
UTT/19/1437/FUL	77 High Street, Great Dunmow	29	Under Construction	Retirement Living (Category II Sheltered Housing)
Source: UDC Five Year Housing Land Supply Statement (December 2021) Housing Trajectory				

**Excludes development at Barnetson Court, Great Dunmow (UTT/12/1519/FUL) which resulted in loss of 16 units.*

Additional Indicator: Provision for Gypsies, Travellers and Travelling Showpeople

- 6.18. In partnership with Council's across Essex, Southend-on-Sea and Thurrock a Gypsy and Traveller Accommodation Assessment (GTAA) was published in January 2018. The baseline for the assessment of need is September 2016.
- 6.19. The GTAA concluded that there were no needs for travelling showpeople provision for the period 2016-2033. In relation to Gypsies and Travellers, the GTAA identified the following needs, according to the national planning definition of travellers within Planning Policy for Travellers (2015):

- Meet the definition:
 - Known (interviewed): No additional pitches in Uttlesford over the period from 2016 to 2033 for Gypsy & Traveller households that meet the planning definition
 - Unknown (not interviewed): up to 8 additional pitches may be needed for Gypsy & Traveller households that may meet the planning definition. However, applying the national rate of 10%¹⁰ to 'unknown' Gypsy and Travellers who meet the planning definition means that it is most likely that only 1 Gypsy and Traveller pitch should be provided for.
- Do not meet the definition (do not travel): 10 additional pitches for Gypsy & Traveller households that do not meet the planning definition. If the potential need from 90% of unknown households is added to this total the need for non-Travelling households could rise to 17 additional pitches. This need should be addressed in the overall housing requirements and allocations for the district.

Table 26: Summary of Gypsy and Traveller Likely Needs up to 2033			
Gypsies and Travellers	GTAA	SHMA	Total
Meet Planning Definition (+ 10% Unknown)	1	0	1
Not meeting Planning Definition (+ 90% Unknown)	0	17	17
Total	1	17	18

6.20. The Council monitors additional pitches granted permission since 2017 and provides updates on the latest position via its annual Gypsy and Travellers Five-Year Housing Land Supply Statement (published most recently in December 2021). The table below provides a summary of the latest land supply position (as of December 2021). Full details of the current land supply position are available in the Gypsy and Travellers Five-Year Housing Land Supply Statement (2021).¹¹

¹⁰ As identified by ORS in the GTAA (2018)

¹¹ [Housing Trajectory and Five-Year Land Supply - Uttlesford District Council](#)

Table 27: Summary of Gypsy and Traveller Provision to date						
YEAR	16/17	17/18	18/19	19/20	20/21	21/22
Pitches permitted & delivered		1				6**
Pitches permitted					1	
Lost pitches					-4*	
Source: UDC Gypsy and Travellers Five-Year Housing Land Supply Statement (December 2021)						

* G&T families will move to bricks and mortar, and will no longer meet the planning definition

** Pitches on Land to the North of Birchanger Lane, Birchanger, CM23 5QA – additional need for unknown Gypsy and Traveller need. 6 pitches, each with no more than 3 caravans per pitch. In the greenbelt. Known travellers.

6.21. With regard to provision for Gypsies & Travellers who meet the PTTS definition:

- Known: There was no projected need to 2033 and no pitches have been provided as of December 2021
- Unknown: The maximum projected need to 2033 is for 8 pitches, however, the most likely projected need is for 1 pitch. As of December 2021, 2 pitches have been provided, therefore the most likely need has been exceeded. Four Gypsy and Traveller households will move into bricks and mortar and will then have settled status.

6.22. In respect of the 6 additional pitches provided at Birchanger, this is identified as a windfall site because it is not listed in the surveyed sites within the GTAA (2018).

6.23. For Gypsies & Travellers who do not meet the PTTS definition, the projected need to 2033 is for 10 pitches (and potentially up to 17 pitches taking into account residual unknown needs). These pitches should be provided for within the overall housing allocation.

Additional Indicator: Self-Build and Custom Build Housebuilding

- 6.24. As required by the Self-build and Custom Housebuilding Act (2015), the Council has formally held a Self-build and Custom Housebuilding Register since April 2016. This is a register of individuals or groups of individuals who are seeking to acquire serviced plots of land in the district to build their own houses.
- 6.25. The Act (as amended by the Housing and Planning Act, 2016) places two further duties on the Council:
- A duty to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions; and
 - A duty to grant, within three years, 'suitable development permission' to enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area.
- 6.26. In accordance with the Self-build and Custom Housebuilding Regulations (2016), Uttlesford District Council introduced a local connection test in December 2020. This means that the Councils' register is split into 2 parts, with individuals/associations with a local connection on Part 1 and all other individuals/associations on Part 2 of the register. The 'duty to grant planning permission' described above only applies to Part 1 of the register.
- 6.27. In order to help fulfil the above duties, the Council publishes a Self-Build and Custom Housebuilding Progress Report annually. The latest report was published in December 2021 for the relevant monitoring base periods to date¹². The relevant reported base periods for this AMR are 1st April 2016-30th October 2016 (first base period); 31st October 2016-30th October 2017 (second base period); and 31st October 2017-30th October 2018 (third base period). In line with the duty to grant planning permission within three years, the Council should have met the demand for the first base period by 31st October 2019; the second base period by 31st October 2020; and the third base period by 31st October 2021.
- 6.28. The report sets out that the Council has met (and exceeded) demand for the first, second and third base periods via the granting of suitable planning permissions for self-build/custom build and single dwelling plot proposals. For

¹² [Uttlesford self-build and custom housebuilding register - Uttlesford District Council](#)



the most recent third base period, the Council permitted sufficient suitable plots (336 in total) to meet the demand identified on the Part 1 register (14 entries) and the Part 2 register (30 entries).

Table 28: Summary of Self and Custom Build Demand and Provision		
Base period	Number of new entries on register in the base period	Number of serviced plots permitted
First (1 st April 2016-30 th October 2016)	30 (12 on Part 1 and 18 on Part 2)	532
Second (31 st October 2016-30 th October 2017)	72 (71 individuals and 1 group) (26 on Part 1 and 46 on Part 2)	370
Third (31 st October 2017-30 th October 2018)	44 individuals (14 on Part 1 and 30 on Part 2)	336
Source: UDC Self and Custom Build Progress Report (December 2021)		

7. LOCAL PLAN POLICY: LEISURE AND CULTURAL PROVISION

Key Findings

- Local Plan (2005) and Post-2011:** There have been no planning approvals on protected open spaces in 2020/21. There have been no new leisure and cultural facilities completed within the current monitoring year. There are several outstanding proposals yet to be completed. There have been no relevant applications refused in the current monitoring year.

7.1. This section monitors performance against the Local Plan (2005) leisure and cultural objectives and policies and considers monitoring information for the post-2011 period. The AMR (2014) identified that the policy targets for the period up to 2011 had been met. This section considers the provision of new facilities and the loss of any facilities for the current monitoring year.

Table 29: Leisure and Cultural Provision- Performance Indicators and Targets

Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
LC1 Loss of Sports Fields and recreational facilities	Number and type of developments permitted on sports fields and recreation facilities.	No departures from the Plan.	Target met. No planning approvals on protected open spaces in 2020/21.
LC3 Community Facilities	Number and type of facilities permitted each year	No appropriate development refused	Target met. No applications refused in 2020/21. Outstanding approval for replacement village hall.

Table 29: Leisure and Cultural Provision- Performance Indicators and Targets

Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
LC4 Provision of outdoor sport and recreational facilities beyond settlement boundaries	Number, type and location of new facilities	No appropriate development refused	No relevant applications in 2020/21.
LC5 Hotels and Bed & Breakfast accommodation	Number, type and location of new facilities permitted	No appropriate development refused	Target met. No applications refused in 2020/21. Outstanding approvals for new provision.

Adopted Local Plan 2005 – Performance indicators and Targets

Policies LC1, LC3, LC4 and LC5

- 7.2. Policy LC1 seek to protect against the loss of sports and recreational facilities within the district (a number of the ‘Protected Open Spaces’ designated on the policies map are playing pitches). Policy LC3 supports the provision of appropriate community facilities, including in the rural areas. Policy LC4 supports the provision of appropriate sport and recreation facilities via extensions to or additional facilities at existing sports and leisure centres or school sites with potential for dual school and community use, including in the rural areas. Policy LC5 seeks to support the tourist economy with a positive approach towards the provision of new hotel and B&B accommodation.
- 7.3. There have been no planning approvals on protected open spaces in this monitoring year. There have been no new community facilities, sport and recreation facilities or hotel/bed and breakfast facilities completed in the current monitoring year. This is with regards to ‘standalone’ facilities e.g., schemes which do not form part of a wider residential development. In terms

of outstanding planning permissions, there are several proposals for new leisure and cultural facilities as detailed in the table below.

Table 30: Summary of outstanding leisure and cultural facilities (as of 1st April 2021)		
Planning Reference	Site	Proposal
UTT/20/1718/FUL	The Fighting Cocks Mutlow Hill Wendens Ambo Saffron Walden	Proposed extensions to public house to form restaurant, holiday lets/bed and breakfast accommodation, lobby, new kitchen, lavatories and store. Conversion of first floor of public house to 4 no. ensuite bedroom units.
UTT/19/1622/FUL	Roverdene Parsonage Road Takeley	Change of Use from dwelling (C3 Use) to B&B accommodation (C1 Use)
UTT/20/0376/FUL	Village Hall and Shop, Mill Road, Debden	Proposed demolition of existing village hall and erection of new village hall

8. LOCAL PLAN POLICY: RETAILING AND SERVICES

Key Findings

- Local Plan (2005):** The targets set out in the Local Plan (2005) have been achieved. Local Plan (2005) allocations involving an element of retail have been delivered. From 2006 to 2011, there was no decrease observed in the number of retail and service units in the town and local centres. Post-2011, the number of retail and service units in the town and local centres has remained the largely the same, with some increases observed (2010-2021).
- Vacancy rates:** Vacancy rate changes have varied for the town and local centres but remain below the UK average, bar for Saffron Waldon which has experienced an increase since 2010 and the vacancy rate is now slightly above the national average (for 2021).
- Emerging Local Plan and Post-2011 Land Supply:** The evidence base for the emerging Local Plan suggests that there is unlikely to be significant demand for additional, new retail and leisure floorspace going forward, other than perhaps for convenience floorspace. Monitoring post-2011 demonstrates there has been a slight increase in town centre uses floorspace in the district. However, there has been a negative trend of a loss of floorspace in more recent years.

- 8.1. This section monitors performance against the Local Plan (2005) retail and services objectives and policies and considers monitoring information for the post-2011 period. Regard is had to the emerging Local Plan evidence base in terms of future growth requirements. The latest position with regards to the retail and services land supply (completions and planning permissions) is assessed.



Table 31: Retailing and Services- Performance Indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
RS2 Town and Local Centres	Amount and location of retailing and services monitored annually	No net loss of retailing and services in identified settlements	<p>Target met (up to 2011) and positive trend post-2011</p> <p>No significant decreases in the number of retail and service units across the town and local centres with some increases observed (up to 2011 and between 2010-2021).</p> <p>Local Plan (2005) allocations have been delivered.</p>
RS3 Retention 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.	<p>No losses of rural services identified via planning applications/ completions in the monitoring year (positive trend).</p> <p>Assessments of current facilities identify variations in provision across the district (no trend).</p>
-	Additional Indicator: Town Centre Use Floorspace Supply post-2011	-	<p>1,296sqm of additional A1/A2 floorspace since 2011 (positive trend). However, there has been a negative trend of a loss of floorspace in more recent years.</p>

Adopted Local Plan 2005 – Performance indicators and Targets*Policy RS2 Town and Local Centres*

- 8.2. This policy seeks to sustain the vitality and viability of the identified town and local centres. Town and Local Centres have been identified in the Local Plan (2005) as:
- Saffron Walden
 - Great Dunmow
 - Stansted Mountfitchet
 - Thaxted
- 8.3. The AMR (2014) reported on the number of retail and service units and vacancy rates, as observed by town centre surveys from 2006. This identified that between 2006 and 2011 there was no decrease in the number of units within the identified town and local centres and most of the centres experienced an increase in the number of units. There were some increases in vacancy rates observed. The table below summarises the findings for up to 2011.

Table 32: Summary of Town and Local Centre Health Checks (2006 and 2011)				
Town/Local Centre	No of Units (2006)	No of Units (2011)	Vacancy rate (2006)	Vacancy rate (2011)
Saffron Waldon Town Centre	178	194	4%	6%
Great Dunmow Town Centre	90	96	3%	4%
Stansted Mountfitchet Local Centre	44	43	5%	12%
Thaxted Local Centre	18	24	0%	0%
Source: UDC Authority Monitoring Report (2014)				

- 8.4. As part of the emerging Local Plan evidence base, the Council has recently published a draft version of an up-to-date assessment of retail needs. The Uttlesford Retail Capacity Study (Nexus Planning, November 2021) provides a 'health check' of the town and local centres, which includes the number of units and vacancy rates (as of August 2021). These are compared to the health check assessments undertaken in 2010 to consider trends in terms of losses and gains of retail and service units. The tables below summarise the changes between 2010 and 2021 and provide a summary of the key findings from the 2021 health check assessments.

Table 33: Summary of Town and Local Centre Health Checks (2010 and 2021)				
Town/Local Centre	No of Units (2010)	No of Units (2021)	Vacancy rate (2010)	Vacancy rate (2021) + or - UK average (12%)
Saffron Waldon Town Centre	194*	221	6.7%	14.5% (+)
Great Dunmow Town Centre	96	96	4%*	5.3% (-)
Stansted Mountfitchet Local Centre	43	51	4.7%	2% (-)
Thaxted Local Centre	24*	22	0%*	9.1% (-)

**All data taken from Retail Capacity Study (2021) bar these figures which are not available in the study and are therefore taken from the AMR (2014)*

Table 34: Summary of Key Findings: Town and Local Centre Health Check (2021)	
Town/Local Centre	Key Findings for Unit Provision*
Saffron Waldon Town Centre	<ul style="list-style-type: none"> • Proportion of convenience goods units has remained consistent since 2010 and current provision is slightly below the UK average. • Proportion of comparison goods units has decreased since 2010, but current provision remains well above the UK average and represents the largest proportion of stores within the town centre. • There has been an increase in the proportion of service units (12% increase since 2010) but current provision remains slightly below the UK average. • Higher than UK average proportion of vacant units and the rate has significantly increased since 2010; although there are no areas of concentrated vacancies and there is evidence of several units being refurbished.
Great Dunmow Town Centre	<ul style="list-style-type: none"> • Proportion of convenience goods units has remained largely consistent since 2010 and current provision is in line with the UK average. • Proportion of comparison goods units has significantly decreased since 2010 and current provision is below the UK average. • There has been an increase in the proportion of service units (11.5% since 2010) and current provision is above the UK average. • Lower than UK average proportion of vacant units with only a small increase since 2010. There are no areas of particular concern.
Stansted Mountfitchet Local Centre	<ul style="list-style-type: none"> • Proportion of convenience goods units has fallen slightly since 2010 but current provision is above the UK average. • Proportion of comparison goods units has decreased since 2010 and current provision is below the UK average.



Table 34: Summary of Key Findings: Town and Local Centre Health Check (2021)	
Town/Local Centre	Key Findings for Unit Provision*
	<ul style="list-style-type: none"> • There has been an increase in the proportion of service units (23% since 2010) and current provision is above the UK average. • Lower than UK average proportion of vacant units with a decrease since 2010.
Thaxted Local Centre	<ul style="list-style-type: none"> • Proportion of convenience goods units is higher than the UK average. • Proportion of comparison goods units is below the UK average. • Proportion of retail and leisure services is above the UK average. • Lower than UK average proportion of vacant units.

** All data taken from Retail Capacity Study (2021). A health check for Thaxted was not undertaken in 2010, therefore the study does not provide comparative data.*

- 8.5. The health check monitoring demonstrates that there has not been any significant reduction in the number of retail and service units across the town and local centres (2010-2021). Increases in the number of units at Saffron Waldon and Stansted Mountfitchet can be observed. Vacancy rate changes have varied but apart from a significant increase in Saffron Waldon (which is now above the UK average) the remaining town and local centres have below UK average vacancy rates.
- 8.6. The health check monitoring illustrates that across all the town and local centres there has been a reduction in the proportion of comparison goods units and an increase in the proportion of service-based units. The proportion of convenience goods units has remained largely unchanged.
- 8.7. The following site allocations make provision for retailing in the Local Plan (2005). These have all been completed.



Table 35: Allocated Sites in the Local Plan (2005)	
Policy	Status
Policy GD2 – Land to the Rear of 37 – 75 High Street	Completed
Oakwood Park Local Policy 1	Completed
Policy SM3 – Site on corner of Lower Street and Church Road	Completed
Policy SM4/BIR1 – Rochford Nurseries	Completed
Takeley / Little Canfield Local Policy 3 – Priors Green	Completed

Policy RS3 Retention of retail and other services in rural areas

- 8.8. This policy seeks to ensure the retention of key retail and other services within the rural areas including shops, post offices, public houses, garages, doctor/dentist surgeries and village halls. Previous AMRs reported the results of the Rural Community Council of Essex’s Rural Services Survey (from 2008 and 2011). This has not however been refreshed since 2011.
- 8.9. As part of the emerging Local Plan evidence base, the Council has undertaken a TRACC Accessibility Analysis. This provides an indication of the potential accessibility of areas within the district to a range of facility types. It gives a high-level indication of areas that are not currently accessible, those that are highly accessible, and those areas in between. The assessment included GPs or health centres and ‘Retailers that sell fruit and vegetables’ as facility types. The analysis is available to view online¹³ and shows that all the Local Plan (2005) Key Rural Settlements (Elsenham, Great Chesterford, Newport, Takeley and Thaxted) have at least 1 of these retailers. There is more limited provision in the wider rural area. Of the Key Rural Settlements, only Takeley does not have a GP or health centre. There is a GP presence in the smaller rural settlements of Felstead, Hatfield Broad Oak and Hatfield Heath. Accessibility to all the facilities improves once walking and public transport catchments are taken into account.

¹³ [Uttlesford Accessibility Analysis \(arcgis.com\)](https://arcgis.com)

- 8.10. In addition to this TRACC Accessibility Analysis, the Council has also undertaken a recent survey of local facilities as part of the emerging Local Plan evidence base for infrastructure (Infrastructure Delivery Plan: Baseline Review of Infrastructure Context, December 2021). A summary of the relevant local facilities is contained in Appendix 4. This demonstrates that all the districts' villages have a community hall. However, the picture with regards to other facilities is more mixed, generally reflecting the size of the settlement/village. Food shops are the most prevalent across the district, followed by post offices; however, 12 of the districts' smallest settlements/villages do not have a food shop or post office.
- 8.11. Monitoring of planning permissions and completions for 2020/21 indicates that there have not been any losses of village facilities in this monitoring year. This does not though take account of any closures of facilities which have not subsequently been the subject of a planning application to date. There has been one additional farm shop/cafe provided in Henham (Cliffords Country Farm Shop- UTT/20/2017/FUL) in this monitoring year. The degree to which the loss and gains of village facilities can be monitored via planning permissions and completions going forward will need to be kept under review considering the recent changes to the use class order (see further detail below under 'Additional Indicator: Town Centre Uses floorspace supply post-2011.')

Emerging Local Plan Evidence Base

- 8.12. The Uttlesford Retail Capacity Study (Nexus Planning, November 2021) has been published outside the current monitoring year and is not being directly monitored against at present; however, it provides up-to-date information on the future retail growth requirements for the district.
- 8.13. The report recommends that the district might benefit from a further main food store. The analysis indicates that there is capacity for between 4,200 – 6,100 sqm of net convenience floorspace over the period to 2025. It recommends that the Council seeks to identify a suitable site in, or on the edge of, Great Dunmow Town Centre for the provision of a food store to address the needs of the resident population over the period to 2025 and beyond.
- 8.14. Given the macro-economic conditions and retails trends towards online shopping, the forecasts indicate a negative floorspace capacity up to 2030 for comparison goods. On this basis, the report recommends that that the Council do not allocate any floorspace for additional comparison goods provision;



policy should focus on preserving and enhancing the existing floorspace in town centres.

- 8.15. In relation to the food/beverage sector the report identifies that there is a relatively small quantum of floorspace capacity required (1,140 sqm by 2030). However, the report also notes that given the effects of the pandemic there will be a quantum of vacant floorspace in this sector which can be used to accommodate new start-ups going forward. The report therefore recommends that no specific allocations are required in the Local Plan.
- 8.16. Considering this emerging evidence base it is apparent that there is unlikely to be significant demand for additional, new retail and leisure floorspace going forward other than perhaps for convenience floorspace. However, the monitoring of retail planning permissions and completions will continue to provide an up-to-date picture of the demand for any new floorspace as well as 'regenerated' floorspace i.e., redevelopment schemes to provide better quality accommodation.

Additional Indicator: Town Centre Use floorspace supply post-2011 (planning permissions and completions)

- 8.17. The Council monitors planning permissions for non-residential use annually for the relevant monitoring year (1st April to 31st March). 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 100m² (gross) are included in the monitoring (see the above 'Economy' section for further detail). This AMR monitors the availability of retail and service uses across the district, including within the town and local centres.
- 8.18. The Council has previously monitored use classes A1, A2, B1(a) and D2 as town centre use floorspace. A1/A2 use floorspace gains are summarised in the tables below. B1(a) use floorspace gains are recorded in the above 'Economy' section. There have been no substantial D2 use related developments within the town and local centres identified by the monitoring in recent years.
- 8.19. The Town and Country Use Classes Order (1987) (as amended) was updated on 1st September 2020. This revoked the former A class, B1(a) class and D class town centre uses and incorporated many of them into a new E use class. Some of these former town centre uses that are not covered by the E class use are now sui generis (e.g. drinking establishments and cinemas) or



fall within another new F use class.¹⁴ Following on from this, the Town and Country Planning (General Permitted Development) Order 2021 (Amendment No. 2 Order 2021) came into force on 1st August 2021 and introduced a wide range of changes to the General Permitted Development Order. Given that any changes between uses within the new E use class can generally be undertaken with the need for planning permission (unless restricted by planning conditions, for example) it may be difficult to accurately monitor the net loss and gains of different town centre floorspace uses within existing units via planning permissions going forward. This will be kept under review and explored further in the next AMR.

Table 36: Outstanding planning permissions for town centre use floorspace (2021) (net) (sqm)	
A1 & A2 (now E(a) and E(c))	-195
Source: UDC Annual Monitoring	

8.20. In addition to the above, there is 8,146sqm of floorspace outstanding for ‘mixed’ developments consisting of a range of uses including retail, financial and professional services, restaurants, cafes, business, health, and leisure facilities. A large proportion of this (6,978sqm) is attributed to one development (at Tri Sail Water Cycle, Elsenham- UTT/1473/11/FUL).

¹⁴ See [Use Classes - Change of use - Planning Portal](#)

Table 37: Completed town centre use floorspace 2011-2021 (net) (sqm)	
	A1 & A2 (now E(a) and E(c))*
2011/12	313
2012/13	0
2013/14	414
2014/15	0
2015/16	1,764
2016/17	-475
2017/18	634
2018/19	-578
2019/20	-427
2020/21	-349
TOTAL	1,296
Source: Essex County Council (up to 2014) and UDC (post 2014) Annual Monitoring	

**The Use Class Order changes only came into effect part way through the monitoring year (September 2020) therefore the monitoring for 2020/21 primarily reflects the previous A1/A2 use classes. There was one completion in this monitoring year for a mixed E class development for a café, shop and office (434sqm) which is not included in these totals.*

- 8.21. Overall, there has been an increase in town centre use floorspace since 2011, however a negative trend can be observed for more recent years with losses of A1/A2 floorspace. These losses have primarily been to residential and other commercial uses, including restaurants and leisure uses. A similar trend is observed in relation to the outstanding floorspace, with the expected loss due to changes to residential use.

9. LOCAL PLAN POLICY: TRANSPORT AND TELECOMMUNICATIONS

Key Findings

- **Local Plan (2005) and Post-2011:** There have been no planning applications or approvals for airport related car parking in 2020/21. Enforcement cases investigated in relation to airport parking have seen a reduction in recent years, which can most likely be attributed to the impacts of the COVID-19 pandemic on air travel.
- **Access to public transport:** TRACC Accessibility Analysis for the emerging Local Plan evidence base shows a large proportion of the district has access to a public transport stop with an hourly service within 40-minutes walking distance. Rural areas to the east and west do not have this access. Access to public transport stops with 4 services per hour is focused on a few larger settlements and their surrounds, with the rural areas of the district largely outside the 40-minute walking catchments to these stops.

- 9.1. This section monitors performance against the Local Plan (2005) transport and telecommunications objectives and policies and considers monitoring information for the post-2011 period. The AMR (2014) identified that the policy targets for the period up to 2011 had been met (including the delivery of safeguarded transport schemes set out in Policy T1). This section monitors progress in relation to airport-related car parking beyond the airport boundaries. Commentary is also provided on recent evidence related to public transport accessibility.

Table 38: Transport and Telecommunications- Performance Indicators and Targets			
Relevant Policy	Indicator of Policy Performance	Relevant Target	Comment
T3 Car Parking associated with development at Stansted Airport	Number of off airport car parking spaces	No associated car parking to be permitted beyond the airport boundaries	Target met (up to 2011 and for 2020/21) No planning applications/ approvals in 2020/21 for airport car parking. Reduction in enforcement cases investigated in 2020/21.
-	Additional Indicator: Access to public transport	-	A large proportion of the district has access to a public transport stop within 40-minutes walking distance. Rural areas to the east and west do not have this access.

Adopted Local Plan 2005 – Performance indicators and Targets

Policy T4 Car Parking associated with development at Stansted Airport

- 9.2. This policy sets out that proposals for car parking associated with any use at Stanstead Airport will be refused beyond the airport boundaries. In this monitoring year, no applications have been submitted or decided which relate to car parking proposals associated with Stansted Airport.
- 9.3. The Council continues to monitor the prevalence of any car parking associated with the airport via its enforcement activities. The table below summaries the number of cases investigated since 2017/18-2020/21 and the associated outcomes.

Table 39: Summary of enforcement cases in connection with airport car parking (as of 1st April 2021)		
Year	Number of cases investigated	Summary of outcomes
2017/18	11	8 cases no breach/no further action; 2 cases breach ceased/compliance achieved; 1 case ongoing
2018/19	10	5 cases no breach; 4 cases breach ceased/compliance achieved; 1 case ongoing (compliance with notice check required)
2019/20	9	4 cases no breach/no further action; 5 cases breach ceased/compliance achieved
2020/21	3	3 cases breach ceased/compliance achieved
Source: UDC Enforcement Monitoring		

- 9.4. This demonstrates that there has been a reduction in the number of enforcement cases investigated which are related to airport car parking within the district. This can most likely be attributed to the impacts of the COVID-19 pandemic and the associated reduction in air passengers. It is expected that the number of cases will increase as air travel returns to pre-pandemic levels. Of the 33 cases investigated to date, only 2 remain outstanding with further compliance checks required.

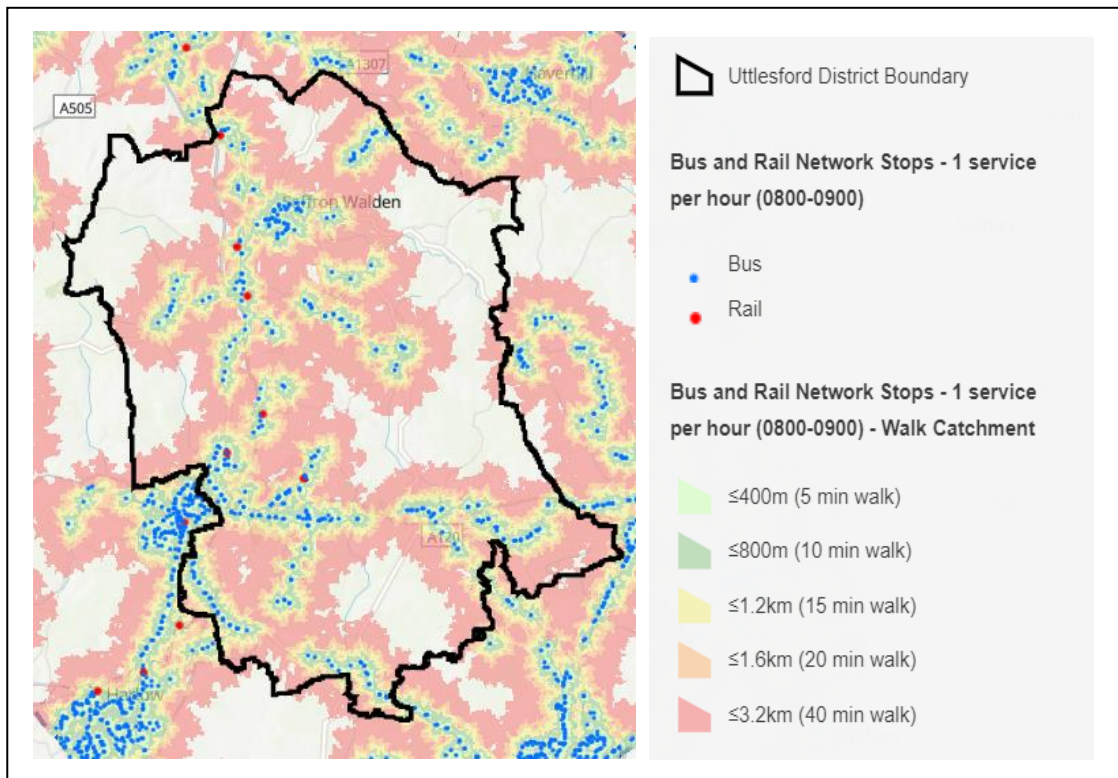
Additional Indicator: Access to public transport

- 9.5. As part of the emerging Local Plan evidence base, the Council has undertaken a TRACC Accessibility Analysis. This provides an indication of the potential accessibility of areas within the district to a range of facility types. It gives a high-level indication of areas that are not currently accessible, those that are highly accessible, and those areas in between. The assessment included the location of bus and rail network stops, both with 1 service per hour (0800-0900) and with 4 services per hour (0800-0900). Walking catchments to these public transport stops are applied to provide an overview

of accessibility (using walk times of 5, 10, 15, 20 and 40 minutes). The analysis is available to view online.¹⁵

- 9.6. The analysis demonstrates that in relation to access to public transport stops with 4 services per hour, large parts of the district are outside of a 40-minute walking catchment to these services. Accessibility is focused on the settlements of Great Chesterford, Saffron Walden, Wendens Ambo, Newport, Elsenham, Stansted Mountfitchet and Takeley. Accessibility to public transport stops with 1 service per hour is wider with a large proportion of the district lying within the 40-minute walking catchment. However, parts of the districts rural areas lie outside of this catchment (with larger areas evident at the eastern and western rural parts of the district). The map extract below shows accessibility to public transport stops with 1 service per hour.

Figure 1. Access to Bus and Rail Network Stops with 1 service per hour (0800-0900)



¹⁵ [Uttlesford Accessibility Analysis \(arcgis.com\)](https://arcgis.com)

10. DUTY TO COOPERATE

Key Findings

- In this monitoring year the Council has engaged with various local authorities, the County Council and other prescribed bodies on a range of strategic matters. Key activities have related to the emerging Local Plan Issues and Options consultation (November 2020 to April 2021), associated meetings and subsequent actions.
- The Council continues to regularly engage with these bodies on strategic matters via membership of existing forums including the Cooperation for Sustainable Development Board.

10.2. The Council meets regularly with a range of bodies to identify and keep under review strategic and cross boundary matters. The table below details the key activities undertaken with the relevant prescribed bodies on strategic matters in this monitoring year.

10.3. The Council has engaged with various bodies via membership of the Cooperation for Sustainable Development Board (CSD) which covers a range of strategic matters, including housing, employment, the environment and transport. The Council has engaged with the following bodies (which includes neighbouring local authorities) via meetings of the CSD Officer Group:

- Broxbourne District Council
- Chelmsford City Council
- Central Zone Alliance
- Conservators
- East Hertfordshire District Council
- Epping Forest District Council
- Essex County Council
- Harlow District Council
- Innovation Core
- Lee Valley Regional Park Authority
- London Borough of Enfield
- London Borough of Haringey
- London Borough of Newham
- London Borough of Waltham Forest

7.3 The Council has engaged with the Greater Cambridge Partnership on several strategic matters (see table below). This partnership is the local delivery body for the City Deal for the Greater Cambridge area and consists of the following bodies:

- Cambridge City Council
- Cambridgeshire County Council
- South Cambridgeshire District Council
- University of Cambridge

Table 40: Summary of Duty to Cooperate Activities		
Local Authority/ County Council/ Other Prescribed Bodies	Key Strategic Matter	Key activities
Affinity Water	Water Supply, Waste Water	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (20.10.20) to discuss emerging Local Plan water policy issues, infrastructure requirements and evidence base, including updates to previously published Water Cycle Study (2017).
Anglian Water	Water Supply, Waste Water	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (20.10.20) to discuss emerging Local Plan water policy issues, infrastructure requirements and evidence base, including updates to previously published Water Cycle Study (2017).



Table 40: Summary of Duty to Cooperate Activities		
Local Authority/ County Council/ Other Prescribed Bodies	Key Strategic Matter	Key activities
Cooperation for Sustainable Development Board and Officer Group members.	Economy, Housing, Natural Environment, Transport	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meetings (11.11.20, 25.02.21 & 13.05.21) to keep under review cross boundary sites and issues.
Environment Agency	Flooding, Water Supply, Waste Water	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (20.10.20) to discuss emerging Local Plan water policy issues, infrastructure requirements and evidence base, including updates to previously published Water Cycle Study (2017).
Essex County Council	Transport, Water Supply, Waste Water	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (27.01.21) to discuss emerging Local Plan transport policy issues, infrastructure requirements and evidence base, including commissioning of TRACCS work. Party to meeting (17.12.20) with Greater Cambridge Partnership to discuss transport matters. Meeting (20.10.20) to discuss emerging Local Plan water policy issues, infrastructure requirements and evidence base, including updates to previously published Water Cycle Study (2017).

Table 40: Summary of Duty to Cooperate Activities		
Local Authority/ County Council/ Other Prescribed Bodies	Key Strategic Matter	Key activities
Greater Cambridge Partnership	Economy, Housing, Transport	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meetings (16.04.20, 04.06.20 & 17.12.20) to keep under review cross boundary sites and issues.
Harlow District Council	Economy, Housing, Natural Environment	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (18.03.21) to discuss cross boundary matters and potential for cross boundary Local Plan evidence base. Discussions in relation to the Hatfield Forest Mitigation Strategy. To engage with Harlow Green Infrastructure Strategy as part of actions.
Highways England	Transport	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (27.01.21) to discuss emerging Local Plan transport policy issues, infrastructure requirements and evidence base, including commissioning of TRACCS work.
Historic England	Historic Environment	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (03.09.20) to discuss emerging Local Plan policy issues and evidence base including updates to the previously prepared Heritage Impact Assessment (2019).

Table 40: Summary of Duty to Cooperate Activities		
Local Authority/ County Council/ Other Prescribed Bodies	Key Strategic Matter	Key activities
Homes England	Transport	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (27.01.21) to discuss emerging Local Plan transport policy issues, infrastructure requirements and evidence base, including commissioning of TRACCS work.
Local authorities across Essex, Southend-on-Sea and Thurrock.	Gypsy, Travellers and Travelling Showpeople	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). The Council continues to work with Essex Councils on this matter following on from the preparation of the joint Gypsy and Traveller Accommodation Assessment (2018). Discussions ongoing at officer level (via the Essex Planning Officers Association) with regards to potential updates to the existing evidence base that could support emerging Local Plans.
London Borough of Enfield Council	Economy, Housing, Transport	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (06.07.20) and associated correspondence (letters of 07.01.21 & 01.02.21) in relation to the potential unmet needs of Enfield Borough Council and strategic cross boundary matters.

Table 40: Summary of Duty to Cooperate Activities		
Local Authority/ County Council/ Other Prescribed Bodies	Key Strategic Matter	Key activities
Natural England	Natural Environment	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (16.10.20) to discuss emerging Local Plan policy issues and evidence base including sharing of key information. Discussions on Hatfield Forest Mitigation Strategy progress.
Thames Water	Water Supply, Waste Water	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (20.10.20) to discuss emerging Local Plan water policy issues, infrastructure requirements and evidence base, including updates to previously published Water Cycle Study (2017).
West Essex Clinical Commissioning Group	Health	Consultation as part of Local Plan Issues and Options (Nov 2020-April 2021). Meeting (25.03.21) to discuss evidence and infrastructure requirements to inform emerging Local Plan. Participation in Local Estates Forum and sharing of key information in relation to current health provision and future strategy for primary health care in Uttlesford.

11. NEIGHBOURHOOD PLANS AND DEVELOPMENT ORDERS

Key Findings

- In this monitoring year (as of 1st April 2021), the Parish of Little Easton has been designated a Neighbourhood Area (July 2020). No additional Neighbourhood Plans or Development Orders were 'made'.
- Outside the current monitoring year (as of 31st December 2021), the Neighbourhood Plan for Newport Quendon and Rickling (June 2021) has been 'made' and the Neighbourhood Areas for Little Dunmow (May 2021) and Takeley (September 2021) have been designated.

10.4. The Localism Act (2011) introduced neighbourhood plans and development orders which help communities establish planning policies for the development and use of land at the local level. Once completed these plans form part of the statutory development for the area and can be used in the determination of planning applications, or to grant planning permission.

10.5. The District Council has designated the Neighbourhood Plan Areas set out in the table below. The Parish of Little Easton has been designated in this monitoring year (as of 1st April 2021). Outside the current monitoring year (as of 31st December 2021), the Parishes of Little Dunmow and Takeley have been designated.



Table 41: Designated Neighbourhood Areas	
Neighbourhood Area	Date designated
Ashdon	2019
Felsted	2014
Great and Little Chesterford	2015
Great Dunmow	2012
Little Dunmow	2021
Little Easton	2020
Newport and Quendon & Rickling	2017
Radwinter	2018
Saffron Walden	2012
Stansted Mountfitchet	2015
Stebbing	2016
Takeley	2021
Thaxted	2016

- 10.6. Once a neighbourhood area has been designated the preparation of a Neighbourhood Plan or Development Order can be carried out by a Parish or Town Council (or in the case of unparished areas a Neighbourhood Forum). There are no Neighbourhood Development Orders in place in the district. The following Neighbourhood Plans have been formally made (adopted) and are a material planning consideration. No Neighbourhood Plans were 'made' in this monitoring year; however, the Newport Quendon and Rickling Neighbourhood Plan was 'made' outside the current monitoring year (as of 31st December 2021).



Table 42: 'Made' Neighbourhood Plans	
Neighbourhood Plan	Date 'made'
Felsted	February 2020
Great Dunmow	December 2016
Newport Quendon and Rickling	June 2021
Thaxted	February 2019

- 10.5 The latest progress of Neighbourhood Plans under production are summarised below (as of 31st December 2021). This identifies those Plans which have reached the first formal consultation stage (Regulation 14 Pre-Submission draft) or beyond.

Table 43: Neighbourhood Plans in Progress	
Neighbourhood Plan	Consultation Stage
Ashdon	Regulation 14 Pre-Submission consultation (September 2021- November 2021)
Great and Little Chesterford	Regulation 14 Pre-Submission consultation (March 2021- May 2021)
Saffron Walden	Independent Examination (submitted May 2021) Examiner Note of Interim Findings Published (05.10.21)
Stebbing	Regulation 16 Submission consultation (July 2021-September 2021) Examiner appointed (19.11.21)

12. COMMUNITY INFRASTRUCTURE LEVY

- 12.1. The Council has not adopted a CIL Charging Schedule and therefore no CIL monies have been raised or spent to date. The Council has appointed consultants to produce a CIL charging schedule alongside the emerging Local Plan. Work on a draft charging schedule will follow on from the forthcoming emerging Local Plan Regulation 18 consultation. Work is likely to commence on the draft charging schedule in Summer 2022.
- 12.2. The Council is required to report on Section 106 planning obligations annually via its Infrastructure Funding Statement (IFS). The Council has published its first IFS¹⁶ for 2020/21. The IFS reports that for the financial year 2020/21, the Council received a total of £521,026.00 of Section 106 contributions (£486,000.00 for affordable housing and £35,026.00 for education). The IFS also provides details on contributions secured towards other items of infrastructure, including open space and healthcare.

¹⁶ [IFS FINAL - Accessible \(uttlesford.gov.uk\)](#)

Appendix 1: Summary of Uttlesford Local Plan (2005) Performance Indicators and Targets

Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
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	Net employment land and floorspace provision continues to be monitored annually beyond 2011, including developments at Local Plan (2005) allocated sites.
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	Local Plan (2005) safeguarded land continues to be monitored annually beyond 2011.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
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. No longer monitored.
E4 Farm Diversification E5 Re-use of rural buildings	To help diversify the economy in the rural area and provide alternative income for farm-based businesses	Number of permissions for employment uses in rural areas	No appropriate development refused.	Relevant applications continue to be monitored annually beyond 2011.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
ENVIRONMENT				
ENV1 Design of Development within Conservation Areas	To conserve and enhance the historic buildings & their setting	Number and type of developments permitted in Conservation Areas	No departures from the Plan	Planning permissions no longer monitored. The national Heritage at Risk Register (Historic England) has become available since the Local Plan (2005) indicators were devised and is considered a more useful measure of performance.
ENV2 Development affecting Listed Buildings		Number and type of listed building consents permitted	No departures from the Plan	Planning permissions no longer monitored. The national Heritage at Risk Register (Historic England) has become available since the Local Plan (2005) indicators were devised and is considered a more useful measure of performance.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
ENV3 Open Spaces & Trees		Number of developments resulting loss of open spaces and trees	No loss of open spaces or trees through inappropriate development	Planning permissions monitored for 2020/21. The AMR has used a Uniform-based report which identifies planning applications where this policy was relevant to the proposals. A map-based check was then undertaken to determine if the proposal was located within the relevant designation. This process is reliant upon the relevant policy being identified at the outset within Uniform. The process for identifying relevant planning permissions will be kept under review for future AMRs.
ENV4 Ancient Monuments and Sites of Archaeological Importance	To protect Ancient Monuments and archaeological sites	Number and type of developments permitted each year on archaeological sites	No loss of nationally or locally important archaeological sites	Planning permissions no longer monitored. The national Heritage at Risk Register (Historic England) has become available since the Local Plan (2005) indicators were devised and is considered a more useful measure of performance.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
<p>ENV5 Protection of agricultural land</p> <p>ENV6 change of use of agricultural land to domestic garden</p>	<p>To protect the natural environment for its biodiversity and agriculture, cultural and visual qualities</p>	<p>Number and types of development permitted on agricultural land</p>	<p>No departures from the Plan</p>	<p>Data no longer collected. The Local Plan (2005) does not provide for development needs beyond 2011. Additional land may be required to meet current needs, including agricultural land. No longer monitored.</p>
<p>ENV7 The protection of the natural environment – designated sites</p>		<p>De-designation or damage to SSSIs, NNRs or other nationally designated sites</p>	<p>No departures from the Plan</p>	<p>Planning applications no longer monitored. The national survey of SSSI condition (Natural England) is now considered a more useful measure of performance. Monitoring of ongoing mitigation work in relation to specific SSSIs is also included.</p>



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
ENV8 Other landscape elements of importance for nature conservation		Number of developments on other sites of importance for nature conservation	No departures from the Plan	Planning permissions monitored for 2020/21. The AMR has used a Uniform-based report which identifies planning applications where this policy was relevant to the proposals. A map-based check was then undertaken to determine if the proposal was located within the relevant designation. This process is reliant upon the relevant policy being identified at the outset within Uniform. The process for identifying relevant planning permissions will be kept under review for future AMRs.
		Area of ancient woodland	No reduction in area	As above.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
ENV9 Historic landscapes		Number and type of developments permitted each year within identified historic landscapes	No departures from the Plan	Planning permissions no longer monitored. The national Heritage at Risk Register (Historic England) has become available since the Local Plan (2005) indicators were devised and is considered a more useful measure of performance.
ENV10 Noise sensitive development and disturbance from aircraft ENV11 Noise generators and exposure to noise	To limit sensitive development in areas subject to high levels of noise from aircraft or other sources and avoid deterioration in the noise environment	Number and type of development permitted in specified zones	No departures from the Plan	Planning permissions monitored for 2020/21. The AMR has used a Uniform-based report which identifies planning applications where this policy was relevant to the proposals. A map-based check was then undertaken to determine if the proposal was located within the relevant designation. This process is reliant upon the relevant policy being identified at the outset within Uniform. The process for identifying relevant planning permissions will be kept under review for future AMRs.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
ENV12 Groundwater protection	To protect ground water resources from contamination	Number and type of development permitted within groundwater protection zones	No departures from the Plan	Planning permissions monitored for 2020/21 (see above caveat regarding the process for identifying relevant planning permissions). Environment Agency data on the number of planning applications granted contrary to objections based on water quality grounds is considered a useful measure of performance.
ENV13 Exposure to poor air quality	To protect users of residential properties in particular from long term exposure to poor ground level air quality	Number and type of development permitted	No departures from the Plan	Planning permissions monitored for 2020/21 (see above caveat regarding the process for identifying relevant planning permissions). Air Quality Progress Report and the number of Air Quality Management Areas in the district are considered a useful measure of performance.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
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.	Net housing completions continue to be monitored annually beyond 2011 (including the proportion of dwellings on previously developed land).



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
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)	Affordable housing completions continue to be monitored annually beyond 2011



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
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)	The housing mix continues to be monitored annually beyond 2011. Current approach of including only sites that have been fully built in the monitoring year to be kept under review for future AMRs.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
LEISURE AND CULTURAL PROVISION				
Policy LC1 Loss of Sports Fields and recreational facilities	To safeguard existing open space within towns and villages for either formal or informal recreation	Number and type of developments permitted on sports fields and recreation facilities.	No departures from the Plan	Planning permissions monitored for 2020/21. The AMR has used a Uniform-based report which identifies planning applications where this policy was relevant to the proposals. A map-based check was then undertaken to determine if the proposal was located within the relevant designation. This process is reliant upon the relevant policy being identified at the outset within Uniform. The process for identifying relevant planning permissions will be kept under review for future AMRs.
LC2 Access to Leisure and Cultural Facilities	To ensure development for leisure and cultural purposes is accessible to all.	Number of relevant permissions meeting advisory standards of SPD	All relevant applications to comply with SPD	SPD not prepared and not included in current work programme. No longer monitored.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
LC3 Community Facilities	To enable the provision of community facilities in villages, which would accommodate activities central to village life, even where development would not normally be permitted	Number and type of facilities permitted each year	No appropriate development refused.	Planning permissions and completions monitored for 2020/21.
LC4 Provision of outdoor sport & recreational facilities beyond settlement boundaries	To develop sport and leisure facilities at key sites and enable outdoor recreation in the countryside whilst protecting its character and amenities	Number, type and location of new facilities.	No appropriate development refused.	Planning permissions and completions monitored for 2020/21.
LC5 Hotels and Bed & Breakfast accommodation	To support tourism in Uttlesford within the capacity of its towns and villages to accommodate visitors	Number, type and location of new facilities permitted.	No appropriate development refused	Planning permissions and completions monitored for 2020/21.



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
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	SPD not prepared and not included in current work programme. No longer monitored.
RS2 Town and Local Centres	<p>To sustain and enhance the vitality and viability of Saffron Walden as a principal 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</p>	Amount and location of retailing and services monitored annually	No net loss of retailing and services in identified settlements	<p>Town centre health checks available for 2020/21. The potential for annual updates will be kept under review for future AMRs.</p> <p>Town Centre Use floorspace planning permissions and completions continue to be monitored annually beyond 2011.</p> <p>Changes to Use Class Order (2020) will potentially make monitoring of floorspace losses and gains more difficult as planning permission for changes of use</p>



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
	developments in locations that maximise the opportunities to use means of transport other than the private car.			within Class E will not be required. This will be kept under review for future AMRs.
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.	<p>Local facilities data available for 2020/21 (TRACCS and Infrastructure Delivery Plan). The potential for annual updates will be kept under review for future AMRs.</p> <p>Retail and other services floorspace completions continue to be monitored annually beyond 2011.</p> <p>Changes to Use Class Order (2020) will potentially make monitoring of floorspace losses and gains more difficult as planning permission for changes of use within Class E will not be required. This will be kept under review for future AMRs.</p>



Local Plan Policy	Objective	Indicator of Policy Performance	Relevant Target	Status (and indicators used)
TRANSPORT AND TELECOMMUNICATIONS				
T1 Transport improvements	To facilitate the improvement of the transport and telecommunications network	Number and type of development permitted in safeguarded areas	No departures from the Plan	The safeguarded transport schemes in the Local Plan (2005) are delivered. No longer monitored.
T2 Roadside services and the new A120	To protect the character of the countryside from inappropriate transport and telecommunications development.	Number, type and location of roadside services permitted.	No departures from the Plan	The new A120 has been delivered. No longer monitored.
T3 Car Parking associated with development at Stansted Airport		Number of off airport car parking spaces	No airport associated car parking to be permitted beyond the airport boundaries.	Planning applications and permissions monitored for 2020/21. Enforcement data (2017-2021) also monitored.
T4 Telecommunications equipment		Number, type, location of equipment permitted each year	No departures from the Plan	Policy T4 inconsistent with the NPPF. Permitted development rights have been extended for telecommunications proposals since the adoption of the Local Plan (2005). No longer monitored.



Appendix 2 Completed Employment Floorspace 2011-2020

Completed Employment Floorspace 2011-2020 (net)(sqm)										
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	TOTAL
B1(a)/E(g)(i) Offices	1,680	0	-63	-188	469	-677	861	-258	-2,136	-312
B1(b)/E(g)(ii) Research and Development	0	0	0	5,620	0	0	0	185	48	5,853
B1(c)/E(g)(iii) Light Industrial	0	148	0	-762	-1,288	114	-114	161	364	-1,377
B2 General Industrial	0	0	-2,210	-3,371	-1,888	575	-9,199	-3,925	59	-19,959
B8 Storage and Distribution	4,000	749	-289	-2,451	3,693	2,781	7,886	2,788	658	19,815
B1,E(g)/B2/B8	5,887	0	2,313	0	-27,750	10,983	0	0	0	-8,567
TOTAL	11,567	897	-249	-1,152	-26,764	13,776	-566	-1,049	-1,007	-4,547
Source: Essex County Council (up to 2014) and UDC (post 2014) Annual Monitoring										

Appendix 3 Built and Outstanding Employment Floorspace for 2020/21 (as of 1st April 2021)

Planning ref	Site	Proposal	Use	Total Floorspace (sqm)	Floorspace Completed in monitoring year (sqm)	Total Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Use Class lost	Floorspace lost (sqm)
BUILT: B1A OFFICE									
UTT/17/1854/FUL	Skyways House Suit B, Parsonage Road, Takeley, CM22 6PU	Demolition of Skyway House and erection of a two storey office building for use within Class B1a, provision and reconfiguration of car parking, and alterations to vehicular accesses	B1A	3850	3850	3850		B1A	1312
UTT/17/3111/FUL	Building 60, Chesterford Park, Little Chesterford Great Chesterford, CB10 1XJ	Extensions, alterations and refurbishment to the existing building B1 usage, with car and cycle parking, landscaping and associated works. Construction of reservoir.	B1A	3735	3735	3735	2956		
BUILT: B1C LIGHT INDUSTRIAL									
UTT/18/1365/FUL	Woodgates Farm Woodgates End Broxted CM6 2BN	Partial demolition of existing Employment Buildings and erection of 2 no. replacement Employment Buildings for B1, B2 and B8 uses, with landscaping, access improvements and car parking (amended scheme to that approved under planning permission UTT/17/0621	B1, B2 & B8	0	0	0		B1C	675



Planning ref	Site	Proposal	Use	Total Floorspace (sqm)	Floorspace Completed in monitoring year (sqm)	Total Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Use Class lost	Floorspace lost (sqm)
UTT/19/1437/FUL	77 High Street Great Dunmow CM6 1AE	Demolition of existing buildings and erection of 29 no. Retirement Living (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping	C2	0	0	0		B1C	600
BUILT: B8 STORAGE & DISTRIBUTION									
UTT/20/2137/FUL	Units 1 & 2 Medina Business Centre Shire Hill, Saffron Walden CB11 3AQ	Change of use of both units to Class B8 (Storage and Distribution).	B8	150	150	150		D2	0
UTT/17/2608/FUL	Land South Of Henham Road, Debden, CB11 3NA	Demolition of existing commercial buildings and erection of 2 no. detached dwellings	C3	0	0	0		B8	218
UTT/17/2961/FUL	Clavering Farm Mill Lane Clavering Saffron Walden Essex CB11 4RL	Section 73A application for retrospective planning permission for the change of use of part of building 1 to retail use (<i>implements previous permission for B1/B8/A1 use</i>)	B8	945	945	945		Equestrian/ Agriculture	0

Planning ref	Site	Proposal	Use	Total Floorspace (sqm)	Floorspace Completed in monitoring year (sqm)	Total Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Use Class lost	Floorspace lost (sqm)
BUILT: MIXED B USES									
UTT/18/1365/FUL	Woodgates Farm Woodgates End Broxted CM6 2BN	Partial demolition of existing Employment Buildings and erection of 2 no. replacement Employment Buildings for B1, B2 and B8 uses, with landscaping, access improvements and car parking (amended scheme to that approved under planning permission UTT/17/0621	B1, B2 & B8	2861	2861	2861	0	B1C	0
UTT/16/0788/FUL	Stansted Courtyard Parsonage Road Takeley CM22 6PU	Erection of 2 no. units for B1 use	B1	2530	970	970	0		
UTT/19/1253/FUL	Millway Stationery Ltd Chapel Hill Stansted CM24 8AP	Proposed change of use from B1/B8 and ancillary retail space to B2 (car garage)	B2	745	745	745		B1/B8	



Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
OUTSTANDING: B1A OFFICE												
UTT/18/1280/FUL	Pages Farm Lubberhedges Lane Stebbing CM6 3BT	Change of use from agricultural building to flexible commercial use, addition of cladding, fenestration, new roof covering and internal works.	20-Dec-18	20-Dec-21	B1A	NOT STARTED	224	0		224	Agriculture	0
UTT/0849/05/SA	Site 600 Taylors End Stansted Airport Takeley CM24 1QW	Detailed approval of development for business, storage & distribution uses including the provision of associated access, parking, infrastructure & landscaping	16-Aug-05		B1a	STARTED	585	0		585		
UTT/16/2632/FUL	14 Cambridge Road Stansted CM24 8BZ	Mixed use development comprising 10 no. dwellings, ground floor retail unit with independent 1st floor office and 1.5 storey commercial building including associated garages, car parking and landscaping	13-Feb-17	13-Feb-20	B1A	NOT STARTED	664	0		664		



Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/20/2380/PAO 3	The Old Mill Haslers Lane Dunmow CM6 1XS	Prior Notification of change of use of a building from office (use Class B1) to 12 no. dwellings (use Class C3)	16-Nov-20	16-Nov-25	C3	NOT STARTED	0	0		0	B1A	579
UTT/20/2468/PAO 3	3 Riverside Business Park Stoney Common Stansted CM24 8PL	Prior Notification of change of use from office to 2 no. dwellings	19-Nov-20	20-Nov-25	C3	NOT STARTED	0	0		0	B1A	116
UTT/19/1219/FUL	Land East Of Braintree Road (B1256) Dunmow	A full application for Refuse Lorry Depot, Classic Car storage and restoration business, flexible office space, enhanced public open space, cycle and pedestrian uses and associated development.	26-Mar-21	26-Mar-24	B1A, B2, SG	NOT STARTED	2320	0		2320		
UTT/19/2620/FUL	Brices Yard, Butt Green Valance Rd, Langley, Saffron Walden CB11 4RT	Extension to existing industrial unit (unit 4) and erection of new industrial unit (unit 5). (Revision to layout as approved under planning permission UTT/18/1775/FUL)	23-Jan-20	23-Jan-23	B1a/B1c /B8	STARTED	145	0		145		
UTT/20/3280/FUL	Woodside Green Farm Woodside Green Great	Change of use of agricultural building to offices and storage	19-Feb-21	19-Feb-24	B1A/B8	NOT STARTED	188	0		188	SG	0

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
	Hallingbury, CM22 7UP											
UTT/17/0864/FUL	Home Farm Gaunts End, Green Street, Elsenham, CM22 6DR	Redevelopment of existing builders yard and horse manege to create 12 no. commercial units with parking	18-Oct-17	18-Oct-20	B1A	STARTED	800	0		800	SG	0
UTT/14/1887/FUL	Bentfield Rd, Stansted, CM2 8HL	Proposed two storey extension of office space. Creation of 13 car park spaces	20-Sep-14	20-Sep-19	B1A	STARTED	400	0		400		
UTT/18/2117/FUL	12C And 12D Stortford Road Great Dunmow CM6 1DA	Demolition of existing buildings and erection of replacement building to provide four self-contained flats	23-Oct-18	24-Oct-21	C3	NOT STARTED	0	0		0	B1A	249
UTT/18/0257/PAP 30	Units 1 And 2 Anso Corner Anso Road Hempstead Saffron Walden CB10 2NU	Prior notification of proposed change of use of offices to 2 no. dwellings	21-Mar-18	21-Mar-23	C3	NOT STARTED	0	0		0	B1A	540
UTT/18/0902/FUL	Armigers Farm Stanbrook Road Thaxted CM6 2NN	Proposed extension and remodeling of existing office unit.	30-May-18	30-May-21	B1A	NOT STARTED	99	0		99		
UTT/18/2478/FUL	Bluegates Farm Stortford Road Dunmow CM6 1SN	Proposed demolition of existing residential property and office building and replacement with 1no. office	18-Apr-19	18-Apr-22	B1A	NOT STARTED	2322	0		2322		

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
		building, 2 no. cycle stores and 1 no. bin store, with 1no. office building, 2 no. cycle stores and 1 no. bin store										
UTT/19/0804/FUL	Plextek Ltd, London Road, Great Chesterford CB10 1NY	Proposed extensions and alterations as previously approved under UTT/16/0206/FUL	16-Oct-19	16-10-22	B1A	NOT STARTED	352	0		352		
UTT/19/0791/FUL	Old Mill Farm Stansted Road Elsenham CM22 6LL	Proposed change of use and conversion of redundant builders store and yard to B1 office use	08-Jul-19	08-Jul-22	B1A	NOT STARTED	165	0		165		
UTT/19/0022/OP	Land To The North Of Stewarts Way Manuden	Outline application with all matters reserved except access, for up to 22 dwellings, including 40% affordable units. Provision for children's nursery/pre-school (Class D1), with associated car parking. Creation of vehicular and pedestrian access	11-Jan-21	11-Jan-24	B1A/D1	NOT STARTED	188	0		188		
OUTSTANDING: B1C LIGHT INDUSTRIAL												



Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/19/2875/FUL	Holroyd Components Ltd Shire Hill Industrial Estate Shire Hill Saffron Walden Essex CB11 3AQ	Proposed demolition of existing two storey factory and offices. Proposed extension to existing industrial accommodation providing two floors with accommodation and basement.	11-May-20	12-May-23	B1c	NOT STARTED	1318	0		1318	B1c	480
UTT/20/2258/FUL	Bulls Bridge Farm Bumpstead Road Hempstead CB10 2PP	Demolition of existing buildings, erection of 2 no. residential dwellings, and conversion/alteration of existing building to 1 no. residential dwelling with associated curtilage, off-street car parking and landscaping (revised scheme to that approved under UTT/20/0015/FUL.)	30-Oct-20	20-Oct-23	C3	NOT STARTED	0	0		0	B1c	330
UTT/19/3038/FUL	Lower House Farm The Street High Easter CM1 4QL	Change of use of redundant agricultural buildings to B1/B8 commercial uses	06-Feb-20	06-Feb-23	B1c	NOT STARTED	280	0		280		



Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/17/3556/OP UTT/20/2148/DFO	Priory Lodge Station Road Little Dunmow CM6 3HF	Details following outline approval UTT/17/3556/OP - (Outline application with all matters reserved except for access for the demolition of all commercial buildings and removing of commercial storage and the erection of 8 no. detached dwellings	24-Feb-21	24-Feb-24	C3	NOT STARTED	0	0		0	B1C	132
UTT/19/0343/FUL	Unit 7 Ongar Road Trading Estate Ongar Road Dunmow Essex CM6 1EU	Change of use from joinery (B1) to Gym (D2)	30-May-19	30-May-22	D2	NOT STARTED	0	0		0	B1C	369
UTT/18/2781/FUL	Barn At Pledgdon Hall Farm Mill Road Henham Bishops Stortford Hertfordshire CM22 6BJ	Change of use of one agricultural building to B1 Light Industrial use	15-Apr-19	15-Apr-22	B1c	NOT STARTED	542	0		542		
UTT/19/2620/FUL	Brices Yard, Butt Green Valance Rd, Langley, Saffron Walden CB11 4RT	Extension to existing industrial unit (unit 4) and erection of new industrial unit (unit 5). (Revision to layout as approved under planning permission UTT/18/1775/FUL)	23-Jan-20	23-Jan-23	B1a/B1c /B8	STARTED	899	0		899		

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/20/2693/FUL	Dairy Pipelines, Dencora Park 18 Shire Hill, Saffron Walden	Construction of 2 no. light industrial units	10-Dec-20	11-Dec-23	B1C	NOT STARTED	310	0		310	B1c	150
OUTSTANDING: B2 GENERAL INDUSTRY												
UTT/19/1219/FUL	Land East Of Braintree Road (B1256) Dunmow	A full application for Refuse Lorry Depot, Classic Car storage and restoration business, flexible office space, enhanced public open space, cycle and pedestrian uses and associated development.	26-Mar-21	26-Mar-24	B1A, B2, SG	NOT STARTED	670	0		670		
UTT/18/0176/FUL	Kinvara Business Centre Braintree Road Felsted CM6 3LB	Demolition of existing structures and the construction of a new building to provide 4 commercial units with associated landscaping and parking.	23-Apr-18	24-Apr-21	B2	NOT STARTED	639	0		639	B2	278
UTT/19/1253/FUL	Millway Stationery Ltd Chapel Hill Stansted CM24 8AP	Proposed change of use from B1/B8 and ancillary retail space to B2 (car garage)	30-Oct-19	30-Oct-22	B2	NOT STARTED	745	0		745		

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/17/1087/FUL	Site At Waltham Hall Farm, Bambers Green Road Takeley	Change of use to a Coach Depot (Sui Generis) comprising: Change of use agricultural grain store to coach maintenance workshop, and associated land for access and parking forecourt; refurbishment works to Network House, a curtilage listed building; demolition of 6 no. existing B2 workshops; access, resurfacing and levelling of the existing coach depot, parking provision for cars and coaches; associated facilities (including toilet drop and wash down facilities); external lighting associated hard and soft landscaping including the reprofiling and construction of bunding and other boundary treatments including acoustic fencing; and associated infrastructure works.	30-Oct-19	30-Oct-22	SG	NOT STARTED	0	0		0	B2	1204



Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/20/0614/OP	Claypits Farm Bardfield Road Thaxted CM6 2LW	Outline application for demolition of existing buildings and erection of 14 no. dwellings with all matters reserved except access and layout (alternative scheme to that approved under planning permission UTT/18/0750/OP)	28-Oct-21	28-Oct-24	C3	NOT STARTED	0	0		0	B2/SG	1601
OUTSTANDING: B8 STORAGE AND DISTRIBUTION												
UTT/20/2624/FUL	J F Knight Roadworks Ltd Cophall Lane Thaxted CM6 2LG	Demolition of all existing buildings and structures and comprehensive residential redevelopment comprising the construction of 7 no. new dwellings and related development (amended scheme to that approved	27-Jan-21	27-Jan-24	C3	NOT STARTED	0	0		0	B8	564

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
		under planning permission UTT/17/1896/FUL)										
UTT/19/2620/FUL	Brices Yard, Butt Green Valance Rd, Langley, Saffron Walden CB11 4RT	Extension to existing industrial unit (unit 4) and erection of new industrial unit (unit 5). (Revision to layout as approved under planning permission UTT/18/1775/FUL)	23-Jan-20	23-Jan-23	B1a/B1c /B8	STARTED	225	0		225		
UTT/20/0594/FUL	Building North Of Pond Farm Duck End Stebbing	Alteration to and the conversion of a B8 storage building to a C3 dwelling house.	01-Jun-20	01-Jun-23	C3		0	0		0	B8	129
UTT/20/0775/FUL	Land To The West Of Newmarket Road Great Chesterford Saffron Walden	Change of use of a redundant farmyard for the positioning of circa 80 storage containers to provide a self-storage facility and the erection of a 2.4m high welded mesh fence.	06-Jul-20	06-Jul-23	B8	NOT STARTED	1184	0		1184		
UTT/20/1020/FUL	Riverside Books Ltd Pyes Farm Mole Hill Green Molehill Green Road Felsted	Demolition of existing B8 (storage and distribution) use buildings and erection of new B8 use buildings.	08-Jul-20	08-Jul-23	B8	NOT STARTED	5188	0		5188	B8	4988

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
	Dunmow Essex CM6 3JR											
UTT/20/2258/FUL	Bulls Bridge Farm Bumpstead Road Hempstead CB10 2PP	Demolition of existing buildings, erection of 2 no. residential dwellings, and conversion/alteration of existing building to 1 no. residential dwelling with associated curtilage, off-street car parking and landscaping (revised scheme to that approved under UTT/20/0015/FUL.)	30-Oct-20	20-Oct-23	C3	NOT STARTED	0	0		0	B8	338
UTT/17/3556/OP UTT/20/2148/DFO	Priory Lodge Station Road Little Dunmow CM6 3HF	Details following outline approval UTT/17/3556/OP - details of appearance, landscaping, layout and scale. (Outline application with all matters reserved except for access for the demolition of all commercial buildings and removing of commercial storage and the erection of 8 no.	24-Feb-21	24-Feb-24	C3	NOT STARTED	0	0		0	B8	70



Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
		detached dwellings, modifying the existing access to Priory Lodge)										
UTT/0849/05/SA	Site 600 Taylors End Stansted Airport Takeley CM24 1QW	Detailed approval of development for business, storage & distribution uses including the provision of associated access, parking, infrastructure & landscaping	16-Aug-05		B8	STARTED	14,870	5826		9044		
UTT/19/3038/FUL	Lower House Farm The Street High Easter CM1 4QL	Change of use of redundant agricultural buildings to B1/B8 commercial uses	06-Feb-20	06-Feb-23	B8	NOT STARTED	440	0		440		
UTT/19/0754/FUL	Barns At Chickney Road (also Known As Oak Meadow) Chickney Road Debden Essex	Change of use of two agricultural buildings to B8 business use	21-Jun-19	21-Jun-22	B8	NOT STARTED	1,600	0		1,600		
UTT/20/2416/FUL	Barn At Peggerells Farm Sheering Road Hatfield Heath Bishops Stortford CM22 7LJ	Prior notification of change of use of building used for Class B8 (Storage and Distribution) to 3 no. dwellings	31-Mar-21	31-Mar-24	C3	NOT STARTED	0	0		0	B8	440

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
UTT/19/0791/FUL	Old Mill Farm Stansted Road Elsenham CM22 6LL	Proposed change of use and conversion of redundant builders store and yard to B1 office use	08-Jul-19	08-Jul-22	B1a	NOT STARTED	0	0		0	B8	165
UTT/19/2311/OP	Pleasant View Gaston Green Sawbridgewort h Road Little Hallingbury CM22 7QS	Outline application with all matters reserved, except for access, for the demolition of existing industrial buildings and the erection of 3 no. detached dwellings	22-Apr-20	22-Apr-23	C3	NOT STARTED	0	0		0	B8	400
UTT/20/3280/FUL	Woodside Green Farm Woodside Green Great Hallingbury, CM22 7UP	Change of use of agricultural building to offices and storage	19-Feb-21	19-Feb-24	B1A/B8	NOT STARTED	1607	0		1607	SG	0
OUTSTANDING: MIXED USE B CLASS												
UTT/20/0921/DFO	Commercial Centre Ashdon Road Saffron Walden Essex CB10 2NH	Details following outline application UTT/17/3413/OP - Erection of 4no. commercial buildings for use as B1, B2 and/or D2 in the alternative together with	19-Feb-21	19-Feb-23	B1/B2/D2	NOT STARTED	1250	0		1250		

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
		access road, car parking, bin and bike stores and associated works. Details of appearance, landscaping, layout and scale										
UTT/17/3429/OP	Land To The East Of Shire Hill Saffron Walden	Outline planning application, with all matters reserved except for access, for Business Use (Use Class B1) together with associated infrastructure including roads, drainage, access details from Shire Hill.	29-Nov-19	29-Nov-22	B1	NOT STARTED	1707	0		1707		
UTT/19/2614/FUL	Apple Tree Yard Fullers End Tye Green Road Elsenham Bishops Stortford Hertfordshire CM22 6DU	Demolition of existing commercial buildings & erection of 2no. detached and 2no. semi-detached dwellings with associated off-street parking.	22-Jun-20	22-Jun-23	C3	NOT STARTED	0	0		0	B1/B2/B8	250
UTT/20/0712/PAR 3	Building At Stevens Farm Wicken Road Clavering Saffron Walden Essex CB11 4QT	Prior notification of change of use of agricultural building to flexible use within Shops, Financial and Professional Services, Restaurants and Cafes, Business, Storage or Distribution,	29-May-20	01-Jun-25	B1/B8	NOT STARTED	300	0		300	Agriculture	0

Planning Ref	Site	Proposal	Approved	Expires	Use Class	Status	Total Floorspace (sqm)	Floorspace Completed (sqm)	Floorspace Superseded (sqm)	Floorspace Outstanding (sqm)	Use Class lost	Floorspace to be lost (sqm)
		Hotels, or Assembly or Leisure										
UTT/17/0071/FUL	Church Road Business Units, Church Road Great Hallingbury	Change of use of Vacant Agricultural Barn to Seven Light Industrial or Warehouse Units.	31-May-17	31-May-20	B1c/B8	STARTED	435	0		435	Agriculture	0
UTT/20/0832/OP	Malins Roofing Pyes Cottage Onslow Green Barnston CM6 3PR	Outline application for the demolition of existing office and storage buildings, removal of open storage and car parking in relation to the operation of Malins Roofing and erection of 1 no. detached dwelling.	11-Jun-20	11-Jun-23	C3	NOT STARTED	0	0		0	B1a/B8/SG	155
UTT/16/0788/FUL	Stansted Courtyard Parsonage Road Takeley CM22 6PU	Erection of 2 no. units for B1 use	25-Jul-16	27-Jul-19	B1	STARTED	2530	970		1560		

Appendix 4 Summary of Local Facilities (extracted from Facilities Assessment, Infrastructure Delivery Plan, December 2021)



Parish or Village	Population Estimate 2017	Dwellings Estimated in 2019	Doctors Surgery	Dentist	Food Shops	Post Office	Community Hall
Saffron Walden	17,050	7,739	2	7	6	2	3
Great Dunmow	9,636	4,691	2	4	2	1	2
Stansted Mountfitchet	6,459	2,950	1	3	2	1	1
Thaxted	3,325	1,462	1	1	2	1	1
Newport	2,371	1,221	1		1	1	1
Hatfield Heath	2,077	793	1		1	0.5	1
Takeley	5,212	1,978		2	1	1	1
Great Chesterford	1,543	776	2		1		1
Felstead	3,112	1,209	1		1	1	1
Elsenham	2,620	1,475	1		1	1	1



Parish or Village	Population Estimate 2017	Dwellings Estimated in 2019	Doctors Surgery	Dentist	Food Shops	Post Office	Community Hall
Hatfield Broad Oak	1,268	541	1		1	1	1
Clavering	1,356	566			1	1	1
Stebbing	1,363	585			1		1
Birchanger	2,632	935			1		1
Henham	1,313	557			1	0.5	1
Wendens Ambo	459	202			1		1
Quendon and Rickling	610	287					1
Debden	882	338			1	0.5	1
Wimbish	1,705	543			1	0.5	1
Flitch Green	2,457	883			1		1



Parish or Village	Population Estimate 2017	Dwellings Estimated in 2019	Doctors Surgery	Dentist	Food Shops	Post Office	Community Hall
Widdington	473	202					1
Leaden Roding	691	274			1		1
Ashdon	920	383					1
Great Easton	1,128	449					1
Little Hallingbury	1,669	616				0.5	1
Littlebury	862	358					1
Radwinter	607	283				0.5	1
Maunden	684	289					1
Chrishall	582	236					1
High Roding	511	231					1
Barnston	917	381					1



Parish or Village	Population Estimate 2017	Dwellings Estimated in 2019	Doctors Surgery	Dentist	Food Shops	Post Office	Community Hall
Farnham	417	184					1
High Easter	756	288					1
Great Sampford	618	236					1

