



Economy and Retail

The Plan seeks to provide a positive policy framework, which supports jobs, businesses and investment, to build strong and competitive economy. It sets a framework to reflect the different drivers within Uttlesford's economy with the aim to build and sustain a vibrant, diverse and resilient economy, that encourages both large and small scale opportunities throughout Uttlesford in appropriate locations.

Uttlesford Employment Land Supply as at 1st April 2024

Component	Employment Land (hectares)	
	Office and R&D	Industrial and logistics
Need 2021-2041	21.7	34.2 (52.2 including Stansted)*
Completions and Commitments (excluding Northside strategic industrial and logistics)	7.1	2.6
Residual need	14.6	31.5
New Strategic Allocations in this Plan	19.0	38.5
Balance to be met from windfall/ non-strategic development	0	0



The Plan also includes a number of policies that will be used to determine planning applications relating to the economy and for retail. The policies included are:

Core Policy 45: Protection of Existing Employment Space

Core Policy 46: Development at Allocated Employment Sites

Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites

Core Policy 48: New Employment Development on Unallocated Sites

Core Policy 49: Employment and Training

Core Policy 50: Retail and Main Town Centre Uses Hierarchy

Core Policy 51: Tourism and the Visitor Economy

Development Policy 6: Hot Food Takeaways

Development Policy 7: New Shops or Cafes in Smaller Settlements

Development Policy 8: Tourist Accommodation

Local Plan 2041 Employment Allocations

Site Name	Type of Site	Use Class	Available Development Land (Hectares)
Chesterford Research Park	Research and Development	E(g)(iii)	13.5
Land South of Radwinter Road and North and South of Thaxted Road	General Industrial/ Storage or Distribution/ Office/ Light Industrial	B2/ B8/ E(g)(i)/ E(g)(iii)	2.5
Land North of Taylors Farm, North of Takeley Street	General Industrial/ Storage or Distribution/ Office/ Light Industrial	B2/ B8/ E(g)(i)/ E(g)(iii)	18.0
Land south of A120 North of Stortford Road, Great Dunmow	General Industrial/ Storage or Distribution/ Office/ Light Industrial	B2/ B8/ E(g)(i)/ E(g)(iii)	18.0
Water Circle Estate, Guants End, Elsenham	Office	E(g)(i)	5.5
Total			57.5