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Uttlesford Employment Land Review

Final Report

Iceni Projects Limited on behalf of
Uttlesford District Council

June 2024

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ON BEHALF OF
UTTLESFORD DISTRICT
COUNCIL

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Uttlesford Employment Land Review
FINAL REPORT

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1. INTRODUCTION

1.1 This Employment Land Review has been undertaken for Uttlesford District Council by Icen Projects Ltd. It forms a part of the Local Plan evidence base.

1.2 The report:

- Considers the relevant policy and evidence context
- Identifies key elements of the local commercial and economic development dynamics
- Provides an assessment of the quality of existing employment sites in Uttlesford District. It addresses issues such as their location, accessibility, quality of buildings and environment and occupancy, and draws conclusions on their future role as part of the portfolio of employment land in the district.

2. POLICY AND EVIDENCE REVIEW

National Planning Policy Framework (NPPF)

The main policies for the planning system in England are laid out in the National Planning Policy Framework (NPPF). The latest version of the NPPF was released in December 2023. There have been additional updates in July 2018, February 2019 and the July 2021, and September 2023. The NPPF continues to emphasise the need to enhance economic development and productivity. The Government's overarching economic objective for the planning system is:

“... to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”

- 2.1 Local plans are expected to apply a presumption in favour of sustainable development, which means they should: fulfil the development demands of the area; align growth and infrastructure; and make appropriate use of land in urban areas (paragraph 11).
- 2.2 The strategic policies of the Uttlesford Local Plan will therefore be expected to outline an overall strategy for the pattern, scale, and design quality of places for employment and other commercial development (paragraph 20).
- 2.3 Paragraph 86 states that planning policies should:
- 2.4 "a. set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- 2.5 b. set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- 2.6 c. seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

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- 2.7 d. be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”
- 2.8 Paragraph 87 states that planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 2.9 Relevant to Uttlesford's rural nature, paragraphs 88 and 89 require planning policies to enable the growth and expansion of all types of businesses in rural areas, and particularly the development and diversification of land-based rural businesses. Local Plan policies will also need to recognise that such rural communities will also need accessible local services and facilities either retained or provided, and that sites to meet these rural needs may not be found within existing settlements or be well served by public transport.

Planning Practice Guidance (PPG)

- 2.10 The Planning Practice Guidance (PPG) states that Councils should identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period.
- 2.11 Regarding economic development, the PPG requires policy-makers to prepare a robust evidence base to understand existing needs. It is recognised that local variables and market conditions will affect business needs differently from those based on national economic trends.
- 2.12 The PPG advises that evidence on economic needs should encompass:
- The best-fit functional economic market area.
 - The current supply and existing stock of land for employment uses;
 - Recent trends in employment land gains and losses, based on permissions, permitted development and applications;

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- Evidence of market demand and business needs (including location and premises needs of particular types of businesses), sourced from local data and intelligence;
 - Wider market signals relating to economic growth, diversification and innovation; and
 - Evidence of market failure, such as physical or ownership constraints that prevent employment sites being used effectively.

2.13 Employment evidence will also need to be particularly focused on the rising expansion of logistics. Authorities must also determine how much space and policy support are needed for various types of logistics demands, such as those of SMEs and "last mile" facilities supplying neighbourhood marketplaces.

2.14 Guidance indicates that the available stock of land can be compared with requirements so gaps / oversupply can be identified. Analysing supply and demand should allow policy makers to identify any mismatch between quantitative/ qualitative supply and demand.

Adopted Uttlesford Local Plan 2005

2.15 The most recently adopted Development Plan policies related to employment land in Uttlesford District are contained within the Uttlesford Local Plan 2005.

2.16 Policy E2 of the Uttlesford Local Plan identifies existing employment areas of 1.0 ha and over located in the main urban areas of Great Dunmow, Saffron Walden and Stansted Mountfitchet, together with existing employment areas of over 0.5 ha in key rural settlements of Elsenham, Great Chesterford, Takeley and Thaxted, will be safeguarded from redevelopment or change of use. In addition a number of further specific sites are safeguarded by the policy – Chesterford Research Park; Stansted Distribution Centre in Great Hallingbury; and Elsenham Industrial Estate.

2.17 In addition, Policy E1 of the Local Plan made several allocations of land for employment development, including:

- Great Dunmow Business Park (9.60 hectares);
- Land adjoining Saffron Business Centre, Saffron Walden (1.00 hectares);
- Thaxted Road, Saffron Walden (3.76 hectares);

- London Road, Great Chesterford (0.89 hectares); and
- the extension to the Stansted Distribution Centre (2.1 hectares).

Regulation 18 draft Uttlesford Local Plan (2023)

- 2.18 Uttlesford District Council is currently preparing a new Local Plan for the district to cover the period 2021 to 2041. A Regulation 18 consultation was carried out between October 2023 and December 2023 and the Regulation 19 publication is expected in Summer 2024, with submission for examination at year-end 2024.
- 2.19 The emerging Regulation 18 Local Plan published in 2023 contains draft policies and allocations for employment uses. The Plan recognises a substantial planning permission in place at Stansted Airport ‘Northside’ which will contribute to local and strategic employment need. *Core Policy 4: Meeting Business and Employment Needs* identifies land requirements over the Plan period of 2021-2041 for office and R&D development at 21.7ha; and industrial development at 52.2ha.
- 2.20 In order to meet these requirements, a further 10ha is needed for office development and 25-30ha is needed for industrial development beyond known completions and commitments including Northside (at September 2023). The Regulation 18 draft Local Plan identified a total of 54ha of land for future development at the following strategic allocations:

Table 2.1 Draft Employment Allocations – Regulation 18

Site Name	Type of Site (Use Class)	Available Development Land (Hectares)
Chesterford Research Park	E(g)(ii)	18.3
Great Dunmow / Takeley – Land Between A120 & Stortford Road	E(g)(i) office / E(g)(ii) R&D / E(g)(iii) / B2 Industrial	15
Saffron Walden – Land North of Thaxted Road (Rear of Knights Road)	E(g)(iii) / B2 Industrial	3
Takeley – North of Takeley Street	E(g)(iii) / B2 Industrial	15
Gaunts End	E(g)(i) office	3
Total		54.3

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- 2.21 Within these allocated sites, proposals for employment and business development are to be supported where they meet the requirements to be set out within the next version of the Plan and in accordance with Area Strategies set out in the Local Plan.
- 2.22 The emerging plan recognises the South Uttlesford Area as a significant location for employment, particularly associated with the airport, including the recently consented scheme at Northside for 195,000 sqm of a range of B8 (storage or distribution) and Class E(g) uses.
- 2.23 **Core Policy 45 - Protection of Existing Employment Space:** Existing employment areas will be safeguarded for office, warehouse, workshops, industrial and complimentary sui generis uses. Proposals which promote development or reuse of vacant sites located within existing employment areas for employment use will be supported subject to their degree of compliance with other relevant policies in the Plan.
- 2.24 **Core Policy 46: Development at Allocated Employment Sites:** The strategic employment allocations are safeguarded for employment uses. Alternative uses will be considered if they provide ancillary supporting services meet a need identified through a subsequent Local Plan Review, or exceptionally where a reassessment of the latest available district-wide Employment Land Review, demonstrates that these sites are no longer needed over the full plan period. All new strategic employment allocations made in Core Policy 4 are to be treated as though they are designated existing employment sites after completion and are covered by this policy.
- 2.25 **Core Policy 47: Ancillary Uses on Existing or Allocated Employment Sites:** Proposals for uses other than E(g), B2 and B8 business uses on existing or allocated employment sites will only be permitted if the following criteria are satisfied:
- the use is ancillary to the main business or employment function of the wider site, and
 - the use, either alone or combined with other existing or proposed uses, would not adversely affect the vitality and viability of any town centre or shopping centre (including local centres) or the social and community vitality of a nearby village.
- 2.26 The proposed protected existing employment sites (referred to in Core Policies 45 and 47) listed in Appendix 14 at Regulation 18 stage were:

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- 1) Martel Works, Barnston
 - 2) Sion House, Birchanger
 - 3) Land adjacent to Hill Green Farm, Clavering
 - 4) Britannica Works, Clavering
 - 5) Golds Business Park, Elsenham
 - 6) Old Mead Road, Elsenham
 - 7) Industrial Estate, Gaunts End, Elsenham
 - 8) Station Approach, Great Chesterford
 - 9) London Road/Ickleton Road, Great Chesterford
 - 10) Chesterford Research Park, Little Chesterford
 - 11) Chelmsford Road Industrial Estate, Great Dunmow
 - 12) Flich Industrial Estate, Great Dunmow
 - 13) Haslers Yard, Great Dunmow
 - 14) Hoblongs Industrial Estate, Great Dunmow
 - 15) Ongar Road Industrial Estate, Great Dunmow
 - 16) Station Road Industrial Estate, Great Dunmow
 - 17) Waste Processing Facility, Great Dunmow
 - 18) Stansted Distribution Centre, Great Hallingbury
 - 19) Thremhall Park, Great Hallingbury
 - 20) Winfresh Ripening Centre, Little Canfield
 - 21) Hall Farm, Little Walden
 - 22) The Maltings, Newport
 - 23) Audley End Business Centre, Audley End, Saffron Walden

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- 24) Saffron Business Centre, Saffron Walden
 - 25) Former Pulse Factory (previously known as Printpack), Saffron Walden
 - 26) Shire Hill Industrial Estate, Saffron Walden
 - 27) Riverside Business Park, Stansted Mountfitchet
 - 28) Sworders Auctioneers Site, Cambridge Road, Stansted Mountfitchet
 - 29) M11 Business Park, Parsonage Lane, Stansted Mountfitchet
 - 30) Takeley Business Centre, Takeley
 - 31) Business Centre, Parsonage Road, Takeley
 - 32) Stansted Courtyard, Takeley
 - 33) Bearwalden Industrial Estate, Wendens Ambo

Emerging Regulation 19 draft Local Plan

- 2.27 At the time of producing this Employment Land Review the Regulation 19 draft Local Plan is being prepared. It is understood that the general approach consulted on at Regulation 18 is being continued into the Regulation 19 plan, with refinements made to the strategic allocations and strengthened policy support for planning applications for employment development on sites that have (or have recently had) planning permission for employment development, as raised in representations made during the consultation.
- 2.28 This ELR will directly inform the list of and boundaries for the “existing employment sites” to be protected under Policy CP45 and CP47.

Uttlesford Employment Land Review (ELR) 2016

- 2.29 The Uttlesford Employment Land Review (ELR) (2016) assessed the quantity and quality of the district’s employment land and forecasts future land and floorspace requirements. The report aimed to provide an evidence-based analysis and guidance for employment land policy in preparation of the since withdrawn Uttlesford Local Plan 2018. The report aimed to provide an understanding of the potential requirements for employment land to support economic growth across the district. The review built upon and updates the findings of an

ELR undertaken in 2011. The 2016 ELR recommended the following requirements for office and industrial floorspace and land:

- A net additional requirement for office (B1a/b) floorspace over the Plan period to 2031 of 16,600sqm
- A net additional requirement of land for industrial uses (B1c, B2 and B8 Use Classes) over the Plan period to 2021 of 18.0 ha.

Uttlesford Employment Land Review Update (2017)

2.30 The 2016 version of the AECOM Uttlesford Employment Land Review Update report was superseded and republished in 2017. This is the most up-to-date published Employment Land Review (ELR) for the district.

2.31 The 2016 and 2017 reports are broadly the same, with the same objectives, however, there are differences in the assumptions and resultant recommendations. Some of these key differences in assumptions includes:

- The 2017 version shows how overall employment floorspace in Uttlesford had decreased by 10,969 between 2011-2016 where when compared over the period 2011 and 2014 as was performed in the 2016 version, there was an increase in net floorspace change of 13,164.
- For labour supply forecasting, the 2017 ELR uses Sub-national Population Projections published in 2016, instead of the 2012-published projections used in in the 2016 ELR.
- The 2017 ELR assumes a longer plan period of 2011 – 2033, instead of 2011 to 2031 in the 2016 ELR.

2.32 The combined effects of these changes in assumptions results in the new recommendations of:

- An increased net additional requirement for office (B1a/b) floorspace over the Plan period to 2033 of 21,000sqm ; and
- A decreased net additional requirement of land for industrial uses (B1c, B2 and B8 Use Classes) over the Plan period to 2033 of 10.2 ha.

2.33 The 2017 Employment Land Review recommends a number of sites across the district which should be designated and supported, including both existing and new sites, as it is was not considered that developable land within existing clusters would be able to accommodate the required supply over the plan period.

2.34 The study also explicitly recommends the encouragement of development and relaxation of restrictions around the Stansted Airport boundary, particularly at the Northern Ancillary area, to allow for non-aviation businesses to operate there.

Uttlesford Economic Needs and Economic Development Evidence (2021)

2.35 The following need was identified up to 2040:

- Office: **4.0-6.3ha**
- Industrial: minimum of **18.9ha** with **27.2ha** as a pragmatic level of growth

2.36 The office market is focused on SME business and demand is more modest. Major HQ development at Trisail Towers has not come forward due in part to design and location of the scheme – larger corporate office requirements are more likely to gravitate towards the region's larger / more established commercial centres and therefore there is a limited role for corporate offices. The Council should look to maintain a supply of good quality, SME space, which may require public sector intervention to overcome viability challenges. There is a greater density of schemes in the south of the district, and so the council could appropriately target provision in the main urban centres of Saffron Walden, Great Dunmow and Stansted Mountfitchet.

2.37 Great Dunmow has a strong local industrial market and there is limited vacant premises across the industrial estate in town and almost no vacant development land. There is a need to bolster the employment role of the settlement to support sustainable development through managing commuting – an allocation of 5-10ha is justified.

2.38 An allocation of 2-4ha would be warranted in Saffron Walden regarding the limited existing employment land and to support sustainable development.

2.39 The economic potential of the airport should not be underestimated, and further industrial and business space should be considered for allocation in the area beyond Northside, given the preference indicated by historic take-up.

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- 2.40 There is a good case for allocation of additional land at Great Chesterford Research Park to provide larger plots which are capable of attracting investment from biotech businesses looking to establish a campus.

 - 2.41 Stansted Northside provides the potential to accommodate a component of strategic demand driven by sub-regional market demand for larger warehousing premises. In more rural locations there is a case for flexibility in the policy approach to allow the in-situ expansion of existing businesses onto adjoining land where they outgrow existing employment sites; and to facilitate employment redevelopment of redundant agricultural buildings.

Uttlesford Employment Needs Update (2023)

- 2.42 This 2023 update was undertaken given the economic uncertainty in 2021 due to the Covid-19 pandemic, the availability of more recent monitoring data not previously available (up to 2022/23) and significant planning commitments that had come forward – most notably the approval of the large Northside employment development at Stansted Airport.

- 2.43 The report highlighted that office demand is generally focused on local SME businesses, in particular space up to 1,500 sq.ft. At the time of writing in July 2023, the market was modest, influenced by the rise of hybrid working. It is reported that the outstanding requirements are for small and medium-sized units, with little demand for larger HQ office space.

- 2.44 A lack of industrial supply across the district is noted, with occupancy levels of 99.6%. Demand outstrips supply and there is need to bring forward new development – demand ranges across all unit sizes and there is a particular need for supply in close proximity to J8 M11. Demand exists for smaller rural premises across the district and around the smaller towns and villages.

- 2.45 The table summarises the demand-supply balance in Uttlesford. This takes account of the consented Northside scheme (UTT/22/0434/OP) for the development of 61.9ha at Stansted Business Park to provide 195,100 sq.m of commercial floorspace, predominantly B8, B2 and E(g).

Table 2.2 Employment land needs / supply (sq. m)

	Net Supply	Recommended needs	Requirements
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Offices*	27,832	65,000	Shortfall of 29,878
R&D	7,290		
Office R&D total	35,122		
Industrial	16,901	Rest of district 153,800 Stansted 80,700	District shortfall 136,899 Stansted shortfall 1,423
Stansted Northside**	82,123		
Industrial total	181,146		
Total	216,268		

* including Stansted Class E,

** excluding Stansted Class E and removing half which is assumed as being for strategic needs

Source: Uttlesford Employment Needs Update 2023

2.46 The following recommendations were made to meet the residual need:

- **R&D: 25,000 sq.m (8.3ha)** to be met at Chesterford Research Park;
- **Office: 3.2-6.5ha** – windfall can provide general local requirements, in addition to a 3-5ha allocation;
- **Industrial:** Northside permission will make a substantial contribution, but there is an additional need for **30.4ha** with 5-10ha at Great Dunmow, up to 5ha at Saffron Walden and 15ha in the vicinity of Stansted around Takeley, Bishop's Stortford borders, Stansted Mountfitchet or Birchanger.

Uttlesford Economic Development & Employment Needs Assessment: Assessment of Existing Employment Sites (2021)

2.47 In 2021, an assessment of a wide range of existing employment sites across the district was prepared by Icen Projects. The report prepared policy recommendations for each of the sites assessed. These are reflected and updated in the current ELR work.

3. ECONOMY AND COMMERCIAL BASELINE

- 3.1 The section draws on economic and commercial market analysis provided in the Uttlesford Employment Needs Update 2023, in addition to providing up to date market data from the CoStar database.

Uttlesford's Economy

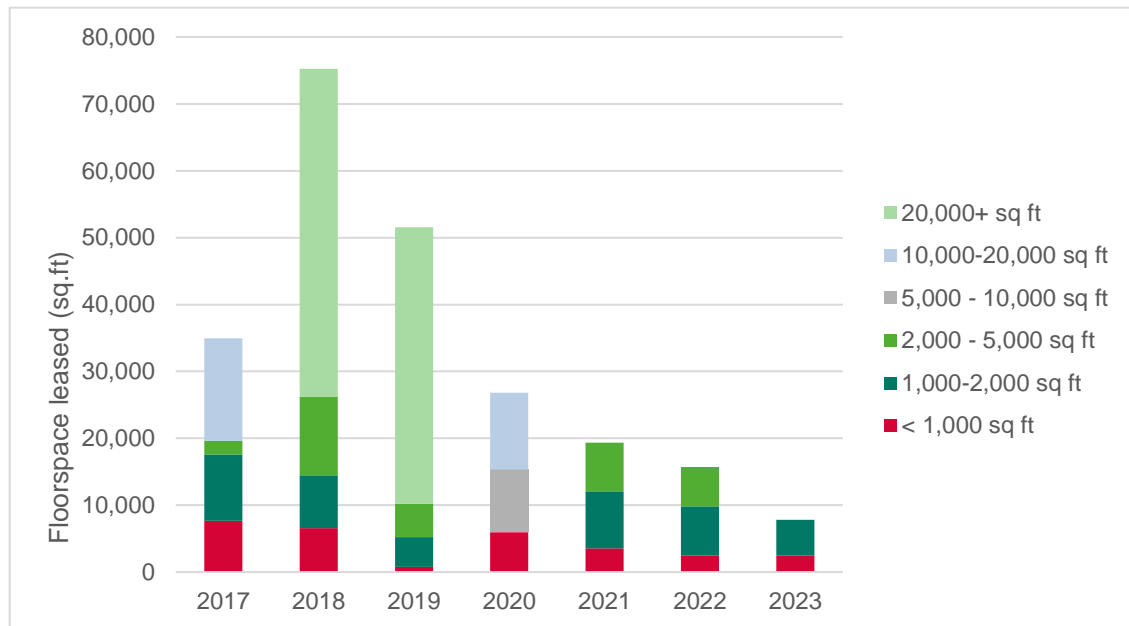
- 3.2 It is estimated that in 2021 there were 52,900 jobs in Uttlesford (Cambridge Econometrics). The largest sectors by proportion of total employment were Transportation and storage (20%), Wholesale and retail (11.1%), Professional, scientific and technical services (8.9%) and Administrative and support services (8.9%). According to location quotients, Uttlesford's employment in Transportation and storage was nearly four times as concentrated than the national average, reflecting the importance of Stansted Airport as an employer.
- 3.3 Between 2016 and 2021 Uttlesford saw the highest employment growth in Administrative and support services (6.7% per annum), Agriculture and mining (5% per annum) and Health (4.0%). There has been employment contraction in Wholesale and Retail (-3.3%), Financial and insurance activities (-3.3%) and Other services (-2.5%).
- 3.4 Uttlesford has a higher proportion of micro (0-9 employees) businesses than the East of England and the UK at 91% of business, compared to 90% and 89.5% respectively.

Office and R&D Commercial Market

- 3.5 The district has seen positive net absorption of office floorspace in the majority of years over the 2012-22 period at an average of 19,904 sq.ft per annum. According to latest CoStar data, net absorption in 2023 was 247 sq.ft, slightly lower than 2022, and far from pre-pandemic levels at an average of 25,546 sq.ft between 2016-20. This suggests that the office market is still subdued due to ongoing impacts of home and hybrid working.
- 3.6 The office vacancy rate has remained stable at 5%, following rates of 5.0% in 2023, 5.1% in 2022 and 5.2% in 2021. This follows a historical decline from over 15% in 2012. Reflecting the limited activity within the market, inflation-adjusted rents have remained stagnant, currently sitting at £21.41 per sq.ft, having remained between £20 and £21.50 p.s.f since 2016.

3.7 Before 2020, larger deals disproportionately affected overall take-up, as the figure below shows. Since 2019 there have been no deals over 20,000 sq. ft with just one large deal of 11,518 sq. ft in 2020 at Chesterford Research Park to Oncologia. Office take-up has significantly dropped off since 2020 potentially as a result of the shift towards home/hybrid working.

Figure 3.1 Office Leasing Activity by Size Band (sq.ft)



Source: CoStar 2024

3.8 Feedback from agents indicated that the office market is slow and that the little office demand seen is focused generally on local SME businesses and with spaces up to 500 sq. ft most sought after. Many occupiers are looking to downsize, with little demand for larger HQ office space. At the time of writing (July 2023), the market was slow and influenced by the rise in hybrid working as a result of Covid-19. Agents expressed that in many cases it has been difficult to find occupiers for properties on the market and the market is over-supplied. As a result, landlords are starting to look at using office space for alternative uses, which has begun to reduce the market’s stock levels. This is still the case as of mid-2024.

3.9 Smaller units of 500 sq. ft and below see the most demand, suitable for occupiers with 1-4 employees. Deals have been primarily focused in Saffron Walden and Stansted Mountfitchet. The local market in Saffron Walden is focused typically on units of 200–1,500 sq. ft. Deals of over 2,000 sq. ft are rare.

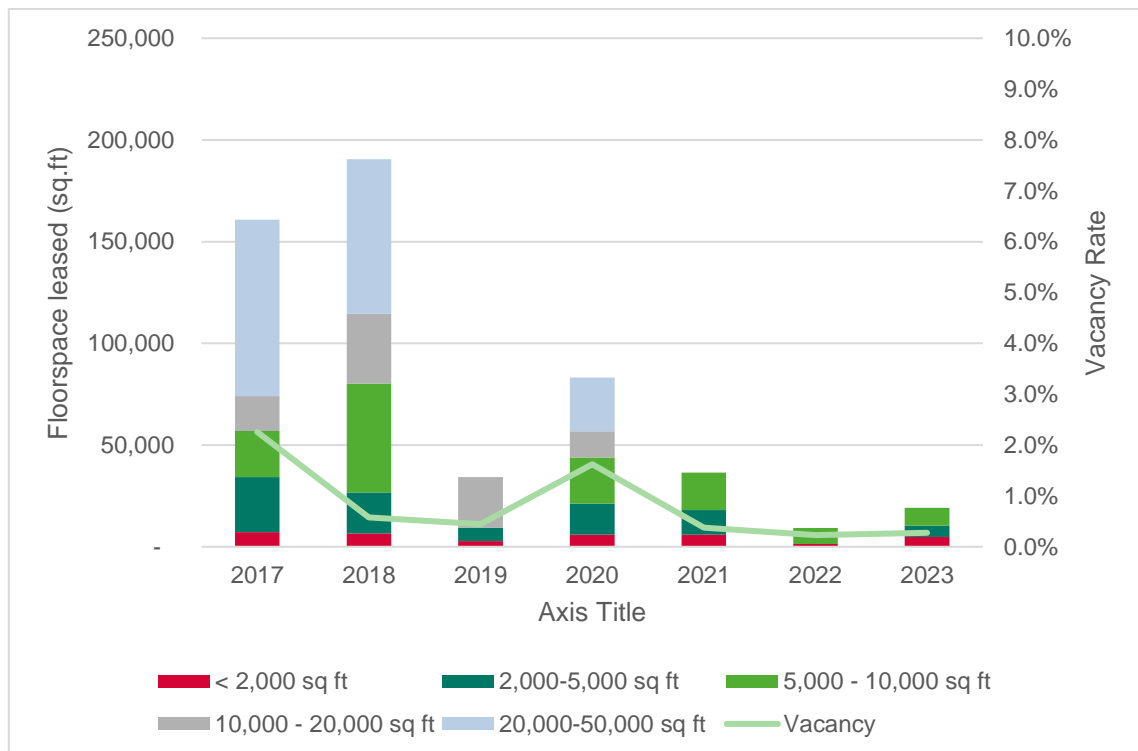
3.10 Icenote note that during site visits, whilst office vacancies were apparent, generally schemes were reasonably well let and occupied.

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- 3.11 In summary, since the publication of the Employment Needs Update in mid-2023, leasing activity in 2023 has continued to decline on the downwards trend since 2020, which is also reflected in significantly lower net absorption rates; the vacancy rate has remained stable at 5% and rents have remained stagnant.

Industrial and Warehouse Commercial Market

- 3.12 Net absorption for industrial floorspace has remained positive over the past decade but has been severely restricted by limited supply, indicated by very low vacancy rates since 2016. Net absorption averaged 31,571 sq.ft per annum 2018-22, compared to 75,612 sq.ft 2013-17 when vacancy rates were higher and supply was less restricted.
- 3.13 Latest data from CoStar shows net absorption was 23,637 sq.ft in 2023, up from 4,824 sq.ft in 2022, driven by the delivery of 25,292 sq.ft of floorspace across three units in Molehill Green and Little Canfield.
- 3.14 The figure below shows that there has been no take-up in the district of 'mid box' (50,000 – 100,000 sq. ft) or 'big box' industrial units (> 100,000 sq. ft) over the last decade. The largest units leased have been of around 35,000 sq. ft – it is expected that this reflects the lack of supply of larger units. Leasing activity has significantly fallen since 2018, with just one larger deal of 13,003 sq. ft in 2020. Latest data for 2023 shows a slight increase in leasing activity of 19,111 sq.ft, driven by a deal of 8,734 sq.ft at Debden by RHD Logistics.

Figure 3.2 Industrial Leasing Activity by Size Band (sq.ft)



Source: CoStar 2024

- 3.15 Agents reported that the market was strong across a range of size bands and there is a high level of churn, with properties being taken up within a short time scale of being advertised. Enquiries have been for storage and distribution space, manufacturing and gym use.
- 3.16 It was noted there was a lack of industrial supply in Uttlesford and more generally within 10 miles of Bishop's Stortford with a 99.6% occupancy level within the industrial market. Demand outstrips supply and there is a need to bring forward new development as the lack of demand is currently restricting business growth.
- 3.17 Bishop's Stortford has provided some supply for Uttlesford's excess demand; however this has been limited to smaller units below 20,000 sq. ft. Agents state that there is an undersupply of mid-box units ranging from 20,000-50,000 sq. ft and as a result, businesses spread across multiple units are unable to consolidate into one premises.
- 3.18 Lack of floorspace at the airport has resulted in aviation businesses spilling out into surrounding areas, especially along the A120 towards Braintree. This is exacerbating the lack of supply to cater for the need of local businesses. Agents report a need to bring

forward additional supply, particularly close to M11 Junction 8 and along the A120, which is the area of strongest occupier demand.

- 3.19 In summary, since the publication of the Employment Needs Update in mid-2023, net absorption and leasing activity increased in 2023 compared to 2022 levels however still remain restricted by severe levels of low supply. The vacancy rate still remains sub-5% at 4.8%, an slight increase since 2023 at 4.4%.

4. OVERVIEW OF APPROACH

4.1 IcenI has assessed 43 employment sites, of which 33 are listed in Appendix 14 of the Regulation 18 Draft Local Plan. The Council has identified 10 additional employment sites to be included in the assessment from its monitoring data and previous ELRs, these are:

- Woodgates Farm, Broxton
- Waltham Hall Farm, Bamber's Green
- The Jaguars, Takeley
- Oak Industrial Estate, Great Dunmow
- Kinvar Business Centre, Felsted
- Taylors End, Stansted Airport
- Stansted Business Park / Northside, Stansted Airport
- South of Radwinter Road
- Ashdon Road Commercial Centre, Saffron Walden
- Alsa Business Park, Stansted Mountfitchet

4.2 IcenI has undertaken an assessment of each of these sites. The sites are located in the main urban areas of Great Dunmow, Saffron Walden and Stansted Mountfitchet, in addition to the rural areas of Elsenham, Takeley, Great Chesterford and Clavering. The location of sites is shown in Figure 2.1.

Site Assessment Methodology

4.3 Site surveys were undertaken by IcenI in March 2024 using a site assessment proforma agreed with the Council which draws on the Planning Practice Guidance. The site assessments addressed:

- The size, nature and intensity of use of the employment site including information on the nature of businesses and key occupiers;

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- The site's accessibility including its location, accessibility by road and proximity to the strategic road network, public transport accessibility, and internal access including by HGVs together with servicing arrangements for existing businesses;
 - The age and quality of existing buildings, including vacancy levels, the quality of the environment on-site and whether there any physical constraints to the use of the land such as steep topography or adjacent uses;
 - Adequacy of existing parking provision, including evidence of on-street parking and whether this inhibits HGV access and circulation;
 - The site's relationship with its immediate surrounding and whether there are any potential bad neighbour or adjacency issues.

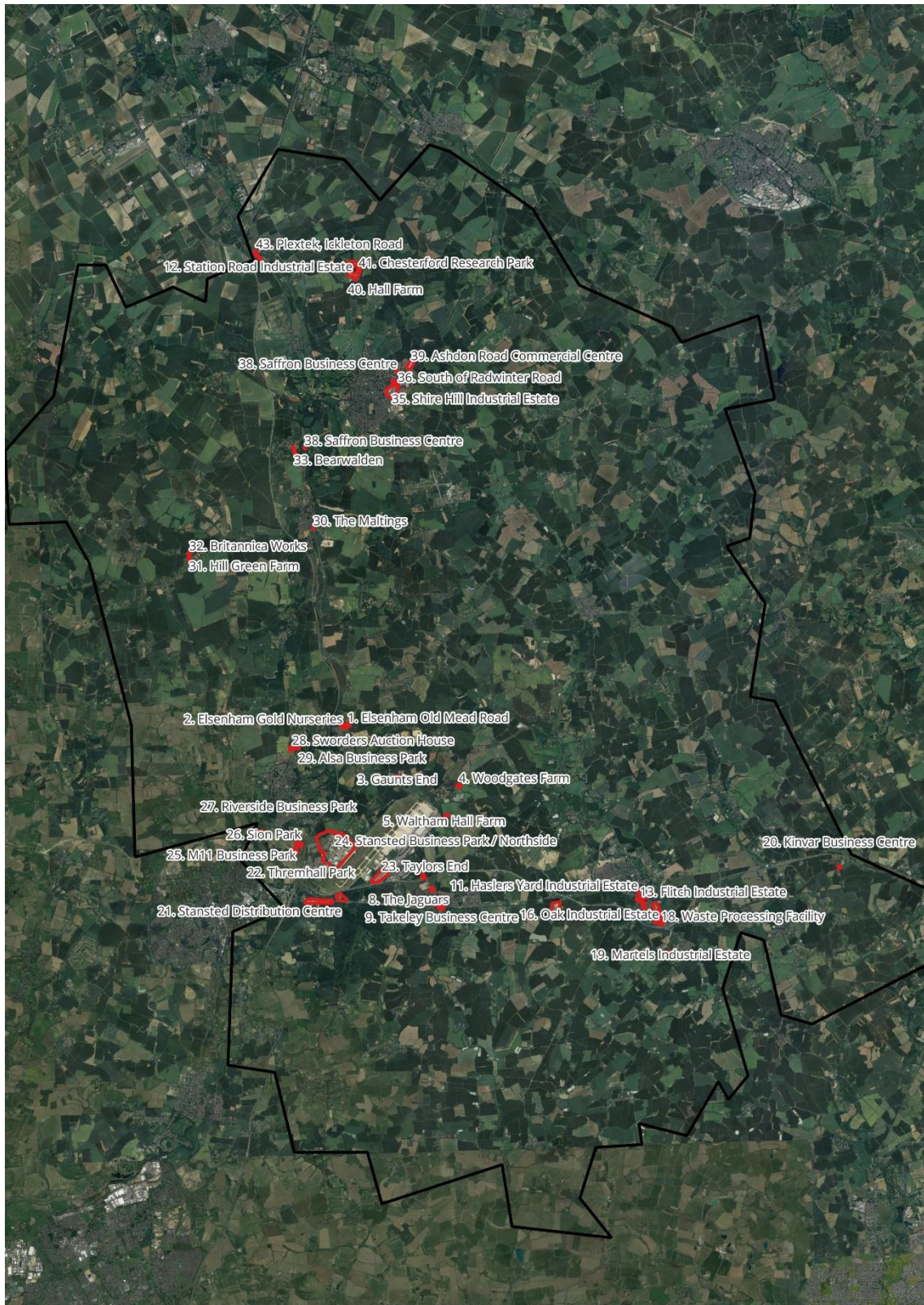
4.4 Where there was development potential on existing sites, either through vacant plots or buildings, or the potential for intensification of use, this was noted. The assessment included consideration of the market attractiveness of available land, and any known constraints (including infrastructure) which might impact on its deliverability. Icenl has not undertaken detailed development appraisals to assess viability at a site-specific level or appraised land ownership.

4.5 Once the site has been assessed an overall recommendation is made as to what to do with the site through the Local Plan:


- Retain: where a site subject to an existing employment designation in the 2005 plan is proposed to be retained through the new Local Plan;
- Protect: where a site in employment use that is not subject to an existing employment designation in the 2005 plan is proposed to be protected through the new Local Plan; and
- Release: where a site in employment is proposed to be released to an alternative use.

4.6 Figure 2.1 overleaf provides an overview of the locations of existing employment sites.


Figure 2.1 Location of Existing Employment Sites



5. REVIEW OF EXISTING EMPLOYMENT SITES

Name	
Address	Elsenham Old Mead Road, Elsenham, CM22 6JL
ID	#1
	
Gross Site Area (Ha)	1.59
Overview	Mid-sized industrial unit / warehouse totalling c.68,000 sq.ft split into two sections. The front of the building is a steel frame construction with a triple pitched roof and the remainder of the building is brickwork. There is office accommodation in a single-storey brick-built extension.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Occupied by You're Furnished and Tuplin Packing and Logistics and Homebrands.
Adjacencies / issues	To the north and northwest of the site are residential dwellings, to the south is the Elsenham station car park, to the west is Old Mead Road and the railway line beyond that. Beyond the car park to the south, the land has outline permission for 200 residential dwellings (S62A/2022/0012). Due to surrounding residential site is not suitable for logistics use with regular HGV movements.
Accessibility	The site is accessed off of Old Mead Road. The site is not suitable for regular HGV movements. Turning left out of the site is a level crossing which can cause queuing. The site is located less than 100m away from Elsenham Station which offers access between London and Cambridge and local bus services to Bishop's Stortford and Saffron Walden
Circulation / parking	Parking sufficient, large yard space around the units.
Age and quality of buildings	The front part of the property was built c.1940s. Attached to the warehouse is a more modern facility constructed c.1990s. Quality of buildings are average/poor but adequate for existing activities.

Quality of Environment	Average to poor – poor quality road coming into the site, open storage.
Vacancy Rate	Currently advertised for sale – existing tenant contract ends September 2024.
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – plays an important role providing mid-size units for the local area, good public transport accessibility.
Development / environmental constraints	None
Development Opportunities	If site is sold, potential for new owners to refurbish and renew stock subject to viability.
Overall Recommendation	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for B2 and B8 uses.


Name	
Address	Elsenham Gold Nurseries, Elsenham, CM22 6JX
ID	#2
	
Gross Site Area (Ha)	1.07
Overview	The site contains c.28 light industrial units with a number of larger units.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Flight Forwarders, P, Garrets Garage, Aerobond, RDM, Peddy Mark, Guy Auto Electrics (occupies multiple units), 2dive4uk, Teather Mechanical Handling Range of SME industrial uses including vehicle repair and valeting
Adjacencies / issues	The land to the north of the site has a pending planning application for 240 dwellings (UTT/24/0543/OP). There is residential to the west and south and a railway line to the east.
Accessibility	Accessed via Jenkins Drive – a residential area. Closely located to Elsenham station offering services between London and Cambridge and bus services available on New Road and Station Road offering services to Saffron Walden and Bishop's Stortford.
Circulation / parking	Businesses have sufficient on-site parking provision
Age and quality of buildings	Units are relatively dated but still functional
Quality of Environment	Quality of environment is reasonable, some units are slightly run down
Vacancy Rate	5-10% vacant - Unit 2, 7 and 10 vacant
Developments / applications	None

Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good public transport accessibility, provides small units for local businesses
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for office and light industrial and B2 use.


Name	
Address	Gaunts End, Elsenham, CM22 6DS
ID	#3
	
Gross Site Area (Ha)	3.31 (8.16 adjusted boundary)
Overview	Modern HQ buildings. Mix of office and production space.
Policy Status	Local Plan 2005 – employment land to be safeguarded Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Occupants include Molton Brown, Belcom, Hytek.
Adjacencies / issues	To the north of the site is residential and a single residential property to the south. Further north across Hall Road is the De Salis Hotel and industrial/agricultural buildings.
Accessibility	Located in the rural location between Elsenham and Stansted Airport. Access to the site is via Green Street Hall Road from the A120. Local bus services 7 and 7A service Hall Road joining Stansted Airport to Elsenham, Stansted Mountfitchet and Bishop's Stortford
Circulation / parking	Adequate employee parking and good circulation
Age and quality of buildings	Post-2000s, good quality
Quality of Environment	High quality – well landscaped site.
Vacancy Rate	The Water Circle (Building 4) is vacant – All properties on site recently sold to a new employment land developer.
Developments / applications	Detailed planning consent for 151 Water Circle (UTT/1473/11/FUL) - 8,272 sqm 'Trisail' multi-purpose building, class E, however the new owner has confirmed that this proposal for large HQ-style offices will not be implemented and a new, low-rise office permission will be submitted later in 2024. The site is ready for development commencement and the plot has been cleared in preparation.

	A new access road has been provided and of a roundabout at the entrance to the site has been installed.
Market Attractiveness (quality, location, rents, rates, recent development)	High – modern HQ office accommodation, close to the airport, great quality stock and environment and good accessibility.
Development / environmental constraints	Grade II listed buildings to north and south of the site (outside of site boundary)
Development Opportunities	A masterplan was developed by Gensler for the previous owner with positive scoping opinion for 38 acres / 3.1 million sq.ft of mixed use space (UTT/16/0709/SO) including hotel and conference resort, retail, 3 storey parking, spa/gym, sports clinic and office space. The masterplan exceeds the boundary shown in the map above to the south and west – if market demand supports, further development could be supported here.
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g) and B2 uses. Recommend policy protection of the lapsed 'Trisail' office scheme boundary through allocation to support the development of further office offer east of Green Street.

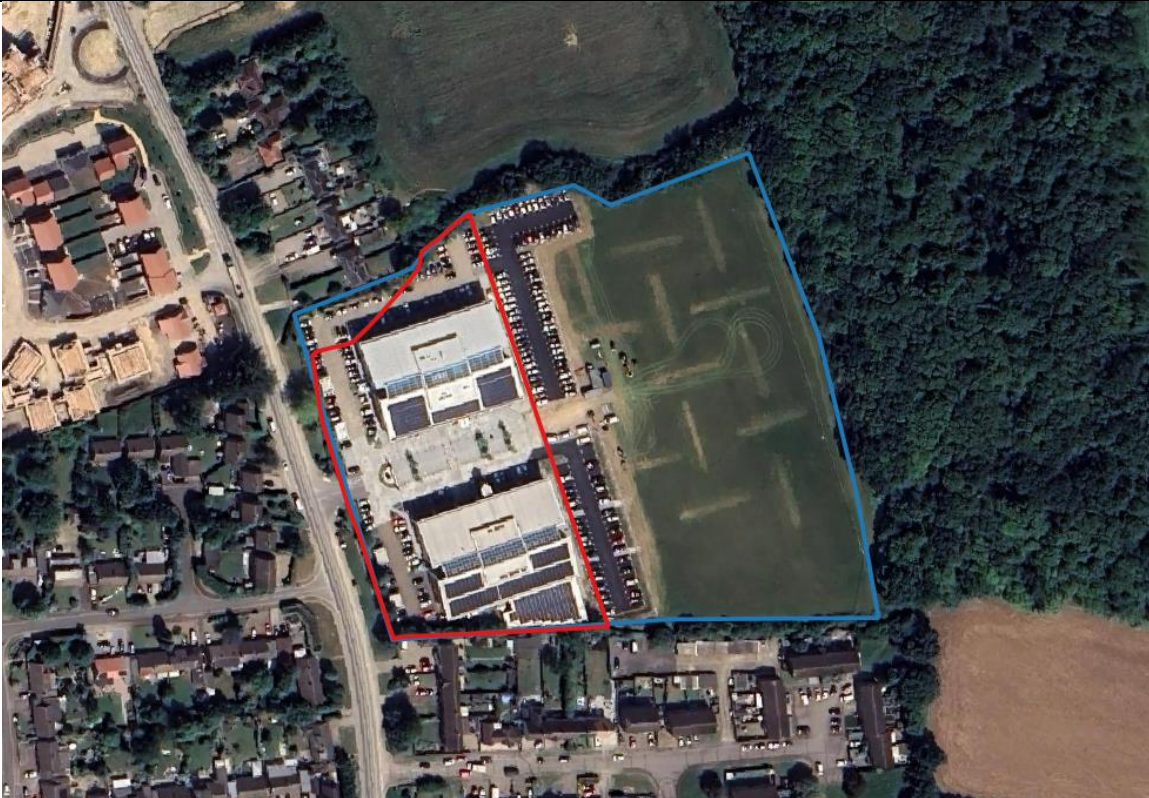
Name	
Address	Woodgates Farm, Broxted, CM6 2BN
ID	#4
	
Gross Site Area (Ha)	1.1
Overview	Small industrial estate with a mix of unit sizes.
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	SIS (insulation specialists), BT Lerson, Herts and Essex Alarms, Stansted Motorbikes, Checkmate Hire, Physio Goals for Kids
Adjacencies / issues	No adjacent uses – surrounded by greenfield.
Accessibility	Accessed off Chapel End / Woodgates End
Circulation / parking	Sufficient parking – no evidence of overflow. Larger units have large gated yard spaces.
Age and quality of buildings	Two units built in 2019, other units are 1980/90s – older stock is poorer quality, agricultural style buildings are decrepit.
Quality of Environment	Good quality of environment – recently retarmacked. Poorer quality around older units.
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – rural business park offering a mix of units in terms of size age and quality.
Development / environmental constraints	Overhead power lines run across site.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect – designate as an employment site suitable for E(g) and B2 / B8 uses.

Name	
Address	Waltham Hall Farm, Hall Road, Bamber's Green ,CM22 6PF
ID	#5
	
Gross Site Area (Ha)	2.7
Overview	Industrial estate split into two parts, the north east comprises modern industrial/ warehousing premises. The south west includes industrial and small business units of varying sizes with courtyard office space and yard space. Mix of steel industrial units and single storey studio/light industrial (wooden) and brick built units
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Two halves of the site – the north east portion You're Furnished (retail warehousing) occupy both warehouses. The south west part of the site is occupied by 4D Structures and Scaffolders and Revere, Stansted Parking (park and ride), Thrify Rental, PD Stoneham, tattoo studio.
Adjacencies / issues	Nursey school to the east of the southern portion of the site.
Accessibility	Rural location accessed from Hall Road and close to Stansted Airport. Lane provides access to the A120. Served by local bus services.
Circulation / parking	Adequate in northeast. Parking and internal and circulation in southwest is tight, evidence of parking on internal estate roads.
Age and quality of buildings	Average to poor in southern part of site. Good quality in northern part of site – post-2000s units.


Quality of Environment	Average – open storage in south of site, cracked roads, not all of in-site roads are tarmac
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – low vacancy rates and close proximity to the airport and strategic road network indicate this is a sought after location.
Development / environmental constraints	Six buildings in south west portion of the site are Grade II listed
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect - designate as an employment site for E(g) and B2/B8 uses.

Name	
Address	Stansted Courtyard, Takeley, CM22 6PU
ID	#6
	
Gross Site Area (Ha)	1.2 (1.6 adjusted boundary)
Overview	Site comprises of courtyard office / business park development with 2 storey buildings, occupied by SME office-based businesses and a nursery (Blossom Barn).
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Office based uses – occupiers include Smithfield Accountants, Cubic One Construction, The Orchard Practice, We Create Better, HNE Media, Bolton Buildings, Sinew, Speedster-IT, IPSEA, NFU Mutual, Technical Global Solutions, Dynacom IT Support, Abco Payroll, Disaronno International, The Rockbridge Group.
Adjacencies / issues	No adjacent uses.
Accessibility	Located in a rural location to the north of A120 between Takeley and Stansted Airport. Accessible to M11 J8. Number of local bus services run along Parsonage Road.
Circulation / parking	Sufficient parking
Age and quality of buildings	High – modern high quality buildings – varying age – 1800s listed building, 1980s, 2000s and 2020s.
Quality of Environment	High – security gates in operation, well landscaped
Vacancy Rate	5-10% - four suites advertised as available on website
Developments / applications	Previously the vacant land had permission for two further B1 buildings (UTT/16/0788/FUL) which were not built out,


	however the south east portion now has permission for storage outbuilding (UTT/23/2658/FUL).
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space in a high quality environment, accessible to the A120 and M11.
Development / environmental constraints	Countryside protection zone. Grade II listed building (Old Farm House).
Development Opportunities	None following build out of extant permission.
Recommendation (Retain, Protect, Release, Review Boundary)	Amend boundary to include car park to the south west of the site. Protect as an existing employment site for E(g)(i) office

Name	
Address	Parsonage Road / Weston Group Business Centre, Parsonage Road, Takeley
ID	#7
	
Gross Site Area (Ha)	1.2 (3.2 adjusted boundary)
Overview	High quality business park which includes two modern two storey HQ office buildings.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Occupied by Weston Group HQ and Stansted Business Hub/Weston Innovation Centre
Adjacencies / issues	On the land to the east – construction of four industrial/flexible units (UTT/22/2744/FUL). Residential to the north and south and across Parsonage Road to the west.
Accessibility	Located off Parsonage Road on the edge of Takeley, accessible from Stansted Airport, A120 and M11. Served by local bus routes.
Circulation / parking	Sufficient parking for each of the office buildings.
Age and quality of buildings	1990s and recently built 2020s - very good quality
Quality of Environment	Very good – well landscaped
Vacancy Rate	12 new business units ready Q2.
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space in a high-quality environment with good accessibility by road.


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g) / B2 / B8 floorspace. Extend boundary to include industrial units under construction to rear.

Name	
Address	The Jaguars, Dunmow Road, Takeley
ID	#8
	
Gross Site Area (Ha)	0.67
Overview	Site is split into two by fencing with west side containing a medium unit – car repair and hand car wash with yard space. East side contains car repair (house converted commercial space) with large yard space at rear.
Policy Status	N/A
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	TR Autos and Hand Car Wash
Adjacencies / issues	Takeley Business Centre to the east, residential to the north across Dunmow Road and small wooded area to the west.
Accessibility	Close proximity to M11 J8. Tight access into and throughout site.
Circulation / parking	Poor – no parking bays, crowded yard space
Age and quality of buildings	Poor – converted from an old house. In poor condition, medium unit at rear of site is of average quality 1970/80s
Quality of Environment	Poor – lots of open storage, poor internal road quality
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Low – poor quality environment and stock.

Development / environmental constraints	None
Development Opportunities	Signage advertises site as having development potential
Recommendation (Retain, Protect, Release, Review Boundary)	Protect. Given low availability of industrial supply, support redevelopment of site to provide newer higher quality industrial stock.

Name	
Address	Takeley Business Centre, Dunmow Road, Takeley
ID	#9
	
Gross Site Area (Ha)	1.3
Overview	Industrial units fronting the B1256 Dunmow Road and land for open storage behind. Double height brick units with roller shutter doors.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Mix of trade and light industrial uses – occupiers include Simply Carpets, Crimp Hydraulic Services, EK Excelsior, Orion Heating, Veterinary Clinic, Aerospace Inspection Training, Uni-Shop
Adjacencies / issues	Residential to north and south. The Jaguars employment site is located to the west.
Accessibility	Site is in close proximity to J8 M11. Local bus service runs along Dunmow Road
Circulation / parking	Sufficient parking, yard space in front of units allowing for deliveries
Age and quality of buildings	1980/90s – units of are very good quality and well kept
Quality of Environment	Very good – well kept and clean
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – good quality units and environment in accessible location.


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g), B2 and B8 use

Name	
Address	Winfresh Ripening Centre, Little Canfield
ID	#10
	
Gross Site Area (Ha)	8.0
Overview	Lower grade industrial estate catering for nosier and dirtier activities. Units vary in size - largest unit is 98,000 sq.ft
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Large unit is occupied by Lightwood Logistics and Uttlesford Council (waste collection lorry depot). South of site contains smaller units – occupiers include AB Metal Works, Broadfields Garage, Tony Perry Metalwork Fabrication, Shorelink International, Chillermatic
Adjacencies / issues	No immediate adjacent uses.
Accessibility	Located to the south of the A120 and accessed from High Cross Lane East. Rural location, limited public transport access.
Circulation / parking	Sufficient parking, large yard space, suitable for HGV access.
Age and quality of buildings	Large unit 1990s, other smaller units 1970-90s – of poor to average quality with some signs of aging.
Quality of Environment	Adequate – evidence of open storage
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well let industrial site, suitable for nosier and dirtier activity due to site location and quality.
Development / environmental constraints	None

Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g), B2 and B8 use

Name	
Address	Haslers Yard Industrial Estate, Great Dunmow
ID	#11
	
Gross Site Area (Ha)	0.44
Overview	Local employment site situated close to Great Dunmow town centre and adjoining New Street Council Depot. Mix of brick office buildings, wood and half steel and brick units
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Office and light industrial space – Daniel Robinson & Sons, Dunmow Motor Services, Containerlift, David Oliver Associates, and RTA ROM Theatre Arts. There are 12 residential units in the centre of the site, converted from office however does not cause adjacency issues with existing uses.
Adjacencies / issues	Located in a predominantly residential area. Church to northwest of the site.
Accessibility	Accessed from Haslers Lane via Chelmsford Road, which provides access to the A120.
Circulation / parking	Internal access and parking on the site is tight. At end of site where garage is located there is a build-up of cars, poor circulation.
Age and quality of buildings	1980s – good quality, office building very good
Quality of Environment	Average
Vacancy Rate	0%
Developments / applications	None.


Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office space located in town centre location
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) use

Name	
Address	Station Road Industrial Estate, Great Dunmow
ID	#12
	
Gross Site Area (Ha)	0.47
Overview	Local industrial estate comprising of small light industrial units. Single storey brick 8 units. Open storage in east of site
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Light industrial and industrial uses - occupiers include The Modern greengrocer, Station Road Garage and MOT, Tidmarch (window shading), L&W Engineering, Ace Carpet Edging, CP Designs, Dunmow Ironing Parlour, Hotel and Leisure Interior.
Adjacencies / issues	Residential to the north – no adjacency issues
Accessibility	Located close to town centre with site access located off Chelmsford Road. Significant on road parking down to site making access tight
Circulation / parking	Parking is tight but does not constrain existing activities. Turning point available in centre of site but tight circulation towards end of site
Age and quality of buildings	1980s – good to average quality
Quality of Environment	Reasonable
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality industrial units located in the town centre.
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(iii), B2 and B8 storage use

Name	
Address	Fitch Industrial Estate, Great Dunmow
ID	#13
	
Gross Site Area (Ha)	2.0
Overview	A successful and active local industrial estate close to the town centre, medium sized steel units, some with brick first storey.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Industrial activities – automotive- parts, farm machinery, electronics. Occupiers include Cambian Essex School, Station Coach Works, Feast 21, Hand Car Wash, Precision Modelled Products, Skysmart, Majestic London, MultiTech, Uni-power, Motex, Essex X-Ray, Uttlesford Community Travel
Adjacencies / issues	Residential to south but separated by trees and landscaping.
Accessibility	Site is accessed from Chelmsford Road which links to the A120.
Circulation / parking	Excessive parking on estate roads indicating tight parking provision.
Age and quality of buildings	1980/90s, reasonable quality but dated
Quality of Environment	Reasonable - some evidence of open storage in yard spaces but generally well-kept
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well occupied industrial estate offering medium quality stock
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g)(iii), B2 and B8 storage use
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Name	
Address	Ongar Road Industrial Estate, Great Dunmow
ID	#14
	
Gross Site Area (Ha)	1.5
Overview	Small local industrial estate located in a residential area containing older, dated lower value units accommodating SME occupiers and non-B class uses
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Hand Car Wash, Alloy Falfield occupy (multiple units), The Toy Box, Hair Salon, Cultr Gym, Paul Anton (security), Lewis (lighting), Viking Mouldings
Adjacencies / issues	Surrounded by residential on all sides – noisier uses in north of site may be disruptive to residents.
Accessibility	Access to the site is tight between residential properties along the B184 Ongar Road
Circulation / parking	Internal road access is relatively tight but adequate for existing uses.
Age and quality of buildings	Older/poorer quality buildings, paint peeling and signs of rusting– 1960/70s
Quality of Environment	Average to poor quality, significant open storage – rusting vehicles left in yard space.
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Low – low quality stock and environment


Development / environmental constraints	None.
Development Opportunities	Opportunity to renew or refurbish stock and to improve quality of site.
Recommendation (Retain, Protect, Release, Review Boundary)	Release - A more flexible policy might be appropriate to its future use, with alternative better located employment sites being identified to support economic growth in the Town.

Name	
Address	Chelmsford Road Industrial Estate, Great Dunmow
ID	#15
	
Gross Site Area (Ha)	4.2
Overview	Industrial estate focused on SME occupiers – mix of mid-size steel units and smaller brick light industrial units
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Light industrial and industrial uses, in addition to trade counters, a number of automotive dealerships and non B-class uses such as veterinary surgery (Mercer & Hughes) and dog grooming– occupiers include : Taylors, P Tuckwell, Jaguar Land Rover, Travis Perkins, Silkworm Store, John Deere, Rebel Strength, Corporate Mailing Solutions, Rolling Rims, LED Lighting Solutions, Bradfield Engineering, Campell Associations, Unique Physio, Fiern Engines, Auto AXS, Dunmow Coachworks, M&B Printers, Moto Technic, Daylinks, Euro-Saab Parts, Offsite Digital Printers, Tylers fine furniture
Adjacencies / issues	Residential to north, Oak Industrial Estate to the south.
Accessibility	Accessed off A184 Chelmsford Road which provides access to the A120
Circulation / parking	Significant parking on internal site roads but does not inhibit circulation
Age and quality of buildings	Mix of ages – 1960s to post-2000s, mix of quality, car sales units are of a higher standard

Quality of Environment	Adequate – kept in good condition but significant on-road parking crowds site
Vacancy Rate	0-5% - Unit 10 advertised as vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well let town centre industrial estate with good road connectivity.
Development / environmental constraints	East of site is in flood zone 2.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g)(iii), B2 and B8 storage use

Name	
Address	Oak Industrial Estate, Great Dunmow
ID	#16
	
Gross Site Area (Ha)	2.1
Overview	General industrial estate with focus on SME businesses – small and medium size units, with a focus on car repair and light industrial manufacturing.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Light industrial and industrial uses – manufacturing and engineering focus – Occupiers include RGH Rubber (occupies a number of units), Triumph Motorcycles, Falken Tyres, Jasco, Kubota, Pro Tyre, Abbey Marketing Communications, Washtec, Plasmold, Project Solver, beechwood, Plasmond precision, Aerospace Warranty Management.
Adjacencies / issues	Chelmsford Road Industrial Estate to the north. Hoblongs Industrial Estate to south west – no adjacency issues.
Accessibility	Accessed off Chelmsford Road, close proximity to A120.
Circulation / parking	Evidence of on-street parking but does not constrain operation of site – not suitable for HGV access
Age and quality of buildings	1980/90/2000s – majority of units are kept in good condition despite age
Quality of Environment	Good
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well let good quality industrial estate located close to town centre.


Development / environmental constraints	Site falls within Flood Zone 2.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g)(iii), B2 and B8 storage use

Name	
Address	Hoblongs Industrial Estate, Chelmsford Road, Great Dunmow
ID	#17
	
Gross Site Area (Ha)	2.6
Overview	Combination of small and medium sized industrial units – double height units with HGV use and parking
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Significant focus on plant hire. Belle Trailers is largest occupiers and majority landowner. Site is also occupied by Travel Lodge, Silver Tree Windows and Doors, Gulf Petrol Station, Bulldog, Tubela, FD Motorcycles, Chris Lodge & Sons, Forward Vending and Cantering, 727 Tool Hire, Mike Bernard of Dunmow (bikes).
Adjacencies / issues	Dunmow police station to north. Oak Industrial Park to northeast across Chelmsford Road.
Accessibility	Located off Chelmsford Road with close link to A120. Site is accessed through the forecourt of the Dunmow Petrol Station which is not suitable for regular HGV activity.
Circulation / parking	Tight internal circulation with evidence on-site parking issues
Age and quality of buildings	Quality varies – some older, poorer quality stock, stock at end of site is generally well maintained
Quality of Environment	Average to poor – evidence of external storage, poor road quality with potholes and cracks
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium to low – good accessibility, apparent clustering of plant hire activity, average stock quality but access issues.


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site – council should consider the future of the site in terms of how to promote investment and consider its redevelopment subject to viability

Name	
Address	Waste Processing Facility, Great Dunmow
ID	#18
	
Gross Site Area (Ha)	0.8
Overview	Single mid-size industrial unit previously occupied Essex Highways Great Dunmow Depot but vacant at time of site visit
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	No use - vacant
Adjacencies / issues	Ambulance Station to the east, Hoblongs Industrial Estate to the north. Ambulance Station was previously denied permission for a change of use to Class E or B8 (UTT/24/0123/FUL).
Accessibility	Accessed from B1256 – tight bend on approach, 200m from A120 access.
Circulation / parking	Car parking spaces outside of unit and sufficient yard area
Age and quality of buildings	Post 2000s unit – good quality
Quality of Environment	Good – well kept, gates for security
Vacancy Rate	100%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality unit with good accessibility, vacancy
Development / environmental constraints	None


Development Opportunities	Site is currently vacant and owned by Essex County Council – plans for site are not known
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) / B2 / B8 – suitable in principle due to location. Council should engage with Essex County Council on future plans for site.

Name	
Address	Martels Industrial Estate, Barnston
ID	#19
	
Gross Site Area (Ha)	1.6
Overview	Local industrial estate containing breeze block industrial units.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	<p>B1 and B2 uses with some land for open storage – primarily events based companies with 'Wedding Village' located in north of site – Bridal Boutique, hair and makeup, men's formal wear, photography, car hire, Sara Mary cakes, Flori Venue Styling, COO Honeymoons.</p> <p>Remainder of site contains a range of light industrial and industrial occupiers - Shepherd's Health, Heath Windows, Hospitality AV, Bluebell Architectural Design, AH Mead (Engineering), Plenty of Thyme, Beyond bar hire, Prime Thyme</p>
Adjacencies / issues	No direct adjacent uses – some residential in close proximity to the site.
Accessibility	Situated to the south of Great Dunmow and close to the village of Barnston in a rural location. Relatively close to the A120 although local road access is weak and not suitable for HGV access.
Circulation / parking	Parking available. Sufficient parking for events village section. Large yard space and circulation.


Age and quality of buildings	Quality and age varies throughout site - 1970s to post-2000s. Poorer quality steel buildings and breeze block to front of site, brick units with steel roof are good quality.
Quality of Environment	Average to poor – poorer where there is open storage.
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – well occupied estate with clear clustering of events based companies.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for B2 and B8 use

Name	
Address	Kinvar Business Centre, Felsted, CM6 3LB
ID	#20
	
Gross Site Area (Ha)	0.67
Overview	Small business centre containing a mix of single and double storey brick units. A wood-built showroom is located in the north of site
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Humphrey Munson, a kitchen furniture shop occupy all units on the site
Adjacencies / issues	Residential to the west and south – no adjacency issues caused by current site use
Accessibility	Accessed off the B1417 which provides direct access to the A120. Serviced by two local bus routes.
Circulation / parking	Sufficient parking and good circulation on site.
Age and quality of buildings	1960s – well kept, good quality units
Quality of Environment	Good – units are well kept despite age, some open storage but located to the back of the site.
Vacancy Rate	0%
Developments / applications	UTT/18/0176/FUL – full permission for demolition of existing structures and the construction of a new building to provide 4 commercial units with associated landscaping and parking – has not been completed


Market Attractiveness (quality, location, rents, rates, recent development)	Medium – rurally located site of average quality.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g), B2 and B8 uses.

Name	
Address	Stansted Distribution Centre, Start Hill, Great Hallingbury, CM22 7DG
ID	#21
	
Gross Site Area (Ha)	10.1
Overview	Range of unit sizes, including number of car showroom/dealerships. East of site contains medium distribution units.
Policy Status	Local Plan 2005 – employment land to be safeguarded Local Plan 2005 Start Hill Policy 1 employment allocation Stansted Airport AIR7 Public Safety Zone
Clustering (Activity / Use Class/ Occupiers)	Mix of E(g) light industrial, B8 warehouse/distribution and Sui Generis. Audi showroom and Mercedes Commercial Vehicles Dealership located at front of the site. Other occupiers include Scania, National Express, Motus Group, Hodgson Automotive, Rapid Response Medical Services, Thrifty Car & Van Hire, Stonehire, Essex County Council, Marrfish, Motocaddy, Aspock. 3 units in east of site are occupied by three large occupiers - DHL, Clarity Pharma and T Clarke.
Adjacencies / issues	To the south in Great Hallingbury Manor hotel
Accessibility	Located on the B1256 close to the M11 J8 ad Stansted Airport. Local bus services run along Dunmow Road
Circulation / parking	On-street parking is prohibited in the site East of site has sufficient parking outside each unit.
Age and quality of buildings	Most stock is 1990s, east of site contains stock built in 2017.


Quality of Environment	Good quality - clear roads, tidy yard spaces
Vacancy Rate	0-5% - no vacancies in eastern portion, 11,121 sqft unit to let in the centre of the site.
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – close to airport, suitable for distribution, high quality environment and stock
Development / environmental constraints	Countryside Protection Zone, Public Safety Zone, 57dB noise contour. Land fill in west of site.
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as existing employment site suitable for Class E, B2 and B8 and employment generating sui generis uses.

Name	
Address	Thremhall Park, Great Hallingbury
ID	#22
	
Gross Site Area (Ha)	5.3
Overview	Campus business park formed of redeveloped Grade II Georgian listed buildings providing office space in a parkland setting, providing flexible office space for small businesses and on-site amenities including a cafe and gym. The site is managed by Mantle Business Centres.
Policy Status	Countryside Protection Zone
Clustering (Activity / Use Class/ Occupiers)	Office space – site offers private office or co-working space. Occupiers include Glanua, HD Clinical, Peartree Wealth Management, Stortford Body Repairs, BV-UK, Freshwave, Padnall Printers, Island Pacific (software), Blancco, Sones Accountancy Services.
Adjacencies / issues	Residential to the south – no adjacency issues.
Accessibility	Close to M11 J8 with direct access to the B1256, Local bus service runs along Dunmow Road.
Circulation / parking	Large car parking, good circulation.
Age and quality of buildings	High quality – mix of historic listed buildings and post 2000s stock
Quality of Environment	High – park campus with on site cafe, well landscaped
Vacancy Rate	0-10% - offices advertised for let on the website.
Developments / applications	UTT/16/0735/FUL – full permission to deliver two office buildings on the west of the site (Buildings 3 & 4), an office with café and gym on the east of the site and a function room pavilion – eastern side complete but buildings 3 & 4 still outstanding.


Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space in a park setting with good road accessibility
Development / environmental constraints	Countryside Protection Zone, 57dB noise contour. Site contains 6 Grade II listed buildings.
Development Opportunities	Second phasing of office development – buildings 3 & 4
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g)(i) office use. Support the development of Buildings 3 & 4 subject to market demand.

Name	
Address	Taylors End, Stansted, CM24 1RL
ID	#23
	
Gross Site Area (Ha)	15.4
Overview	North of site contains mid size industrial units; southern majority is used for parking – assumed airport but no company signage
Policy Status	Stansted Airport AIR3
Clustering (Activity / Use Class/ Occupiers)	Distribution and airport support – GT Jet Engine Maintenance, DHL, Ryanair, Manchester Airport Group, Royalblue Inflight Catering, Full Vision, Areopeople.
Adjacencies / issues	To the west is the Ryanair Training Centre and Diamond Hanger, to the south is airport hotels and a service station, to the east is airport parking and car hire and further northwest is the airport – no adjacency issues.
Accessibility	Accessed from Long Border Road which provides access to the A120 and M11
Circulation / parking	J8Sufficient parking and circulation, suitable for HGV access
Age and quality of buildings	Post 2000s stock – average quality, slight rusting to some units
Quality of Environment	Good – well kept, some signage out of date at front of site
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – warehouse and distribution park in close proximity to the airport.
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g), B2 and B8 uses.

Name	
Address	Stansted Business Park / Northside, Stansted Airport
ID	#24
	
Gross Site Area (Ha)	61.9 (64.7 adjusted boundary)
Overview	Airport related activities, private runway and office space (Stansted House)
Policy Status	Stansted Airport AIR4 Northern Ancillary Area
Clustering (Activity / Use Class/ Occupiers)	Fuel storage depot, number of business aviation providers – TCR International, Fayir, Titan Airways, Harrods Aviation, Inflight Jet Centre, Universal Aviation in addition to engineering and catering activities associated with the airport including Aer Aviation Equipment, Inflight Engineering and Swissport. Wren Kitchens, The Brompton,
Adjacencies / issues	Stansted Airport and runway is to the south of the site, airport parking to the west
Accessibility	Good access to A120 and M11 J8.
Circulation / parking	Sufficient parking good circulation, suitable for HGV access.
Age and quality of buildings	Stansted House is 1960s. Rest of stock is of varying age. Poorer quality units and run down yard space at entrance of site, in addition to vacant land. Large units are good quality and well kept.


Quality of Environment	Average to poor – number of vacant/under utilised plots at the front of the site, poor quality of environment. Environment is good quality towards back of site around industrial units.
Vacancy Rate	10%
Developments / applications	<p>Northside UTT/22/0434/OP - Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f).</p> <p>Earlier phasing (Zone 1 & 2) will deliver larger units, supporting demand for sub-regional logistics warehousing, with later phases (zone 3-5) providing smaller units 2,000-15,000 sq.m providing for local-based need.</p> <p>A number of reserved matters and further applications to discharge conditions have been submitted and approved.</p>
Market Attractiveness (quality, location, rents, rates, recent development)	High – attractive to distribution occupiers using air cargo due to proximity and access to the airport.
Development / environmental constraints	None
Development Opportunities	Ongoing redevelopment of the site through Northside
Recommendation (Retain, Protect, Release, Review Boundary)	<p>Protect through designation for employment for E(g) B2 / B8 uses. Appropriate to deliver a mix of large sub-regional distribution units and smaller locally-focused floorspace through redevelopment.</p> <p>Amend boundary to reflect the Northside application boundary which includes general employment and excludes airport activities.</p>

Name	
Address	M11 Business Park, Parsonage Lane, Stansted Mountfitchet
ID	#25
	
Gross Site Area (Ha)	4.6 (3.6 adjusted boundary)
Overview	Small industrial park with the northern part of the site forming a coherent cluster of medium-sized light industrial units; with the southern part of the site developed to provide an office campus with around 26 units arranged over 6 two-storey buildings with associated car parking. There are some older units in the centre of the site.
Policy Status	Green Belt
Clustering (Activity / Use Class/ Occupiers)	Industrial occupiers include Halspan, Idel Meats, Agar Scientific, OMS, Pica Floorings, GAMIT (multiple units), Sheild, Sovereign Medical, HJA Group. The older units in the centre are occupied by Essex Autospray. Office occupiers include Gamit, New Kestrel House, K&H Medical, Master Lock, The Wastepack Group and FISTA UK.
Adjacencies / issues	No adjacent uses
Accessibility	Rural location to the south of Stansted Mountfitchet and accessed via Forest Hall Road and Parsonage Lane. It is not suitable for HGV access. Public transport accessibility is poor.
Circulation / parking	Parking provision is generally adequate although there is some evidence of parking of on-street parking.
Age and quality of buildings	The newer (post-2000s) buildings on site are relatively high quality construction reflecting the rural location and character of the area, and their visibility from the M11. The central part


	of the site accommodates older industrial units that have been recently refurbished.
Quality of Environment	High quality – site is well kept and landscaped
Vacancy Rate	5-10% - Industrial unit 8 and office units 19 and 20 are vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality stock with good accessibility to the M11
Development / environmental constraints	Green Belt
Development Opportunities	Potential for development on southern part of site to south of existing office campus (0.94ha), however this is within the Green Belt and exceptional circumstances should be demonstrated before Green Belt can be released in this location.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) office and light industrial uses.

Name	
Address	Sion Park, Birchanger
ID	#26
	
Gross Site Area (Ha)	2.7
Overview	Courtyard office development providing good quality office space, Provides suites of 1,000-15,000 sq.ft. There are a number of ancillary uses on site, including Sion Studios which provides beauty consultation/treatment rooms, and a hand car wash facility located within the car parking area. Some areas of land on the site are used for open storage for vehicles
Policy Status	Green Belt
Clustering (Activity / Use Class/ Occupiers)	E(g)(i) office - Occupiers include DMG Delta, Radius Vehicle Solutions, The Logisitcs Org, Data Energy, Trinergy, Blue Travel.
Adjacencies / issues	Residential dwelling to the south
Accessibility	Well located with direct access from the B1383, which provides access to M11 J8.
Circulation / parking	Car park at back of site – poor circulation only one route in and out which is single lane
Age and quality of buildings	Mix of historical buildings (Grade II listed) and 1990s courtyard office development – generally good quality
Quality of Environment	High – high quality landscaped setting, some on-site sports facilities including a tennis court and fitness centre
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality office space

Development / environmental constraints	Grade II listed buildings, Green Belt
Development Opportunities	There is some potential for intensification for E(g)(i) office uses subject to market demand.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(i) activity.


Name	
Address	Riverside Business Park, Stansted Mountfitchet
ID	#27
	
Gross Site Area (Ha)	0.50
Overview	Two storey courtyard office development located on a narrow triangular site. Some units have been converted to residential
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include Artel Refrigeration, Harlequin Trim, PHD London, Cross Count, Popcorn (media), Emery Electrical, Insights Associates, Amwell Electrical
Adjacencies / issues	Site adjoins the railway line to the west and residential to the east.
Accessibility	Accessed from Stoney Common Road which connects the site to the B1383 and Church Road. This is a relatively narrow road with a single track access over the rail line. The site is accessible from the Stansted Mountfitchet train station and local bus services.
Circulation / parking	Adequate parking, tight access to further parking at back of site,
Age and quality of buildings	Good quality 1980/90s stock
Quality of Environment	Good quality
Vacancy Rate	0-5%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office stock, some access issues.
Development / environmental constraints	None

Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(i) use.

Name	
Address	Sworders Auction House, Cambridge Road, Stansted Mountfitchet
ID	#28
	
x	
Gross Site Area (Ha)	2.8
Overview	Single storey unit and garden centre operation.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Sui Generis - Sworders Fine Art Auctioneers and Folies (garden centre)
Adjacencies / issues	Nursey to the south of the site, no other adjacent uses. Proposed Local Plan residential allocation to the west.
Accessibility	Located in northern side of Stansted Mountfitchet, accessed from Cambridge Road (B1383). Local bus services run along the B1383
Circulation / parking	Large car park – under-utilised. Good circulation around site.
Age and quality of buildings	1990s build, good quality
Quality of Environment	High quality – building is well maintained and garden centre operation is decorated (outdoor lights, drinks cart).
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium - unit is tailored to occupier – unlikely to be re-let if vacated. Possible alternative use as offices / business centre.
Development / environmental constraints	None
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employ site suitable for E(g) and employment-generating sui generis uses.
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Name	
Address	Alsa Business Park, Alsa Street, Stansted Mountfitchet
ID	#29
	
Gross Site Area (Ha)	0.48ha
Overview	Small scheme of courtyard offices providing small for local small businesses
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers are Hutton construction and 3 Active
Adjacencies / issues	Sworders Action House site and pre-school to the north across Alsa Street. Proposed Local Plan residential allocation to the west.
Accessibility	Located off Alsa Street immediately to the north of Stansted Mountfitchet
Circulation / parking	Sufficient parking and circulation
Age and quality of buildings	1990s – good quality office space
Quality of Environment	Good – well landscaped
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office space, fully let indicates market demand.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(iii) office use

Name	
Address	The Maltings, Station Road, Newport
ID	#30
	
Gross Site Area (Ha)	0.21
Overview	19 th century building converted to SME business space. Comprises of 12 commercial units forming a courtyard estate. Some units have been converted to residential (units 14-18) but excluded from boundary
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Focus on professional services firms – Bradshaw Ceramic Restoration, Quintessential Catering, Ian Ambrhana Architect, Raipec, Aquila, Landmark Interiors.
Adjacencies / issues	Adjoins residential development
Accessibility	Located close to Newport Station, accessed off the B1383
Circulation / parking	Sufficient parking in the centre of the site
Age and quality of buildings	19 th century buildings
Quality of Environment	Reasonable/good – well landscaped
Vacancy Rate	15% - Units 2 and 3 are vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – office SME space located in close proximity to Newport station.
Development / environmental constraints	Conservation area
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g)(i) office use.

Name	
Address	Hill Green Farm, Clavering
ID	#31
	
Gross Site Area (Ha)	0.53
Overview	A former agricultural unit converted to two light industrial units with roller shutter doors. Unit on south of site is used for agricultural use.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers are animal feed shop/suppliers, Take Handmade (furniture), print finishing business (Delta Wood Finishing).
Adjacencies / issues	Pub and car park to the north, residential to the south and east.
Accessibility	Located in the centre of Clavering village, accessed off Clatterbury Lane/B1308. No public transport accessibility.
Circulation / parking	Adequate parking and circulation. Large yard space
Age and quality of buildings	1970s. Older buildings to south of site are redundant. Units are of average quality, new doors put on end unit.
Quality of Environment	Average
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – light industrial unit in rural location, fully let indicating adequate demand
Development / environmental constraints	Refurbish redundant agricultural unit in south of site to provide further employment floorspace
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g) and sui generis employment-generating use. Support redevelopment / change of use of agricultural unit to provide further employment space.
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Name	
Address	Britannica Works, Clavering
ID	#32
	
Gross Site Area (Ha)	0.65
Overview	Good quality industrial estate in a village location. Comprises of offices in Funston's Commercial Centre and light industrial space for SMEs.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include Fitness Focus, Elcletuc marquees, Encapsula, Tool Clarity, Laxity ICS, West Essex Saddlery, Immediate Label, CAS Auto Services, Cloverfield Cars and Ross Nursing Services
Adjacencies / issues	Residential to north, west and east – no adjacency issues due to non-noisy uses.
Accessibility	Site is located in the centre of Clavering village and accessed from the B1038. No public transport accessibility.
Circulation / parking	Sufficient parking for customers, good circulation with two entrance points
Age and quality of buildings	Average to good quality- rusting and aged buildings in some places (West Essex Saddlery). Better quality units at back of site to north east corner.
Quality of Environment	Good – evidence of investment in estate environment, poorer on western side.
Vacancy Rate	0%
Developments / applications	None

Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality stock, rural location, offers SME space
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) and employment-generating sui generis uses.

Name	
Address	Bearwalden, Wendens Ambo
ID	#33
	
Gross Site Area (Ha)	1.1
Overview	Small employment site comprising of two office buildings – Neville House and Wendon Court - alongside some light industrial units and a garage
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Wenden Garage, Saffron Apparel, Impact Designs, IMT Aviation, CRA Technics, Elmscroft
Adjacencies / issues	No adjacent uses – rail line to the east. Land to the north of the sites has permission for a block of 8 residential units (UTT/19/2498/FUL & App ref: 3262201)
Accessibility	Rural location but close to B1383 providing links to the M11 and relative close to Saffron Walden. Located close to Audley End station.
Circulation / parking	Parking is tight in some parts, limiting circulation, evidence of on road parking
Age and quality of buildings	Average quality - poorer towards the back of the site. Mix of brick and steel buildings. Light industrial units are aged. Stock is over varying age 1960-90s
Quality of Environment	Reasonable
Vacancy Rate	0-5%

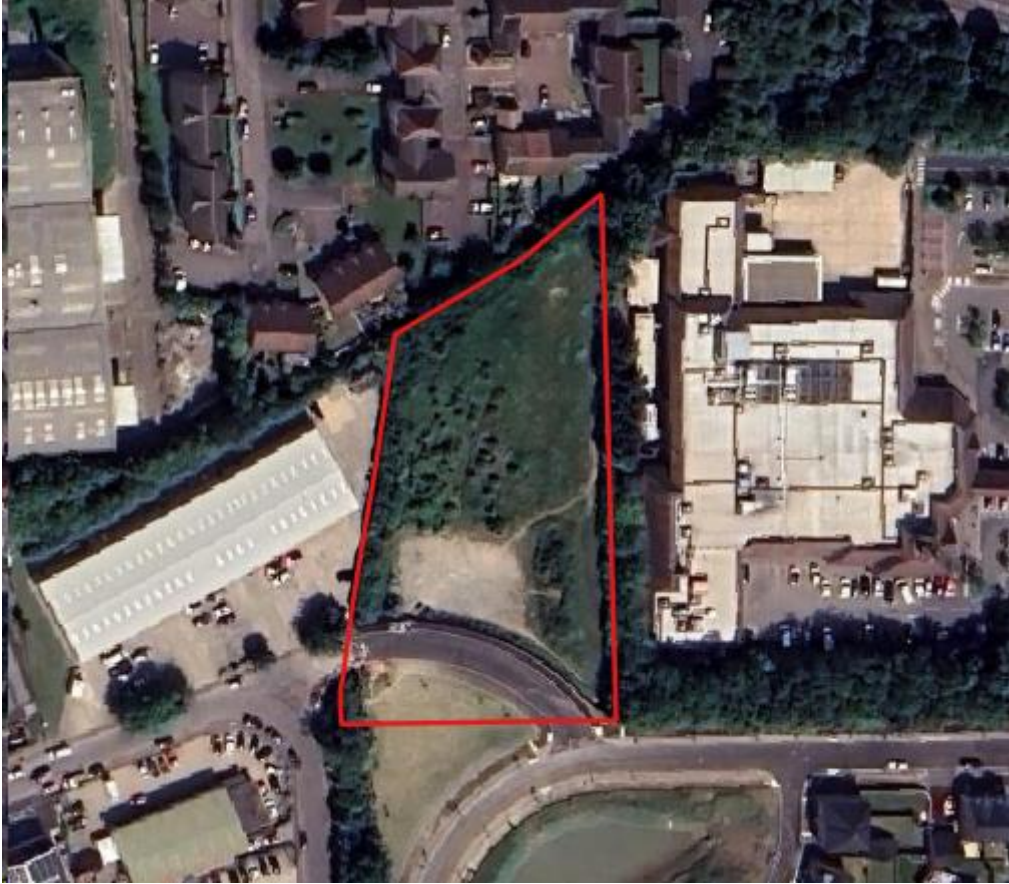
Developments / applications	UTT/24/1000/FUL – pending application for single storey extension to engineering workshop (F-Tech Aerospace unit).
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – average quality stock in an accessible location.
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) and B2 uses.

Name	
Address	Audley End Business Centre, Wendons Ambo
ID	#34
	
Gross Site Area (Ha)	0.26
Overview	Small-scale courtyard business centre in a rural location. Three buildings provide small business space, principally in small office suites.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include Injury Recovery Centre, Greenwood, THP financial services
Adjacencies / issues	Residential across the road to the east.
Accessibility	Tight access coming into site from main road. Located between Newport and Saffron Walden.
Circulation / parking	Sufficient parking for current use, tight circulation
Age and quality of buildings	Pre-1940s but quality is reasonable
Quality of Environment	Good quality - well landscaped
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office stock located in a periphery location.
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site suitable for E(g) use.
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Name	
Address	Shire Hill Industrial Estate, Saffron Walden
ID	#35
	
Gross Site Area (Ha)	11.3
Overview	Main industrial estate in Saffron Walden offering a range of unit sizes. Focus on industrial and trade-counter employment activity
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	<p>Mix of E(g) and B-class employment, number of non-B class uses have been introduced (snooker club, church, gym, nursery, tattoo studio).</p> <p>Occupiers include Pheonix Premium Care, Saffron Bathrooms, LPA, Comtamac , Tool Station, City Plumbing, Payton's, TC Fixings, Saffron Autos, Radleys (multiple unjts), Just Wise Group, Shire Hill Garage, Acme Transport, Diamond Engineering, Holroyd (multiple units), Tread First Service Centre, Nigel Quincey publications, Medlock Electrical Distributors.</p> <p>There is office provision within the Business & Technology Centre.</p>
Adjacencies / issues	Residential to east and west

Accessibility	B184 provides access to M11 J12. LGVs using site but access tight in places
Circulation / parking	Internal roads generally adequate. Evidence of on-street parking
Age and quality of buildings	1960/70s to present – quality varies but overall reasonable Stansted house is poor quality. Northeast corner of site has better quality units
Quality of Environment	Gym and nurse provide on-site facilities for employees. Reasonable – stock is of varying quality but evidence of stock renewal occurring across the site. Business and Technology Centre is of poor quality.
Vacancy Rate	5-10% - Number of vacant units: unit opposite tool station in centre of site, Unit 2 Saffron Place, Barrell Resolve House.
Developments / applications	UTT/20/2693/FUL – Construction of 2 light industrial units (west of Saffron Place units). UTT/23/0990/FUL – New light industrial unit (1,540 sqm)– on vacant plot south of Toolstation (Plot 7) UTT/19/2875/FUL – Demolition of existing two storey factory and offices. Proposed extension existing industrial accommodation providing two floors and basement – Holroyd Components site
Market Attractiveness (quality, location, rents, rates, recent development)	High – good quality units located in the main industrial estate in Saffron Walden, evidence of stock renewal.
Development / environmental constraints	None
Development Opportunities	None following development of vacant plot
Recommendation (Retain, Protect, Release, Review Boundary)	Retain as an existing employment site suitable for E(g), B2 and B8 use and sui generis employment generating uses. Encourage the continued renewal of stock across the site.

Name	
Address	South of Radwinter Road, Saffron Walden
ID	#36
	
Gross Site Area (Ha)	0.58
Overview	Vacant site with permission for B1 floorspace as part of a mixed use residential application
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	At time of site visit construction of housing was underway and near completion – site for employment space was fenced off and not complete.
Adjacencies / issues	Tesco superstore to east, residential development to the south and Shire Hill Industrial Park to the west.
Accessibility	Site is accessed through Shire Hill industrial estate or via Leverett Way off Radwinter Road once site is complete.
Circulation / parking	N/A
Age and quality of buildings	N/A
Quality of Environment	N/A
Vacancy Rate	N/A
Developments / applications	UTT/13/3467/OP - The scheme will provide 1,800 sqm of B1 employment floorspace along with 230 dwellings.
Market Attractiveness (quality, location, rents, rates, recent development)	High – once developed the site will provide new high quality employment floorspace in a sought after location.


Development / environmental constraints	None
Development Opportunities	None – once existing permission is built out
Recommendation (Retain, Protect, Release, Review Boundary)	Protect through designation as an employment site suitable for E(g), B2 and B8 activity – anticipate implementation of planning permission.

Name	
Address	Printpack Radwinter Road, Saffron Walden
ID	#37
	
Gross Site Area (Ha)	2.0
Overview	Site has been cleared and is currently being developed to provide a food store and retirement living
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	N/A
Adjacencies / issues	Shire Hill industrial estate to the south, cemetery to the west, residential to north and east.
Accessibility	Accessed off of Radwinter Road, located close to Saffron Walden town centre
Circulation / parking	N/A
Age and quality of buildings	N/A
Quality of Environment	N/A
Vacancy Rate	N/A
Developments / applications	UTT/20/2007/FUL – Demolition of existing buildings and erection of a discount foodstore, 70 bed care home and 49 retirement living apartments.
Market Attractiveness (quality, location, rents, rates, recent development)	N/A
Development / environmental constraints	None
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Release – site is being redeveloped for non-employment uses

Name	
Address	Saffron Business Centre, Saffron Walden
ID	#38
	
Gross Site Area (Ha)	0.3
Overview	Local industrial estate located at the rear of Homebase Store. The site comprises of 9 light industrial units arranged around a central courtyard.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include European EMC Products, Home and Office Fire Extinguishers, Aqua Solve, DAS, Coffee Roasting, Adrian Brown Training Force 360
Adjacencies / issues	Homebase located to the west, residential on all other sides
Accessibility	Located to the east of Saffron Walden town centre. Served by a local bus route.
Circulation / parking	Sufficient parking and circulation
Age and quality of buildings	1980s – reasonable quality, paint starting to peel
Quality of Environment	Average to good
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – supports local small business, well let, good quality units


Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Protect as existing employment site suitable for E(g) use.

Name	
Address	Ashdon Road Commercial Centre, Saffron Walden
ID	#39
	
Gross Site Area (Ha)	5.56 (3.56 adjusted boundary)
Overview	Part constructed mixed use site- large unit is a trade counter. Smaller unit is split into three double height light industrial units with roller shutter doors. Remainder of site has permission for 3 further commercial buildings and 55 dwellings.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	E(g) and Sui Generis use – Huw Grays Regions, Plumb Stock, E-Sure, Gr8 Tool Hire, Shelia's Wheels car garage.
Adjacencies / issues	Residential development to the west
Accessibility	Located at the edge of Saffron Walden. Served by local bus route
Circulation / parking	Sufficient parking and circulation outside each unit
Age and quality of buildings	Recently built, high quality commercial units
Quality of Environment	Good – newly built, well maintained
Vacancy Rate	0%
Developments / applications	The site has outline permission for 55 dwellings, up to 3650 sq.m of B1, B2 or D2 floorspace and the erection of up to 335 sq.m of A1 floorspace. (APP/C1570/W/18/3218383) Units 1B-E have been constructed (1,557 sqm) UTT/19/0957/FUL – permission for joinery workshop and showroom providing 680 sqm of E(g)(iii) – not yet commenced UTT/20/0842/FUL - 978 sqm of sui generis floorspace across two commercial buildings for use as tool and plant hire buildings (Units 1A and 1F)

Market Attractiveness (quality, location, rents, rates, recent development)	High – high quality new units in a good quality environment
Development / environmental constraints	None
Development Opportunities	No further opportunities following build out of existing permissions and residential.
Recommendation (Retain, Protect, Release, Review Boundary)	Retain site through listing as an existing employment site suitable for E(g), B2 and employment-generating sui generis uses. Amend boundary to only include areas of employment development (see blue boundary line).

Name	
Address	Hall Farm, Little Walden
ID	#40
	
Gross Site Area (Ha)	0.53 (0.35 adjusted boundary)
Overview	Small employment site in a rural village location in Little Walden. Grade II listed barns and agricultural building which have been converted to provide employment space.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Occupiers include 24/7 (cleaning business), Ambient, J&J design, Nasc Practice Training Centre, Reed and Simms, Herts and Essex Restoration Glazing.
Adjacencies / issues	Crown Inn pub to the north of the site
Accessibility	Site is located in Little Walden and is accessed off the B1052. Site is served by bus route running to Saffron Walden.
Circulation / parking	Internal access is tight – one way system in place and parking provision appears adequate. Car park located to rear of site and is shared with pub.
Age and quality of buildings	19 th century barns / agricultural buildings – average to poor quality
Quality of Environment	Average to good - each unit has a small yard space
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Low – poorer quality stock in a rural location
Development / environmental constraints	Grade II listed buildings
Development Opportunities	None


Recommendation (Retain, Protect, Release, Review Boundary)	Protect as an existing employment site for E(g) and sui generis uses. The site boundary should be amended to exclude the Crown Inn and include units to the south of the site.
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Name	
Address	Chesterford Research Park, Great Chesterford
ID	#41
	
Gross Site Area (Ha)	16.1
Overview	The site provides laboratory spaces and associated offices for businesses involved in the biotechnology and pharmaceuticals sector, set within a mature, landscaped parkland setting. There is currently around 350,000 sqft of commercial floorspace on site. The Nucleus Building provides on-site amenities and conferencing facilities. The site forms part of the Cambridge and South Cambridge bioscience cluster. The nucleus contains gym and conferencing centre.
Policy Status	None
Clustering (Activity / Use Class/ Occupiers)	Approx 30 occupiers including Astrazeneca, Charles River, Domaniex, Gene Weaver, Healx, Isogenica, Microbiotica, Biomodal, Arecor, Charles River, Illumina, AbCellera, Lonza
Adjacencies / issues	No adjacent uses.
Accessibility	Located to the east of Little Chesterford in a rural location in the north of the district. Located off the B184 which connects the site to M11 J9A and onwards north towards Cambridge. Shuttles buses are provided connecting the site to Great Chesterford train station and to Cambridge
Circulation / parking	Sufficient parking outside each unit and good circulation around the site, suitable for HGV deliveries.
Age and quality of buildings	Majority of stock is 1990s or 2000s. Newham Building is 1950s but renovated in 2020 and Mansion House is 1890s, renovated in 2008.

Quality of Environment	High quality – landscaped parkland setting with on-site security
Vacancy Rate	0-5% - 1,547 sq.ft available in Mansion House
Developments / applications	Masterplan for 1 million sq.ft of which 350,000 sq.ft has been delivered. UTT/22/1248/FUL – permission granted for R&D building (7,290 sq.m) UTT/23/0456/OP – pending hybrid application for construction of R&D buildings on plots 1400, 1500, 1600, 1700 and 1800, 500 and 1 (12,989 sq.m) (outline). Full application for R&D building on Plot 1100/1200 (11,167 sq.m)
Market Attractiveness (quality, location, rents, rates, recent development)	High – out of town campus development offering high quality lab and office accommodation, good amenities offering of gym and restaurant, shuttles bus service.
Development / environmental constraints	Powerlines running through north of site. Ancient Woodland and Local Wildlife Site to the south.
Development Opportunities	The site is owned by Aspire and Aviva Investors; with development managed by Churchmanor Estates Plc. Their masterplan identifies total floorspace of 1 million sq.ft on site (650,000 sq.ft additional) – applications detailed above indicate further development in the short-term.
Recommendation (Retain, Protect, Release, Review Boundary)	Protect site to support development of E(g)(i/ii) office and R&D floorspace and refurbishment of existing space.

Name	
Address	Station Road Industrial Estate, Great Chesterford
ID	#42
	
Gross Site Area (Ha)	1.65
Overview	Range of employment uses situated alongside the railway line. Northern end of site includes two storey offices and southern end contains a variety of light industrial units.
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Great Chesterford Court occupiers focused on IT / software sector – HAS & Co, Trinity Managed Services, Argenbright Security. Light industrial uses dominate the south of the site – Coles (food manufacturing), PFC Engineering and Therlemont Hupton, Network Rail Depot, The Beauty Lounge, Coles, Pretlove's Removals and Storage.
Adjacencies / issues	Great Chesterford station to the south, residential to the north and east.
Accessibility	Located in Great Chesterford and accessed off the B138, Good rail connectivity due to proximity to station.
Circulation / parking	Limited parking for some units, evidence of on road parking by industrial units. Good parking and circulation for office units at front.

Age and quality of buildings	Offices are 1980/80s. Industrial units are 1980s mostly good quality, rail depot unit is run down
Quality of Environment	Reasonable quality some areas of overgrown grass and rusting fences
Vacancy Rate	5-10% - Station House office appears vacant
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	Medium – good quality office and industrial stock located in village location, with good rail access
Development / environmental constraints	None
Development Opportunities	None
Recommendation (Retain, Protect, Release, Review Boundary)	Retain site as existing employment site suitable for E(g), B2 and B8 use.

Name	
Address	Plextek, Ickleton Road, Great Chesterford
ID	#43
	
Gross Site Area (Ha)	0.47
Overview	Development of 2 and 3 storey office buildings
Policy Status	Local Plan 2005 – employment land to be safeguarded
Clustering (Activity / Use Class/ Occupiers)	Single user – Plextek, a technology firm operating in sensing, advanced communications and intelligent data insight.
Adjacencies / issues	Station road industrial estate and rail line to the south, River Cam to the north.
Accessibility	Located off B1388 which connects to M11 J9A. The site is accessed from Ickleton Road. Close to Great Chesterford train station.
Circulation / parking	Car park to rear, large car park, good circulation.
Age and quality of buildings	1990s - good quality stock
Quality of Environment	Good - picnic benches and green area provided on site
Vacancy Rate	0%
Developments / applications	None
Market Attractiveness (quality, location, rents, rates, recent development)	High – good quality office stock in close proximity to Great Chesterford Station
Development / environmental constraints	Flood zone 2 and 3
Development Opportunities	None

Recommendation (Retain, Protect, Release, Review Boundary)	Retain site as existing employment site for E(g)(i) office use
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6. SUMMARY

6.1 The table below summarises the recommendations for all sites assessed and provides a total figure for existing employment sites land taking account of adjusted boundaries. No vacant land with potential for further development was identified within any of the sites. Sites with a “retain” or “protect” recommendation should be considered for protection as existing employment sites through the Uttlesford Local Plan.

Site ID	Site Name	Site Size (accounts for adjusted boundaries)	Recommendation
1	Elsenham Old Mead Road, Elsenham,	1.6	Retain
2	Elsenham Gold Nurseries, Elsenham	1.1	Retain
3	Gaunts End, Elsenham, CM22 6DS	8.2	Retain. Protect through allocation to support further office development
4	Woodgates Farm, Broxted, CM6 2BN	1.1	Protect
5	Waltham Hall Farm, Hall Road, Bamber's Green	2.7	Protect
6	Stansted Courtyard, Takeley	1.6	Protect
7	Parsonage Road / Weston Group Business Centre, Parsonage Road	3.2	Retain. Extend boundary
8	The Jaguars, Dunmow Road	0.67	Protect. Support redevelopment for employment use
9	Takeley Business Centre , Dunmow Road	1.3	Protect
10	Winfresh Ripening Centre, Little Canfield	8	Protect
11	Haslers Yard Industrial Estate, Great Dunmow	0.44	Protect
12	Station Road Industrial Estate, Great Dunmow	0.47	Protect
13	Fritch Industrial Estate, Great Dunmow	2	Retain
14	Ongar Road Industrial Estate, Great Dunmow	0	Release
15	Chelmsford Road Industrial Estate, Great Dunmow	4.2	Retain
16	Oak Industrial Estate, Great Dunmow	2.1	Retain

17	Hoblongs Industrial Estate, Chelmsford Road, Great Dunmow	2.6	Retain and support redevelopment of stock
18	Waste Processing Facility, Great Dunmow	0.8	Protect - engage with county council on future plans
19	Martels Industrial Estate, Barnston	1.6	Protect
20	Kinvar Business Centre, Felsted,	0.67	Protect
21	Stansted Distribution Centre, Start Hill, Great Hallingbury	10.1	Retain
22	Thremhall Park, Great Hallingbury	5.3	Protect
23	Taylor's End, Stansted	15.4	Protect
24	Stansted Business Park / Northside, Stansted Airport	64.7	Protect
25	M11 Business Park, Parsonage Lane, Stansted Mountfitchet	3.6	Protect
26	Sion Park, Birchanger	2.7	Protect
27	Riverside Business Park, Stansted Mountfitchet	0.5	Protect
28	Sworders Auction House, Cambridge Road, Stansted Mountfitchet	2.8	Protect
29	Alsa Business Park, Alsa Street, Stansted Mountfitchet	0.48	Protect
30	The Maltings, Station Road, Newport	0.21	Protect
31	Hill Green Farm, Clavering	0.53	Protect and support redevelopment
32	Britannica Works, Clavering	0.65	Protect
33	Bearwalden, Wendens Ambo	1.1	Protect
34	Audley End Business Centre, Wendons Ambo	0.26	Protect
35	Shire Hill Industrial Estate, Saffron Walden	11.3	Retain and encourage ongoing renewal of stock
36	South of Radwinter Road, Saffron Walden	0.58	Protect
37	Printpack Radwinter Road, Saffron Walden	2	Release
38	Saffron Business Centre, Saffron Walden	0.3	Protect
39	Ashdon Road Commercial Centre, Saffron Walden	3.6	Retain and amend boundary
40	Hall Farm, Little Walden	0.35	Protect and adjust boundary
41	Chesterford Research Park, Great- Chesterford	16.1	Protect and support further development of R&D floorspace.
42	Station Road Industrial Estate, Great Chesterford	1.7	Retain

43	Plextek, Ickleton Road, Great Chesterford	0.47	Retain
Total		189.1	