



**Uttlesford Local Plan 2021-2041 (Regulation 19)  
Employment Site Selection Topic Paper**

Uttlesford District Council

July 2024

## Contents

1. Introduction.....	3
2. Uttlesford's employment needs .....	3
Updated monitoring data .....	4
R&D.....	4
Office .....	5
Industrial and logistics .....	6
Residual employment need conclusions .....	6
3. Potential site allocations to meet the residual need .....	7
Office.....	11
Industrial.....	11
Great Dunmow .....	11
Saffron Walden.....	12
Wider Stansted Area.....	12
4. Assessment of sites.....	13
Office:.....	13
Industrial.....	14
Great Dunmow .....	14
Wider Stansted Area.....	15
5. Recommendations.....	16

# 1. Introduction

1.1 This site selection topic paper has been prepared to set out the residual need for employment land, the sites that have been put forward from the HELAA for employment or mixed use, and the reasons for allocating the sites that are put forward in the Local Plan.

## 2. Uttlesford's employment needs

2.1 The Employment Need Assessment Update 2023 sets out the overall need for employment land over the plan period, the residual need to be met through new allocations (once permissions and completions are taken into account), and makes the recommendations outlined in Table 1 below.

**Table 2.1. Uttlesford Employment Needs Update 2023 Recommendations**

<b>Employment type</b>	<b>Recommendation</b>
Research and Development (R&D)	For <b>R&amp;D</b> the sector is performing well and past forecasts and trends may under estimate the potential for investment and high quality jobs growth. A shortfall of c25,000 sq. m in needs can be met at <b>Chesterford Research Park and an allocation towards the full masterplan would be justified</b> , which will include some office space.
Offices	For offices beyond existing commitments there is a need for a range of between 3.2 to 6.5 ha based on past completions, the range depending on the contribution that Northside Class E makes. Whilst windfalls in town centres can provide general local requirements, there is potential to meet further business related needs with a <b>3-5 ha allocation in the wider Stansted area</b> based on some evidence of historic demand for this in the longer term, albeit current market signals are weak.
Industrial	For industrial the Northside permission will make a substantial contribution to employment provision. It is expected that around half the development will cater for large-scale logistics type needs that do not relate to the locally derived demands of Uttlesford. The remaining components of Stansted are expected to be taken up by Stansted related type occupiers based on a continuation of past absorption of space at the airport. Beyond Stansted there is a remaining need of around 136,900 sq. m or 30.4 ha based on past trends in completions and space leased. Taking into account market signals, it is recommended that: <ul style="list-style-type: none"><li>▸ <b>Great Dunmow</b> has a strong local industrial market with a range of local businesses. We consider that the allocation of <b>5-10 ha or more</b> of employment land would be justified.</li><li>▸ <b>Saffron Walden</b> is the largest settlement. Given the size of the settlement there is limited existing employment land provision. The allocation of some additional land (<b>up to 5 ha</b>) would therefore be</li></ul>

## Employment type

## Recommendation

warranted through the Local Plan having regard to current provision and to support sustainable development.

- There are then employment sites and premises located across a number of other settlements and villages, and in rural locations. Historic take-up data shows a strong preference for industrial type business to be located in the broad Stansted proximity where it can access the M11, population centres at Bishop's Stortford and supply chain and business benefits of Stansted Airport. It is recommended that **more land is allocated in the Stansted vicinity around Takeley / Bishop's Stortford borders / Stansted Mountfitchet / Birchanger of 15 ha. A larger allocation(s) may be preferable to piecemeal to improve deliverability.**

## Updated monitoring data

- 2.2 The supply and residual requirements identified in Table 5.9 of the Employment Needs Update were based on the latest available monitoring data at the time from August 2023. This includes completions during the plan period and supply from planning permission.
- 2.3 New monitoring data is available with a 1<sup>st</sup> April 2024 base date, therefore it is necessary to recalculate the residual need to allow for completions, new permissions granted, lapsed planning permissions and permissions which the developer has informed the Council are no longer being implemented.
- 2.4 The recalculation is presented against the separate employment use classes in the Employment Needs Update.
- 2.5 It should be noted that the net floorspace figures in the monitoring data are collected in square metres (sqm) whilst the land allocation recommendations in the Employment Needs Update are presented in hectares (ha). It is possible to convert between the two numbers by use of a plot ratio – which accounts for the need to provide space for other uses on the site such as parking, access roads and landscaping – as explained in paragraph 5.5 of the Employment Needs Update.

## R&D

- 2.6 Table 5.9 of the Employment Needs Update identifies a net supply of 7,290 sqm R&D floorspace against a recommended need of 65,000 sqm (although this is for both office and R&D combined). Paragraph 5.63 identifies that around 50% of the overall need is for office (32,500 sqm), with the remaining 50% need for R&D (32,500 sqm). This results in a shortfall of 25,210 sqm floorspace.
- 2.7 The latest monitoring data shows that the net supply of R&D floorspace at 1<sup>st</sup> April 2024 remains 7,290 sqm therefore the shortfall of 25,210 sqm or 8.4ha remains.
- 2.8 Table 2.2 below uses the 0.3 plot ratio for R&D in the Employment Needs Update to show the residual floorspace (sqm) and land (ha) need at 1<sup>st</sup> April 2024.

Table 2.2: R&D residual need calculation with 2023 and 2024 monitoring data

<b>R&amp;D floorspace (unit)</b>	<b>Recommended needs</b>	<b>2023 supply</b>	<b>2023 residual need</b>	<b>2024 supply</b>	<b>2024 residual need</b>
Net floorspace (sqm)	32,500	7,290	25,210	7,290	25,210
Land requirement (ha)	10.8	2.4	8.4	2.4	8.4

## Office

2.9 As for R&D, Table 5.9 of the Employment Needs Update identifies a need of 32,500 sqm office floorspace. Table 5.9 of the Employment Needs Update identifies a net supply of 27,832 sqm office floorspace which results in a shortfall of 4,668 sqm.

2.10 The latest monitoring data shows that the net supply of office floorspace at 1<sup>st</sup> April 2024 is 4,116 sqm plus 9,755 sqm from Northside Class E (13,871 sqm). This is due to the loss of office floorspace to redevelopment but also confirmation from the new landowner at the Trisail development confirming that the permitted scheme (UTT/1473/11/FUL) for 6,596 sqm office floorspace is not going to be implemented. This results in a shortfall of 18,628 sqm or 6.2ha.

2.11 Table 2.3 below uses the 0.3 plot ratio for office in the Employment Needs Update to show the residual floorspace (sqm) and land (ha) need at 1<sup>st</sup> April 2024.

Table 2.3: Office residual need calculation with 2023 and 2024 monitoring data

<b>Office floorspace (unit)</b>	<b>Recommended needs</b>	<b>2023 supply</b>	<b>2023 residual need</b>	<b>2024 supply</b>	<b>2024 residual need</b>
Net floorspace (sqm)	32,500	27,832	4,668	13,872	18,628
Land requirement (ha)	10.8	9.3	1.6	4.6	6.2

2.12 The residual need has grown by 4.6ha. The recommendation in the Employment Needs Update is for a 3-5ha allocation in the wider Stansted area (potentially Gaunts End or Takeley) plus windfall development. Adding 4.6ha to this recommendation results in a 7.6-9.6ha need in the wider Stansted area, however some of this additional need could be met through windfall, particularly as market signals remain weak.

## Industrial and logistics

- 2.13 Table 5.9 of the Employment Needs update identifies a net supply of 16,901 sqm industrial and logistics plus 82,123 from Stansted Northside which excludes Class E floorspace and assumes that half of the industrial and logistics floorspace caters for strategic needs (i.e. do not meet the needs of Uttlesford District).
- 2.14 The need for the District is 234,500 sqm which has been broken down into 80,700 sqm at Stansted and 153,800 sqm in the rest of the District. The Stansted need is met by the Stansted Northside permission, however the shortfall in the “Rest of the District” the 2023 Employment Needs Update is 136,899 sqm or 30.4ha.
- 2.15 Dealing with the “Rest of the District” figures, the latest monitoring data shows that the net supply of industrial and logistics floorspace at 1<sup>st</sup> April 2024 is 11,920 sqm therefore the shortfall has increased to 141,880 sqm.
- 2.16 Table 2.4 below uses a 0.45 plot ratio (blended from 0.4 industrial and 0.5 logistics) as identified in the Employment Needs Update to show the residual floorspace (sqm) and land (ha) need at 1<sup>st</sup> April 2024.

*Table 2.4: Industrial and logistics residual need calculation with 2023 and 2024 monitoring data*

<b>Industrial and logistics floorspace (rest of district) (unit)</b>	<b>Recommended needs</b>	<b>2023 supply</b>	<b>2023 residual need</b>	<b>2024 supply</b>	<b>2024 residual need</b>
Net floorspace (sqm)	153,800	16,901	136,899	11,920	141,880
Land requirement (ha)	34.2	3.8	30.4	2.6	31.5

- 2.17 The residual need has grown by 1.1ha from 30.4ha to 31.5ha. Given the relatively minor difference between 2023 and 2024 it is not considered necessary to depart from the recommendations in the Employment Needs Update to allocate sites to meet the needs of a 5-10ha allocation in Great Dunmow; an allocation of up to 5ha in Saffron Walden; and 15ha in the Stansted vicinity around Takeley / Bishop’s Stortford borders / Stansted Mountfitchet / Birchanger.

## Residual employment need conclusions

- 2.18 For R&D, the 2024 residual need position has not changed. Given the clear steer from the Employment Need Assessment to allocate the Chesterford Research Park to meet R&D (and some office) needs over the plan period, this has not been taken forward for further assessment. The site is suitable, available and achievable and is being actively promoted.

2.19 The potential site options for 7.6-9.6 hectares (ha) of Office development in the wider Stansted area; plus the Industrial need of 5-10ha or more in Great Dunmow, up to 5ha in Saffron Walden, and 15ha in the Stansted vicinity are explored further below.

### 3. Potential site allocations to meet the residual need

- 3.1 The Housing and Economic Land Availability (HELAA) 2024 assesses the sites submitted to the council for residential and employment development. The HELAA has a base date of 1<sup>st</sup> April 2024 and reflects the latest completions and commitments data.
- 3.2 The majority of HELAA sites, whilst promoting an employment or mixed use, have not specified an exact amount of employment floorspace being put forward. The HELAA has estimated capacities in such circumstances. Converting from net floorspace figures (in square metres) to land requirements (in hectares) requires the use of the appropriate plot ratios from the Employment Needs Update.
- 3.3 Taking into account the location requirements set out in the conclusions in Section 2, HELAA 'Category B' sites in the following areas are shortlisted for further consideration:
- The "Wider Stansted Area" (office and industrial):
    - Elsenham
    - Great Hallingbury
    - Hatfield Broad Oak
    - Stansted Mountfitchet
    - Takeley
  - Great Dunmow (Industrial):
    - Great Dunmow
    - Little Canfield
    - Little Easton
  - Saffron Walden (Industrial)
- 3.4 The 'wider Stansted Area' includes Green Belt land. Given the number of suitable, available and achievable sites that are outside of the Green Belt it is not considered that exceptional circumstances exist to justify amending the Green Belt boundaries in the District. Employment sites in the Green Belt have therefore not been considered for allocation for employment use, and are rejected as 'unsuitable' in the HELAA.
- 3.5 The sites that are outside of the Green Belt and are potentially capable of meeting the quantitative and qualitative employment need outlined in Table 3.1, which shows the use class being promoted by the landowner through the Call for Sites.
- 3.6 Following the HELAA assessment a short list of 27 sites that are suitable, available and achievable for employment or mixed use development over the plan period were identified. These 'Category B' sites do not have planning permission, are potentially

developable from years 5-15 and would be additional to the existing supply. These 27 sites could potentially be allocated for development to meet the residual need.



**Table 3.1: UDC Developable HELAA sites promoted for employment that can meet residual need**

Site reference	Site size (ha)	Employment Total (m <sup>2</sup> )	Office	Industrial	Mixed employment
Elsenham 002 EMP	181	519,360			519,360
Elsenham 003 MIX	18.59	55,770	55,770		
Elsenham 004 EMP	1	2,840	2,840		
GtDunmow 004 OTH	0.77	7,700			7,700
GtDunmow 006 MIX / 007 MIX*	134	750 - 1500			750 - 1500
GtDunmow 019 MIX	9	40,860			40,860
GtHallingbury 002 EMP	0.28	2,750	2,750		
GtHallingbury 004 EMP	0.43	1,720			1,720
GtHallingbury 008 EMP	0.78	3,120		3,120	
GtHallingbury 014 EMP	5.17	20,680		20,680	
HatfieldBO 003 EMP	18.71	74,840			74,840
LtCanfield 001 EMP	1.53	6,120			6,120
LtCanfield 002 EMP	6.33	25,320			25,320
LtCanfield 004 EMP	23.46	93,840	Small scale office	93,840	
LtEaston 004 MIX	809	5,600			5,600
SafWalden 016 MIX	0.09	266	266		
SafWalden 037 MIX	2.5	11,250		11,250	
Stansted 007 EMP	0.55	2,200	2,200		
Stansted 020 EMP	0.18	600			600
Takeley 002 MIX / Takeley 031 EMP*	35	135,826		135,826	
Takeley 005 EMP	27	109,360	Small scale office	109,360	
Takeley 006 MIX	307	12,025,272			12,025,272
Takeley 007 MIX	88	6,080			6,080

Site reference	Site size (ha)	Employment Total (m <sup>2</sup> )	Office	Industrial	Mixed employment
Takeley 012 EMP	1.25	5,000	5,000		
Takeley 013 EMP	3.8	15,200			15,200
Takeley 014 EMP	1.3	5,200			5,200
Takeley 021 EMP	5.15	20,600		20,600	
<b>Total</b>	<b>1,374.87</b>	<b>13,198,124- 13,198,874</b>	<b>68,826</b>	<b>394,676</b>	<b>12,733,872</b>

UDC HELAA 2024

\* site overlaps with another in the HELAA with slightly different use class mixes, therefore the site is treated as a single site in this topic paper.

## Office

3.7 The recommendation in the study is for 7.6-9.6ha of floorspace in the “wider Stansted area”. The identified need could potentially be met by up to 12 sites promoted for employment land in this location. This means looking further at:

- Elsenham 003 MIX
- Elsenham 004 EMP
- GtHallingbury 002 EMP
- GtHallingbury 004 EMP
- HatfieldBO 003 EMP
- Stansted 007 EMP
- Stansted 020 EMP
- Takeley 005 MIX (small scale office)
- Takeley 006 MIX
- Takeley 007 MIX
- Takeley 012 EMP
- Takeley 014 MIX

3.8 Given the conclusion in the study that “current market signals are weak” it is considered reasonable to refine the list of sites to those which are established office locations and are actively promoting office (rather than other employment) development. This refines the list to the following 8 sites:

- Elsenham 003 MIX (Water Circle)
- Elsenham 004 EMP (Water Circle)
- GtHallingbury 002 EMP (Thremhall Park)
- Stansted 007 EMP Land South of Alsa Business Park
- Takeley 005 MIX (small scale office adjacent to Thremhall Park)
- Takeley 007 MIX (adjacent to Seven Acres Business Park)
- Takeley 012 EMP (Stansted Courtyard)
- Takeley 014 EMP (Stansted Courtyard)

## Industrial

### Great Dunmow

3.9 The recommendation is 5-10ha or more at Great Dunmow. The following 7 sites have the potential to meet the residual requirement and have been assessed further in Section 4:

- GtDunmow 004 OTH
- GtDunmow 006 MIX / GtDunmow 007 MIX

- GtDunmow 019 MIX
- LtCanfield 001 EMP
- LtCanfield 002 EMP
- LtCanfield 004 EMP
- LtEaston 004 MIX

## Saffron Walden

3.11 The recommendation in the study is for “up to 5ha” of industrial floorspace at Saffron Walden. Following SafWalden 009 EMP being granted permission<sup>1</sup> for residential development on 10<sup>th</sup> April 2024, the site is no longer available for employment development. This means that the HELAA contains only one strategic scale site which is being promoted for employment use at Saffron Walden that can fit this scale of development, which is SafWalden 037 MIX. This site was originally submitted for residential use however through engagement with the Council on the wider Saffron Walden strategic allocation the landowner has confirmed that 2.5ha of the site is available for industrial and employment use and is supportive of an allocation to deliver this. In the absence of any alternatives to meet the need it is therefore proposed that this suitable, available and achievable site is allocated in full in the plan.

## Wider Stansted Area

3.12 The recommendation is for an allocation of 15ha to be made in the Takeley / Bishop’s Stortford borders / Stansted Mountfitchet / Birchanger area. The following 12 sites are outside of the Green Belt and have the potential to meet the residual requirement, and have been assessed further in Section 4:

- Elsenham 002 EMP
- GtHallingbury 004 EMP
- GtHallingbury 008 EMP
- GtHallingbury 014 EMP
- HatfieldBO 003 EMP
- Stansted 020 EMP
- Takeley 002 MIX / Takeley 031 EMP
- Takeley 005 EMP
- Takeley 006 MIX
- Takeley 007 MIX
- Takeley 013 EMP
- Takeley 014 EMP

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<sup>1</sup> Reference UTT/23/3112/PINS

## 4. Assessment of sites

### Office:

- 4.1 The Stansted area contains a local designation, the Countryside Protection Zone (CPZ). The CPZ is a designation, first introduced in 1995, that seeks to protect land parcels around the airport from development in order to safeguard the rural nature and setting of Stansted. The designation pre-dates the construction of the A120 bypass around Takeley and Great Dunmow (opened in 2004), although the 2005 Local Plan retained the CPZ designation (with boundary changes).
- 4.2 An updated CPZ study has been produced in May 2024. The CPZ study recommends an amended boundary that expands the CPZ southwards, but reflects development that has taken place since 2005. The study identifies areas of critical and wider separation of settlements and the airport, and notes where the A120 provides a 'separation feature' within the landscape.
- 4.3 The CPZ study recommends a policy approach that protects the rural character of the area around the airport from development, and seeks to preserve these 'open characteristics' and settlement identity.
- 4.4 In light of updated landscape evidence and the strategic intent behind the CPZ, which is retained and updated in the Local Plan, sites that would diminish the gap between the airport and settlements are not deemed appropriate for allocation.
- 4.5 Takeley 012 EMP and Takeley 014 EMP would be extensions of the Existing Employment Site at Stansted Courtyard. Stansted Courtyard is a successful and established office location however the CPZ study identifies this location as an area of 'critical separation' and relative openness in the landscape southeast of the airport. Small-scale extension may be appropriate under DM policy but not considered suitable for strategic scale allocation in the Local Plan.
- 4.6 Elsenham 003 MIX and Elsenham 004 EMP both involve expanding the Water Circle Estate at Gaunts End. This is an established office and employment location with Molton Brown based there and planning permission granted for the TriSail development, where a technical start has been made to implement this consent, although it is acknowledged that the new site owner will not fully implement this permission. It is an established employment site in the 2005 Local Plan and identified as an Existing Employment Site in the new Local Plan, although it is in the Countryside Protection Zone. The CPZ is a consideration however it is potentially less sensitive in this location owing to the existing buildings at the Water Circle Estate and further buildings south of the site along Green Street between the airport and Gaunts End. Coalescence would not occur and the site allocation could be seen to be 'rounding off' within landscaping implemented as part of the technical start for the Trisail scheme.
- 4.7 The site is served by a bus route and is located near to Stansted Airport, train station and bus station. Engagement since Regulation 18 stage with the new site owners at the Water Circle Estate has confirmed that a revised, non-HQ office scheme at the TriSail site is viable and deliverable at the site and a planning application is being prepared. Elsenham 003 MIX is promoted alongside this revised office development and therefore is considered to be deliverable over the plan period for office

development. The smaller Elsenham 004 EMP site is smaller and appears to be under different ownership.

- 4.8 GtHallingbury 002 EMP (Thremhall Park) is a designated Existing Employment Site within the Local Plan. Development management policy is supportive in principle of intensification of employment use on Existing Employment Sites however at this location there are heritage (Grade II Listed Building) and Tree Preservation Order constraints, as well as proximity to Ancient Woodland, that limit the scale of additional floorspace that could be delivered. A strategic allocation for significant additional employment floorspace is not appropriate.
- 4.9 Stansted 007 EMP is a proposed extension to Alsa Business Park which is a small-scale site promoted adjacent to a proposed residential allocation in the Reg 18 plan. It is of a scale that may be possible to be extended under DM policy rather than meeting strategic needs.
- 4.10 Takeley 005 MIX is promoted as a predominantly industrial and logistics site, with small scale office floorspace supported by the promoter. Given the nature of the proposal the site is considered fully under the Industrial: Wider Stansted Area section of this topic paper.
- 4.11 Takeley 007 MIX is a large mixed-use proposal consisting of mainly residential development that is adjacent to the office development at Parsonage Road where Weston Homes is based (Seven Acres). Part of the site along the western boundary has permission for industrial/flexible Class E use reference UTT/22/2744/FUL. As a result of further engagement with the promoter as part of the plan-making process and masterplanning of the mixed-use allocation at Takeley to the east, the landowner is not actively promoting any further office development in this location beyond that which is permitted. It is not considered that there is potential for further strategic scale office floorspace at this location.
- 4.12 Given the scale of office floorspace required, the established location for office development and accessibility to public transport and Stansted Airport, Elsenham 003 MIX is considered the most appropriate site to allocate, expanding the Existing Employment Site at the Water Circle Estate and allowing a re-plan of the part-implemented Trisail scheme. An allocation of the land east of Green Street (approximately 5.5ha) would facilitate the development of a part-brownfield site and support the Existing Employment Site at the Water Circle Estate. This would result in a slight shortfall in office space against the residual need however as noted there is potential for Existing Employment Sites such as Thremhall Park and Stansted Courtyard to deliver additional floorspace under DM policy, plus support for windfall development for office.

## Industrial

### Great Dunmow

- 4.13 There are a total of 7 sites identified which can meet the residual need which are discussed below.
- 4.14 The main location of existing industrial land at Great Dunmow is to the south of the town at Chelmsford Road Industrial Estate. This benefits from good accessibility to the A120 providing east-west connectivity to Harwich, Felixstowe and Stansted Airport. This location is an established location for employment and thus would likely

be an attractive location for additional development. However, the sites nearest this location are located south of the A120 (GtDunmow 006 MIX / 007 MIX) which may be challenging to access via sustainable transport modes, or are small-scale and promoted for Electric Vehicle Charging with a small amount of employment land (GtDunmow 004 OTH).

- 4.15 To the east of the town GtDunmow 019 MIX is promoted however it is less well-located with regards to the strategic road network and Great Dunmow town centre itself. Furthermore GtDunmow 019 MIX is partially permitted for residential with the western part of the site an approved custom and self-build housing site since the site was submitted through the Call for Sites, therefore the availability of the remainder of the site for employment to the east is also potentially uncertain.
- 4.16 To the west of Great Dunmow are LtEaston 004 MIX; LtCanfield 001 EMP, LtCanfield 002 EMP and LtCanfield 004 EMP which all are located between Takeley and Great Dunmow on the A120 corridor. LtEaston 004 MIX has been granted outline permission by the Secretary of State<sup>2</sup> with a relatively small amount of Class E floorspace and is considered unavailable for strategic scale industrial land. The landowner is promoting the parcel to the south, LtCanfield 004 EMP solely for employment.
- 4.17 The remainder of the sites in this location have good accessibility to the A120, with the location of LtCanfield 004 EMP at the junction providing good potential for highways improvements and a park and ride/mobility hub along an important local corridor (the B1258). At over 23ha LtCanfield 004 EMP could meet the residual need for 5-10 hectares at Great Dunmow whilst also contributing towards the need for Takeley/the wider Stansted Area owing to its relative proximity to Stansted. The promoter has also confirmed that a small amount of office floorspace could be delivered on the site, helping to meet the district-wide need for office floorspace. LtCanfield 004 EMP is strategically located to meet both need figures and also has the potential to deliver wider benefits through improving sustainable transport connectivity on the A120 corridor. This site is considered to best meet the residual need for Great Dunmow and has the potential to lead to wider benefits.

## Wider Stansted Area

- 4.18 As with the discussion for Office floorspace above, sites to the north of the A120 in the CPZ have been considered less suitable for allocation for large industrial units due to the impact on the rural and open setting of the airport. This affects Takeley 013 EMP and Takeley 014 EMP. The sites adjacent to Stansted Airport, which could lead to coalescence, would have a harmful impact on the CPZ and are not assessed further. This includes Elsenham 002 EMP and Takeley 006 MIX.
- 4.19 The Takeley 005 EMP and Takeley 002 MIX/031 EMP sites to the south of the A120, which was built after the original CPZ designation was introduced, whilst physically close to Stansted Airport, are prevented from coalescing with the airport due to the 'separation feature' of the road, which is screened with mature trees. This means that sites in this part of the CPZ are considered to have less of a strategic role and can be considered for plan-led redevelopment owing to the strong locational requirements of industrial floorspace set out in the Employment Needs Assessment Update.

- 4.20 Takeley 002 MIX / 031 MIX and Takeley 005 EMP perform similarly in that they have access to the B1256 and in turn M11 J8 and the airport; however Takeley 002 MIX/031 EMP would rely on demolishing buildings along the B1256 to access the road. Takeley 005 EMP on the other hand is promoted solely for employment and has multiple potential access points, and is considered more deliverable as a result. Both sites are located in close proximity to Hatfield Forest SSSI which suffers from recreational pressures; however employment development in this location (compared to residential or mixed use) is less likely to have an adverse impact on the Forest. Proximity to Priory Wood Ancient Woodland would require the inclusion of a sufficiently wide buffer to avoid negative impacts. The B1256 corridor is an existing public transport corridor with numerous buses running past the site to Bishop's Stortford, Takeley and Great Dunmow.
- 4.21 HatfieldBO 003 EMP is also located at Takeley Street however it is relatively less accessible to the B1256 and strategic road network and is not as well served via public transport. GtHallingbury 004 EMP and 008 EMP are located even further to the south and so are less accessible, and the size of the site is a significant scale which has the potential to add a significant number of HGV and other vehicle movements onto a rural road network west of Hatfield Forest, where public transport is limited.
- 4.22 Stansted 020 EMP is small scale brownfield site promoted for residential and employment. Not capable of delivering strategic scale development and would be acceptable in principle for small-scale employment development as a windfall site under development management policy.
- 4.23 As per the above discussion of Takeley 007 MIX under 'Office' above, the site is not considered suitable for allocation for additional floorspace.
- 4.24 On balance it is considered that the site promotion at Takeley 005 EMP performs best as it is being actively promoted for industrial use, has multiple access points, is accessible via public transport and has good access to the strategic road network. It is also well located for residents at Takeley and the new residential developments being allocated in the area.

## 5. Recommendations

- 5.1 Further to the assessment of the sites in Section 4 this site selection topic paper recommends the following allocations are made.

**Table 5.1: Site Selection Topic Paper recommendations**

Employment type	Site Selection Topic Paper Recommendation
Research and Development (R&D)	For <b>R&amp;D</b> the recommendation is to allocate Chesterford Research Park in full for R&D and office use. This directly addresses the recommendation from the Employment Needs Update 2023.
Offices	For offices it is recommended to allocate the Elsenham 003 MIX site for 5.5. This is the extension of an established office and industrial location (Water Circle Estate) in the Stansted vicinity which has previously been granted permission for the TriSail development. The



extended allocation will help facilitate the delivery of a revised office scheme at the site.

There is a slight shortfall against the residual need however all strategic allocations can include flexible allocations with support in principle for office floorspace, in order to assist with meeting the overall residual need, subject to market conditions.

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Industrial

- There is only one option for an employment allocation at **Saffron Walden**, therefore the recommendation is to allocate the site in full for 2.5ha. This meets the ENA recommendation of “up to 5ha”.
- Given the need for employment land at both Great Dunmow (5-10ha) and the Stansted area (15ha) it is proposed to allocate the LtCanfield 004 EMP site on the A120 west of Great Dunmow (18ha) which can contribute towards meeting both the Great Dunmow and the Stansted area requirements. There is also the potential to deliver sustainable transport improvements in this strategic location along the A120 corridor and some office floorspace, subject to market conditions.
- Another 18ha allocation at Takeley Street (Takeley 005 EMP) is proposed which leads to a technical oversupply against the requirement, but it is considered pragmatic to plan on the basis for some headroom should any of the industrial allocations not come forward in full or be delayed, plus allowing for some flexible employment floorspace on the site to respond to market conditions and potentially deliver office floorspace to meet the residual office need in the District. The Takeley Street site is well located to the M11 and Stansted with no significant transport constraints identified that would preclude development.