



UTTLESFORD DISTRICT COUNCIL

# New Settlement Summaries

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March 2017

## **1. Introduction**

1.1. This topic paper provides a summary of the presentations that were made by the site promoters at the developer presentation evenings.

1.2. The data tables below are based on information provided by the developers either in their presentations or in response to the Site Delivery Questionnaires. Where the developers have not provided information either with their presentations or in their site delivery questionnaire, the information has been taken from their Call for Sites submissions from 2015. This has been labelled as such in the data tables.

1.3. Links to the New Settlement presentations are as follows:

- Elsenham:
- Takeley:
- Easton Park:
- West of Braintree (Andrewsfield):
- West of Braintree (Boxted Wood):
- Chelmer Mead:
- Great Chesterford:

1.4 Due to the size of the documents they are available on-line at [www.uttlesford.gov.uk/developer-presentation-evenings](http://www.uttlesford.gov.uk/developer-presentation-evenings).

# Appendix 1 – Elsenham and Takeley Presentations (8<sup>th</sup> March)

<b>Site Address</b>	Land north east of Elsenham, CM22 6JX
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	Site Promoter: Fairfield Partnership Agent: David Lock Associates
<b>Site Area</b>	>300Ha
<b>Total no of housing units proposed</b>	4,000
<b>Housing Mix (Market and Affordable %)</b>	No specified; based on 40% affordable rate would provide 1,600 affordable units.
<b>Employment Land Proposed</b>	Up to 21Ha within use classes B1a (Office), B1c (Light Industry) and B2 (General Industrial)
<b>Transport Improvements</b>	A southern link road will be provided, new transport interchange adjacent to Elsenham station providing integrated bus/ rail/ taxi services, other traffic calming and bus priority measures and cycle improvements.
<b>Education Provision</b>	One secondary school and two primary schools.
<b>Open Space Provision</b>	Circa 62ha of Green Infrastructure would be provided, including play areas, playing fields, wildlife habitat areas and mitigation measures, nature park, allotments, reinstated hedgerows, tree belts and formal/ informal open space and circa 48Ha of retained agricultural uses.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	Up to 3,500m <sup>2</sup> of retail, 640m <sup>2</sup> of health and up to 2,000m <sup>2</sup> of community uses.
<b>Timescale for Delivery</b>	Delivery of the site will commence in 2020, with around 200 homes being built on site per annum which will deliver around 2,600 homes by the end of the plan period.

Takeley – 8<sup>th</sup> March @ 19:45pm

<b>Site Address</b>	Land north of Priors Green and South/ West of Priors Wood, CM22 6NX
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	Site Promoter: Countryside Properties (UK) Ltd Agent: Savills
<b>Site Area</b>	85.2Ha (Developable Area 58.1Ha)
<b>Total no of housing units proposed</b>	1,500
<b>Housing Mix (Market and Affordable %)</b>	Call for sites form states they would provide 40% affordable, 60% market. Based on this rate would provide 600 affordable units.
<b>Employment Land Proposed</b>	0.6Ha
<b>Transport Improvements</b>	Transport Assessment indicates that the local highway network can accommodate options for all of the levels of proposed development and accesses can meet requirements of Essex Design Guide. Some mitigation of existing junctions would be required, but these measures are deliverable and would result in a net improvement to their operation.
<b>Education Provision</b>	A new primary school would be provided as part of these proposals.
<b>Open Space Provision</b>	No quantum provided, but would include the provision of a new country park, play spaces, formal sports pitches and community gardens.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	Call for sites form states Local Centre: 0.4Ha, which could potentially include a GP surgery.
<b>Timescale for Delivery</b>	Site would be delivered by the end of the plan period. Residential units would start to be competed on site in Autumn 2020.

Appendix 2 – Easton Park,  
Andrewsfield and Boxted  
Wood Presentations (14<sup>th</sup>  
March)

Easton Park Estate – Tuesday 14<sup>th</sup> March @ 6pm

<b>Site Address</b>	Easton Park Estate, Great Dunmow, Essex, CM6 2BB
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	Barton Willmore LLP on behalf of L S Easton Park Investments Limited (Land Securities)
<b>Site Area</b>	697Ha (Area suitable for development 473Ha)
<b>Total no of housing units proposed</b>	10,000
<b>Housing Mix (Market and Affordable %)</b>	40% affordable ( Approx. 3,820 - 4,000 units)
<b>Employment Land Proposed</b>	Circa 75,000 sqm of B1, B2 and B8 on the northern side of the proposal.
<b>Transport Improvements</b>	Existing B1256/ A120 junction has capacity with some improvements to serve up to circa 2,500 homes. Beyond that the capacity of the junction can be enhanced further through the construction of a new bridge over the A120 to create a signalised gyratory system to meet the growth of the proposal. The route road into the site would broadly follow route of existing haulage road, but observing the required buffer for the adjacent SSSI and woodland. A new rapid bus service is also proposed.
<b>Education Provision</b>	4 new primary schools and 1no secondary school to be provided as part of this development proposal.
<b>Open Space Provision</b>	45% of the site will be public open space, with a new country park, local parks, neighbourhood greens, pitches, allotments, ponds, swales, wildlife areas and woodland. Two town parks are also proposed.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	A main centre will be provided as part of this development proposal with a health centre, library shops and services. Four local centres with local shops and community space will also be provided. There will also be sport pitches, changing facilities and play areas on site.
<b>Timescale for Delivery</b>	Delivery on site would commence in April 2021 with 350 homes delivered per annum; by the end of the plan period 4,200 homes will have been delivered.

Andrewsfield - Tuesday 14<sup>th</sup> March @ 7:15pm

NB. The infrastructure details and provision represent improvements on the whole site (within Braintree and Uttlesford). The housing units proposed are for Uttlesford District only.

<b>Site Address</b>	Land centred on Saling Airfield between Stebbing and Rayne, CM6 3TH
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	Capita Property and Infrastructure representing Andrewsfield New Settlement Consortium (ANSC)
<b>Site Area</b>	795Ha (Developable Area 245Ha)
<b>Total no of housing units proposed</b>	725 units in Uttlesford over the plan period.
<b>Housing Mix (Market and Affordable %)</b>	Not specified (if 40% rate applied would be 290 affordable units)
<b>Employment Land Proposed</b>	Circa 40,000 to 45,000sqm (all in Braintree District)
<b>Transport Improvements</b>	Suggested transport improvements include: Improvements to the existing B1256 Dunmow Road/ A120 eastbound on-slip roundabout to incorporate an additional arm to the north; Upgrade to the B1417/ B1256 junction from priority to roundabout to incorporate an additional arm to the north and potentially future A120 eastbound off-slip; Improvements to the Blake End Road/A120 junction/ link; Implementation of a new roundabout before the B1256/ Stebbing Green junction with an arm to the north over the River Ter Pond.
<b>Education Provision</b>	Proposal will provide 5no primary schools and 1no secondary school.
<b>Open Space Provision</b>	6 neighbourhood play areas, 6 allotment/ orchard sites, A country Park with wetland/ water sport area, 2 village greens, formal sports areas and informal open spaces would be provided as part of these development proposals.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	2 district centres each including sites for a food store/ local retail and core community uses and 4no local centres for small-scale retail/ community uses.
<b>Timescale for Delivery</b>	Delivery not discussed in detail - Call for sites submission estimated delivery would be two years from date of submission and would take 19 years to deliver.

Boxted Wood- Tuesday 14<sup>th</sup> March@ 8:30pm

<b>Site Address</b>	Boxted Wood, Stebbing Green
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	AECOM on behalf of Galliard Homes
<b>Site Area</b>	105.2Ha in Uttlesford District
<b>Total no of housing units proposed</b>	1,900 in Uttlesford District (1,400 over the Plan Period)
<b>Housing Mix (Market and Affordable %)</b>	Not specified in presentation; applying the 40% affordable rate gives 760 affordable units (560 over the plan period)
<b>Employment Land Proposed</b>	A 5ha site is proposed for Employment Purposes. The Call for sites form makes reference to 30,000sqm of B1 (office)
<b>Transport Improvements</b>	An access strategy is being developed but highway access to provide a link road as a key aspect of the masterplan.
<b>Education Provision</b>	6.8Ha has been set aside for Education. Unknown the level of provision but the masterplan has set aside land for 3no school sites; either primary or secondary school.
<b>Open Space Provision</b>	35.8 Ha of the site is allocated for Open space will be provided as part of the overall development proposal, unclear the quantum or type.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	Unclear – New Shops and services will be provided as part of the overall development allocation.
<b>Timescale for Delivery</b>	First units will be delivered on site in 2022 (50 units). 1,400 units will have been delivered on site by the end of the plan period in 2033.

Appendix 3 – Chelmer Mead  
and Great Chesterford (27<sup>th</sup>  
March)

<b>Site Address</b>	Chelmer Mead, Lan north-west and east of Little Dunmow and north of Flitch Green, Essex
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	Andrew Martin Planning Ltd on behalf of Chater Homes Ltd and Home Group
<b>Site Area</b>	100.26Ha (Area suitable for development 66.4Ha)
<b>Total no of housing units proposed</b>	3,000
<b>Housing Mix (Market and Affordable %)</b>	1,200 affordable dwellings (40% affordable), 70 dwellings for older people, 30 self-build plots.
<b>Employment Land Proposed</b>	7.8Ha business park, with an estimated 19,500sqm business floorspace falling within uses classes B1 and B2. Will also be 300sqm of office in the neighbourhood centre.
<b>Transport Improvements</b>	Site will be served via five vehicular accesses, with new roundabouts being provided in key localities to facilitate the development proposals. A S106 contribution would also be made towards improving the public transport offering for Little Dunmow, as well as a full travel plan for the residential element of the scheme being prepared.
<b>Education Provision</b>	2.2Ha Primary school site will be provided as part of the development proposals.
<b>Open Space Provision</b>	31.9Ha of public open space will comprise a Country Park, sports field and pavilion, allotments, neighbourhood and local equipped areas of play, amenity green space.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	A 5ha neighbourhood centre will be provided, which includes 1,000sqm retail floor space; 1,250sqm health floor space, 300sqm office and the 2.2Ha primary school. A 5.2Ha health and retail park will also be provided. Land is also reserved for an additional primary school and a secondary school.
<b>Timescale for Delivery</b>	In the Call for Sites submission, 50 dwellings could be delivered by 2020. By the end of the plan period in 2033, the developer expects to have delivered 1,950 dwellings on site, the neighbourhood centre, primary school, allotments, country park and second primary school.

<b>Site Address</b>	Land south-east of the A11 and north-east of the B184
<b>Site Promoter/ Agent on behalf of Site Promoter</b>	Bidwells on behalf of four land owners
<b>Site Area</b>	466Ha (Developable Area 222Ha)
<b>Total no of housing units proposed</b>	5,000
<b>Housing Mix (Market and Affordable %)</b>	3,000 'Market' Houses and 2,000 'affordable' homes
<b>Employment Land Proposed</b>	An element of B1 (Office) – No amount specified
<b>Transport Improvements</b>	The proposal would look to establish the A11 as the preferred for northbound travel to be accessed from the existing junctions at Stump Cross and at Granta Park; Introduce a more resilient junction in Lieu of the A505/ A1301 roundabout, propose to make at least three vehicular accesses, of which two towards Walden Road and one towards Pampisford Road. Will also be new investment from Network Rail from Great Chesterford to new Addensbrooke's Station.
<b>Education Provision</b>	No specific details about the quantum of education provision, but Illustrative Masterplan makes outlines provision for a nursery/ pre-school primary and a secondary school and a 'village cottage.
<b>Open Space Provision</b>	No specific details on quantum or type to be provided, but development proposal will include the allocation of a Country Park separating new village from Great Chesterford.
<b>Other Infrastructure Provision (Retail, Health, Community etc.)</b>	No details on quantum to be provided, but the illustrative masterplan shows that there will be a retail element, a foodstore, community uses, restaurants/ café's and a hotel.
<b>Timescale for Delivery</b>	Delivery is expected to commence within the first five years of the Plan period in 2020/2021, with 100 homes being delivered in the first year of the development and 500 homes within the first three years, allowing the Council to present an allocation contributing 3,000+ homes by 2033.