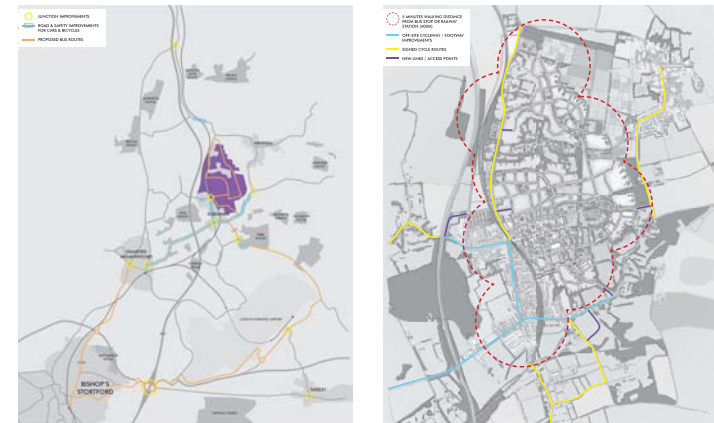


INTRODUCTION

The Fairfield Partnership is promoting the growth of Elsenham into a new market town for Uttlesford. This exhibition outlines our vision to provide high quality low carbon development in Uttlesford District.

We want to hear your views on our proposals.

A SUSTAINABLE LOCATION



Planning policy promotes a significant reduction in reliance on the private car. Our proposals promote this change in behaviour through a number of measures:

- **A sustainable mix of uses** – all day to day needs will be provided for within the development including schools, medical facilities, jobs, shops and community and sports facilities. A high quality foot and cycle network will place these facilities within easy walking or cycling distance of houses. Enhancements to existing roads will also promote pedestrian and cycle access from the existing village.
- **High Quality Public Transport** – where people do need to travel further afield, a range of high quality public transport opportunities are provided. Elsenham enjoys direct access to the rail network and our proposals include improvement of the existing railway station. Furthermore, a new high

quality high frequency bus service will be introduced linking the proposed development with the existing village, and with Stansted Mountfitchet, Bishop's Cleeve and Stansted Airport. This will provide sustainable access to other jobs, shops and services within these locations. Real time information on services will be provided at stops and also in all new homes, workplaces and public buildings.

- **Improving the Highway Network** – a number of targeted road improvements are proposed that provide bus priority whilst also offering a degree of additional capacity where required for car users.

Our assessments have demonstrated that in landscape, infrastructure and ecology terms there are no overriding constraints that would prevent development taking place.

OUR VISION... BY 2024 ELSENHAM WILL:

<p>Become a distinct community which will take its place in the hierarchy of Essex towns and become a new market town for Uttlesford.</p> 	<p>Embrace and promote the highest standards of low carbon development in its design, layout and new infrastructure.</p> 	<p>Focus development around new and improved public transport services.</p> 	<p>Be a vibrant town which can grow through phasing and adapt over time.</p> 
<p>Respect its landscape and ecological setting and provide a multi-functional green space network that will provide a setting to the development, whilst protecting the character and identity of Henham.</p> 	<p>Be of Essex and will promote an identity that is clearly grounded in the distinctive character of traditional Essex country towns and villages.</p> 	<p>Promote a mix of uses to promote sustainable patterns of activity in close proximity including employment provision.</p> 	<p>Be a high quality and inclusive built environment with a contemporary Essex architectural style.</p> 

MEETING THE NEED FOR NEW HOMES

The East of England Plan states that by 2021, at least 8,000 new homes need to have been built in Uttlesford District. In order to help meet this demand, Uttlesford District Council has examined a number of options for where this development could take place and has identified land to the north east of Elsenham, which is under the control of The Fairfield Partnership, as its 'Preferred Option' to form a sustainable new community of up to 3,000 new homes.

Earlier this year, the Government also endorsed land at Elsenham as a highly sustainable strategic location for new development by shortlisting it as a possible location for an Eco-town for up to 5,000 new homes. Eco-towns are the Government's response to the challenges of climate change, the need to encourage more sustainable living and an acute housing shortage - particularly for families and first time buyers.

The Fairfield Partnership's vision for land at Elsenham therefore embraces two potential scales of growth:

- Either a thriving new community of 3,000 new homes – currently Uttlesford District Council's preferred option for housing growth – as part of the Local Development Framework (LDF) process.
- Or a vibrant new Eco-town of up to 5,000 new homes under the Government's Eco-towns initiative.

Whether under plans for 3,000 or 5,000 new homes, future development at Elsenham would create the critical mass needed to support a comprehensive range of employment opportunities, primary and secondary schools, shops, health and other services. Details of our proposals are set out on the following boards.

New homes delivered by The Fairfield Partnership under either option will contribute to Uttlesford District's requirement to provide 8,000 new homes as stipulated in the East of England Plan and towards any future identified housing requirements for the District.



MASTER PLAN FOR 3,000 HOMES

HOW TO HAVE YOUR SAY...

The Fairfield Partnership is committed to ongoing consultation with local communities and those with an interest in sustainable development at Elsenham.

We want to hear your views on our proposals and on the need for sustainable forms of development. In order for us to record your comments please fill in one of our feedback forms.

WHAT HAPPENS NEXT?

Your comments will be taken into account by our team in refining and enhancing our proposals.

The Government will progress its Eco-town process through the publication of a Planning Policy Statement on Eco-towns. This will have its own separate consultation.

Uttlesford District Council will progress the Core Strategy with further consultation anticipated in 2009.

Pending the outcome of these two processes, The Fairfield Partnership will engage in further consultation with members of the local community and other interested parties ahead of the submission of any planning application.

All information relating to our proposals is available on our website:

www.elsenham-info.co.uk

For further information please fill in a response form or write to us at:

Elsenham Consultation
c/o Camargue
7 Bayley Street
London
WC1B 3HB.

www.elsenham-info.co.uk

PHASING

The timing of development will be dependent on the planning process. Our current estimation is that development would begin in 2011 with the first new houses being delivered in 2012 and the final new houses anticipated in 2030. Development will be phased to ensure that new homes are matched with new schools, roads, jobs, shops and public transport.

<p>2013: Homes - 200 Bus service - 2 per hour New roads</p>	<p>2016: Homes - 1,050 Bus service - 3 per hour Primary school Secondary school Business units GP surgery Station upgrade Elsenham Green Ring</p>
<p>2023: Homes - 3,150 Bus service - 4 per hour Mixed use units Business units GP surgery/clinic Station redevelopment Elsenham Green Ring</p>	<p>2030: Homes - 5,000 Bus service - 4 per hour GP surgery/clinic/ community hall/ library/ police station/hotel Station redevelopment Elsenham Green Ring</p>

