

EASTON PARK NEW GARDEN COMMUNITY



WELCOME TO OUR EXHIBITION

Easton Park is an opportunity to provide a new settlement for Uttlesford designed using Garden City principles, with transport connectivity and minimal impact on existing settlements.



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UTTLESFORD'S LOCAL PLAN



The purpose of a Local Plan is to set out how and where new homes, jobs, services and infrastructure will be delivered in the period to 2033 and the type of places and environment that will be created.

The Local Plan seeks to strategically identify the best location for development. There is therefore less detail available now, however, when a planning application is submitted for Easton Park further consultation will take place.

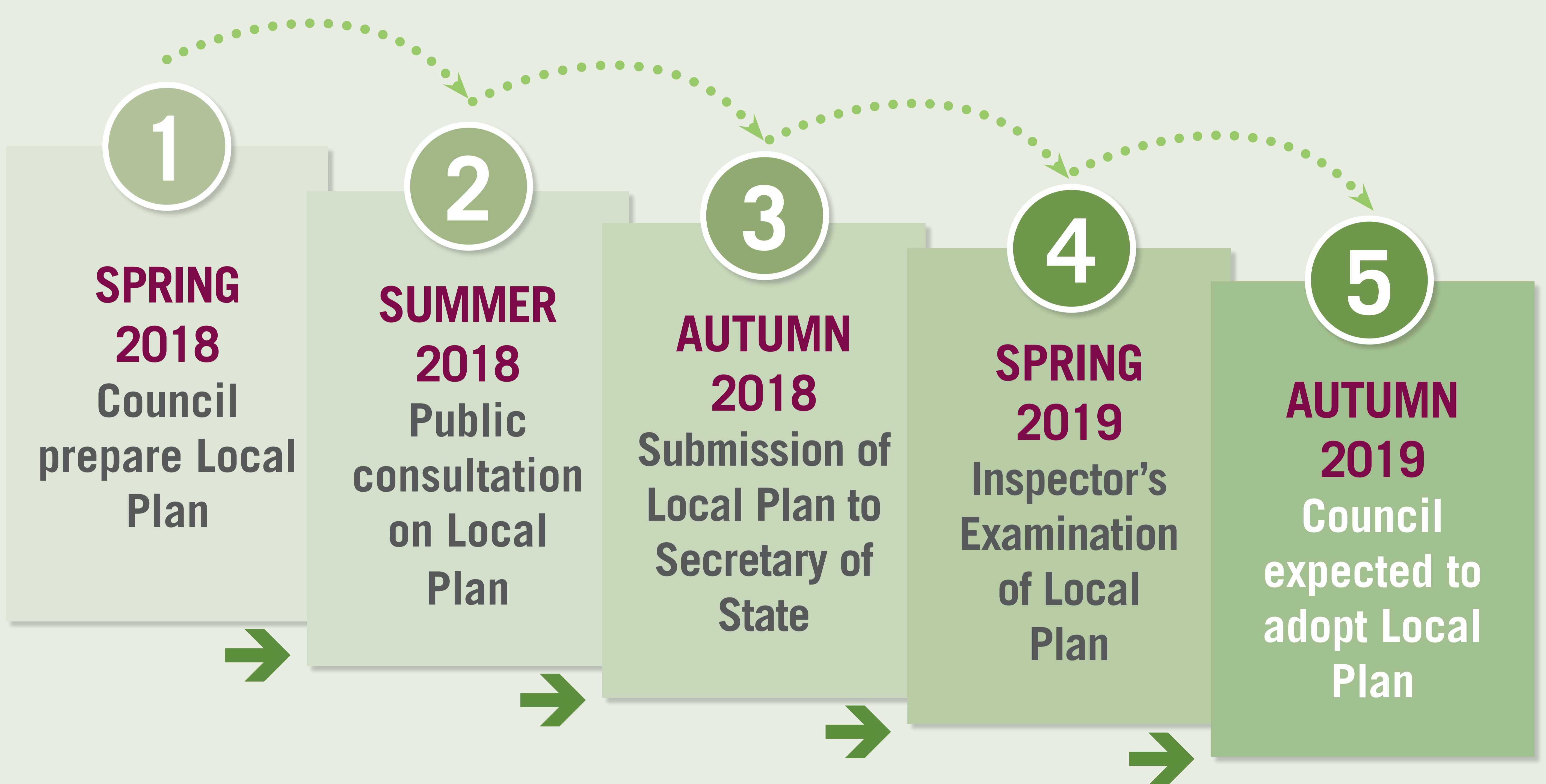
Once adopted, the Local Plan will form the basis for making planning decisions in the district.

The emerging Local Plan allocates three new garden communities, where development will commence during the plan period:

- West of Braintree
- North Uttlesford
- Easton Park

Landsec's Easton Park site has been proposed for allocation in Uttlesford District Council's emerging Local Plan for 10,000 new dwellings, with a minimum of 1,800 dwellings to be built by 2033.

TIMELINE FOR UTTLESFORD'S LOCAL PLAN:



We are presently at Stage 1, moving towards Stage 2. A planning application for Easton Park is unlikely to be progressed until after Stages 4 or Stage 5. Therefore, this consultation event is not about a specific detailed scheme for Easton Park. Your views are sought on the principles upon which a future scheme should be based.



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ABOUT LANDSEC



Iconic

Landsec has been a defining figure in the UK property market since 1944. Our vision has consistently remained the same – to be the best property company in the UK for its customers, partners and local communities. Our ambition is to bring this philosophy to Easton Park garden community.

Landsec own the iconic lights at Piccadilly Circus in London



Innovation

Landsec ensured our 'Walkie Talkie' building in London featured an innovative sky-garden open to the public.



Experience

Landsec has been a pioneer for new garden communities, we are currently working with the Ebbsfleet Development Corporation to develop a garden community in Ebbsfleet, Kent.



Retail and Leisure

Gunwharf Quays, Portsmouth



Westgate, Oxford



Bluemwater, Kent



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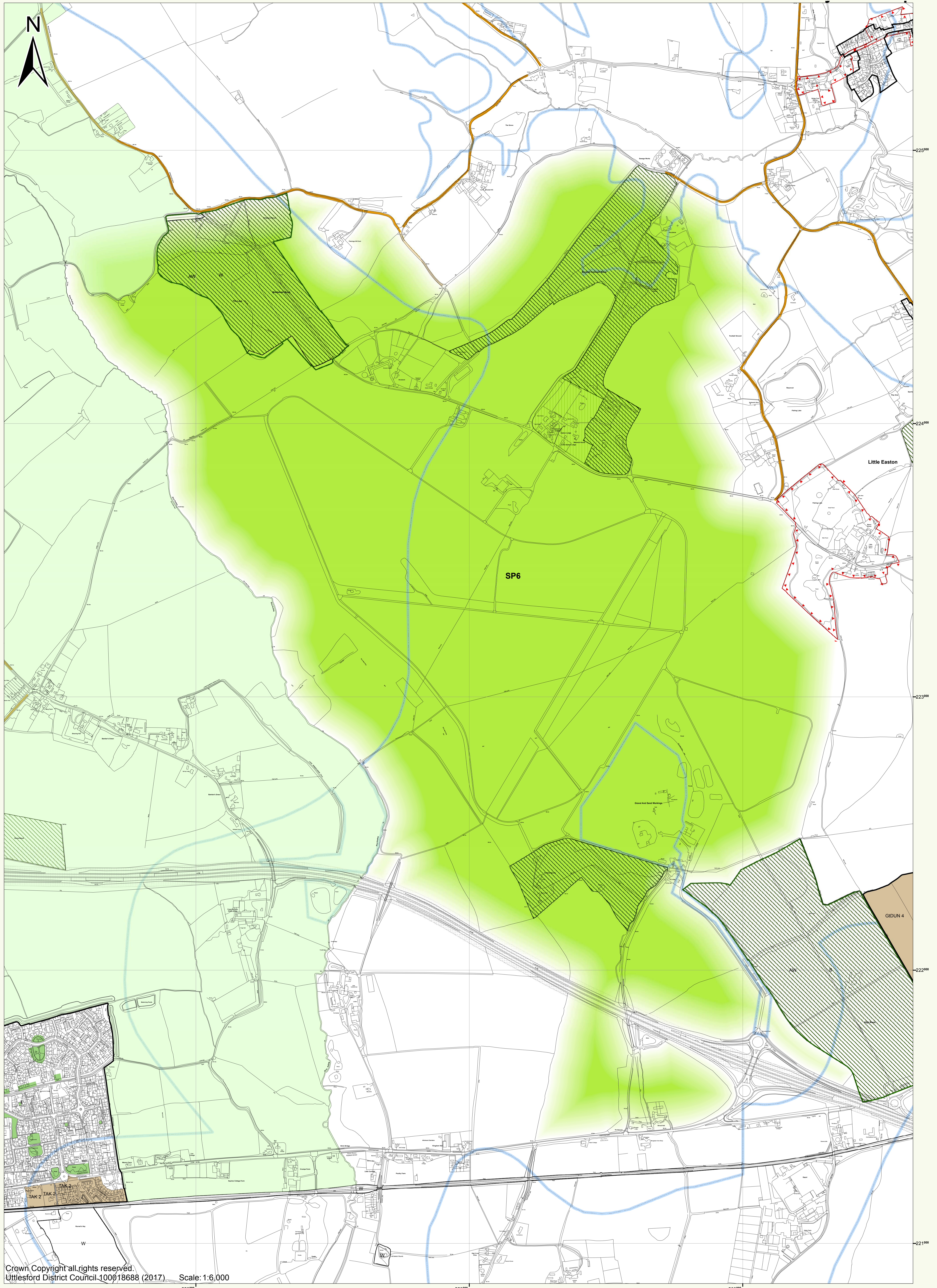
Uttlesford's Local Plan Policy SP6 states that Easton Park will have:

1. 10,000 new dwellings, of which a minimum of 1,800 will be delivered by 2033. It will provide a variety of types of housing, including affordable homes, homes for older people, residential care and nursing homes. Specific provision will be made for self and custom-build housing.
2. A range of local employment opportunities.
3. New local centres incorporating a mix of retail, business and community uses. Land and financial contributions towards primary schools and a secondary school will be provided. Early years and childcare facilities, healthcare facilities, community and youth centres will also be provided.
4. A choice of transport modes, including the delivery of a high quality, frequent and fast direct public transport link to London Stansted Airport and Great Dunmow in the early delivery phase of the garden community, and a network of safe walking and cycling routes both within the garden community and beyond to other nearby destinations.
5. Its main vehicular access from the A120, including improvements to the A120 and M11 Junction 8. Enhancements to the local highway network will be required, as well as contributions towards capacity and sustainable transport mitigation measures along Essex Regiment Way.
6. New primary substations in the medium to long term and reinforcements to the energy network in the shorter term.
7. Enhancements to the water recycling centre at Great Easton, new connections, network upgrades and reinforcements to the sewerage network.
8. Sustainable Urban Drainage systems to provide water quality, amenity and ecological benefits as well as flood risk management.
9. Allotments, open space, play, leisure and recreation in line with standards established in the Local Plan.
10. Natural, semi-rural and amenity green space in accordance with standards established in the Local Plan.
11. Land for a new Country Park, to be transferred to Essex County Council for long-term operation, management and maintenance.
12. Measures to enhance Easton Lodge Park and Garden.



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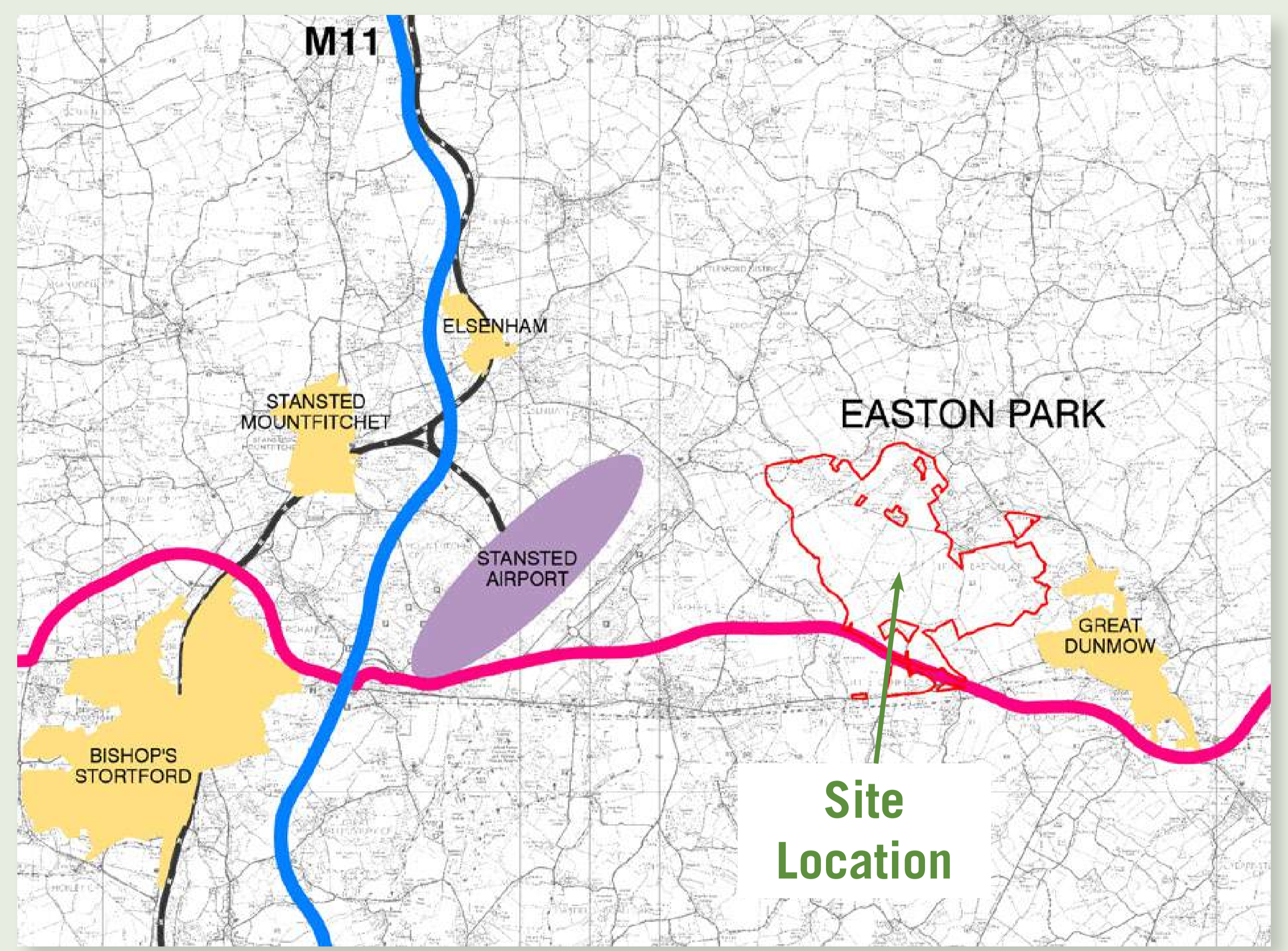
UTTLESFORD DISTRICT COUNCIL'S LOCAL PLAN PROPOSALS MAP



EASTON PARK NEW GARDEN COMMUNITY

GARDEN CITY PRINCIPLES:

Uttlesford District Council's emerging Local Plan has proposed three sites for development. Uttlesford District Council's Local Plan Policy SP5 states that all three sites should be developed in line with the Town and Country Planning Association's Garden City principles. These Garden City principles are:



GREAT HOMES THAT RESPECT THE ENVIRONMENT

- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Mixed-tenure homes and housing types that are genuinely affordable.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.

COMMUNITY BENEFITS

- Community ownership of land and long-term stewardship of assets.
- Strong vision, leadership and community engagement.
- Land value capture for the benefit of the community.

SUPPORTING THE LOCAL AREA AND ECONOMY

- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.

We are now seeking your views on how these principles should be applied to Easton Park.



EASTON PARK NEW GARDEN COMMUNITY

GARDEN CITY PRINCIPLES: GREAT HOMES THAT RESPECT THE ENVIRONMENT



The Town and Country Planning Association's Garden City principles include:

- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Mixed-tenure homes and housing types that are genuinely affordable.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.

OUR THOUGHTS:

- Easton Park will provide much needed new homes. This will include a mix of types and sizes.
- There is a need for affordable housing for local people and Landsec will work with Uttlesford District Council and existing local communities to help meet this need.
- The new community could be organised as four neighbourhoods that complement the existing landscape characteristics. The neighbourhoods could feature attractive, well-designed streets, encouraging people to walk or cycle from one neighbourhood to another.
- Homes could be designed with private gardens, shared community gardens, roof terraces or courtyards, providing private outdoor space for all residents.
- Easton Park could have a significant amount of public open space and feature a green grid running around its entire outer edge including trees. There will also be parks and green spaces throughout for all to enjoy, whether this is for play, sports or simply for enjoying the outdoors.
- Landsec will use its extensive experience to ensure the natural environment is managed in a sustainable way. Areas of significant biodiversity can be protected by retaining and extending the hedgerows and emphasising the benefits of the existing woodlands, wetlands and meadows for residents of both Easton Park and the local area.
- The green grid around the outer edge of the site will enhance the quality of the built environment for residents and also enhance biodiversity around Easton Park.

In line with Garden City principles, Easton Park will not just be about building new homes but building them in a way that is sympathetic to the existing environment.

WHAT ARE YOUR THOUGHTS?



EASTON PARK NEW GARDEN COMMUNITY

GARDEN CITY PRINCIPLES: COMMUNITY BENEFITS



The Town and Country Planning Association's Garden City principles include:

- Community ownership of land and long-term stewardship of assets.
- Strong vision, leadership and community engagement.
- Land value capture for the benefit of the community.

OUR THOUGHTS:

- Landsec thinks a key principle is to make sure the increase in land value brought about by allowing development should ensure all the physical and social infrastructure required is provided at the time it is needed. The characteristics of the Easton Park site mean this can be achieved.
- Long term stewardship of assets could involve the ownership of some facilities by the local community.
- It's also possible that the Easton Park garden community management structure could provide a financial income stream that could be used for the on-going benefit of the community.

Landsec wants this to be a great place to live. We want to create a real community around Easton Park.

WHAT ARE YOUR THOUGHTS?



EASTON PARK NEW GARDEN COMMUNITY

GARDEN CITY PRINCIPLES: SUPPORTING THE LOCAL AREA AND ECONOMY



The Town and Country Planning Association's Garden City principles include:

- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.

OUR THOUGHTS:

The development at Easton Park will support the local area and economy. A wide range of jobs, including unskilled, skilled and professional jobs will be available in the heart of the community at a new centre offering cultural, recreational and shopping facilities.

- A dedicated employment site could offer space for a wide range of employers, including light industry and start-up companies, offering further opportunities for local employment.
- The large amounts of green space will provide employment opportunities in the horticulture industry.
- More jobs will be offered in the schools, healthcare and other key facilities.
- All of these jobs could be accessed conveniently and safely along a great network of footways and cycleways.
- There will be further opportunities for residents to work locally at Stansted Airport, which is seeking to expand its workforce, and transport links will make it safe and convenient to cycle there. Local bus services provide the opportunity to work in Cambridge or London.
- Easton Park will be designed to make it easy for people to walk, cycle or use public transport but does not seek to penalise people for owning cars.
- A transport assessment concluded that some adjustments to the junction onto the A120 would support development at Easton Park, and due to its location there is the potential in the future for a direct connection to both the airport and Great Dunmow.

Easton Park will provide new jobs for its residents and make it easy for them to travel using sustainable modes.

WHAT ARE YOUR THOUGHTS?



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FREQUENTLY RAISED ISSUES



HIGH WOOD, DUNMOW

High Wood, Dunmow is a site of Special Scientific Interest. Landsec is exploring the possibility of creating a protective buffer between the development and the woodlands. We will consult extensively with Natural England to ensure correct mitigation and, where possible, enhancement of the area.

MINERAL EXTRACTION

The phasing of the community will be designed to allow minerals to be extracted before construction begins.

SCHOOLS AND HEALTH

As has already been outlined, the proposals for Easton Park include providing a new Primary Care Centre and sufficient primary and secondary school capacity for its own population.

JOBS AND EMPLOYMENT

Whilst the site will, of course, provide homes for employees of the expanding Stansted Airport, there are also plans for its own employment centre, as well as in the shops, schools and other facilities that will be provided as part of the development.

IMPACT ON ADJACENT SETTLEMENTS

Development will impact on residents, but one of the benefits of large scale developments is that they do not have as much impact on adjacent settlements and properties compared to providing the same number of houses in many smaller developments. This is particularly true of Easton Park. Landsec is exploring the possibility of creating a protective buffer between Easton Park and both Great Dunmow and Little Easton, including a review of long term stewardship of this land to give confidence to residents that this buffer would remain undeveloped.



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