



Site Location Plan

Welcome to the exhibition

Thank you for taking the time to come to today's exhibition.

Endurance Estates Strategic Land is preparing two planning applications for development at land at Parsonage Road:

- Land west of Parsonage Road: up to 120 new homes, (of which 40% will be affordable) access and public open space; and
- Land east of Parsonage Road: a new 66-bed care home with associated access

This exhibition explains both proposals and the technical and design work which is currently underway. Members of the project team are on hand to answer any questions you may have. After you have reviewed the exhibition we would welcome your comments.

The Government's approach to planning

In 2018, the Government published its new National Planning Policy Framework. This document sets out **what the Government considers to be 'sustainable development'**. A key part of this is boosting the supply of housing. The new Framework sets out a package of measures to boost housebuilding. Councils are required to locally identify how much housing is needed within their areas, and demonstrate a supply of sites that **can deliver five years' worth of housing, plus an additional buffer** to ensure choice and competition. Where a Council cannot demonstrate this supply, policies normally used to determine planning applications cannot be relied upon as they are considered out of date.

The planning position in Uttlesford

Uttlesford's Local Plan currently dates back to 2005; it was prepared to meet housing and development needs at that time and is now out of date.

The need for new housing has increased significantly since then. Office for National Statistics found that the average house price in Uttlesford stands at 13.4 times average workplace earnings in the district. That is one of the highest ratios in England. It means that for many households, particularly first-time buyers but also for growing families, the prospect of affording a home is prohibitively expensive. There is a need for new homes in Uttlesford and there is currently a gap in the **'five year supply' which means there are fewer new homes in the pipeline over the next five years than are actually required.**

In addition, there are increasing challenges and pressures for delivering care to those who need it. There is an ageing population and an increase in conditions such as dementia which require specialist care **and support. The Council's emerging Local Plan offers policy support for care facilities in suitable locations, including those with good access to services and transport routes.**

What is Takeley's role in Uttlesford?

Takeley has a range of local services including shops, public houses, schools, and community facilities such as the village hall. Takeley also has frequent bus services on local routes linking Stansted Airport with surrounding towns such as Bishops Stortford and Great Dunmow. Takeley has good road links, with the M11 and A120 trunk roads within easy reach.

Uttlesford's 2005 Local Plan identified Takeley as a location suitable for new housing and associated facilities, as it lies on the A120 corridor and has good access to Stansted Airport.

Uttlesford's emerging Local Plan, which will eventually replace the 2005 Local Plan, designates Takeley as a Key Village. The Key Villages have a good range of existing services and regular transport links. The Plan describes Key Villages as "a major focus for development in the rural areas – suitable for a scale of development that would reinforce their role as provider of services to a wide rural area".