

## Community Benefits

The proposals for **up to 120 new homes** will bring the following benefits to the community:

- **New, high quality homes** of a range of types and styles. The proposed development will widen the availability and choice of **new homes for first-time buyers**, growing families, and downsizers.
- 40% of the proposed housing will be **affordable housing**; these include affordable rented homes and shared ownership options designed to make it easier to get onto the property ladder.
- A significant amount of **public open space** will be provided – this will include landscaped green spaces, planting of **new woodland**, creation of **trim trails**, and provision of **play equipment**. Public rights of way through the sites will be retained.
- Section 106 **financial contributions**, made payable to service providers such as the Local Education Authority and the NHS, to upgrade existing facilities (e.g. through refurbishment or extension) for the benefit of new and existing residents. Section 106 may also include highways upgrades where they are necessary.

The **care home** proposals will secure the following benefits:

- Wider choice of **specialised accommodation**, reducing the need to travel to find suitable accommodation
- Provision of a care home in a location **close to local services**, bus routes, and capable of **servicing the established community**
- Dedicated care staff to support day-to-day living and care, **reducing pressure on the NHS** and local authority social care teams.
- **Release of existing homes** into the housing market in cases where residents move into care homes.



Example landscaping



Example natural play equipment

## Next Steps

**Thank you for attending today's exhibition**

We are keen to hear your views on both our proposals and ask that you **complete a feedback form** and post it in the box provided.

Alternatively, you can submit feedback at:

[www.endurance-estates.co.uk/consultations/land-at-parsonage-road-takeley](http://www.endurance-estates.co.uk/consultations/land-at-parsonage-road-takeley)

### Next Steps

The Project Team will reflect upon the feedback they have received when drawing up the planning applications for both sites. Once the applications have been submitted to Uttlesford District Council, they will run their own consultations with local residents on the plans for the site. We hope to submit planning applications in early 2019, with the applications determined by Uttlesford District Council in late Spring 2019.

### Endurance Estates Strategic Land

Endurance Estates Strategic Land is a land promotion company working primarily across East Anglia, with an in-house team that works with landowners to promote land for development through the planning process. Once we have gained planning permission we select a partner to build the new homes.

We have a hands-on approach at all stages of the planning process and insist on high quality design that respects its surroundings. On all of our sites we seek to work with the local community and the local authority to create innovative, high quality, desirable places for people to live.