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Call for sites submission form (2021)

Uttlesford District Council has issued a call for sites as part of its work on a new Local Plan. Anyone may submit a site or broad location for consideration, and the Council will use this information when preparing draft policies and site allocations. No sites will be automatically carried over from past land availability assessments.

If you would like to submit a site for consideration, please complete this form and email it with any attachments to localplan@uttlesford.gov.uk. The total email size should not exceed 25MB and 'Call for sites' should be quoted in the subject field.

Should you be unable to make your submission by email, please post a copy to: Local Plan and New Communities Team, Uttlesford District Council, London Road, Saffron Walden, CB11 4ER.

Please note that the format of this document is optimised for electronic completion, with expanding answer boxes. Paper forms may need to include additional sheets.

Before completing the form, please note the following requirements:

- A separate form must be completed for each site
- A separate form must be completed for each alternative scale of development on the same site
- Sites for housing and/or economic development must meet the following criteria:
 - a) For housing development, the site must be capable of delivering 5 or more homes
 - b) For economic development, the site must be 0.25 hectares (or the floor space must be 500 square metres) or above
- All submissions must be accompanied by an up-to-date Ordnance Survey based map of an appropriate, recognised scale (no smaller than 1:10,000). The map must include:
 - a) An outline of the site boundary in red
 - b) An outline of the development area, if smaller than the site area
 - c) Site context, including adjacent uses and roads (with names),
 - d) A scale bar and north arrow

Completed forms must be submitted by **5pm** on **Wednesday 21 April 2021**.

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Disclaimer

Should the Council's assessment of the site indicate that it has potential for development, this will not amount to confirmation that the site will be allocated in the Local Plan.

Data protection and Freedom of Information

By submitting this form, you accept that it will be available for public inspection and published online. The personal details of individuals will not be published.

1. Contact details	
Name	VIC RANGER
Organisation	RANGER MANAGEMENT & DESIGN SERVICES LIMITED
Representing (if applicable)	NB INVESTMENTS UK LIMITED
Address	13 BERNERS END, BARNSTON, DUNMOW CM6 1LY
Telephone	01371 874073
Email	planrmds@gmail.com

2. Interest in the site	
Freeholder	<input type="checkbox"/>
Leaseholder	<input type="checkbox"/>
Planning consultant	<input checked="" type="checkbox"/>
Developer	<input type="checkbox"/>
Promoter	<input type="checkbox"/>
Housing association	<input type="checkbox"/>
Parish or Town Council	<input type="checkbox"/>
Amenity or community group	<input type="checkbox"/>
Other (please specify)	

3. Site details	
Site address	EASTFIELD STABLES, MAY WALK, STANSTED
Postcode	CM214 8SS
OS grid reference	552600E 225950N

4. Ownership of the site	
Name and address for each individual or organisation that owns or has an interest (including options) in any part of the site	<p>NB INVESTMENTS UK LIMITED 1 EASTFIELD STABLES MAY WALK STANSTED CM24 8SS</p> <p>STEVE DUFFIELD AND LES HOWARTH C/O 76 RAINSFORD ROAD STANSTED CM24 8EA</p>
<p>Note: If you are not the sole owner of the site, please provide a map showing the separate ownerships and evidence to demonstrate that the land is available – including a signed statement from each landowner.</p>	

5. Current and potential use	
a) What is the current use of the site?	THE SITE IS VACANT. PREVIOUS USES ARE PART AGRICULTURAL/PART Paddock BOTH USES HAVE CEASED.
b) Please specify any current uses on the site which would need to be relocated elsewhere	NONE
c) What is the area of the site and, if different, the development area (in hectares)?	3.3ha
d) What is the proposed use of the site?	RESIDENTIAL
<p>Note: The proposed use could be any type of development, and may include a mixture of uses.</p>	
e) Please provide details of the scale of the proposed development (either number of homes or amount of floor space, in m ²)	UPTO 99 DWELLINGS @ 30 DWELLINGS /ha

6. Sustainable transport links

Note: All distances must be provided in either metres or kilometres.	
a) Walking distance to the nearest bus stop. Specify bus service and frequency.	200 metres 7 and 7A 2 hourly
b) Distance to the nearest train station. If there is a connecting bus service, please specify.	1.93 k Elsenham Station Bus 7 and 7A
c) Distance to the nearest town centre. If there is a connecting bus service, please specify.	1.28k Elsenham Bus 7 and 7A
d) Distance to the nearest GP. If there is a connecting bus service, please specify.	1.28k Bus 7 and 7A
e) Distance to the nearest primary and secondary schools. If there is a connecting bus service, please specify.	Elsenham Primary 2.73k Bus 7 and 7A Forest Hall Secondary 3.05k

7. Potential constraints to development

Note: Please take into account the context maps provided on the Council's website - www.uttlesford.gov.uk/lp-sites - and provide all further detail in referenced attachments (including flood risk assessment, contamination report, viability appraisal, transport assessment).

a) Can the site be safely accessed by road/path users? If so, how and where?	Yes. The site is on the B1051 with footpaths into Elsenham and Stansted Mountfitchet.
b) Please identify any public rights of way on or within 800m of the site	May Walk bridleway. See site location plan
c) Does the site have a slope? If so, would it have any implications for development?	Minor slope, no implications for development.
d) Please identify the extent of any natural features on or adjacent the site (including woodland, hedgerows, trees, ponds, streams, other watercourses and ditches)	Site is bounded by landscaped earth bunds and woodland.
e) Please identify any heritage assets on or adjacent the site (including listed buildings, conservation areas, scheduled monuments, archaeological sites)	None
f) Please confirm the Flood Zone(s) applicable to the site	Flood zone 1
g) Are there any surface water flooding issues affecting, or	No

potentially affected by, the site and/or development?	
h) Is the site contaminated or is there potential for contamination from a previous or nearby use? If so, please confirm whether survey work and remediation measures have been completed and supply a copy of the report(s)	No
i) Please describe any legal or ownership issues affecting the site (including ransom strips, third party access rights, unresolved multiple ownership issues, restrictive covenants, tenancies and/or operational requirements)	None
j) Please provide details of utilities available on the site (e.g. water, sewerage, electricity, telecommunications)? Please describe any discussions you have had with utility providers	Water, telephone and electricity already into site. Residential development has taken place on adjoining land in the same ownership and services have been extended as necessary.
k) If housing is proposed, are there any factors which could prevent a significant proportion being provided as affordable homes?	No
l) Are there any factors which could prevent the delivery of infrastructure that is necessary to support the development?	No
m) Are there any other constraints associated with the proposed development?	No
n) Please explain how the identified constraints could be suitably overcome	N/A

8. Opportunities to achieve high quality

Note: The Council is committed to high quality developments that can contribute to its climate action goals. The Town and Country Planning Association's Garden City principles can apply to developments of all types and scales, in both existing and new places (guidance notes are provided at the end of this form). Particulars as to the recognition and/or attainment of these principles are requested.

a) How would the proposed development ensure land value capture for the benefit of the community?	Affordable housing contribution
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<p>b) How would strong vision, leadership and community engagement be achieved?</p>	<p>Community engagement by way of early days consultations.</p>
<p>c) What provision would be made for the community ownership of land and long-term stewardship of assets?</p>	<p>The affordable homes could be built for the District Council</p>
<p>d) If housing is proposed, how would a mixture of tenures and housing types that are genuinely affordable be secured?</p>	<p>See answer to c) above</p>
<p>e) How would the proposed development contribute towards ensuring a wide range of local jobs are within easy commuting distance of homes?</p>	<p>The proposal is for residential use only. Dwellings would be designed so that working from home is not an issue.</p>
<p>f) If housing is proposed, what scope is there for homes to be beautifully and imaginatively designed with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food?</p>	<p>The plots could be large enough so that every home has its own allotment. This would be at a lower density when the need is for more homes so a balance has to be struck.</p>
<p>g) How would the proposed development enhance the natural environment, contributing to a comprehensive green infrastructure network and net biodiversity gains, and use zero-carbon and energy-positive technology to ensure climate resilience?</p>	<p>The dwellings would be designed on a fabric first basis to reduce energy demand. Air source heat pumps, solar and PV panels would be incorporated, the biodiversity of the main body of the site would be enhanced, the existing woodland and landscaped bunds would be managed.</p>
<p>h) How would the proposed development help secure strong cultural, recreational and shopping facilities in walkable, vibrant, sociable and secure neighbourhoods?</p>	<p>The site is close to all of those facilities.</p>
<p>i) How would integrated and accessible transport systems be utilised, with walking, cycling and public transport designed and positively encouraged to be the most attractive forms of local transport?</p>	<p>The site is close to all facilities and walking and cycling is a strong viable option.</p>
<p>j) Are there any other opportunities associated with the proposed development?</p>	<p>No</p>

9. Availability		
When do you expect development could commence, taking into account the need to overcome any constraints? (Month, Year)	Assuming planning consent is granted in 2021 the development could commence in April 2022	
What would be the completion rate, in terms of the number of homes or amount of floor space (m²) completed per year?	15-20 /year	
Please confirm the number of homes or amount of floor space (in m²) which could be delivered in each time period	Pre Year 1: Pre Apr 2024	30
	Y1: Apr 24-Mar 25	30
	Y2: Apr 25-Mar 26	30
	Y3: Apr 26-Mar 27	9
	Y4: Apr 27-Mar 28	
	Y5: Apr 28-Mar 29	
	Y6-10: Apr 29-Mar 34	
	Y11-15: Apr 34-Mar 39	
	Post Y15: Post Mar 39	
How would you ensure delivery at the rates and times proposed above?	It is in the interest of the landowner to build the site out and it would be unfair on incoming occupiers to have building work taking place locally for an extended time.	

10. Site visits	
By submitting this form, you give consent for a Council officer to access the site to assess its suitability. If anyone else's consent is required, please confirm their contact details.	
If an appointment must be made with someone to visit the site, please provide their contact details	Mr Stuart Richardson 07889861740
Please describe any issues which could prevent or impede access	None

11. Any other relevant information

Note: If necessary, please provide any other relevant information in the box below.

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Guidance notes on Garden City Principles

The Town and Country Planning Association’s Garden City Principles are widely understood in relation to larger scale developments such as new settlements and urban extensions. The TCPA website – [REDACTED] – contains a range of practical guides, as well as the following introduction to the principles:

“The Garden City Principles are a distillation of the key elements that have made the Garden City model of development so successful, articulated for a 21st century context. Taken together, the principles form an indivisible and interlocking framework for the delivery of high-quality places.

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery...”

These guidance notes are intended to illustrate how the principles can apply to developments of a smaller scale in existing places, to help respondents with their answers to Question 7 of the form.

The below table lists the nine principles and provides examples of how each could be applied. The examples are not exhaustive but are intended to help those submitting smaller and/or single-use sites understand how many, if not all, of the principles are both relevant and useful to the pursuit of high-quality places.

Garden City Principles	Examples
Land value capture for the benefit of the community	<p>Endowments to a community-focused stewardship body, which would own and/or manage community buildings or spaces.</p> <p>Ensuring that assets transferred to a stewardship body would generate long-term revenue that can be reinvested in the community (e.g. commercial units that are let or locally-generated energy that is sold to the community).</p>
Strong vision, leadership and community engagement	<p>Collaborating with the Council on a masterplan for the wider area accommodating the development.</p> <p>Engagement with local stakeholders before finalising proposals, such as through design charrettes. Council officers could be invited as part of pre-application discussions.</p>
Community ownership of land and long-term stewardship of assets	<p>Establishment of an appropriate stewardship body to own and/or</p>

	manage land in the interests of the existing and new community.
Mixed-tenure homes and housing types that are genuinely affordable	In addition to meeting minimum requirements for affordable housing, analysing local needs to provide for an informed mix of house types and tenures which align with local incomes.
A wide range of local jobs in the Garden City within easy commuting distance of homes	For housing-led developments, this could involve assessing whether some land could instead be dedicated to job-creating uses that would benefit the existing and new community, and reduce commuting distances. For job-creating developments, this could involve analysing the local job market to ensure the site is well-placed to reduce commuting distances.
Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food	Making provision for design charrettes with local stakeholders, as well as design review with a recognised panel such as Essex Quality Review Panel.
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	Embedding green infrastructure and biodiversity gains in designs and layouts, as informed by existing local provision and any identified deficiencies/opportunities. Designing buildings to a recognised sustainability standard (e.g. Passivhaus, BREEAM) and making provision for ongoing monitoring and actions to eliminate the performance gap.
Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods	Analysing existing provision in the area and identifying whether the proposed development could address a deficiency or take an opportunity to provide facilities of benefit to the community within convenient walking distance.
Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport	Designing roads and pavements in such a way that prioritises walking and cycling, and makes them an appealing form of transport. Connecting to off-site walking and cycling routes to local jobs, services, facilities, bus stops, train stations etc.