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11 September 2012

Councillor Elizabeth Parr  
22 Broom Farm Road  
Elsenham  
CM22 6LD

Dear Councillor Parr

**RE: THE FAIRFIELD PARTNERSHIP ANNOUNCES PLANS FOR NEW HOMES TO THE NORTH-EAST OF ELSENHAM**

I am writing to inform you that my client, The Fairfield Partnership, is bringing forward plans for up to 3,000 new homes, new jobs, new schools and associated infrastructure and services on land to the north-east of Elsenham.

The Fairfield Partnership is preparing to submit a planning application in early 2013 for a first phase of 800 homes, a primary school and supporting uses, to be delivered by 2018/19. The first phase forms part of a masterplan for the whole site which will show how 3,000 homes and supporting uses could be delivered in the long-term and according to local need. Consultation on the emerging plans will take place in November 2012, with further details of the consultation, including a series of exhibition dates, to be confirmed in the coming weeks.

The first phase of 800 homes will help meet the existing shortfall in the District's five year housing land supply. It will also provide the necessary new infrastructure including a primary school, health and recreation facilities, transport and highway improvements, as well as new sewerage, drainage and utility infrastructure to service the housing from the outset.

The masterplan for 3,000 homes serves to set the context within which the first phase will come forward, and allows the Council to bring forward more housing and infrastructure at Elsenham, as and when required, in to the long-term. This will help meet future housing needs for Uttlesford and deliver much-needed infrastructure in a highly sustainable location and, importantly, close to where employment sites are proposed in the draft Local Plan.



The masterplan would deliver additional primary schools and extra health facilities, along with new open spaces, retail and office space, some of which will be specifically designed to support local start-ups, and the potential for a new secondary school. The masterplan would also deliver significant funding through the New Homes Bonus, Community Infrastructure Levy and section 106, providing wider benefits to the District. A strategic Green Ring around the perimeter of the site, including allotments, nature conservation areas and sports and recreation opportunities, will separate the 3,000 homes from the village of Henham in perpetuity.

Uttlesford District Council recently consulted the local community on the allocation of 3,300 additional homes in the District, from 2013 to 2028, as part of a strategy focusing growth on Saffron Walden and Great Dunmow. The Fairfield Partnership has consistently argued that this housing number is too low and that a strategy of this kind is not the most sustainable option for sound planning in the District. Our announcement to submit a planning application in 2013 is confirmation of The Fairfield Partnership's long-standing intention to bring forward development to the north-east of Elsenham and our ongoing commitment to engage with the local community throughout this process.

The emerging proposals will be subject to extensive consultation with the relevant authorities, utility providers and statutory consultees before details are finalised. The Fairfield Partnership will be consulting the local community in November, with public exhibitions held throughout the district. All residents of Uttlesford will be invited along to view the proposals, ask questions and provide feedback. Events will be held in Elsenham, Henham, Stansted Mountfitchet, Saffron Walden and Great Dunmow, with some held on weekends and others on weekday evenings to ensure that all those interested are able to attend. Further details will be publicised in the coming weeks.

I hope you find this information helpful. Should you have any queries, or if you wish to arrange a meeting to discuss The Fairfield Partnership's emerging proposals, please do not hesitate to contact me or my colleagues, Dan Knight or Jack Organ, on 020 7323 3554 or contact us by email at [dknight@camarguepr.com](mailto:dknight@camarguepr.com) / [jorgan@camarguepr.com](mailto:jorgan@camarguepr.com).

Yours sincerely

**Steve Biart**  
**Director of Strategic Land, Marchfield Management Services LLP**  
**On behalf of The Fairfield Partnership**

cc: Roger Harborough, Uttlesford District Council  
Andrew Taylor, Uttlesford District Council