

Land East of Station Road, Elsenham

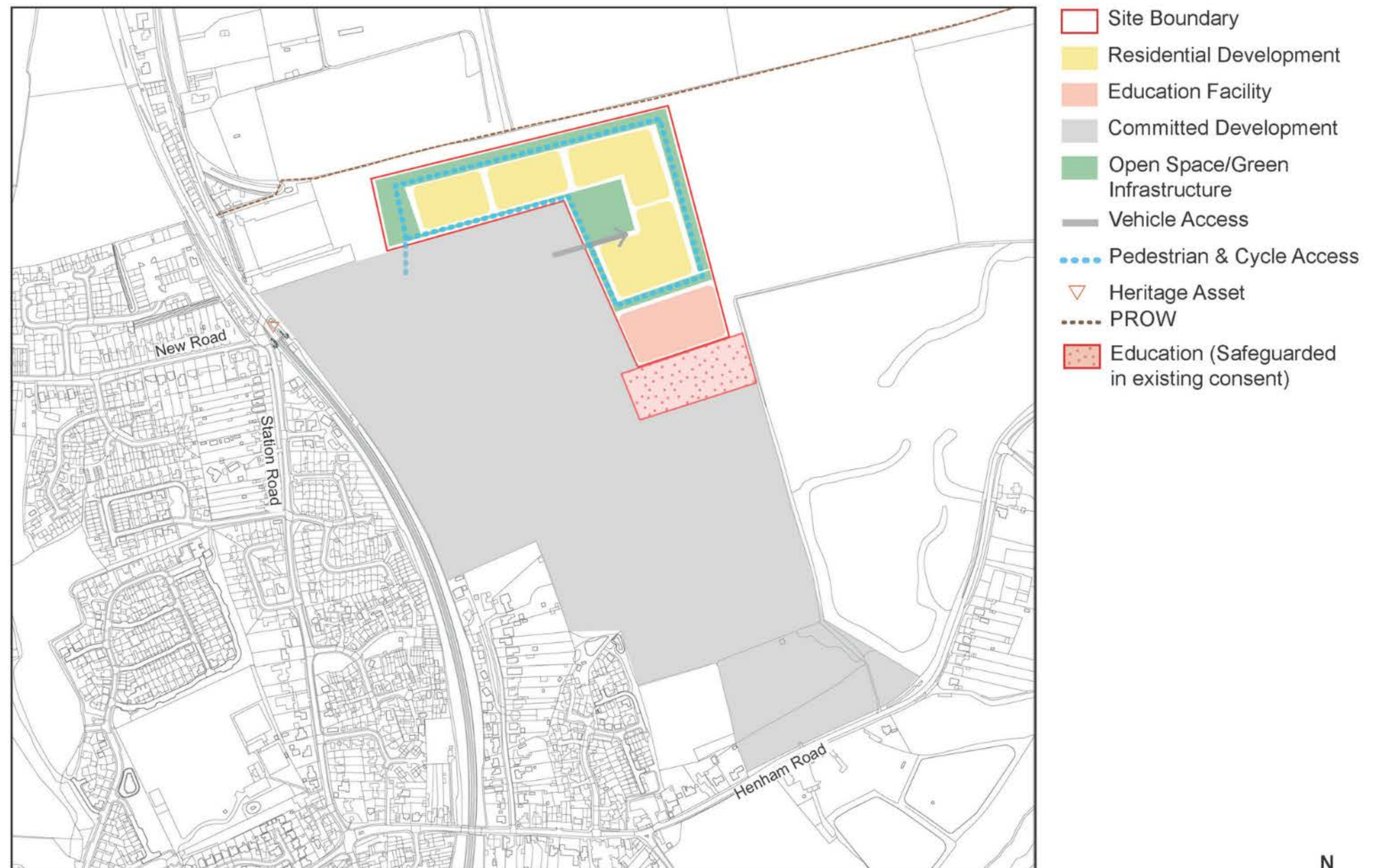
Design Principles

- Deliver a high-quality residential development that is integrated with and connected to the surrounding new development east of the railway line, as well as existing communities and local landscape in Elsenham.
- Proposals should maximise integration with the existing planning permission (UTT/23/2063/DFO), to allow for legible and coherent streetscapes, permeable public realm, and accessible open spaces and green infrastructure.

Refer to the Site Development Templates Appendix 3C for details.

Site Area: 7.5 hectares

Proposed Uses: Residential (c. 110 homes subject to detailed masterplanning) / Education



Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.



Land at Water Circle Estate, Gaunts End

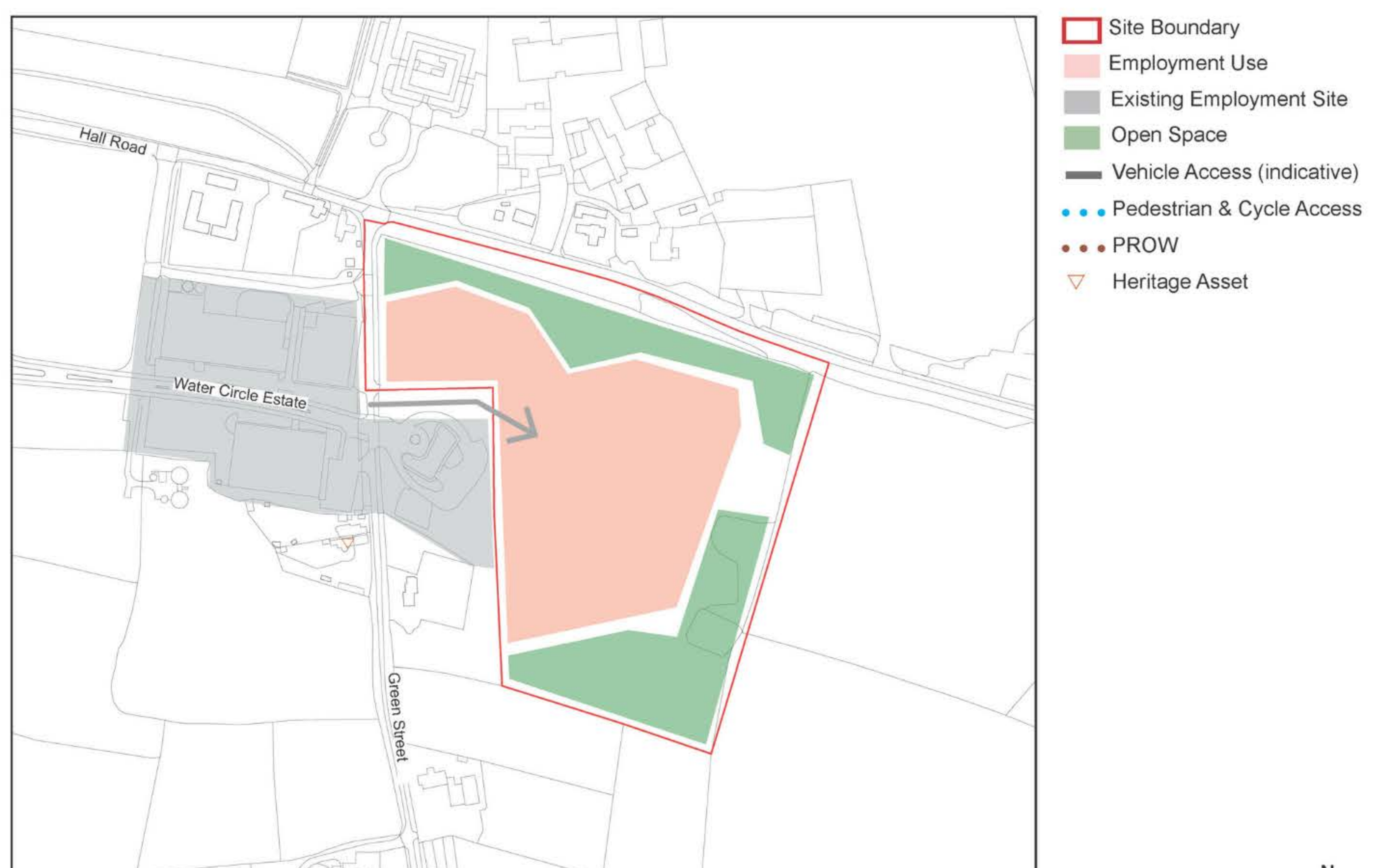
Design Principles

- The comprehensive masterplanning of the site will include the delivery of a 5.5 ha employment site in Class E (g) (i) office use. The uses to be delivered on the site should be in line with the requirements detailed in Core Policy 4 and Core Policy 10 and the need identified in the Employment Needs Assessment Update 2023.
- Development to the east of Green Street to provide improved access to the on-site café and public transport for existing occupiers at the Estate and, if possible, the adjacent De Salis Hotel.
- Low-medium rise development (up to approximately 15 meters) and similar in scale to the existing buildings on the Estate.

Refer to the Site Development Templates Appendix 3C for details.

Site Area: 18.5 hectares (5.5 hectares of developable area)

Proposed Uses: Employment Use (Office) E (g) (i)



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