



## **Slide 1:**

The following slides represent discussion documents presented to the Stansted Mountfitchet Parish Council. They are intended to incorporate comments made to us by Uttlesford District Council Planning Officers, the Parish Committee at previous meetings and currently published planning guidance and policy documents. The drawings and notes do not form part of any application, which will be worked up taking into account any feedback provided as a result of this presentation.





Land Charter Group

# 14, Cambridge Road Stansted Mountfitchet

Land Charter (Stansted) Ltd

Mr Henrik Darlington





## **Slide 2:**

As result of the Bellway refusals and a meeting with the Parish Council on 10<sup>th</sup> September, 2012 we have listed a summary of the numerous and often conflicting wishes of the Planning Committee and the Parish Council. It is our hope that this presentation will help consolidate some of those ideas and generate some clear practical guidance from the Parish. It must be appreciated that our development alone cannot viably deliver all of the wish list thrust upon us!





# Two Planning Refusals

## Parish Council meeting September 2012

### Conflicting reasons & wishes:

- Density too high – traffic
- More units – wanted to deliver affordable?
- Traffic movements:
  - commercial high
  - residential lower
- Employment
- Access - To Crafton Green – increased traffic

One site cannot deliver all of this.

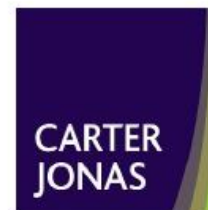




### **Slide 3:**

Since the Parish Council meeting in September, 2012 Uttlesford District Council has published a document prepared by Carter Jonas entitled “Assessment of Development Opportunities Sites” and this also therefore needs to be considered when developing our planning proposals for the site.





The Property People

6-8 Hills Road  
Cambridge  
CB2 1NH

## Assessment of Development Opportunity Sites

Saffron Walden  
Great Dunmow  
Stansted Mountfitchet

**For Uttlesford District Council**

November 2012

Offices throughout the UK

Residential | Rural | Commercial | Planning  
Minerals & Waste Management | Architecture & Building Consultancy

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## **Slide 4:**

In assessing Stansted Mountfitchet the Carter Jones report identifies a larger site of which 14 Cambridge Road forms approximately 1/3<sup>rd</sup>. The report identifies potential uses across the combined sites. These are community uses, access points, residential employment, parking and retail. Essentially there are 3 access points and 2 retail opportunities as identified on the slide.



# Development Opportunity Site

Community Uses  
Access  
Residential  
Employment  
Parking  
Retail







## **Slide 5:**

The combined site area is under 3 ownerships:

Our site at 14, Cambridge Road known variously as Sworders, You're Furnished or London & Stansted.

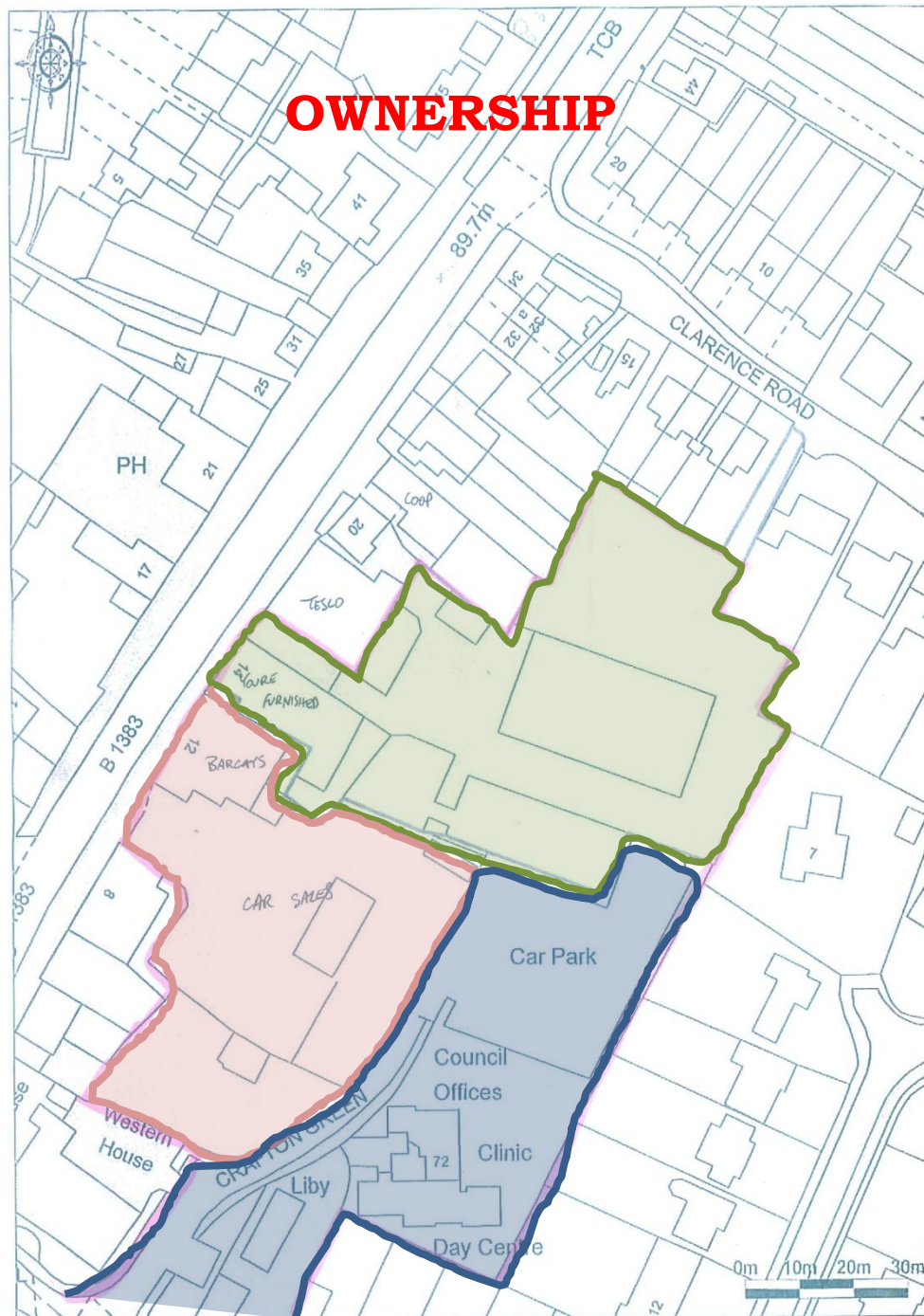
The Parish owned car park and community buildings.

The Harman Hagon owned land incorporating the car sales site.





# OWNERSHIP







## **Slide 6:**

In more detail the Carter Jonas report identifies the following concerns or difficulties in bringing the combined sites forward:

### **Deliverability**

Employment use is unlikely to go ahead speculatively in the current climate. One only has to look at the current vacant offices and retail units in Stansted Mountfitchet and listen to the news headlines to appreciate the difficulties in obtaining funding in the current market. The Carter Jones report therefore recognises the need to support some employment uses and enabling works with residential development which is commercially viable.

### **Ownership**

The 14 Cambridge Road site is deliverable now and we are prepared to support some elements of the proposed uses – but clearly residential development cannot support all of the wish list. Conversely it has been made clear to the Parish and us that the other elements of the greater site will not be delivered for many years to come. The report does not provide the detail of how the following can be addressed but does identify the potential of the combined sites to deliver retail, improved access and employment uses – supported or subsidised by residential development.



# Carter Jonas

## Development Opportunity Site



The Report highlights issues raised by the Parish Council and Planning Committee.

### The Report highlights concerns:

- Deliverability – Needs residential to support a wider scheme
- Ownership & timing - Our site now  
- adjacent site 2/5/10 years?

### The Report identifies opportunities:

- Access
- Retail
- Employment supported by residential





## **Slide 7:**

The Carter Jonas report identifies the difficulties and problems of developing the greater site:

### **Viability**

As mentioned earlier the Village is suffering from a high proportion of vacant retail and office space. This is common to the wider market and there is no likelihood of any speculative new employment development coming forward in the foreseeable future.

### **Timing**

With the split ownerships of the other sites and also taking into account the afore mentioned viability issues Carter Jonas comment that this is unlikely that all the sites can be brought forward together. We are ready to move now but Mr Hagon has declared no action likely for 10 years and action on the Parish land is likely to be somewhere inbetween.

Carter Jonas highlighted the need for residential development to subsidise the greater aspirations of the whole site. We are happy to support some of these aspirations.

Carter Jonas also highlighted the risk of on-going dilapidations of old buildings as they suffer lower and lower rents.





# Carter Jonas

## Development Opportunity Site

### Highlights Problems:

- Viability – Retail and commercial rents low & vacant units
- Timing of split site
- Timing of market factors – look at the news, no one will be planning a speculative employment site in the medium term
- Need for residential to help deliver employment and access
- Potential Highways problems





## **Slide 8:**

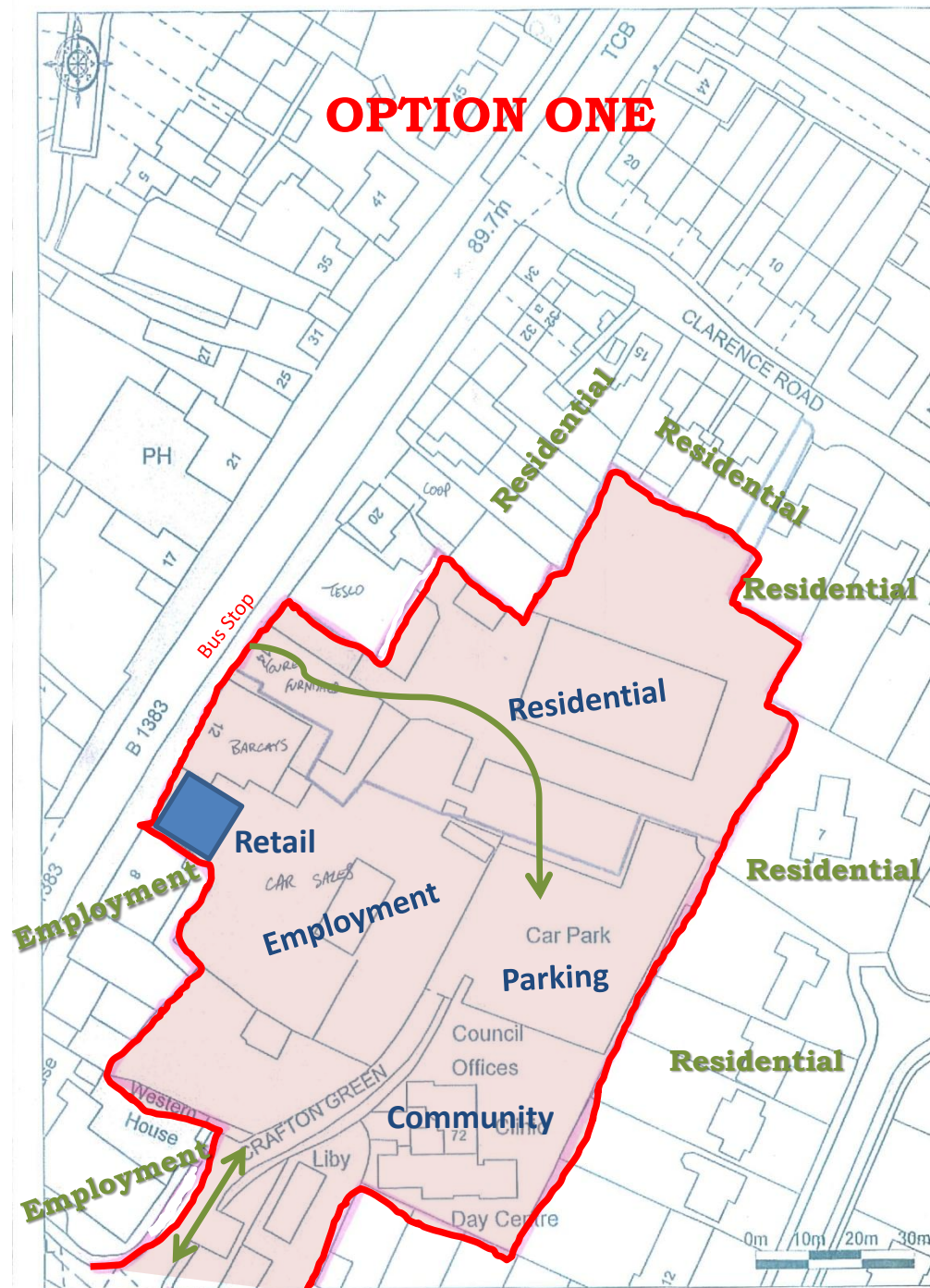
The proposals and suggestions made by Carter Jonas lead to a couple of variations for the delivery of the principle elements.

- Option 1

An access through the 14 Cambridge Road site, to the car park with the provision of a retail unit on the frontage of the car sales site. In planning terms it would make most sense to place new residential alongside existing residential, employment alongside the existing employment uses and redevelopment of the community cases on the existing site.



# OPTION ONE







## **Slide 9:**

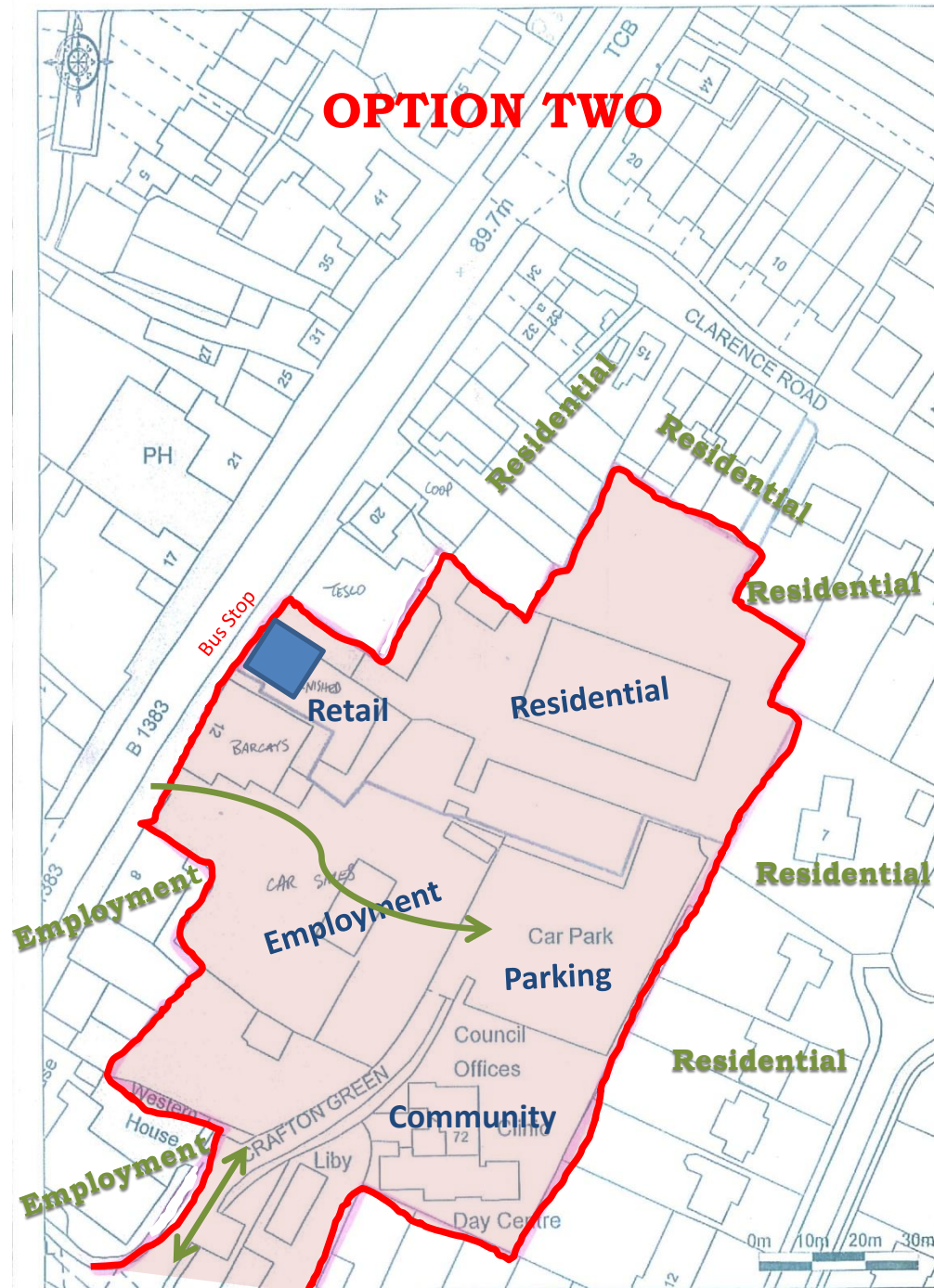
- Option 2

Alternatively an access could be provided through the car sales site and retail on the 14 Cambridge Road site with the internal site layout staying as Slide 8. However as there are commercial viability issues on the car sales site it is unlikely that this will be brought forward in the short or medium term as option one is deliverable now.





## OPTION TWO







## **Slide 10:**

Residential Development on 14 Cambridge Road can afford to deliver any one of:

- Affordable housing  
or
- Incubator employment units  
or
- Access road

But not all of these - it can be progressed now.





14 Cambridge Road  
can deliver part of this wish list  
now..... but not all of it

- Affordable  
or
- Incubator employment units  
or
- Access road





## **Slide 11:**

An indicative layout showing access footway and cycle link with a retail unit on the Cambridge Road frontage and either incubator employment use behind Tesco (labelled warehouse on our plan). This space could alternatively become affordable housing.





PRELIMINARY ISSUE

SCHEME LAYOUT AND UNITS REVIEWED		REV	DATE
A	PROPOSED SKETCH SCHEME	4456	
PROPOSED MIXED USE DEVELOPMENT, 14 CAMBRIDGE ROAD, STANSTED MOUNTFITCHET, ESSEX		1:200 1:1250 0A1	
LAND CHARTER HOMES PLC		04/01/2012	
WINGER KIEVAAR Chartered Architects MARKET PLACE (HARDEN) STATION SQUARE, 40 DON, S640 7EJ E: wenger@wingerkieveaar.co.uk		1/14/17 02/14/18	
Copyright © Winger Kievaar LLP		Do not scale from drawings; work to legend dimensions only	





## **Slide 12:**

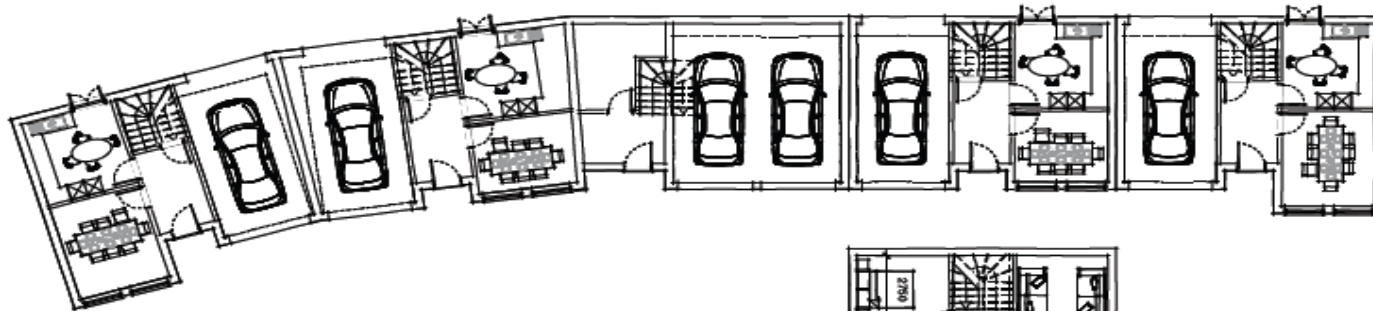
An indicative design for the terrace plots 1-5.



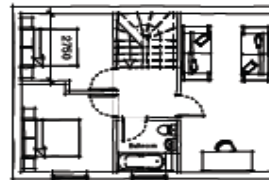
# Terraced Mews Plot 1-5



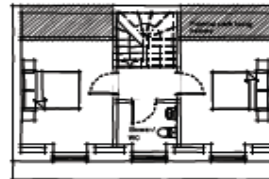
STREET SCENE (NORTH)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## PRELIMINARY ISSUE

PROJECT	PROPOSED SKETCH MEWS TERRACE PLOTS 1 - 5	4406
DATE	11	11
PROJECT	PROPOSED MIXED USE DEVELOPMENT, 14 CAMBRIDGE ROAD, STANFORD MOUNTFITCHET, ESSEX LAND CHARTER HOMES PLC	11/09/08 AT SEPT 2011
DATE	11	11
DATE	11	11
 <b>WINGER KIEYEMA</b> Chartered Architects MARKET PLACE BUILDING, 100-102 SOUTH STREET, LONDON E1 7AA 020 7424 1234 www.wingerkieyema.co.uk		
Copyright © Winger Kieyema LLP All rights reserved. No part of this drawing may be reproduced without written permission.		





## **Slide 13:**

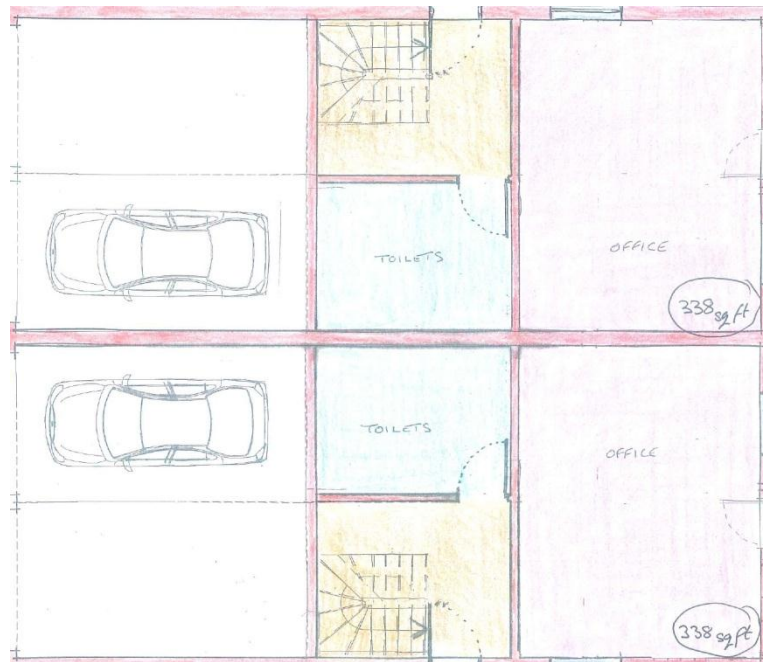
An indicative layout for the incubator units.

We have another development at Newport that has similar small scale office and studio units which are very well subscribed with a dozen local businesses some taking just one unit, some expanding into two or three times that space. They are flexible spaces well suited to small local businesses.



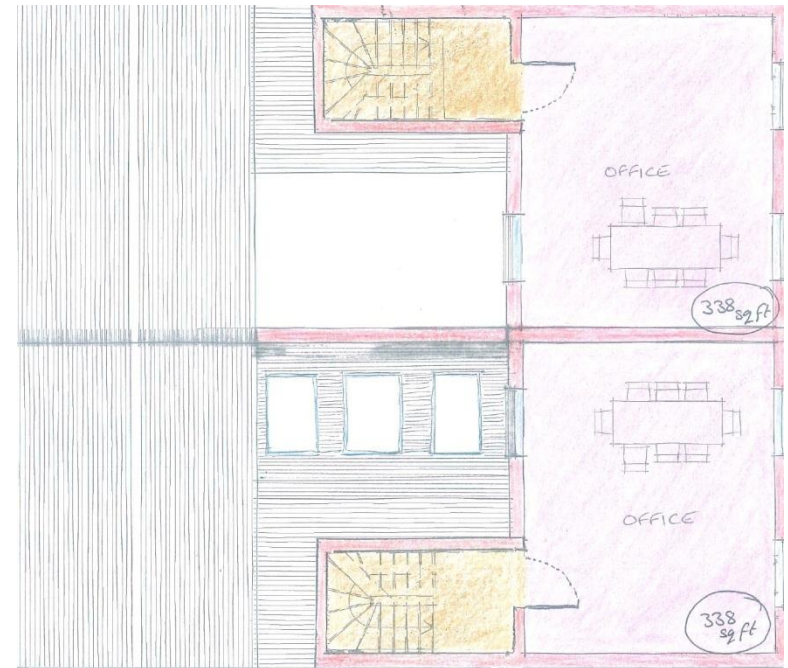
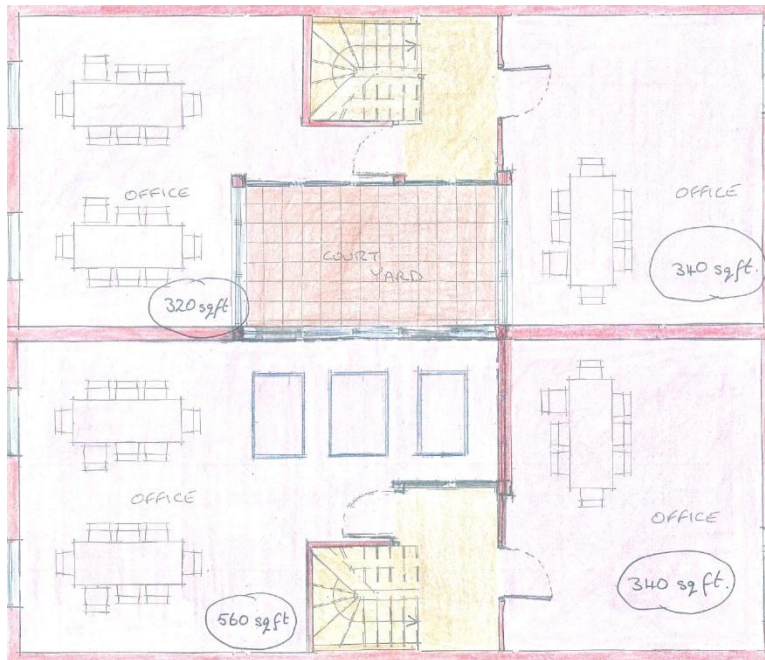
# Indicative Layouts B1-B2 Business 'Incubator Units'

Ground  
Floor



First Floor

Second Floor







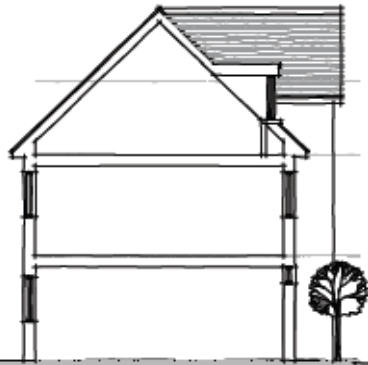
## **Slide 14:**

A cross section of the site view from inside looking out to Cambridge Road.



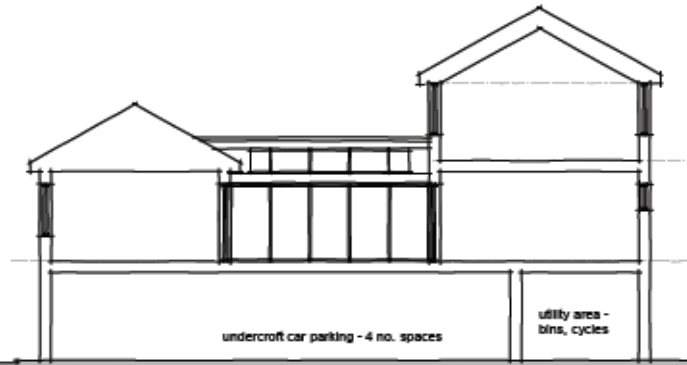


# Cross Section A-A

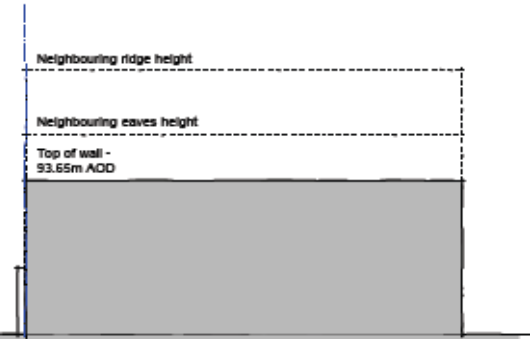


Mews Terrace  
Plots 1-5

Access  
Road



Business Units B1-B2



Rear of Co-op





## **Summary:**

We are ready and willing to support the principal of retail, access and incubator units on the basis that it is subsidised by the residential use. Without the residential income, these enabling works cannot be delivered.