



HELLO!

We hope that everyone is enjoying the lighter evenings, sunnier weather and reduced lockdown restrictions, which are finally allowing us to meet up with our nearest and dearest once again – of course whilst observing social distancing.

We would like to take this opportunity to thank everyone who took the time to participate in our public consultation and provide us with their thoughts on our proposals for the residential-led development at Land East of Highwood Quarry. Your comments have really helped us to understand and learn more about what is important to you and your community both now and in the future.

Following our public consultation which ran from the 11th January to the 8th February 2021, all the comments we received have been reviewed, analysed and shared with the project team. Whilst the formal consultation has now closed, we are still here to answer any questions you may have, so please feel free to contact us via email or by phone and we will be more than happy to help.

If you missed our webinars or didn't have time to visit our virtual exhibition room all the consultation materials are available on our website including a recording of our live Q&A session.

A quick reminder of our proposal...

- › Up-to 1,200 new homes
- › A new Local Centre
- › A central park
- › An activity park for formal sports
- › Play and outdoor sports facilities
- › A new primary school
- › Allotments/community food growing areas
- › Areas of accessible open space
- › Community sports pitches
- › Cycle/pedestrian routes
- › Primary access from A120



Illustrative Masterplan

1. Central Park
2. Country Park
3. Protected Landscape
4. The Farm
5. Wetlands and Attenuation Basins
6. Wildflower Meadows
7. Park Loop
8. Saffron Trail
9. The Avenue
10. New Woodland Planting
11. Potential Connections Out
12. Green Links
13. Play Facilities
14. Bike Trail
15. Skate Park/Teen Play
16. Pitches
17. Primary School
18. Local Centre
19. Band Stand
20. Central Lawn – A space for outdoor events
21. Allotments/Community Food Growing



WHAT YOU TOLD US ABOUT OUR PROPOSALS

YOU WELCOMED	YOU ARE CONCERNED ABOUT
Provision of needed new homes	Scale of local housing development in the area and lack of affordable housing
Opportunity to support a new supermarket in the area	Insufficient infrastructure with increased traffic congestion and car parking demand
The provision of sustainable homes	Loss of green space, farmland and woodland
Potential provision of healthcare/educational/community facilities	Potential merging of villages (Great Dunmow and Little Easton)
Opportunity to provide affordable housing	Sustainability
Landscaping, green buffers and design	Possible environmental impact
Provision of sustainable modes of transport	Single vehicular site access
	Potential impact on local heritage
	Loss of village community and character

“A mixture of housing and flats should be done. 2-3 bed housing as well as 1-2 bed starter flats/homes.”

“I note the plans include for a new Primary School. This is welcomed as the community is growing yearly and the town will struggle to cope with only 2 primary schools.”

“It’s extremely important that we have a new supermarket or vastly expand Tesco store and car parking.”

“I think the air source heat pumps are a great idea.”

“This proposed development is not required to meet Uttlesford’s housing commitments.”

“The visual impact on Little Easton will be of concern.”

“I was delighted to note that you are keen to incorporate provisions to support green technology such as electric cars.”

WHAT WE LEARNT FROM YOU...

2,257

Visitors to Website

493

Visits to virtual public exhibition room

287

Feedback Forms Received

There is currently a lack of supermarkets in the local area

It was very apparent that many people feel that there is a lack of larger foodstores and a lack of choice of supermarket providers in the area. Many comments raised concern that the Tesco store on Stortford Road might become overwhelmed by forthcoming housing developments in the local area.

The proposals include the provision of a local centre, where local shops would be located to meet residents day to day needs. Larger scale retail provision in the area would be led by the retail sector, and subject to market demand, as demonstrated by the current proposal to expand the Tesco Supermarket on Stortford Road.

Accessible and welcoming greenspaces are very important

Your comments centre around the need for high quality greenspaces, which are safe, open to everyone, close to homes and accessible by foot or cycle. The need for spaces to relax with family and friends, take time out (when working from home etc.) and to be closer to nature were common themes, which understandably sit high on most people's agendas now, especially since the Covid pandemic.

Our proposed recreation and open space parameters for the site puts homes and people in direct contact with greenspace making everyday contact with nature and the natural environment an easy, everyday occurrence. This is demonstrated by the illustrative landscape strategy.

The design standard of the new homes is very important

We understand that the local character and a sense of place is very important to you. You value the existing character of Little Easton and Great Dunmow – and rightly so! Your comments regarding the proposals specifically highlight the importance that new homes must be well-designed and well laid out with architecture that is visually interesting and enhanced by quality building materials of appropriate colours and textures.

To ensure we meet this criterion, a Design Code document will be submitted as part of our application, which is essentially a set of rules to guide any future developer on the high-quality requirements to ensure a distinctive and varied character.

Heritage features such as the Gardens of Easton Lodge are admired by the local community and both the asset and the setting should be protected

You are proud of the historic features surrounding the site and you need assurance from us that these will be protected and enhanced. We can confirm that the proposals do not affect the Gardens of Easton Lodge.

You want pleasant, safe and well-maintained pedestrian and cycle links

It is clear to see that the community value the existing pedestrian and cycle routes that surround the site which form public rights of way, such as the Saffron Trail. It was important to many of you that the sections of these routes that link to the site are enhanced and maintained as part of the development.

Comments on the proposed new walking and cycling routes from east to west were generally positive, as were comments on walking and cycling routes proposed to the south, linking to the existing public rights of way adjacent to Highwood SSSI and to the east via Hoglands Wood to Woodside Way.

Education provision is very important to you

You are in favour of the area on the site proposed for a new Primary School. You also stressed the importance of ensuring that the potential increase in the local population generated by new housing developments should not have an adverse effect on school places, including secondary schools in the local area.

We confirm that discussions have taken place with ECC as LEA, and UDC regarding school provision and financial contributions. These discussions will continue to take place once the application is lodged.



Image showing how the Local Centre buildings could look

You are interested in the type and tenure of housing that could be delivered

It is important to you that a good selection of home type and tenures including affordable homes, which would be appropriate to meet the current and future needs of the local community are able to come forward on the site. Many comments highlighted the need for accessible homes, available to those who have reduced mobility.

We confirm that the proposals include 40% affordable housing, in line with planning policy. The type and tenure of new homes is to be agreed with UDC post submission of the application.

The existing local public transport services are just not good enough

There was a consistent theme amongst your written feedback and during the webinar sessions that the frequency and reliability of existing local bus services is poor. The provision of frequent and reliable public transport has always been at the core of our objectives for the scheme. After discussions with Arriva, Essex County Council (ECC) and Stansted Bus and Coach Group (responsible for local public transport services) we are happy to confirm that if permission is granted, we would work together (guided by ECC) to form a coordinated public transport offer, which will reflect the future growth of the area.

You are concerned that the current healthcare facilities (including doctors' surgeries) will be overwhelmed by the increased development in the area

You are keen that any further requirement for healthcare facilities is made possible by development. Many of you told us that you would like to see provision for this included within the Local Centre on the site, should this be required. The proposals allow for healthcare facilities to be provided within the local centre, subject to market demand.

You are interested in the environmental aspects of the proposals

Many comments demonstrated a very keen interest in the environment, both locally, and broader concerns around climate change. We received positive feedback on the sustainable features of the site (such as electric car charging points) and a general interest in receiving more information on how these could be included in the development.

Delivering sustainable development remains our core objective for the site and full details of our sustainable development principles can be found in the Sustainability Statement and a summary in Section 9 of the Design and Access Statement which forms part of our planning application.



WHAT WILL HAPPEN NEXT?

APRIL/MAY 2021

Planned submission of our Outline Planning Application to Uttlesford District Council

MAY 2021

Planning application registered and statutory consultation period, led by Uttlesford District Council commences.

LATE SUMMER/AUTUMN 2021

Determination of Outline Planning Application expected by Uttlesford District Council's Planning Committee.