



# Great Dunmow Neighbourhood Plan

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2015-2032



Great Dunmow Neighbourhood Plan 2015-2032  
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This Plan was produced by Great Dunmow Town Council through the office of the Town Clerk, Mrs. Caroline Fuller.

It was overseen by the Neighbourhood Plan Steering Group, chaired by Cllr. John Davey.

Written and produced by Daniel Bacon.

This document is also available on our website, [www.greatdunmow-tc.gov.uk](http://www.greatdunmow-tc.gov.uk).  
Hard copies can be viewed by contacting GDTC or Uttlesford District Council.

With thanks to the community of Great Dunmow, Planning Aid England, the Rural Community Council of Essex, Easton Planning, and Uttlesford District Council.

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# Foreword

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The Great Dunmow Neighbourhood Plan Steering Group was established on 8<sup>th</sup> December 2011 by the Town Council and convened for its first meeting on 17<sup>th</sup> January 2012. Over the course of its life, its purpose has been to guide the production of a Neighbourhood Plan for the town, and to secure for Great Dunmow the delivery of a locally defined vision.

Its members have been drawn from across the local community. They have included town councillors, local residents, interest groups and businessmen, and the Group remained open to new members throughout the production process. The Group was supported in its work by a professional planning consultant, the Rural Community Council of Essex (RCCE), Planning Aid England, and was administered through the office of the Town Clerk.

When the idea to create a Neighbourhood Plan first occurred in the wake of the passage of the Localism Act in 2011, Great Dunmow Town Council placed great stress on the importance and potential for such a document. Local media reported on the Council's ambition, quoting the then-Mayor that this process was a "top priority" for the Council. True to their word, the Town Council has provided significant funding for the production of this Neighbourhood Plan. The Town Council has chosen to use every means at its disposal to ensure that the community, character and future of Great Dunmow are served and protected, and neighbourhood planning is one of those means.

Financial support has also been drawn from central government schemes – firstly, frontrunner funding, mainly held by Uttlesford District Council and released as requested; secondly, two separate grants from the pot of government money administered by Locality. The Group has operated within budget, and the Working Agreement between the Group and the Town Council has defined budgetary responsibilities as forming part of the support provided by the Council.

Great Dunmow falls within the boundaries of Uttlesford District, located in north Essex, a beautiful and rural corner of England's pleasant land. As the creation of a Plan for the Great Dunmow community was the initiative of the Town Council, it made sense to associate the Neighbourhood Plan Area with the boundaries of the Great Dunmow Town Parish. An application on this basis was submitted to Uttlesford District Council on 21<sup>st</sup> June 2012, and approval for this designation was granted at a District Council meeting on 25<sup>th</sup> October 2012.

While waiting for this designation, the Steering Group began its extensive community consultation work. The Press were kept informed at every stage, and a residents' questionnaire was distributed to 6,000 homes in and around the town. Events were held at the local supermarket and in the High Street, Town Square, and Market Place; at the local secondary school – on two occasions, one for residents and the other for pupils and staff; with the local surgeries and the Clinical Commissioning Group. Sports clubs, community facilities, societies, interest groups, businesses and the Town Team have been contacted and information collected from them. Play spaces, open spaces, tracks, paths and wildlife corridors have been investigated and quantified. A great deal of evidence has been collected to put together a Neighbourhood Plan which reflects not only the wishes, but also the needs of our community if Great Dunmow is to support the development earmarked for the local area.

Great Dunmow is taking the initiative in planning terms. The community in Great Dunmow has found itself in the undesirable position of experiencing development outside of the protective confines of an up-to-date Local Plan. This Neighbourhood Plan has thus been produced with the horsemen hard at our heels. The community of Great Dunmow is aware of the need for additional housing, and of its duties under the National Planning Policy Framework. In order to make development sustainable, this Neighbourhood Plan sets out policies to enable the community not to have development imposed on it, but to take ownership of it, and to use it so that the town's character and prosperity might survive another thousand years, laying the foundations for that in the twenty year period of this Plan.

It is fitting to begin this Neighbourhood Plan with two quotations from the NPPF, which identify the ambition with which it has been written:

“Planning should... not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives”

NPPF paragraph 17

“People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities.

The National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning”.

Rt. Hon. Greg Clark, MP,  
Minister for Planning, March 2012

## *The Steering Group*

The Great Dunmow Neighbourhood Plan Steering Group  
Foakes Hall, Great Dunmow

# Notes on Neighbourhood Planning

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1. The Great Dunmow Neighbourhood Plan (referred to hereafter as the Plan) is a new type of planning document. UDC continues to be the Planning Authority, and will carry out its consultation in accordance with its statutory obligations, but neighbourhood planning is part of a new approach which aims to give local people more say about what gets built in their area. This new approach is set out in the Localism Act that came into force in April 2012.
2. The Plan provides a vision for the future of the parish, and sets out clear policies, principles and objectives to realise these visions, while focussing on its core purpose of promoting the correct use and development of land. These policies accord with Higher policy, namely the National Planning Policy Framework (referred to hereafter as the NPPF), and the saved strategic policies of the Uttlesford District Council Local Plan 2005 as required by the Localism Act. During the period of the District Council preparing a new Local Plan, a number of planning applications have been granted planning permission, so it has been necessary to work within the changing reality of the situation Great Dunmow is in.
3. This Plan has been developed through extensive consultation with the people of Great Dunmow and others with an interest in the town. Details of the consultation have been recorded in a series of reports that are available to download from Great Dunmow Town Council's website ([www.greatdunmow-tc.gov.uk](http://www.greatdunmow-tc.gov.uk)) or can be viewed at the Town Council offices.
4. A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

## **How the Neighbourhood Plan fits into the Planning System**

5. Although the Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some key restrictions. One of these is that all Neighbourhood Plans must meet four basic conditions:
  - **General Conformity with the strategic policies of the adopted Local Plan**  
UDC adopted the current Local Plan in 2005. The NPPF has superseded it in many respects, but in the absence of an up-to-date adopted Plan it is the 2005 Plan with which this Plan must be in general conformity.
  - **Have regard to National Policy**  
The National Planning Policy Framework (NPPF) came into force in 2012 and now sets the baseline to which all local planning policy must have regard.

- Compliance with EU regulations on human rights and environmental standards  
EU regulations require all local planning documents to be assessed against certain criteria to determine whether or not a Sustainability Appraisal or Strategic Environmental Assessment is needed. It has been determined that neither an SA nor an SEA should be triggered by the policies in this Plan.
  - Making a contribution to achieving sustainable development  
The NPPF defines sustainable development as being supported by three pillars: economic, social and environmental. “Intergenerational equity” is determined to be a central theme of sustainable development.
6. Uttlesford District Council’s adopted Local Plan (2005) allocates, for the Great Dunmow Parish, development at Woodlands Park and Smiths Farm, and 842 units remain to be built at Woodland’s Park (Sectors 1-3) (Source: Uttlesford District Council). The 2005 Smith’s Farm allocation (as employment land) has not been brought forward, and a subsequent planning permission releases the site for mainly residential (with some employment land), and an additional permission releases Land West of Woodside Way for housing. These two sites will contribute 1,140 new homes to the town. These sites were identified after public consultation over several potential sites which had come forward as part of the Strategic Housing Land Availability Assessment.
  7. Uttlesford District Council has also sought to make up for an historic shortfall in housing delivery to satisfy the requirements of its five year land supply, and a number of applications have been permitted on this basis, or have been granted permission on appeal by Her Majesty’s Planning Inspectorate.
  8. Great Dunmow therefore has the following sites with *de facto* planning permission (windfall or otherwise), which are expected to come forward during the Plan period and are included in the UDC Housing Trajectory:
  9.

▪ Brick Kiln Farm	65 units
▪ Woodlands Park (Sectors 1-3)	842 units
▪ Perkin’s Garage	12 units
▪ Barnettson Court	10 units
▪ South of Ongar Road	100 units
▪ North of Ongar Road	73 units
▪ Woodlands Park (Sector 4) (Outside NP area)	124 units
▪ Land West of Woodside Way	790 units
▪ Land West of Chelmsford Road (Smiths Fm)	370 units (incl. 70 bed care home)
▪ Canada Cottages	7
▪ Tower House, St. Edmunds Lane	7
<b>TOTAL</b>	<b>2,400 units</b>



10. In addition to this, UDC is exploring the possibility of supporting the release of two additional sites for housing, although the realisation of these will be directly linked to the provision of new secondary school premises – and it is not yet certain that the town’s secondary school, HRS, will pursue this option. The two new site allocations are:

▪ Land South of Stortford Road	400 units
▪ Helena Romanes School Site	100 units
<b>TOTAL</b>	<b>500 units</b>

11. Paragraph 9 totals 2,400 houses included in the UDC Housing Trajectory (the expectations for delivery are reproduced in Figure 2; source: UDC Housing Trajectory and Statement of 5 Year Land Supply). The Localism Act allows this Neighbourhood Plan to provide more than this number of houses, but it does not allow us to provide for fewer.

12. Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan have been conducted by Essex County Council.

13. The Neighbourhood Plan Area designation was approved by UDC in October 2012, and set within the parish boundary lines. The parish is centred on the town of Great Dunmow, and the rural fringes depend on the town for services. It is a cohesive and closely-linked parish administered by the Town Council, and for these reasons it was deemed justifiable to associate the Neighbourhood Plan boundary with that of the Parish.

14. The Plan has given local people a say in how the parish should change and an opportunity to consider what is important about living in Great Dunmow.

15. The Plan is a living document that sets out a vision until 2032.

#### **What is in the Neighbourhood Plan?**

16. The Plan is for the parish as a whole and looks at a wide range of issues, including:

- How development should be laid out and organised;
- How connectivity can be incorporated within the town and with the surrounding countryside, and how walking and cycling can be encouraged;
- How the heritage assets of Great Dunmow can be preserved and maintained;
- What open spaces, play facilities and community facilities are required;
- How the parish can fulfil its stewardship of the natural environment;
- What sports facilities are required;
- What infrastructure is required;
- How healthcare and education provision will meet the changing demand for their services.

### **How this Plan is organised**

17. This document is divided into two sections:
  - I. Section 1: A Vision for Great Dunmow
  - II. Section 2: Neighbourhood Plan Objectives, Justifications and Policies
  
18. There is a separate document which we will call Section 3 of the Neighbourhood Plan. This contains the large amount of information that has helped in producing the Plan and is known as the “Evidence Base”. It contains, among other documents, the Briefing Papers referred to throughout this Plan. The Evidence Base has also been summarised in a separate document. These documents are available on the Town Council website. The summary document provides an overview of key parts of the Evidence Base.
  
19. These documents together (containing Sections 1, 2 and 3) form the Neighbourhood Development Plan for Great Dunmow.
  
20. The Town Design Statement (referred to as the TDS in this text) was written and published by Great Dunmow Town Council (and adopted by Uttlesford District Council) after extensive consultation with the local community, and contains an overview of, in particular, the landscape, setting and character of Great Dunmow as it existed at the time of compilation (in 2006). The observations and recommendations made then remain relevant today, and form an important source of information for this Plan. The Town Design Statement can be accessed via the Town Council website.

# An Introduction to the Parish of Great Dunmow

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We begin with a poem to Great Dunmow, written and dedicated by local resident Dereen Jones:

Put the **great** into Dunmow, a great place to live,  
With countryside views, a **green** grassy hue,  
And places to shop and eat too.  
Places to go, **places to see**, a lake to relax by,  
With a tea room for tea.

The Dunmow Fitch, in which couples hope to take part.  
**Tradition. Love** and laughter that comes from the **heart**.

Carnival time, the floats pass by,  
Sunny weather brings a smile,  
Watching the procession for many a mile.

The new **library** a favourite place,  
Many books of different taste,  
History, **cooking past and present**,  
All make Dunmow very pleasant.

The hand bell rings, the town crier sings,  
***All good people of Dunmow,  
May Dunmow flourish.***



## **The Great Dunmow Parish (Fig.1)**

### **Location and Topography**

Great Dunmow lies in the Uttlesford District at the junction of the Colchester – St Albans road (Roman Stane Street) and the Cambridge – Chelmsford road. The soil-type is chalky boulder-clay, with glacial sand and gravel in the valley of the River Chelmer. It is situated north of the A120 dual carriageway, and is about 6 miles east of Stansted Airport. The Great Dunmow Town Parish extends northwards to include Bigods Wood, westwards to High Wood, southwards to Philpot End, and eastwards to include Homelye Farm. It is a large rural space, with highly rated productive agricultural. Because of the town's proximity to London, Stansted Airport, and the economic stature of the East and South-East of England generally, Great Dunmow is currently faced with significant development pressure.

According to 2011 census data, there are 8,800 residents of Great Dunmow, living in 3,961 houses. Since 2001, Great Dunmow has grown in size by 1,834 people and 800 houses, which is an increase of 26 per cent. This population growth – according to local estate agents – is being driven largely by people moving into the area, typically from London. The need this creates for housing development is compounded by the fact that the average household size is now 2.27 people, which is 3 per cent smaller than in 2001. Great Dunmow is an ancient place with a well-established character.

There is some evidence for Bronze Age within the urban area. However, the earliest settlement dates the Roman period. A Roman small town developed on the junction between Stane Street and the Roman roads, which ran north-east to south-west from Sudbury to London and north-west to south-east from Cambridge to Chelmsford. The main settlement area spread westwards from the road junction along the spur between the river Chelmer and a tributary stream. There was a second Roman settlement at Church End immediately the north of present day Great Dunmow.

Both Roman settlements were re-occupied during the Saxon period at Great Dunmow in the seventh century and at Church End in the later Saxon period. The earliest medieval settlement appears to have been a continuation of the late Saxon settlement at Church End, where the parish church is located. The granting of a market charter in 1227 may mark the time of the movement of the main focus of settlement from Church End to the High Street and Market Place.

The sixteenth and seventeenth centuries saw a time of growth with the establishment of cloth and tannery industries. By contrast it may be argued that the eighteenth and nineteenth centuries were times of decline but, like most of the country, the late nineteenth saw great developments with the introduction of the Hasler steam mill and brick manufacture, the Dunmow Brewery and Dunmow Bacon factory. It was the Middle Ages and the Early Modern Period that perhaps contributed most to the present day identity of Great Dunmow.

The Great Dunmow Flitch Trials ceremony is the only one of its kind in the United Kingdom, and is a critical aspect of what makes this small town in the middle of a rural district somewhere north east of London so distinctive and unique. This Neighbourhood Plan will have a clear focus on the town's character, and the Flitch Trials are pivotal to understanding what makes the local area tick, and why this town is so well equipped for prosperity and success. Despite some interruptions, the Great Dunmow Flitch

Trials have lasted since the first recorded trial, granted to Lord Reginald Fitzwalter in 1104. Lord Fitzwalter and his wife were awarded a side of bacon by the Augustine Priory of Little Dunmow while disguised as humble peasants. Ceremonies such as these were common in the past throughout Europe, but none reached the renown nor the popularity of the Dunmow Trials, which were mentioned – without the need for any explanation – both in Langland’s poem *Piers Plowman* (written circa 1362) and in Chaucer’s *Wife of Bath’s Prologue* (written two or three decades later). Today, the Trials in Dunmow are held every four years, when married couples attempt to convince a jury of six local maidens and six local bachelors that “in twelvemonth and a day they have not wished themselves unmarried again”. The courtroom is presided over by a judge, and lawyers cross examine the couple standing in the witness box.

(Principal sources: *The Historic Town of Great Dunmow* (Medlycott, 1999); *The Names Remain* (Dunmow Historical and Literary Society, 2000); [dunmowflichtrials.co.uk](http://dunmowflichtrials.co.uk) (Patrons, accessed 2014))

# Section 1: A Vision for Great Dunmow





# The State of the Parish Today

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21. Understanding Great Dunmow is the starting point for producing a good Neighbourhood Plan. This is because the Great Dunmow Neighbourhood Plan presents a valuable opportunity to plan for the town's future. What are the problems that the Plan could address? What are the opportunities that the Plan could make the most of? The Evidence Base contains the extensive work that has been done in answering these questions. This chapter summarises the most important points.

## **Housing and Population**

22. The parish of Great Dunmow has a population of about 8,800 people with a mean average age of 41 years (2011 census).

23. A high number of people in Great Dunmow (91%) were born in England, and 97.6% speak English as a first language (2011 census).

24. The population in Great Dunmow is 52% female and 48% male (2011 census).

25. A majority of the population is Christian (65.7%) and a sizeable minority atheist or agnostic (24.9%) (2011 census).

26. There is a high level of home ownership (66.3% in Great Dunmow, 71.6% across the district, including mortgaged properties), with correspondingly low proportions of social and private rented housing when compared with urban areas (Census 2011 as made available by [www.rsonline.org.uk](http://www.rsonline.org.uk))

27. One bedroom and studio flat apartments make up 14% of housing units in Great Dunmow. This compares to 7% across Uttlesford District (2011 census).

28. Four or more bedroom properties make up 28% of housing units in Great Dunmow. This compares to 35% across Uttlesford District (2011 census).

29. Consultation with local people has revealed concerns about the affordability of housing in Great Dunmow, particularly for young people and families. People are also concerned about there being a range of housing types available – the perception is that many new developments are skewed towards larger dwellings.

30. There are 2,900 units that either have planning permission from strategic allocations in the adopted Local Plan (2005) or which otherwise feature in the UDC Housing Trajectory and Statement of 5 Year Land Supply. See paragraphs 9 and 10 on pages 8 and 9 of this document.

31. UDC has prepared estimates for housing delivery on each site either with permission or under consideration, and these estimates are consolidated and reproduced in the table below. These estimates are updated annually by UDC.

**UDC Expected Rates of Housing Delivery for Great Dunmow (Fig. 2)**

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Land South of Stortford Road											50	50	100	100	100			400
Helena Romanes' School Site																50	50	100
Brick Kiln Farm			30	35														65
Woodland's Park (Sectors 1-3)	25	25	25	25	25	25	25	25	25	89	75	101	99	76	77	50	50	842
Perkins Garage				12														12
Barneston Court, Braintree Road			10															10
South of Ongar Road		25	25	50														100
North of Ongar Road			33	40														73
Woodland's Park (Sector 4)		25	50	49														124
Land West of Woodside Way			50	50	50	60	60	60	60	60	60	60	60	60	60	40		790
Land West of Chelmsford Road*			50	50	50	50	50	50										300
Land West of Chelmsford Road*^					70													70
<b>Total</b>	<b>25</b>	<b>75</b>	<b>273</b>	<b>311</b>	<b>195</b>	<b>135</b>	<b>135</b>	<b>135</b>	<b>85</b>	<b>149</b>	<b>185</b>	<b>211</b>	<b>259</b>	<b>236</b>	<b>237</b>	<b>140</b>	<b>100</b>	<b>2886</b>

\* Land West of Chelmsford Road is the site otherwise known as Smith’s Farm.

^ 70 bed care home.

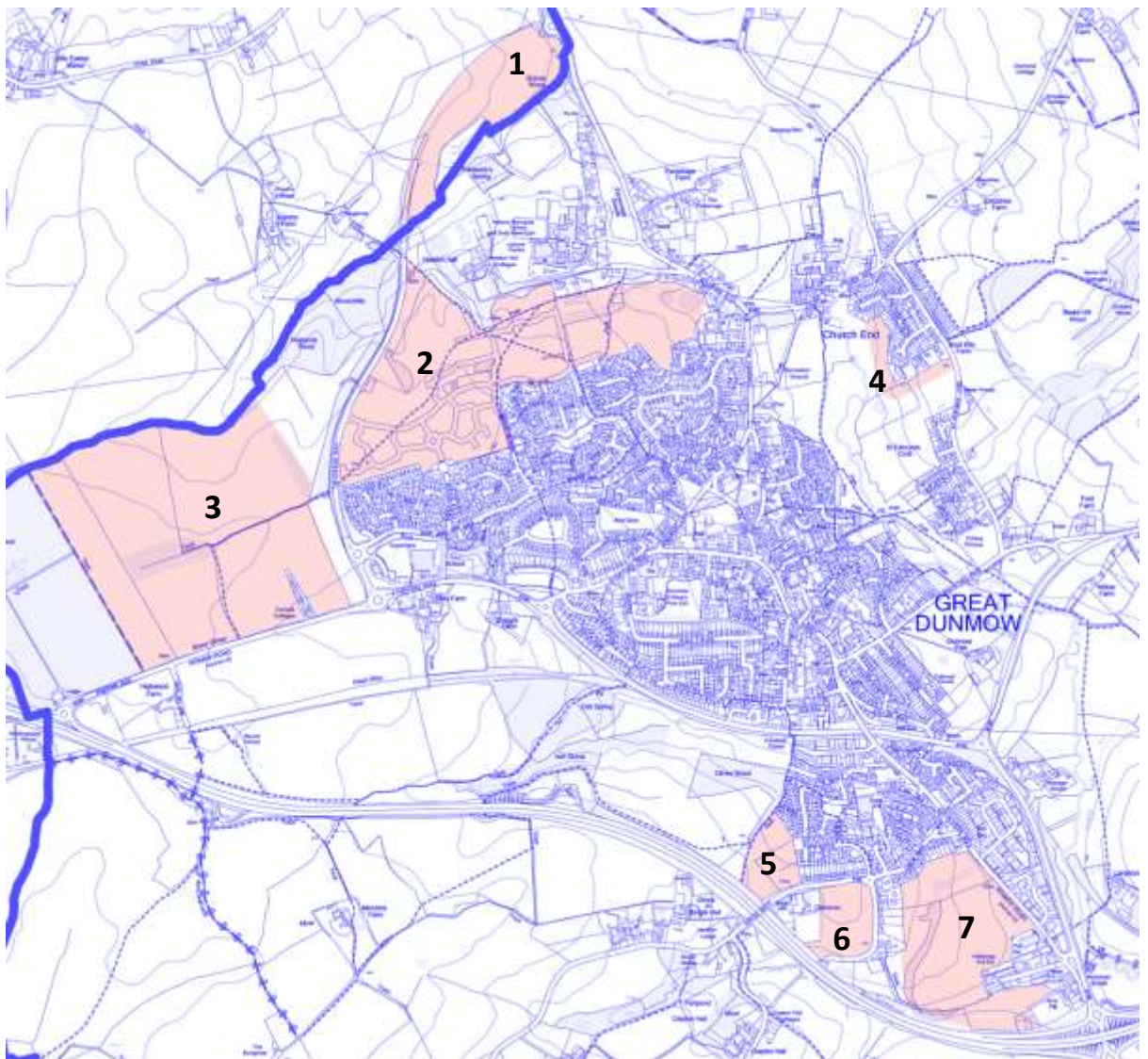
Source: UDC Housing Trajectory and Statement of 5 Year Land Supply.

32. Consultation with local people has revealed a strong desire to see the distinctive boundaries to the east maintained, as well as the sweeping countryside buffer extending to the north separating the town from Little Easton.





**Major Existing Planning Permissions in Great Dunmow (Fig. 3)**



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- 1 – Woodlands Park Sector 4 (not currently within the parish boundary);
- 2 – Woodlands Park Sectors 1-3;
- 3 – Land West of Woodside Way;
- 4 – Brick Kiln Farm;
- 5 – Ongar Road North;
- 6 – Ongar Road South;
- 7 – Smiths Farm.

## **Flooding**

33. The parish lies within the River Chelmer catchment area. The UDC Strategic Flood Risk Assessment (2008) categorises flood risk in Dunmow in the way set out below, and identifies the percentage of the parish that falls into each category, further illustrated on the subsequent map.

Flood Risk Zone	Description	Percentage of the Parish falling within this Zone
1	Low Risk: <0.1% chance of a flood event in any given year; flooding is a 1 in 1,000 year event.	96.6%
2	Medium Risk: 0.1% to 1% chance of a flood event in any given year; flooding is a 1 in 1000 to a 1 in 100 year event.	0.8%
3a	High Risk: 1% chance of a flood event in any given year; flooding is a 1 in 100 year event.	0.3%
3b	Functional Floodplain: 5% chance of a flood event in any given year; flooding is a 1 in 20 year event.	2.3%

34. The UDC Strategic Flood Risk Assessment (2008), as quoted above, is the document cited by the Great Dunmow Neighbourhood Plan Sustainability Appraisal and Strategic Environmental Assessment (2015).

35. Zone 3b (Functional Floodplain) includes: the gardens of Ford Cottages on the Braintree Road; Braintree Road; Riverside; Sewerage Treatment Works; Church End.

36. Previous planning guidelines suggest that a 10% increase in peak river flows should be expected between 1990 and 2025, and a further 20% increase should be expected between 2025 and 2115. The UDC Strategic Flood Risk Assessment is based on a 20% increase in the 100 year event.

37. Further, it should be expected that peak rainfall intensity will increase by 5% between 1990 and 2025, and a further 10% by 2055. The UDC Strategic Flood Risk Assessment notes that this “may exacerbate local drainage problems”.

38. The existing main drainage paths in Great Dunmow follow the following courses:

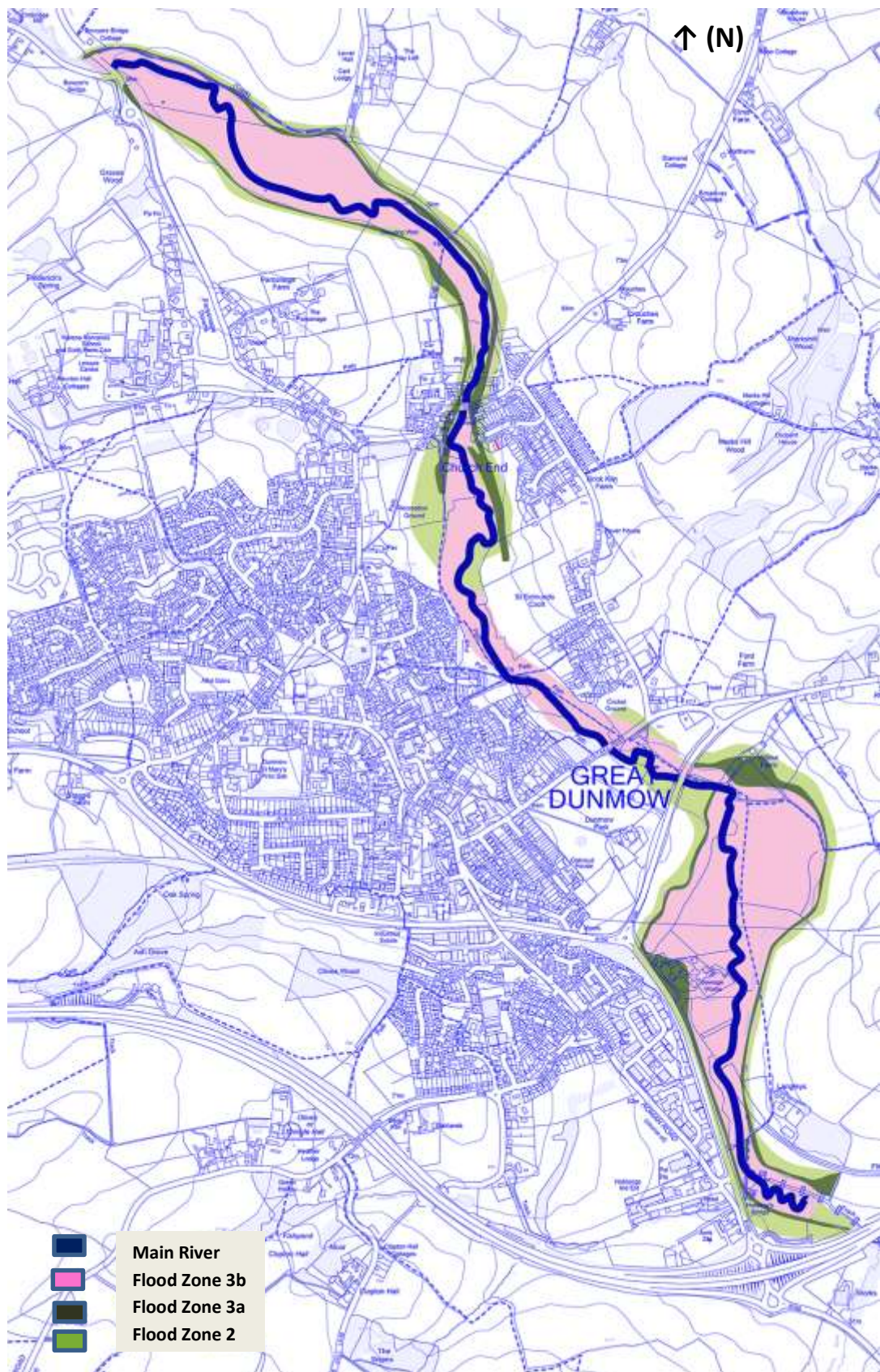
- The tributaries of the River Chelmer (from Canada Cottages, Stortford Road and Ash Grove);
- Along the parish boundary from Hoglands Wood;
- Along Waldgrooms through the Doctor’s Pond;
- From Merks Hill Wood reservoir.

In addition to fluvial flooding, there are also drainage and surface water problems within the Neighbourhood Plan area. A Surface Water Flooding Map showing areas at risk of surface water flooding is provided by the Environment Agency. Refer to Flood Map for Surface Water Flooding which can be viewed at <http://watermaps.environment-agency.gov.uk/>





**Fluvial Flood Risk – Great Dunmow (Fig. 4)**



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## Landscape, Setting and Character

39. Great Dunmow generally has a high quality environment: an historic town centre forming the heart of a Conservation Area; an attractive landscape surrounding the town; some good open spaces and an attractive riverside.

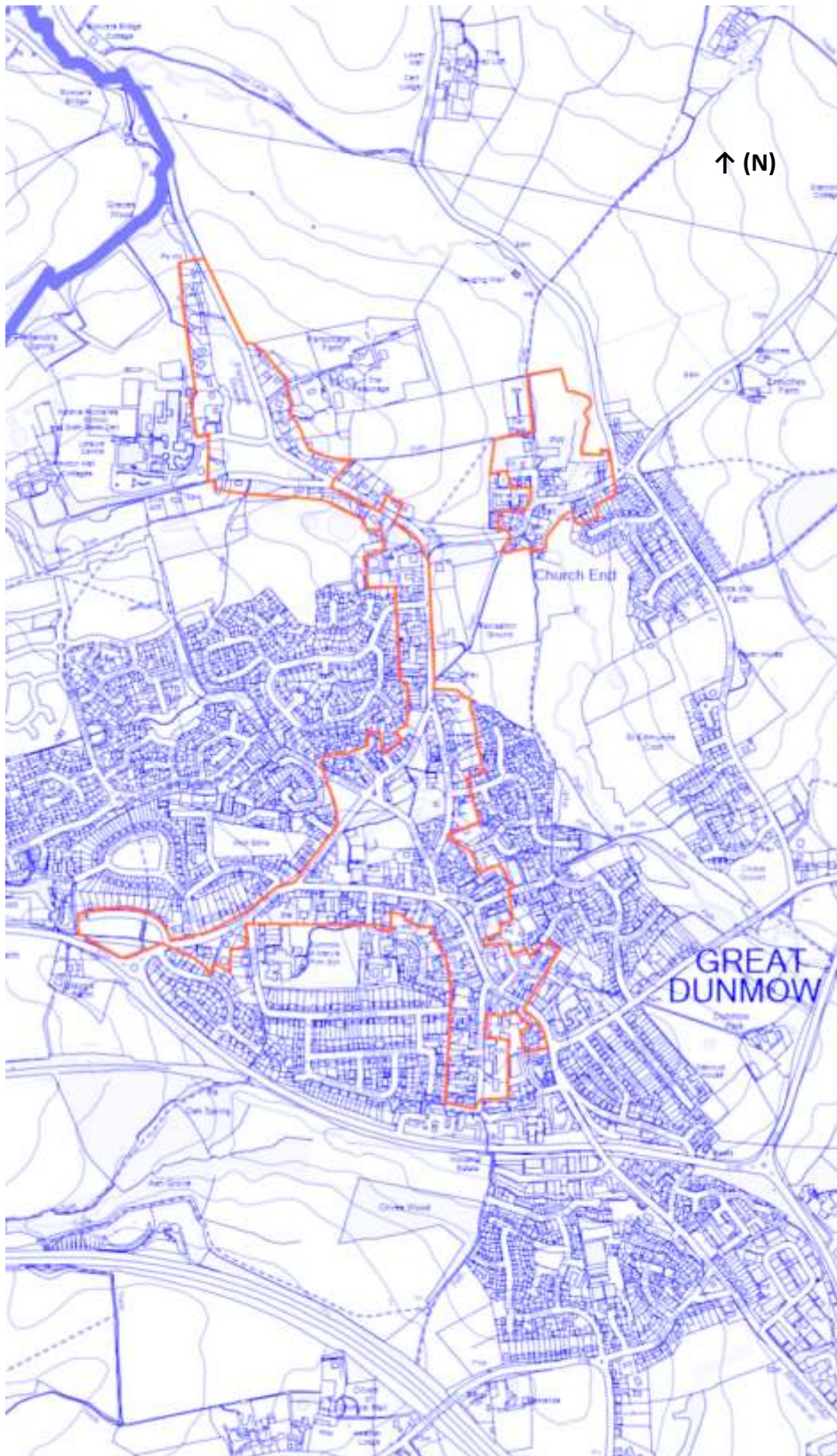


Figure 5: A view of the historic town centre after a fresh fall of snow.

40. There are 174 Listed entries in the Great Dunmow parish, consisting of 268 individual units. Details of these can be found in the Evidence Base and by contacting Historic England.
41. The Flitch Trials are supported by having appropriate open spaces on which to accommodate them, and contribute greatly to the character and sense of community and heritage in the town. They are held every 4 years.
42. The town has a number of broad character areas that make up the built environment of the town. These have been specified and described in the Town Design Statement as well as by Briefing Paper 6. These descriptions are summarised as Character Areas 1 to 9 below.
43. Great Dunmow's historic core is protected as a designated Conservation Area (Figure 6), and this area has previously been assessed by Uttlesford District Council in the Conservation Area Appraisal (2007), which is included in the Evidence Base.
44. The important views within the Conservation Area, as identified by the Conservation Area Appraisal, are primarily of St. Mary's Church, the High Street and Market Place, the War Memorial, Doctors Pond and Talberds Ley.



**Conservation Area (Fig. 6)**



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45. Great Dunmow's landscape setting is rural in nature, and this fact contributes manifestly and positively to the quality of the local area. There are some detracting influences, such as the A120 and poorly integrated development. Of primary interest is the agricultural landscape to the north of the town, the Chelmer Valley, and the rural approach from the east.
46. There are a number of Tree Preservation Orders issued by Uttlesford District Council on trees in the parish. For further information, and for up-to-date guidance on which trees are subject to Tree Preservation Orders, contact Uttlesford District Council.
47. Figure 7 sets out the broad character areas that make up the built environment of the parish. These are based on analysis of the town as reviewed both by the Town Design Statement and Briefing Paper 6.
48. Understanding the characteristics of the town is important in designing new development. New development within or next to the Conservation Area or listed buildings must make sure it preserves and enhances the character of the area. Other areas may require a different design approach – for example, there may be opportunities for new development to change the character of less positive places by introducing a new character. Identification of areas as less positive places should also be instructive when it comes to thinking about designs for new developments.
49. **Character Area 1 (High Street and Causeway)** This area is protected by falling within the Town Conservation Area, and is mainly medieval in origin. The TDS writes that the complexity of the High Street and Market Place comes from “the variation in heights, façade materials, features such as windows and doors, roof shapes and roofing materials”. Briefing Paper 6 describes the Causeway as having “large areas of public open space between the urban ribbon development”.
50. **Character Area 2 (Parsonage Downs)** This area is also protected by falling within the Town Conservation Area, and is also mainly medieval in origin. Parsonage Downs is identified as an important open space with biodiversity value. This Character Area is also identified as having “large areas of public open space between the urban ribbon development”. A moated site at Parsonage Farm is listed with Historic England as a Scheduled Monument.
51. **Character Area 3 (Church End)** This area again falls within the Conservation Area. It is surrounded by the open fields of the Chelmer Valley and the church tower plays an undeniably central role in creating the setting of Great Dunmow at this end of the town.
52. **Character Area 4 (St. Edmund's Lane)** This area is surrounded by countryside, and contributes to one of the most important landscape edges around Dunmow. The TDS identifies the old mill house (the windmill) and the Edwardian detached property on the other side of the road as distinctive and positive features of St. Edmunds Lane. The TDS points out that “footpaths play an important role connecting St. Edmunds Lane with the town centre; [but] there are no cycleways”. This issue of connectivity will be dealt with by this Plan elsewhere, as it impacts on character and integration.

53. **Character Area 5 (The Avenue and Station Road)** This area is one of the primary residential character areas of Great Dunmow, and local estate agents report high demand for properties here because of both their character and their location. The TDS describes The Avenue as a mixture of bay-fronted semi-detached properties from 1907, terraced and semi-detached houses from the 1910s through to the 1930s, with front gardens enclosed by small walls and often topped by the original cast iron railings. “The most notable feature of the road is the near-complete avenue of pairs of pollarded plane trees”. These features should be considered as giving a good standard of character and integration.
54. **Character Area 6 (Southern Area)** This area is notable for its new developments, which are green and spacious, but lack footpath connectivity. The area includes Ongar Road North and Ongar Road South, at what is a sensitive approach to the town.
55. **Character Area 7 (Springfields)** This area incorporates High Stile, High Fields, Springfields and Woodview Road. High Stile and Highfields are described in the TDS as “pleasant” and “a really nice development” – with green trees and hedges, door furniture and sash windows reflecting the Victorian style of New Street, which this area backs on to. By contrast, Springfields and Woodview Road are described as “blocks of 1960s housing” – no trees or hedgerows, and a “plain tarmac floorscape”, in “regimented rows with virtually the same plot size and roof height”. Development relating to this Character Area should seek to emulate the successes identified in High Stile and Highfields.
56. **Character Area 8 (Tenterfields)** This area is considered unfavourably by the TDS: “Building materials are concrete tiled roofs... The floorscape is completely tarmac and there are no trees to speak of”. One good aspect of this development is the “reasonably sized front gardens”.
57. **Character Area 9 (Woodland’s Park and Newton Green)** This area is largely modern, although “the northern part contains a 19<sup>th</sup> century house with earlier open park land” (Newton Hall). Most of this area is covered by the Wickford development site. The TDS writes that Woodlands Park “is generally a modern interpretation of Tudor or Victorian [styles], with finishes of a high quality, mainly in London brick or red brick”. The affordable housing quota has not been integrated well, however:

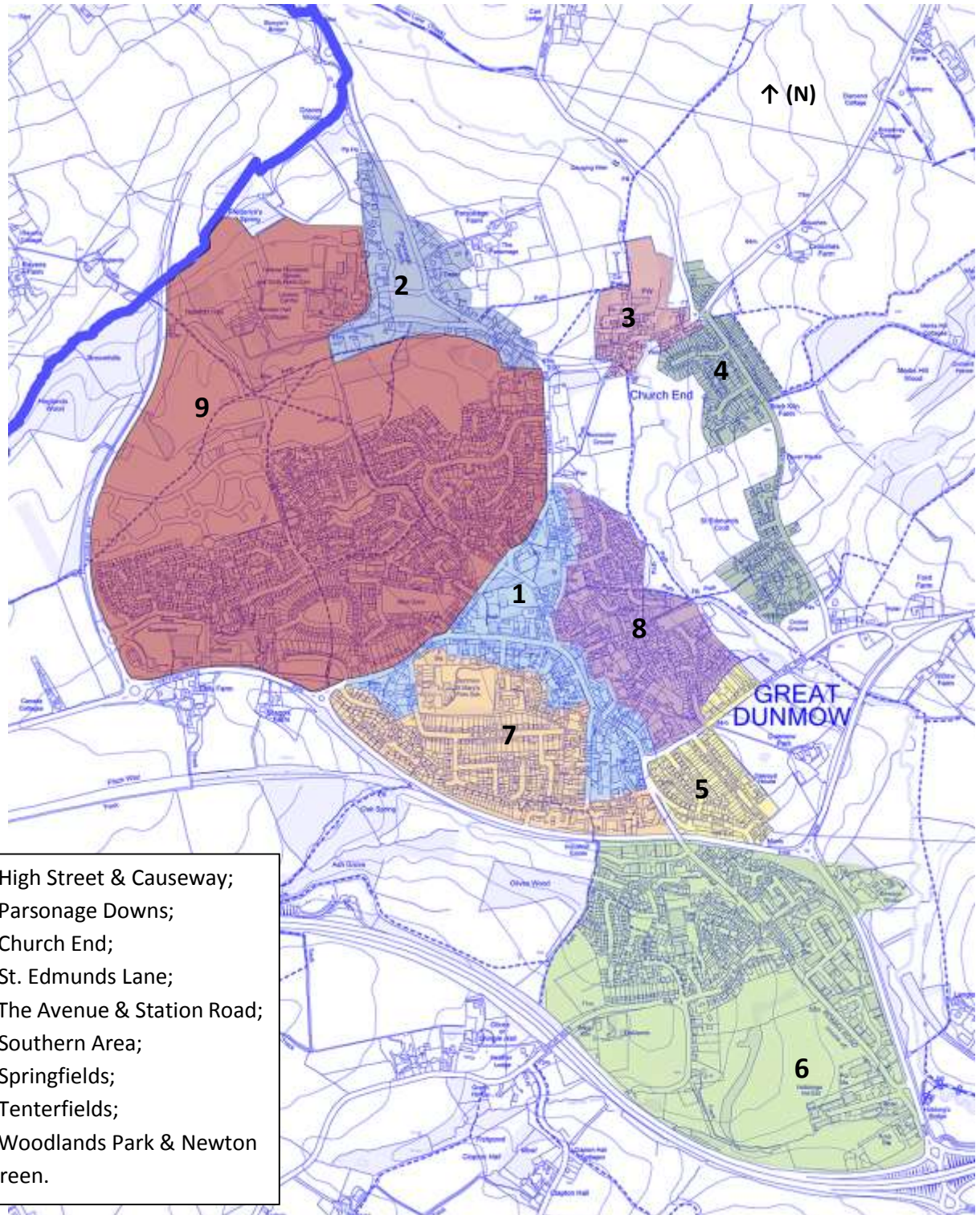
An area at the southeast corner of the estate has been developed as affordable housing. This is mostly three-storey accommodation which fronts directly on to the “spine” roads, with inadequate communal parking and utility areas behind... The lower roof-edge line is not maintained here, resulting in tall blocks with shallow roof-pitches which are entirely out of tune with the rest of the development.

The effect is overbearing... The finish of the ground floor of many of these buildings is mostly rendered in a pseudo-stone block pattern, painted in inappropriate colours... Depressingly little effort has been made to integrate this housing with the rest of the development. (p.25)



The other part of this Character Area is Newton Green. The TDS remarks on its low density, and the communal green from which it gets its name. The TDS asserts that the area could be improved by planting trees. Trees are an important asset contributing to the character and setting of Great Dunmow.

**Character Areas of the Built Environment (Fig. 7)**



- 1 – High Street & Causeway;
- 2 – Parsonage Downs;
- 3 – Church End;
- 4 – St. Edmunds Lane;
- 5 – The Avenue & Station Road;
- 6 – Southern Area;
- 7 – Springfields;
- 8 – Tenterfields;
- 9 – Woodlands Park & Newton Green.

**Character Areas by Image (Fig. 8)**

<b>Character Area 1 (High Street and Causeway)</b>	
<b>Character Area 2 (Parsonage Downs)</b>	
<b>Character Area 3 (Church End)</b>	
<b>Character Area 4 (St. Edmund's Lane)</b>	
<b>Character Area 5 (The Avenue and Station Road)</b>	
<b>Character Area 6 (Southern Area)</b>	
<b>Character Area 7 (Springfields)</b>	
<b>Character Area 8 (Tenterfields)</b>	
<b>Character Area 9 (Woodland's Park and Newton Green)</b>	

### **Important Approaches**

58. The quality of the approaches to Great Dunmow is very important to the maintenance of the quality of the town's landscape, setting and character. These have been considered by this Plan, drawing on assessments made by the TDS, and are identified here.
59. **North East** Key Positive Features: the openness of the approach from the Chelmer Valley; the small scale of the buildings on the northern edge of the town; the views of the tower of St. Mary's Church; the stands of trees on the high ground and around the church; the footpath route around the north east sector; the wide open landscape from the east; the distinct edge of the town at Church End; the views over the town and the features of the church tower and clock house.
60. **South East** Key Positive Features: the setting of the Chelmer and the views of the church tower northwards; the distinct rural edge on the east side of St. Edmund's Lane; the important tree belts east of St. Edmund's Lane and the woodland around Merks Hall; the views out to open country south east over the Chelmer; the open landscape of the Chelmer and the slope rising to Dunmow Park.
61. **South West** Key Positive Features: the importance of the landscape fringe to the northern edge of the A120; the value of Olives Wood and Ash Grove for biodiversity landscape and amenity; the hedge screening of the B1256; the role of the Flich Way in biodiversity and recreation; the footpath link over the B1256 into the heart of the town.
62. **North West** Key Positive Features: the importance of Hoglands Wood, Broomhills and Frederick's Spring in biodiversity and landscape terms; the views to the undulating landscapes north east; the importance of trees in the landscape; the footpath network linking the town to the Eastons.
63. The TDS does not come to comfortable conclusions when it considers the impact 20th Century development has had on the setting of Great Dunmow. On the South Eastern approach, "the new bowling club is a sudden intrusion into this rural fringe and introduces a hard urban feature with access roads and curbs. The development has not been well integrated into the landscape". The complaint is thus: "The historic settlement has embraced the landscape. It is the warp in as much as the buildings are the weft. The modern additions have done no such thing but have in effect turned their backs on the landscape". Such concerns should be carefully considered in any submissions for planning permission.

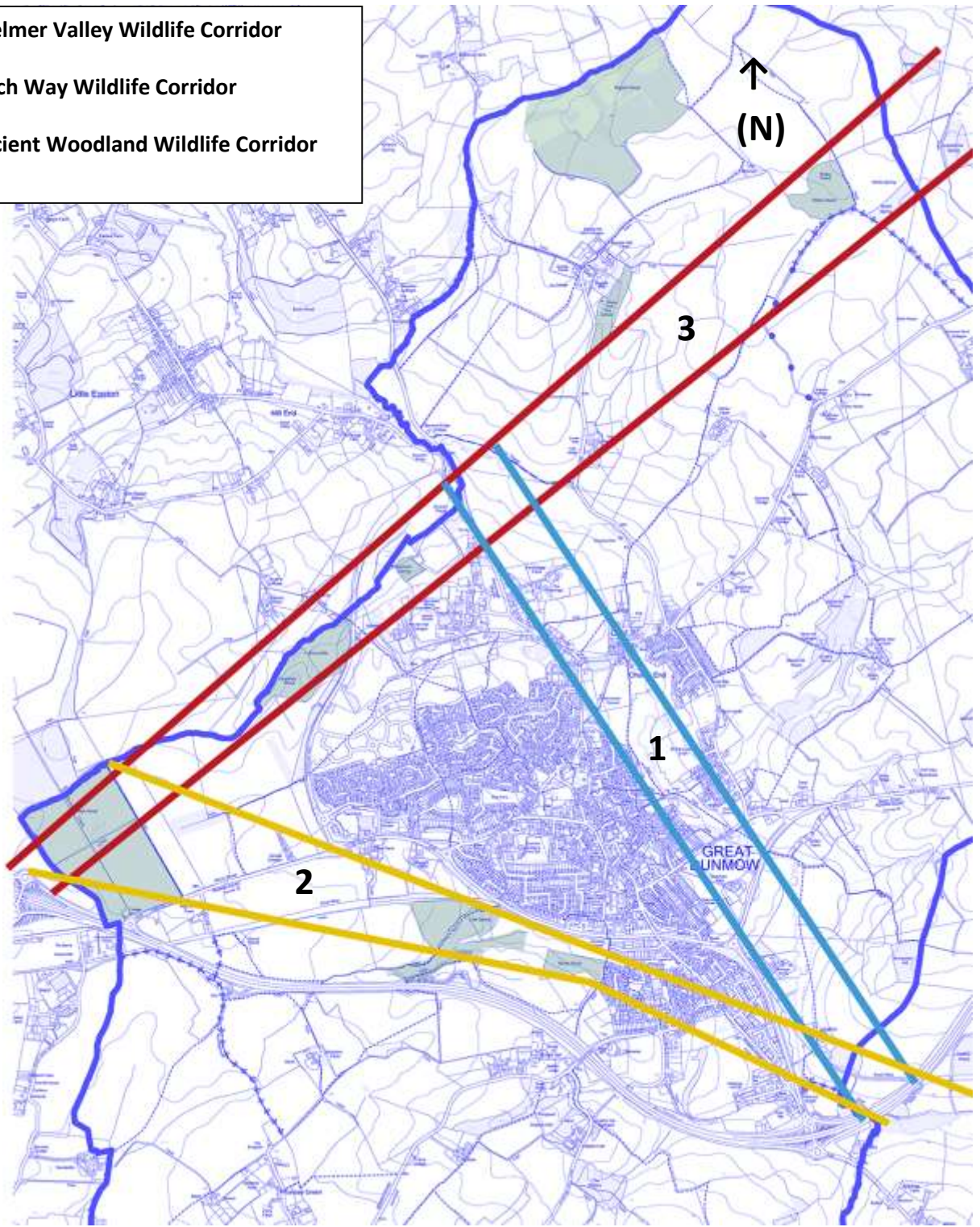
## **The Natural Environment**

64. The documents investigating this topic include: *Great Dunmow: Our Wildlife and Nature Sites*; Briefing Paper 9; and the Tarpey reports. These are contained in the Evidence Base.
  
65. Great Dunmow parish is geographically in possession of extremely high value ecological sites, including the Chelmer Valley, ancient woodlands, and the Flich Way, each of which contributes to important wildlife corridors permitting the migration of animals and insects around the town.



**Wildlife Corridors (Fig. 9)**

- 1. Chelmer Valley Wildlife Corridor**
- 2. Flitch Way Wildlife Corridor**
- 3. Ancient Woodland Wildlife Corridor**



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## **Sport and Open Spaces**

66. Great Dunmow has a large recreational area running through the heart of the town, a few minutes' walk from the town centre and many residential areas in the town. This is the Chelmer Valley, which includes the main sports fields in the town: the football pitches on the Recreation Ground. The accessibility of this space is a key feature in the lifestyle of the town.
67. Great Dunmow has an active and high-achieving sporting community, but its sports facilities are chronically overstretched. Swimming, gymnastics, netball and hockey are all faced with inadequate equipment and inadequate availability of facilities. This has a real impact on the ability of the Great Dunmow community to train for, compete in, and host competitions which bring regional and national attention and prestige to the town. The shortages are illustrated in the table below.

### **Activity in our Clubs as of July 2014 (Fig. 10)**

<b>Club Name</b>	<b>Total Members</b>	<b>Full capacity?</b>	<b>Waiting list?</b>	<b>How many on waiting list?</b>	<b>Adequate facilities?</b>
<b>Dunmow Atlantis S/C</b>	168	Yes	Yes	5	No
<b>Dunmow Crests Netball</b>	39	No	Close	0	No
<b>Dunmow Junior Netball</b>	50	Yes	Yes	20	No
<b>Dunmow Rhodes FC</b>	200+	Yes	Yes	50	No
<b>Dunmow United FC</b>	108	No	No	0	No
<b>Dunmow Tennis Club</b>	190	Yes	No	0	No
<b>Dunmow Majorettes</b>	20	Yes	No	0	No
<b>Dunmow Bowling Club</b>	138	No	No	0	Yes

68. Young people and the parents of young people feel the effects of the inadequacy of these facilities most. This community thus represents a large portion of the future of Great Dunmow, and it is necessary that the concerns raised in consultation in this respect are addressed as a matter of urgency.
69. Great Dunmow has two sites of allotment gardens, one owned and managed by the Town Council, and the other privately. The Town Council facility has 95 plots and a waiting list of seven. Plots only become available on the previous holder's death or the termination of their agreement, either through choice or compulsion.

70. Six play space areas currently exist in Great Dunmow: the Recreation Ground Play Area; Woodlands Park Play Area; Oakroyd Avenue Play Area; Lower Mill Field Play Area; Talberds Ley Play Area; and the Skate Park. These are detailed with a map under Justification: SOS3. Compared to the level of provision expected by UDC's *Open Space, Sport Facility, and Playing Field Strategy 2012*, Great Dunmow South ward has a 7.3ha deficit, while the North ward has a 2.1ha surplus of play space, meaning an overall 5.2ha deficit. Development proposals for Land West of Woodside Way and Smiths Farm include provisions for play space which will pass into the stewardship of the Town Council in due course.

### **Getting Around**

71. Great Dunmow is a highly walkable town, as it is fairly compact. Some pedestrian routes, however, are unattractive.

72. As Great Dunmow is walkable, it is also suitable for cycling. However, there are few dedicated cycle routes with most cyclists using streets to get around. In effect, cycling is discouraged by the lack of provision, and evidence from the town's secondary school suggests that a tiny minority (2%) cycle to school.

73. The Essex County Council Rights of Way Improvement Plan, July 2009, has identified a lack of continuous paths, a lack of bridleways and a lack of byways. The issue of the continuity of paths is of particular significance to Great Dunmow, as the disruption to the progression of the Flitch Way is a matter of long-standing community action and lobbying by residents. The Flitch Way Action Group and the Ramblers' Association of Great Dunmow – as well as Essex County Council – have been active in seeking improvements to the public rights of way in the parish, and their efforts have been supported by the Town Council.

74. An informal ramblers' trail – the Saffron Trail – has been identified and described by the Ramblers' Association. It comes from the south of the town (from Great Waltham), makes use of the Flitch Way, and carries on north towards Saffron Walden. Details of this trail can be found on the Essex Walks website.

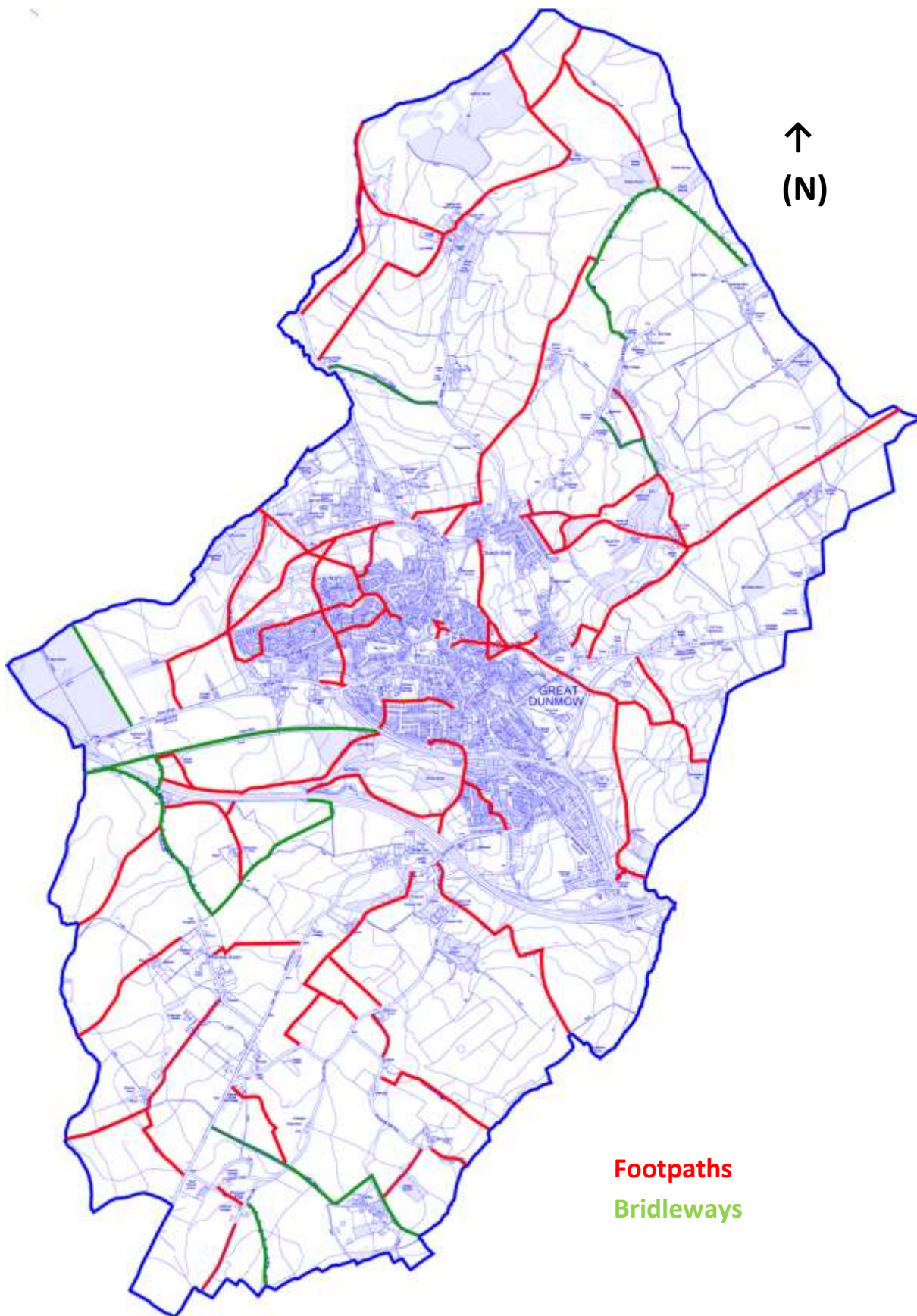
75. The Town Design Statement has raised the following issues facing footpaths and bridleways in Great Dunmow: Directness; clear marking and destination information; personal safety (perceived and actual, in terms of lighting); surfacing; connectivity; safety from traffic. Resolving these issues forms a priority for this Plan. Existing footpaths and bridleways are illustrated in Figure 11. There have been a number of missed opportunities with regards to improving the footpath and bridleway network which planning conditions would have been well placed to achieve. For example, the integrity of the Flitch Way should have been more thoroughly considered during both the construction of the original A120 bypass (B1256) and that of the new A120 bypass. Similarly, in written submissions on the applications for the Woodlands Park development, many residents and organisations in the parish put forward a very strong case to provide a bridleway along the whole length of the verge of the north-west bypass. Upgrading the existing footpath and constructing a surfaced track during the construction of the highway could easily have achieved this, but these submissions were

ignored and it now appears to be impossible to provide the bridleway in retrospect. This Plan hopes to ensure that such opportunities are not missed in the future.





**Existing Public Rights of Way in the Parish (Fig. 11)**



**Footpaths**  
**Bridleways**

76. The A120 dual carriageway provides a high speed connection to the M11 and the towns surrounding Great Dunmow.

77. The Evidence Base shows that bus services and access to them is relatively poor. The nearest railway station is Stansted or Bishop’s Stortford, 6.1 miles or 9.8 miles respectively. Car parking at Stansted is expensive, and there are no direct public transport links to Bishop’s Stortford.

**The High Street and Town Centre**

78. The High Street forms the backbone of the town, forming a long, linear route until (at the Market Place) it splits into Stortford Road and down towards The Causeway.

79. The main shopping streets - the High Street, Market Place and Stortford Road – provide a range of local shops including a Post Office, two butcher’s shops, several pubs and several banks. There is also a supermarket on the outskirts of the town.

**Proportion of Units on Primary and Secondary Retail Frontages (Fig. 12)**

	Shops (comparison)	Shops (convenience)	Pubs / cafés	Takeaways	Service (Finance)	Service (hairdresser / laundrettes)	Service (Health)	Business (incl. estate agents)	Total (units)
<b>Primary</b>	30%	7%	19%	9%	11%	9%	7%	9%	70
<b>Secondary</b>	32%	3%	6%	6%	3%	18%	9%	26%	38
<b>Total</b>	31%	6%	14%	7%	8%	12%	7%	15%	108

80. The Town Centre provides a total of 248 non-season ticket car parking spaces, at White Street (107 spaces), Angel Lane (29 spaces), Chequer’s Lane (53 spaces), Foakes Hall (29 spaces for users of the hall), the Recreation Ground (approximately 30 spaces), and New Street (10 spaces). Most of these carry car parking charges, with short-time tickets available. This is seen by local residents and High Street businesses as very damaging to efforts to support the Town Centre. Dunmow Chamber of Trade and the Town Team have been active and vocal in efforts to change this situation.

**The Economy**

81. The Employment Land Review, 2011, and the Appraisal of Employment Land Issues, 2006, (see Briefing Paper 4) have highlighted the fact that low unemployment and high wages are a reflection of out-commuting. Those who out-commute earn 20 percent more than the average for people working in Uttlesford.

82. Only 20 percent of employees working in Great Dunmow actually reside in the town. Over half travel to Great Dunmow from further than 5 miles away, coming from as far afield as Braintree and Brentwood.

83. According to the 2011 census, 31 percent of the Great Dunmow population have qualifications at level NVQ4 or above, but the evidence shows that these are being employed largely outside of the town. In turn, employment within the town – skilled and unskilled, often for lower wages – is being filled by commuters into Great Dunmow. These twin phenomena have a range of effects, including on the local community and traffic and transport. Indeed, traffic surveys have indicated that 56 percent of vehicular movement in the town centre and Church End is through-traffic.
84. According to the 2011 census, 68 percent of people (that is, 6,000 people) in Great Dunmow are of working age. There are a further 10,500 people of working age in the surrounding villages. According to the Great Dunmow Business Survey there are about 306 job-creating enterprises with a physical presence in the town, and 90 percent of these have been trading for 3 years or more. There are – currently – eight commercial or industrial centres employing about 120 employees. With 2,486 new residential units expected for the town (source: UDC Housing Trajectory and Statement of 5 Year Land Supply), we might reasonably expect the population to grow by 5,643 (based on an average of 2.27 people per household; source: 2011 Census), adding perhaps 3,837 working age people to the town (68% of the additional population).
85. The 2011 Employment Land Study identified several important factors playing a role in the local economy. It identified strong growth in the Cambridge sub-region, but this has had the biggest effect on Saffron Walden. The influence of the M11 is more important for Great Dunmow, perhaps helping to explain the “thriving” state of the town’s industrial estates. The Study reports that there is a shortage of commercial floor space of the right type – including both office space and warehousing. Briefing Paper 4 describes the situation succinctly: “The Employment Land Study states clearly that there is demand for good commercial floor-space and that there will be demand at some point for industrial space. In addition it makes clear that the corridor along the A120 is attractive to business and hence investors”.
86. However, the 2011 Employment Land Study recommended that the employment allocation under the adopted Local Plan (2005) at Smiths Farm (Policy GD6) be abandoned “and replaced by allocation as a distribution park for warehousing... The rationale for this is that there is no demand for B1 business in Great Dunmow”. The 2005 Local Plan allocated about 16ha of land for employment but only 18 percent (3.5ha) has been taken up. At the same time, there has been an overall decline in the amount of industrial floor-space and an increase in warehousing and offices. The Employment Land Study predicts that this trend will continue and that factory space will decrease in the district by a further 11.5ha by 2028 while warehousing will expand by 5.7ha and offices by 4.1ha. The planning permission now existing for this site enacts the recommendation that flows from these conclusions, releasing the Smiths Farm site for warehousing alongside residential development. UDC also argue that there is potential for growth within the retail sector.

### **Healthcare and Education (Infrastructure)**

87. Members of the Great Dunmow Neighbourhood Plan Steering Group undertook an assessment of health, education and infrastructure (such as sewerage capacity and drainage) within Great Dunmow, and this is available as part of the Evidence Base.
88. Uttlesford District Council's Infrastructure Delivery Plan sets out the additional infrastructure requirements that new housing development will bring. Planning officers have been agreeing Section 106 obligations with developers, including sites for healthcare facilities and schools (land for a primary school West of Woodside Way, land for a new primary school on the Smiths Farm development, etc.). It is recognised that it is beyond the control of the Neighbourhood Plan to determine the future provision of health, schools, and early-years services, but there is a commitment from the Town Council to continue to work with the various stakeholders to ensure that the best outcomes are achieved for Great Dunmow. This commitment is outlined in the Community Action Plan towards the back of this document.
89. There are two doctors' surgeries in Great Dunmow, Angel Lane and John Tasker House. John Tasker House has a list size of 13,541 with a capacity of 12,150, while Angel Lane Surgery has a list size of 9,200 with a capacity of 10,000. Neither surgery has official estimates for changes in list size up to 2020, but there is no space for expansion at John Tasker House Surgery and only limited space at Angel Lane Surgery. Great Dunmow caters for a wide catchment area, including Takeley, Barnston and Felsted, as well as the town itself. Primary care is changing rapidly to respond to financial and demographic pressures, and land use patterns need to reflect this.
90. There are two local primary schools, St. Mary's and Dunmow Primary School, and both are expected to be at capacity within the next five years. St. Mary's Primary School in Great Dunmow has a capacity of 432 places, whilst Great Dunmow Primary School has a capacity of 420 places.
91. There is one secondary school, Helena Romanes School and Sixth Form Centre, an academy, which has a capacity of 1,563 places, including a sixth form of 250 pupils. In the school year 2014-15 there were nearly 1,300 pupils on roll (1,277 pupils were actually on roll as at January 2015).
92. Survey results (recorded in the Evidence Base) indicate a concern locally about the impact of new housing development and the pressure this will put on infrastructure, schools and medical facilities.
93. A quarter of residents living in the parish are aged over 60. This will put pressure on local services including: social and healthcare (greater likelihood of long term illness); public transport (through decreased mobility); recreational facilities (people are living longer and

have more spare time); and changing housing needs (smaller properties, adaptations and a dependence on others to provide care and support).

94. The Neighbourhood Plan Steering Group held a workshop for healthcare professionals on 10th June 2013, with the purpose of giving professionals information about the current planning landscape and hearing their views about the current situation regarding healthcare provision in Great Dunmow. The Assistant Director of Delivery of the West Essex Clinical Commissioning Group was present, and was able to speak about the plans of the CCG for the local area's healthcare strategy. All of these opinions and the associated speeches are recorded in the Evidence Base. The consensus was that an ageing population is having a great impact on healthcare services, the accessibility of these services, and the requirement for home visiting. There is also increasing demand for mental health facilities. Concerns were also raised about the scarcity of bungalows, and the unacceptability of assuming that old people will, or should, take the route of moving into care homes.





## Vision Statement and Core Objectives

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Having a vision for Dunmow means knowing who we are, where we are, and where we're going. Having a vision gives us a real voice in the planning system.

Having a vision for Dunmow within the legal framework of the NPPF means embracing the sustainable development of our local area. The definition of "sustainable development" – much quoted by ministers, civil servants, and in policy documents – is a controversial one, but is a central theme in the new planning system. The Brundtland Commission, which reported to the United Nations in 1987, held "intergenerational equity" to be the central theme of sustainable development. According to the

NPPF itself – and drawing on Brundtland – there are three dimensions to sustainable development: economic, social, and environmental; the planning system thus has these three roles:

**An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

**A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

**An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to: improve biodiversity; use natural resources prudently; minimise waste and pollution; and mitigate and adapt to climate change including moving to a low carbon economy.



95. The Vision Statement and Core Objectives were developed with the local community via a series of community consultation events and opinion gathering exercises. They form the foundation of the Great Dunmow Neighbourhood Plan.

The Vision Statement:

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**“Let Great Dunmow be a 21st century market town, vibrant in a rural setting, sustainable, historic, with local opportunities and prosperity, and a destination in its own right”.**

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96. The development proposals already with permission must provide, as a high priority, appropriate connectivity with the existing town and surrounding countryside, and must improve the living and community experience in Great Dunmow.



Figure 13: The objectives in this chapter have come directly from what local people said at the consultation exhibition on Saturday 29<sup>th</sup> June 2013 (left). They were refined at a further exhibition on Saturday 8<sup>th</sup> February 2014 (right).

97. Using the vision statement and the views of local people helps us to put together a set of principles for delivering our vision. These are:

- Ensure that Great Dunmow provides the right type and scale of housing development to support the local community;



- Do not allow housing development to proceed at a rate that threatens the health and sustainability of the local community;
- Ensure that new development does not exacerbate existing weaknesses to flooding;
- Protect the positive features of the landscape, setting and character of Great Dunmow, including the approaches to the town, the countryside setting and views from the town, the character of the Conservation Areas, the setting of heritage assets (including listed buildings and scheduled monuments), the historic character of the parish, and the local character of the parish more generally. Where negative features have been identified, development should avoid these pitfalls in future and should, where possible, improve them;
- Prevent urban sprawl and the amalgamation of Great Dunmow with the neighbouring settlement of Little Easton;
- Protect the natural biodiversity which relies on good stewardship of the parish;
- Protect the Chelmer Valley;
- Protect existing open spaces, allotments, sports' facilities and play facilities, and emphasise the requirements for additional sports' facilities as a matter of urgency;
- Ensure that Great Dunmow is well connected for pedestrians and cyclists within itself (recognising also the health benefits that accrue to those children who walk/cycle to school) and with the surrounding countryside, and ensure that new developments contribute to this in every respect. Promote the upgrade of footpaths to include permanent cycle tracks and safer routes to schools;
- Reconnect the Flich Way;
- Ensure that the Town Centre is well connected for pedestrians and cyclists and that it evolves in a way which improves the shopper experience, diverting extraneous traffic, controlling excessive speeds and improving the pedestrian environment;
- Ensure that the High Street is supported and not undermined by new development and that it is in the best position and state of maintenance and provision to provide for the essential shopping needs of residents, while maintaining the historic character and quality of the public realm;
- Ensure that local businesses are able to expand as necessary within Great Dunmow, and that the town is attractive for new business investment which can take advantage of proximity to Cambridge, Stansted, the A120 and the M11;
- Ensure that healthcare facilities, provision of education, and other infrastructure, are invested in so that the town remains able to cater for a growing population, and that additional capacity is made available in a timely manner;
- Ensure that healthcare facilities are supported and are able to expand to cater for the existing population rather than running at or over capacity;
- Ensure that Great Dunmow continues to be an attractive, well ordered and vibrant community;
- Ensure that Great Dunmow is well connected to broadband services.

#### 98. The Core Objectives:

The Core Objectives are grouped under nine headings:

- Sustainability and Deliverability;
- Development and Standards;
- Landscape, Setting and Character;
- The Natural Environment;
- Sport and Open Spaces;
- Getting Around;
- The High Street and Town Centre;
- The Economy;
- Healthcare, Education and Infrastructure.

99. Each heading has one or more associated Core Objectives which are listed before the relevant policies, and which is supported by the local community, evidence and key stakeholders as demonstrated in the Evidence Base. Considerations regarding the historic environment are included under “Landscape, Setting and Character”.

### **The Future Vision for Great Dunmow**

100. Great Dunmow’s housing allocations are covered in *de facto* planning consents granted, and the Neighbourhood Plan sets requirements agreed with Uttlesford District Council.

101. The Great Dunmow Neighbourhood Plan will be monitored by Uttlesford District Council on an annual basis and formally reviewed on a five-year cycle or to coincide with the review of Uttlesford District Council’s anticipated Local Plan if this cycle is different.



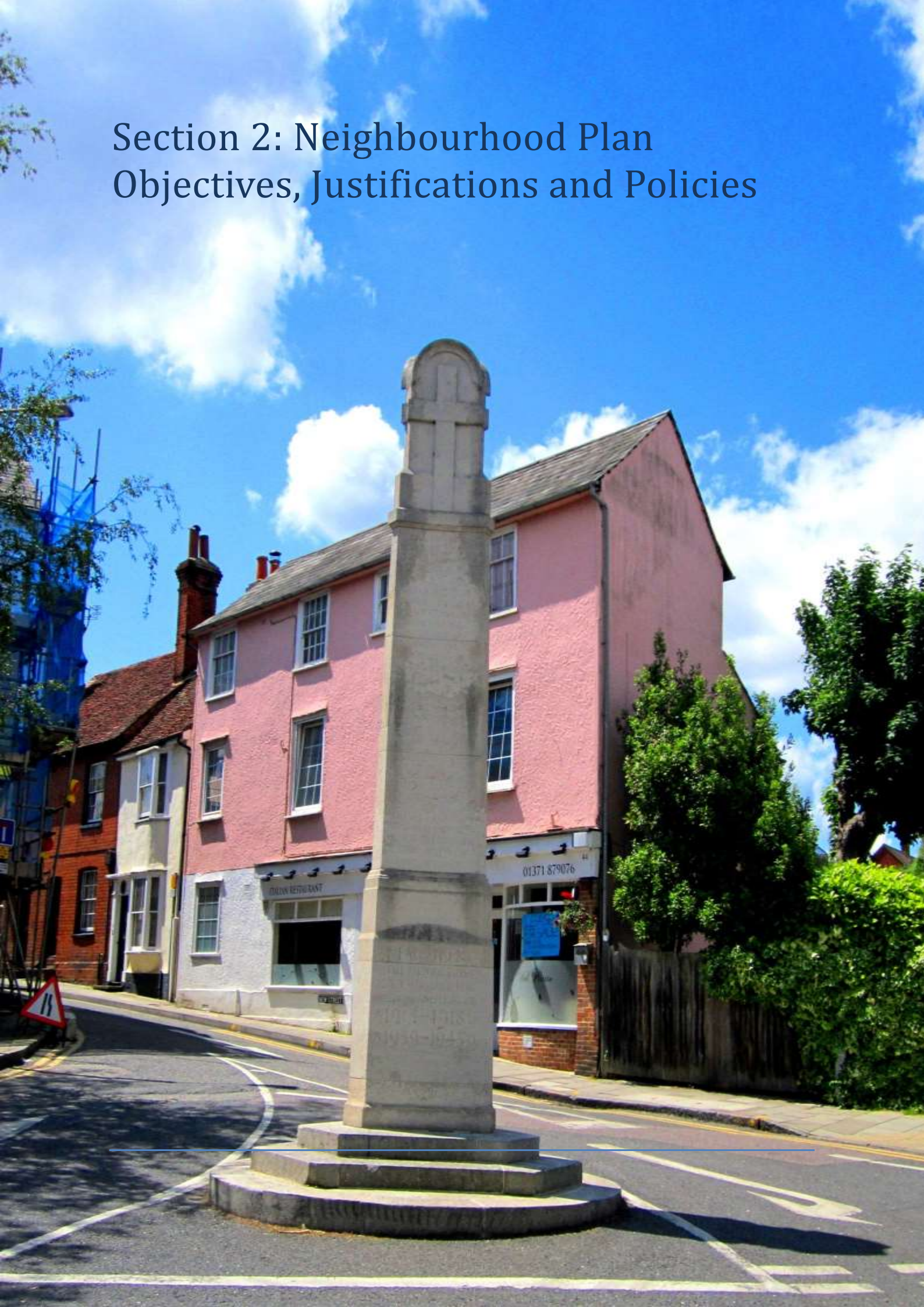
Figure 14: An Image of the Doctor’s Pond

*“Legend has it that the name “Doctor’s Pond” is derived from a local doctor’s use of the pond for breeding and keeping leeches used in the medicine of the day.*

*“Lionel Lukin, born Great Dunmow 18<sup>th</sup> May 1742, died Hythe, Kent 16<sup>th</sup> February 1834, is famous for inventing the first “unimmergible” lifeboat in 1784. Tradition has it that Lukin’s first experiments with model boats were undertaken on Doctor’s Pond”.*



## Section 2: Neighbourhood Plan Objectives, Justifications and Policies



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# Introduction to Objectives, Justifications and Policies

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102. Section 1 has set out the overall vision for Great Dunmow and the principles that have resulted from community consultation and investigation. This section sets out the policies to support and deliver the vision, and the positions that Great Dunmow Town Council will adopt to that end. The policies and positions are grouped under the following topics. The historic environment is included under “Landscape, Setting and Character”.

- Sustainability and Deliverability;
- Development and Standards;
- Landscape, Setting and Character;
- The Natural Environment;
- Sport and Open Spaces;
- Getting Around;
- The High Street and Town Centre;
- The Economy;
- Healthcare, Education and Infrastructure.

103. Each topic is structured in the same way:

- A summary table setting out the Core Objectives, policies and positions;
- Each objective is set out with an explanatory text;
- Each objective is supported by policies and / or positions where appropriate;
- Each policy is preceded by a specific justification.

The National Planning Policy Framework requires lower planning policy documents to promote sustainable development and to act with a presumption in favour of such development. It is intended that the policies in this Plan will contribute to the sustainable development of the Neighbourhood Plan Designated Area. The policies will be delivered in a manner which is considered, prioritised, and in line with the intentions of higher planning policy as well as the local community. This Plan is the means by which residents and businesses can get involved, and have a say, in the planning system.

# Sustainability and Deliverability

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Objective	Policy Index
<a href="#">Sustainability and Deliverability</a>	<b>SD-A [Position]: Community Infrastructure Levy</b>
	<b>SD-B [Position]: Funding Priorities</b>
	<b>SD-C [Position]: Viability Assessments</b>

## **Objective: Sustainability and Deliverability**

The policies and positions in this Plan will contribute to the sustainable development of the Neighbourhood Plan Designated Area. The policies will be delivered in a manner which is considered, prioritised, and in line with the intentions of higher planning policy as well as the local community. This Plan is the means by which residents and businesses can get involved, and have a say, in the planning system.

It is required by the NPPF that housing proposals should be sustainable and deliverable. In general, there should be a presumption in favour of sustainable development, and NPPF paragraph 15 states that development plans must lay out this presumption “so that it is clear that development which is sustainable can be approved without delay”.

In general, planning applications which accord with the policies in this Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:

- Other relevant policies in the Development Plan for Uttlesford indicate otherwise;
- Any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework as a whole;
- Specific policies in the NPPF or other material considerations indicate that development should be restricted.

It is also necessary that Great Dunmow Town Council takes a positive approach to its consideration of development, and in the pursuit of this, the Town Council will seek to work with the Local Planning Authority, applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

These requirements exist as part of the Town Council’s responsibilities towards promoting a presumption in favour of sustainable development.

The rate of development which is sustainable will change over time and in accordance with market conditions, changes in the law and other external factors. Uttlesford District Council has based its Infrastructure Delivery Plan on the rate of housing delivery recorded at paragraph 31 (Figure 2), and



this Neighbourhood Plan is obliged to accept this rate of delivery so far as it is deliverable. The rate predicted by UDC is updated annually. As this Neighbourhood Plan and the anticipated Local Plan are updated in the future, Great Dunmow Town Council should work closely with UDC to assess the changing needs for housing delivery in the Designated Area.

It is important that proper consideration is given to meeting the requirements of the Neighbourhood Plan policies set out in this document, and that funds are allocated either via Section 106 or CIL to achieve them. There are many strategic requirements which will need funding, as well as basic expectations such as footpath / cycleway connectivity (including safer routes to schools) which will have to find their way into detailed planning applications, as laid out in policies in this Plan. There is also the requirement to pursue the NPPF objective of sustainability. Where developments fall short of delivering these essential gains, there must be good, demonstrable reasons why the funding expectations for a site cannot be met by developers. UDC Planning Officers, by default, already consult the Town Council on the financial viability of developments and subsequently issue a recommendation to the Planning Committee.

It is considered by the Town Council that in order to best ensure the implementation of the town's priorities for planning gain the Community Infrastructure Levy (CIL) should be phased in as a means of achieving this. Under CIL, the Town Council would be entitled to 25% of the financial proceeds of planning gain to spend on the town's priorities for improvement.

#### **Position SD-A: Community Infrastructure Levy**

This Neighbourhood Plan would support the introduction of the Community Infrastructure Levy as the means of securing planning gain from development. This Neighbourhood Plan would support the allocation of the statutory 25% of CIL monies for the Town Council to take responsibility (with Uttlesford District Council's support and guidance) for the delivery of the local requirements laid out in this Plan. The Town Council would continue to support UDC in securing strategic community gain from the remainder of the CIL monies.

#### **Position SD-B: Funding Priorities**

Our local-improvement priorities broadly correspond with the following hierarchy, and further details about each of them can be found under the appropriate policies:

- Play space quantity and quality;
- Sports' facilities (swimming, tennis, etc.);
- Allotments;
- Footpath / cycleway upgrades;
- Contributions to improve wildlife corridors;
- Enhancement of the public realm, especially within the Conservation Areas;
- Coach Park;
- Employment Land.

[Note: This Neighbourhood Plan sets out a number of requirements and wishes which will need the allocation of Section 106 or CIL monies in order to be achieved. It is considered that requirements such as tree lined avenues and adequate footpath and cycleway access on developments (including safer routes to schools) will be included in the planning stage as standard, in accordance with adopted Local Plan and Neighbourhood Plan policies, and so do not feature on the list in this position (SD-B). Likewise, a statutory responsibility exists for a sufficient number of school places to be provided, and healthcare is determined by the Clinical Commissioning Group, and so these two issues are not included in this list of priorities, since it is not considered appropriate that these types of facilities should be “ranked” against others. Likewise, improvements to surface water flood risk are considered critical and are addressed by Uttlesford District Council and on specific developments, and so are not present in this list. It is expected, in line with recommendations from Essex County Council, that Uttlesford District Council will require new developments to be subject to the approval of the SUDS Approval Body (SAB)].

#### **Position SD-C: Viability Assessments**

Where Section 106 or CIL contributions cannot be made in accordance with the requirements of the Neighbourhood Plan policies, the developer should be expected to provide viability assessments which set out the following:

- How the development works would be / are being financed;
- Who would provide / is providing the finance;
- The cost of the finance and the terms for repayment;
- The estimated net cost of carrying out the development works;
- The developer’s real or estimated overheads and profit;
- Professional and all other fees chargeable to the project;
- Any other costs, charges or taxes not mentioned above;
- Profit after deduction of all costs and charges but before S106 agreements;
- The estimated cost of any S106 or CIL requirements forming part of the Application;
- Profit after deduction of S106 or CIL requirements.

This financial statement shall be used to decide whether or not the proposed S106 and / or CIL requirements are viable or deliverable at the time of Outline Application.

# Development and Standards

Objective	Policy Index
<b>Town Development Area (TDA)</b>	<b>DS1: TDA: Development Limits</b>
	<b>DS2: TDA: The Existing HRS Site</b>
	<b>DS3: TDA: Land adjacent to Buttleys Lane &amp; Land South of Stortford Road</b>
	<b>DS4: TDA: Land West of Woodside Way</b>
	<b>DS5: TDA: Land West of Chelmsford Road (Smiths Farm)</b>
	<b>DS6: TDA: Land West of Chelmsford Road (Smiths Farm) (Waste Transfer Station)</b>
	<b>DS7: TDA: Woodlands Park</b>
	<b>DS8: TDA: Land at Brick Kiln Farm</b>
<b>Designing Developments for Great Dunmow</b>	<b>DS9: Building for Life</b>
	<b>DS10: The Case for Space</b>
	<b>DS11: Hedgerows</b>
	<b>DS12: Eaves Height</b>
	<b>DS13: Rendering, Pargetting and Roofing</b>
	<b>DS14: Integration of Affordable Housing</b>
	<b>DS15: Local Housing Needs</b>

## **Objective: Town Development Area (TDA)**

This Neighbourhood Plan will support the housing market in Great Dunmow to cater for local demand, while protecting the distinct rural identity of the parish.

The identity and character of Great Dunmow is heavily influenced by its setting, and this is to be retained as a priority. The requirements of a growing population must be met, but the price of this need not be the destruction of the local rural and historic character. Great Dunmow should be contained to prevent urban sprawl encroaching on the surrounding countryside, and to prevent amalgamation with the neighbouring settlement of Little Easton, or any other settlement.

## **Justification: DS1: TDA: Development Limits**

Public consultation has revealed a very strong local commitment to the rural setting of the parish of Great Dunmow. Areas which have been highlighted in particular as contributing to this setting are the Chelmer Valley, the Flitch Way, the woods and fields separating Great Dunmow from Little Easton, and numerous views from the north and east of the town have been identified in the Great Dunmow Town Design Statement. These zones have also been identified by the Steering Group's research into the natural environment as being of particularly high value for wildlife as presenting foraging and migratory opportunities, and have been marked as wildlife corridors in policy NE2: Wildlife Corridors.

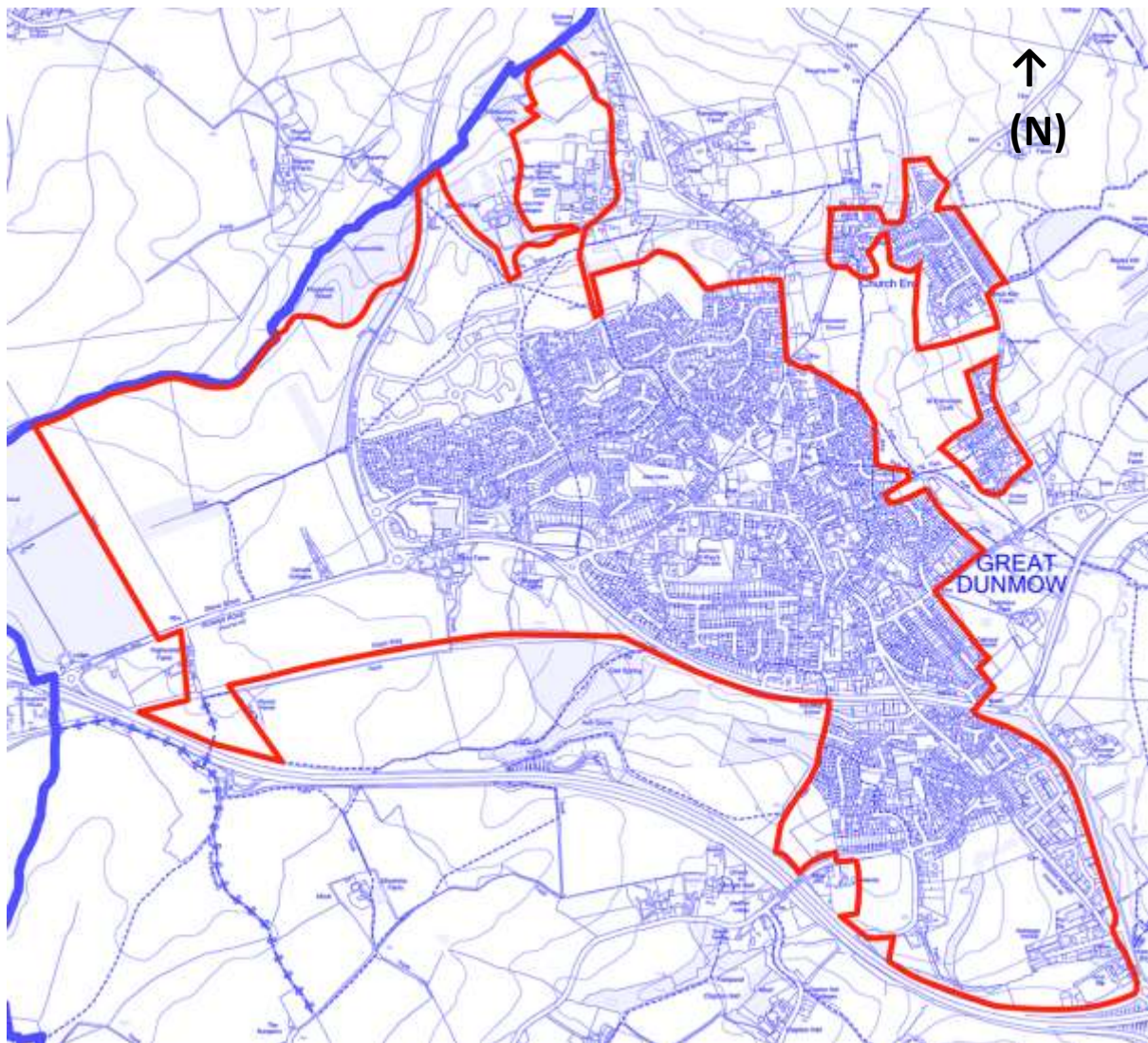
In the questionnaire that was issued to 6,000 households in and around Great Dunmow, nearly three quarters (72.4%) of respondents indicated that they believed Great Dunmow should be “an historic town with controlled growth to ensure its character and rural environment are protected”. On this theme, it was considered “very important” to “resist development proposals which threaten our environment”, and only 11% of respondents approved of building on greenfield sites in the parish. It is therefore a high local priority to constrain urban sprawl, which would threaten – or, moreover, destroy – the rural setting of the town and character of the parish.

Existing town development limits have been established by the 2005 Local Plan. The strategic context within which this Neighbourhood Plan operates is the 2005 limits and the *de facto* planning consents granted outside of these limits under the auspices of the NPPF. These consents have been dealt with elsewhere in this Plan.

There is an existing planning permission for a Waste Transfer Station within these limits, and work on this is required to commence within 5 years of the planning permission, which was granted on 26<sup>th</sup> June 2012.



### **Town Development Area (Fig. 15)**



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#### **Policy: DS1: TDA: Development Limits**

This Neighbourhood Plan defines the Town Development Area as shown in Figure 15, for the purpose of:

- Directing future housing growth in line with allocations set out in this Plan;
- Protecting the rural setting of Great Dunmow; and
- Containing the spread of the town by promoting infill within existing built-up areas.

All other areas will be treated as countryside.

Development of sporting facilities outside the Town Development Area will be supported subject to adopted Local Plan and Neighbourhood Plan policies.



### **Important Note: Lands North and South of Ongar Road**

The Town Council does not agree with the principle of these two sites being included in the Town Development Area due to the residential amenity issues relating to noise. Ongar Road North also provides important woodland habitat which the town does not wish to lose. The Plan cannot however alter the fact that there are existing planning consents on the sites and therefore the Town Development Area does include them both.

### **Justification: DS2: TDA: The Existing HRS Site**

It is recognised by Helena Romanes' School (HRS) and ECC and all appropriate authorities that greater secondary school capacity will be required in Great Dunmow by the end of the Plan period. HRS is considering options for expanding the existing school site or relocating elsewhere.

The existing HRS site is located alongside Parsonage Downs (a Conservation Area – see Figure 6), and along the eastern boundary of the site are five listed buildings (listed below). The site is part of an important wildlife corridor to the north of Great Dunmow. The school site contributes to this corridor as it includes a number of open playing fields. Any development of this site will thus need to retain such qualities as contribute to the functioning of the wildlife corridor, and will need to shield the existing buildings of Parsonage Downs to preserve their character and valuable setting.

### **Listed Buildings in Parsonage Downs**

Burntwood Cottage, 17 Parsonage Downs (a 16<sup>th</sup> century house) (Grade II)

Portways, 3 Parsonage Downs (a 15<sup>th</sup> century house) (Grade II)

Heathfield Cottage, Parsonage Downs (a 16<sup>th</sup> century house) (Grade II)

Pink Cottage, Parsonage Downs (a 17<sup>th</sup> century house) (Grade II)

'Herb of Grace', Parsonage Downs (a 17<sup>th</sup> century house) (Grade II)

Friars (a late 17<sup>th</sup> century house) (Grade II)

15 Parsonage Downs (a 16<sup>th</sup> century house) (Grade II)

21 Parsonage Downs (an 18<sup>th</sup> century house) (Grade II)

29 & 31 Parsonage Downs (a pair of early 17<sup>th</sup> century cottages) (Grade II)

In consultation with the Parsonage Downs Conservation Group, this Plan suggests a suitable buffer zone between any new development on the existing HRS site and the properties of Parsonage Downs (properties referring to the legal edge of land, including gardens) of 20m. This buffer is to include a strip of open shrub land for wildflowers and walking, and a strip of native trees and hedgerows.

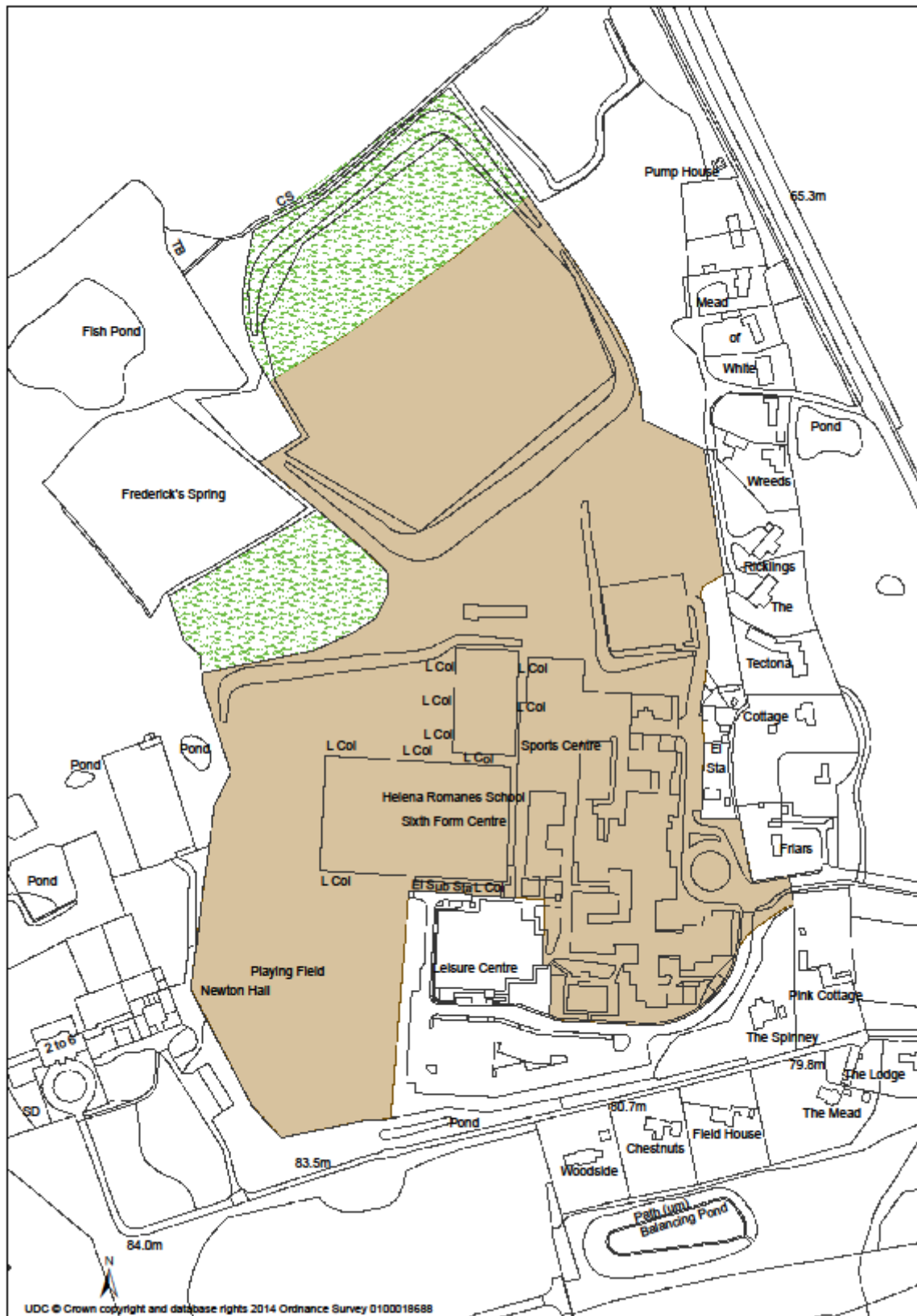
It is also suggested that development proposals for the 100 houses are designed around central open green spaces, with plentiful trees and strips of green space to facilitate the movement and sustenance of wildlife. Later policies will give indication of suitable varieties of trees (see NE3 and NE4). It would be helpful if designs were made in consultation with Great Dunmow Town Council, the Parsonage Downs Conservation Group, and appropriate wildlife organisations.

Reference to the later policy GA1: Core Footpath and Bridleway Network, and the associated map, Figure 41, shows that an upgraded footpath-cycleway is desired by this Neighbourhood Plan running through the site under discussion in this policy, according to the particulars proposed in GA1. This footpath-cycleway should be provided as part of any development of this site, from the bridleway

running alongside the Sector 4 bypass, linking to a footpath continuing through Woodlands Park to the south.



The Existing HRS Site (Fig. 16)



### **Policy: DS2: TDA: The Existing HRS Site**

This site is released for the development of 100 residential units if Helena Romanes' School relocates to another site appropriately located to serve the growing population of Great Dunmow and the site is no longer required for education use. All financial planning gain from this site is reserved to assist Helena Romanes' School's chosen relocation site.

Development of this site for residential must be carried out in consultation with Great Dunmow Town Council and the Parsonage Downs Conservation Group. Development of this site must be carried out in accordance with the following particulars, in order to protect the setting and value-to-wildlife of Parsonage Downs, and of the wildlife corridor of which the school site and the Downs are a part.

Development of this site will provide a footpath-cycleway (as per policy GA1: Core Footpath and Bridleway Network) running through the site, north-south, from the bypass at Woodland's Park Sector 4 to linking rights of way through the Woodland's Park Sectors 1-3 sites.

Residential development (for 100 units) on the existing HRS site should:

- Be an enabling development, in order to part fund the development of a new secondary school appropriately located to serve the growing population of Great Dunmow, for example on land adjacent to Buttleys Lane, South of Stortford Road;
- Provide for the provision of cycleways / footpath links from the development to the primary and secondary schools and the Town Centre (in accordance with NP policy GA2);
- Provide children's play spaces (LEAPs) and a 1.8 hectare landscape buffer to the north and west of the site to form a link with existing woodland habitats (landscaped in accordance with NP policy NE4: Screening);
- Include a substantial landscaped buffer incorporating native trees and hedgerows, and a shrubland area for wildflowers designed so that it can also be used as an informal walkway adjoining the existing properties of Parsonage Downs. The dual purpose of this buffer is firstly to add value to the wildlife corridor, and secondly to shield the existing properties from new development;
- Arrange houses so that they centre on open green spaces, which also connects to a green-strip pathway around the perimeter;
- Protect the setting of the listed buildings to the east of the site, and the associated Conservation Area;
- Be designed to mitigate adverse effects upon existing residential and community interests – this development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impact.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.

**Justification: DS3: TDA: Land South of Stortford Road**

UDC has identified this site as being appropriate for the development of a new secondary school alongside 400 housing units, and is regarded as an enabling residential development to support the provision of a medical centre and a new secondary school with playing fields.

The Flitch Way must also be protected in the event of the development of this site.

This site also includes Folly Farm, which comprises five Grade II Listed buildings or groups of buildings, and the setting of these must be protected in the event of development of this site.

The Strategic Environmental Assessment conducted on this Neighbourhood Plan has indicated that archaeological deposits are likely to exist on the site, and these should be fully investigated as a condition to any successful application.

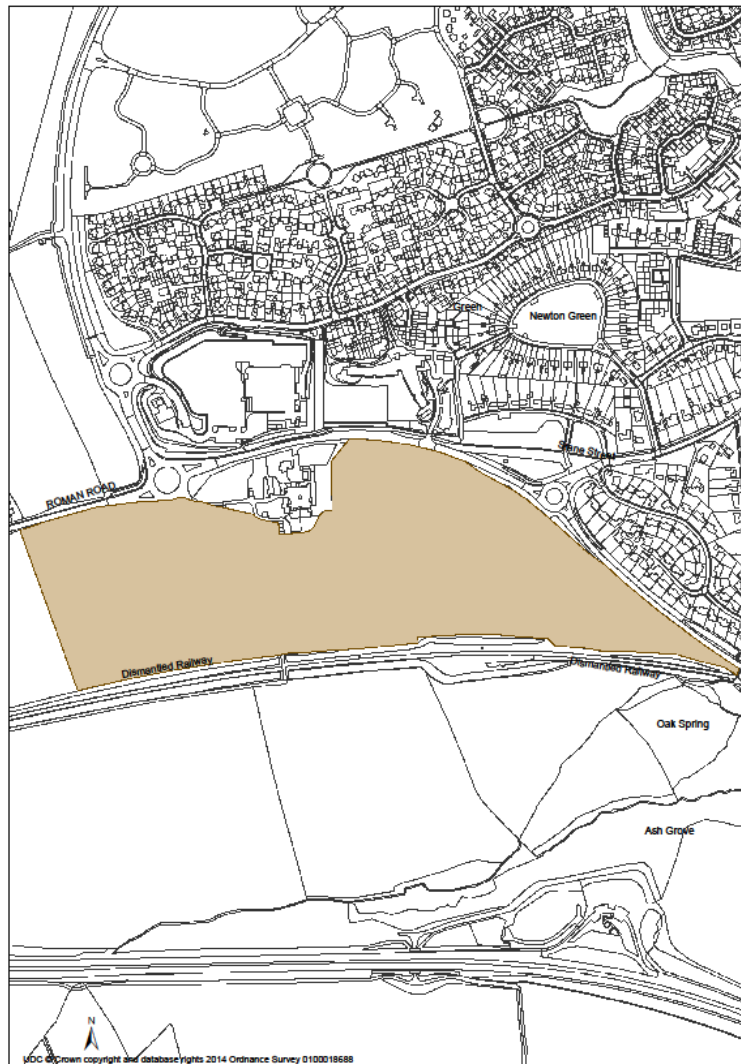
UDC identifies a need for housing stock suitable for older people. It is estimated that the over 65s population in the UK will grow from 10.1m to 16.7m by 2036 and from 1.3m to 3.3m for the over 85s by 2033. National housing strategy is to encourage local authorities to make provision for a wide range of housing types across all tenures. The New Specialist Housing for Older People report (H113) used updated Housing LIN ratios to forecast future specialist housing requirement needs from the age cohort population projections above. The gross requirement in Uttlesford 2001-2031 is:

<b>Category</b>	<b>Dwelling spaces</b>
Extra care	600
Enhanced sheltered	300
Dementia	100
Leasehold scheme for the elderly	1,600
<b>All types</b>	<b>2,500</b>

Uttlesford has a growing ageing population which is predicted to increase significantly over the next 20 years. Figure 6 of the New Specialist Housing for Older People report (H113) shows that from 2001 to 2033 the population growth for people aged 75+ is 162%.



**Land South of Stortford Road (Fig. 17)**



**Policy: DS3: TDA: Land South of Stortford Road and Land adjacent to Buttleys Lane**

The site is allocated for a mixed use development of 14ha of land for secondary school, 400 residential units and a health centre.

The following criteria must be met:

- Provision of 14 hectares of land as indicated on the plan for secondary education use;
- The development provides for a mixed and balanced community to include at least 5% older person's and 1 and 2 bed bungalows across tenure;
- It provides land and the provision of a new Health Centre of approximately 1800m<sup>2</sup> floorspace together with parking and an ambulance pick up / drop off point (and in accordance with NP policy HE11);

- It provides for the provision of cycleways / footpath links from the development to the primary and secondary schools, the Town Centre, and the Flich Way (in accordance with NP policy GA2);
- It provides for open space within the development including informal recreation areas, the provision of children’s play spaces (LEAPs and NEAPs) and a substantial strategic landscape buffer to the south along the boundary of the Flich Way Country Park;
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

This policy links to policy SOS2: Sporting Infrastructure Requirements and position SOS-A in this Plan. This policy promotes this site as suitable for the ambitions for sporting infrastructure of this Plan. The existing Flich Way, which runs through this site, and its setting, must be protected in the event of any development of this site, with a buffer running either side of the Flich Way.

Attention must be paid to protecting the setting of the existing properties west of Buttleys Lane, and minimising the light pollution they will experience from development. Attention must likewise be paid to the Grade II Listed Folly Farm, to protecting its setting by ensuring a buffer zone separates this collection of buildings from new development.

Development of the site must be sympathetic to the fact that the site adjoins the town’s Conservation Area.

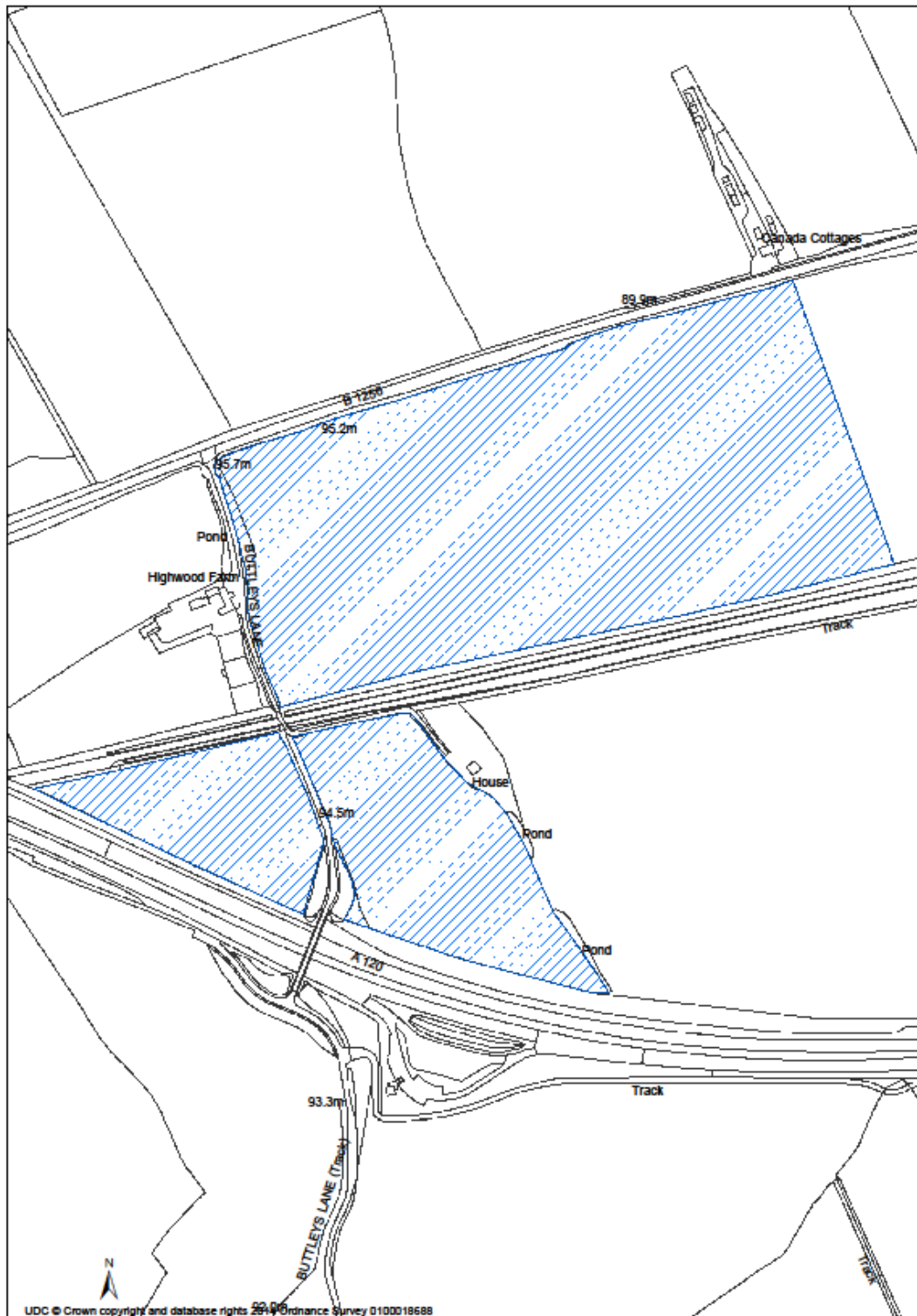
Any successful application for development must be accompanied by a thorough assessment of the site’s archaeological deposits.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.

Land adjacent to Buttleys Lane (Land South of Stortford Road) is safeguarded for secondary Education use.

**Land adjacent to Buttleys Lane (Land South of Stortford Road) (Fig. 18)**



**Justification: DS4: TDA: Land West of Woodside Way**

UDC has identified this site as being appropriate for the development of 790 housing units, alongside various community facilities. This Neighbourhood Plan policy sets requirements in association with UDC that will ensure the site is delivered in a manner and with the facilities that will enable the development to be of benefit to new and existing residents of the town.

The Strategic Environmental Assessment conducted on this Neighbourhood Plan has indicated that archaeological deposits are likely to exist on the site, and these should be fully investigated as a condition to any successful application.

For justification regarding the policy's requirement for bungalows, refer to the justification text for DS3.

**Policy: DS4: TDA: Land West of Woodside Way**

The land West of Woodside Way is allocated for 850 residential dwellings.

The following criteria must be met:

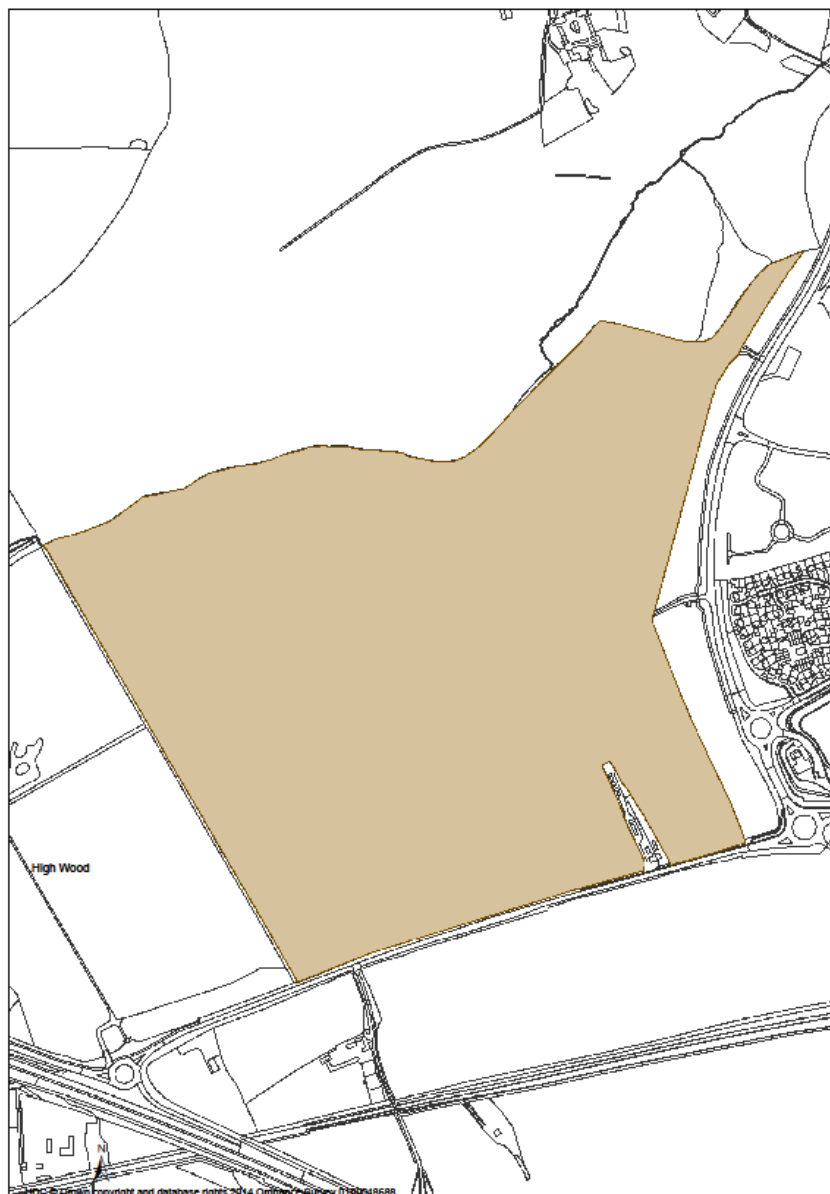
- The development provides for a mixed and balanced community to include 5% older persons 1 and 2 bed bungalows across tenure; and also a scheme for vulnerable adults (as part of affordable housing provision);
- It provide for a local centre including a community centre / sports hall, 2.1 hectares of land and construction of pre / primary school;
- It provides for public transport contributions;
- It provides for the provision of cycleways / footpath links from the development to the primary and secondary schools, the Town Centre, and Tesco's (in accordance with NP policy GA2);
- It provides for a minimum of 21 hectares of open space within the development. This will include: provision of a mix of formal playing pitches (adult football / rugby / junior cricket / hockey) and informal recreation areas; children's play spaces (LAPs, LEAPs and NEAPs), 2 hectares of allotments across the allocation and a substantial strategic landscape buffer of natural and semi-natural green space to the north and west edges of allocation. Associated facilities like changing rooms and car parking should also be provided;
- The landscape buffer to the north and west of the site must include screening (in accordance with NP policy NE4: Screening) and be designed to join up existing woodlands and wildlife sites which form part of a wildlife corridor (as identified in NP policy NE2: Wildlife Corridors);
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

Any successful application for development must be accompanied by an appropriate assessment of the site's archaeological deposits.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.

**Land West of Woodside Way (Fig. 19)**

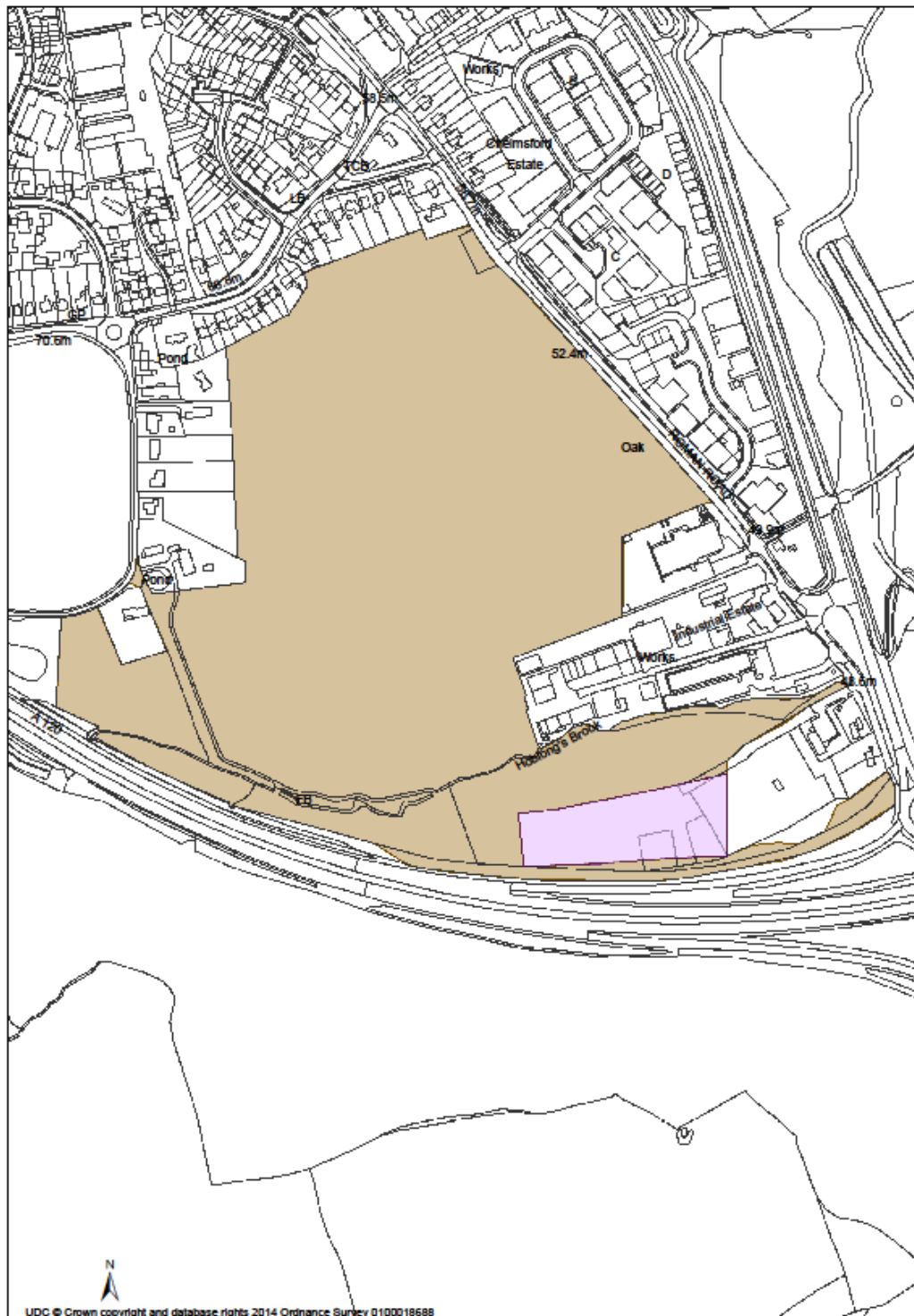




**Justification: DS5: TDA: Land West of Chelmsford Road (Smiths Farm)**

UDC has identified this site as being appropriate for the development of 300 housing units, alongside various community facilities. It also allocates an area of 1.7 hectares of existing employment land to the south as employment land throughout the Plan period. This Neighbourhood Plan policy sets requirements in association with UDC that will ensure the site is delivered in a manner and with the facilities that will enable the development to be of benefit to new and existing residents of the town.

**Land West of Chelmsford Road (Smiths Farm) (Fig. 20)**



**Policy: DS5: TDA: Land West of Chelmsford Road (Smiths Farm)**

The Land West of Chelmsford Road (Smiths Farm) is allocated for 300 residential dwellings, a 70 bed Extra Care home and 2.1 hectares of employment land and a retail store.

The following criteria must be met:

- The development provides for a mixed and balanced community to include 5% older persons 1 and 2 bed bungalows across tenure;
- It provide for a 70-bed Extra Care home (as part of affordable provision);
- It provides for public transport contributions;
- It provides for the provision of cycleways / footpath links from the development to the primary and secondary schools, the Town Centre, and the Flitch Way (in accordance with NP policy GA2);
- It provides for any necessary junction improvements to the Hoblongs junction in accordance with the submitted Transport Assessment which are completed and operational prior to any part of the sites coming into use;
- It provides for 1.7 hectares of land for pre – primary school and construction of school facility;
- It provides for recreation open space within the development, and the provision of children’s play spaces (LEAPs and NEAPs);
- It provides for 1,400m<sup>2</sup> of retail floorspace;
- This housing allocation is subject to a linked employment allocation of 2.1 hectares which should come forward as part of the Master Plan. The employment provision will include employment uses comprising industry and / or warehousing (or similar ‘sui generis’ uses);
- The site must include a landscaped buffer zone to protect the setting of surrounding residential properties and gardens (in accordance with NP policy NE4: Screening);
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact;
- The necessary improvement works to the junction will be determined by the highway authority and will include preventing excessive traffic congestion at the junction, particularly in peak hours, as a consequence of the development and use of this site.

Should any limitations to the site related to Flood Zone 2 be identified, then these limitations must form part of design conditions.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.

**Justification: DS6: TDA: Land West of Chelmsford Road (Smith's Farm) (Waste Transfer Station)**

There is an existing permission for a Waste Transfer Station on the identified site, and work on this is required to commence within 5 years of the planning permission, which was granted on 26<sup>th</sup> June 2012. This justification repeats a comment made under the justification to DS1: TDA: Development Limits. This policy DS7 lays down requirements, with the support of Uttlesford District Council, that the development of this site for these purposes must meet.

**Policy: DS6: TDA: Land West of Chelmsford Road (Smiths Farm) (Waste Transfer Station)**

A site adjacent to Land West of Chelmsford Road (Smiths Farm) is allocated for a waste transfer station.

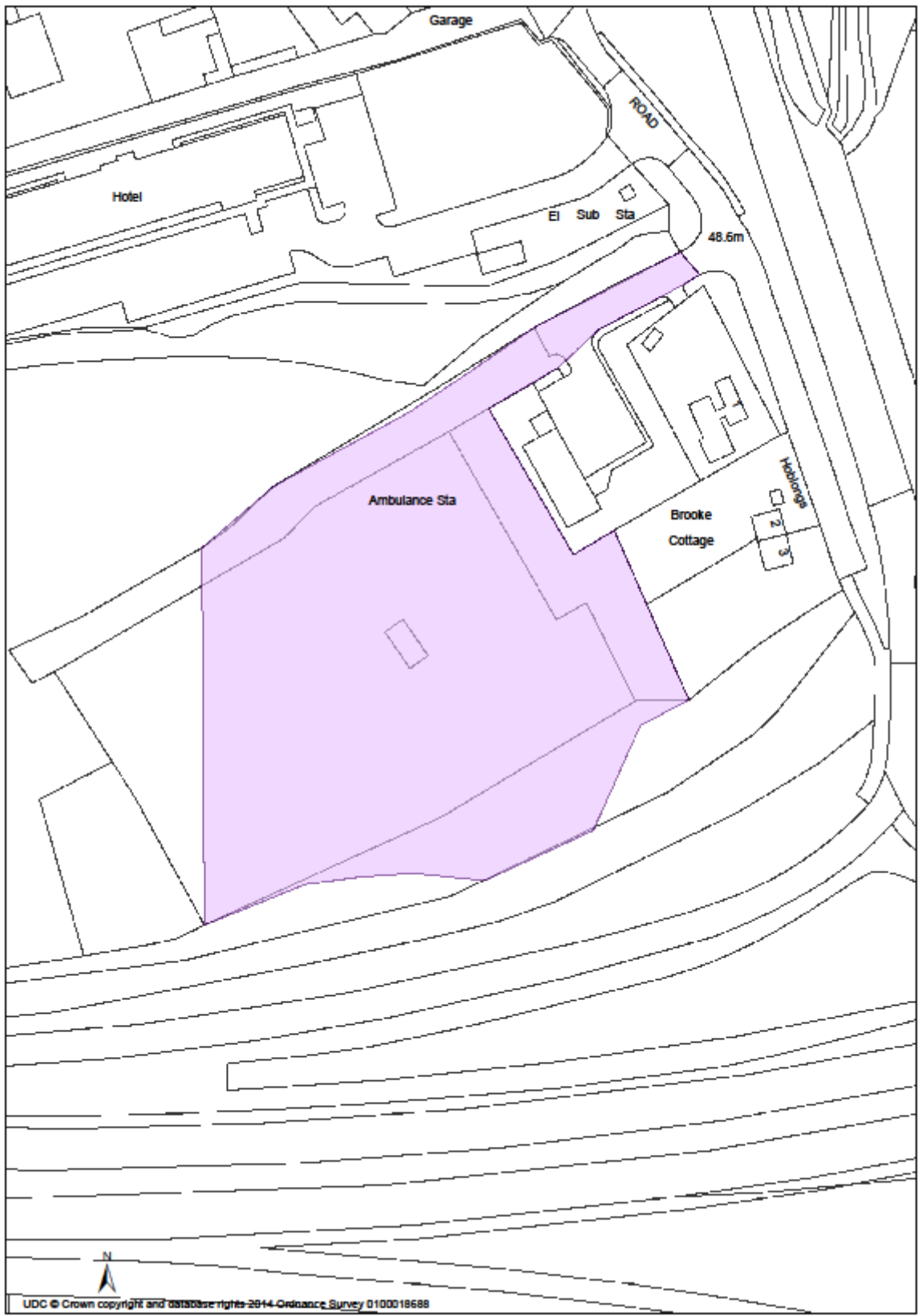
The following criteria must be met:

- The development provides adequate, appropriate and effective landscaping to protect the amenity of the nearby housing and hotel (see NP Policy NE4: Screening for support);
- The development provides adequate, appropriate and effective landscaping to minimise the view of the site from the A120 (see NP Policy NE4: Screening for support);
- The development provides adequate, appropriate and effective measures to limit any odours, birds and vermin to within acceptable levels of tolerance;
- The development provides adequate, appropriate and effective measures to limit the amount of air-borne waste materials or particles or grit emanating from the site to within acceptable levels of tolerance.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

A legal obligation will secure the necessary improvements to the junction of the Chelmsford Road (B184) with the A130 resulting from the development of this site.

**Land West of Chelmsford Road (Smiths Farm) (Waste Transfer Station) (Fig. 21)**



**Justification: DS7: TDA: Woodlands Park**

This site is an ongoing development with existing planning permission. Planning permission for housing development at Woodlands Park was first granted in 1993. By April 2013, 769 dwellings had been completed on this site. This Plan allocates the outstanding development for Sectors 1, 2 and 3, and the map also shows the development site of Sector 4 (see Fig. 3 for clarification) which was granted outline planning permission in 2012 for 125 homes. Sector 4 forms a key approach to Great Dunmow from the north. However, Sector 4 lies outside the parish boundaries and thus is not included within the Great Dunmow Neighbourhood Plan Designated Area.

The Strategic Environmental Assessment for this Neighbourhood Plan recommends that the Tree Preservation Orders existing on this site be considered and protected carefully in the development of this site.

**Policy: DS7: TDA: Woodlands Park**

Land at Woodlands Park (sectors 1-3) is allocated for 842 residential dwellings. This site constitutes an ongoing development.

The following criteria must be met:

- The development provides for a mixed and balanced community;
- It provides for the provision of cycleways / footpath links from the development to Tesco, the primary and secondary schools, the Town Centre, and the B184 (in accordance with NP policy GA2);
- It provides for recreation open space within the development to include informal recreation areas, children's play space (LAPs and LEAPs), and a strategic landscape buffer to the north of the development and along the line of the north-west bypass (in accordance with NP policy NE4: Screening);
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.

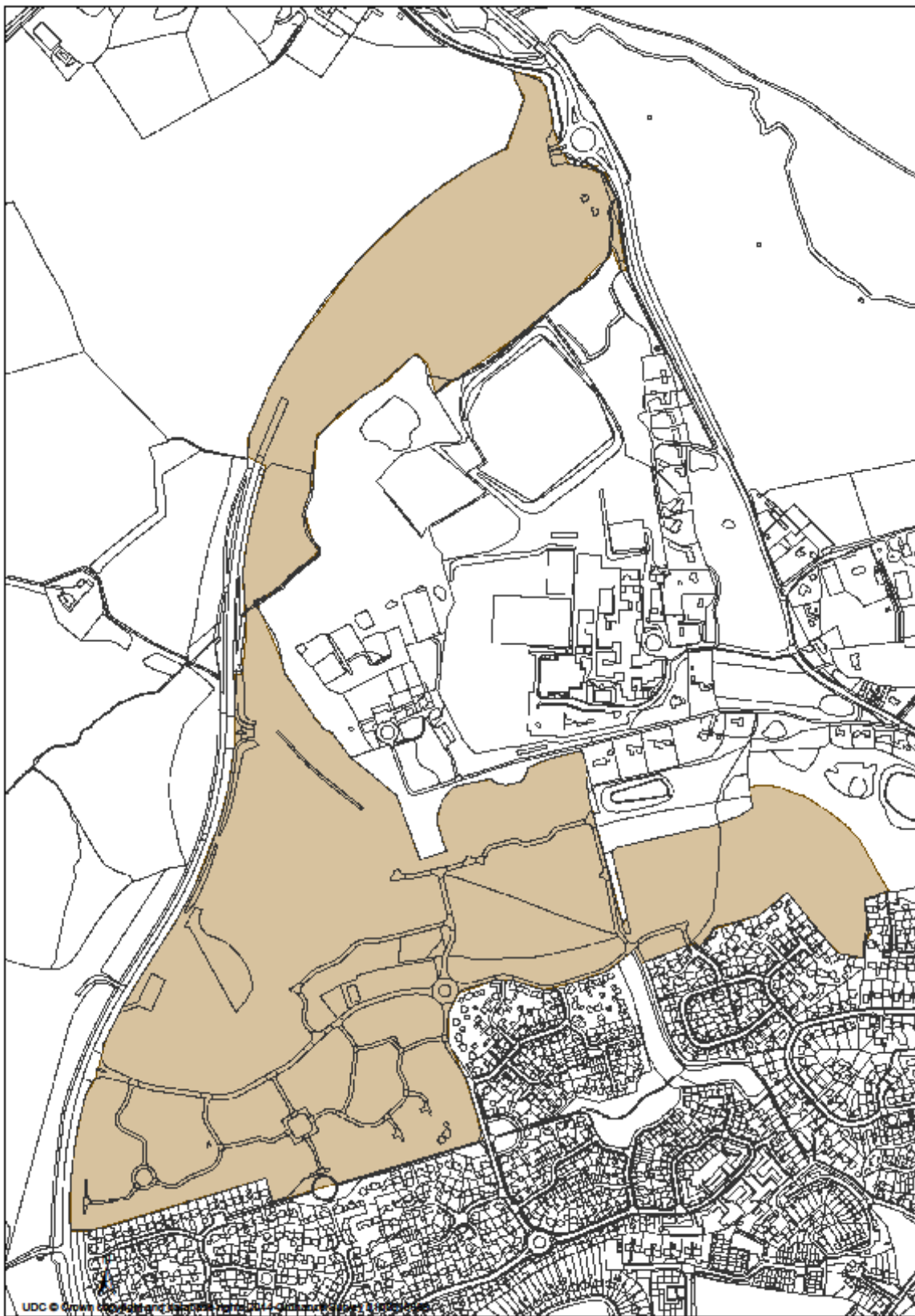
Existing Tree Preservation Orders must be a material consideration in the development of this site.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.



**Woodlands Park (Fig. 22)**



**Justification: DS8: TDA: Land at Brick Kiln Farm**

This site has an existing planning permission, and the following policy lays down requirements to ensure that the development that proceeds from the site is designed and delivered in a way that brings maximum benefit to new and existing residents of Great Dunmow. This site includes part of the Chelmer Valley, and so this policy and associated policies are essential to ensuring sensitive development.

**Policy: DS8: TDA: Land at Brick Kiln Farm**

Land at Brick Kiln Farm is allocated for 65 residential dwellings and 9.4 hectares of public open space. The part of this site allocated for building has been included in the Town Development Area (NP Policy DS1: TDA: Development Limits), while the part of the site allocated for public open space is identified and protected as part of the Chelmer Valley (see NP Policy LSC3: The Chelmer Valley).

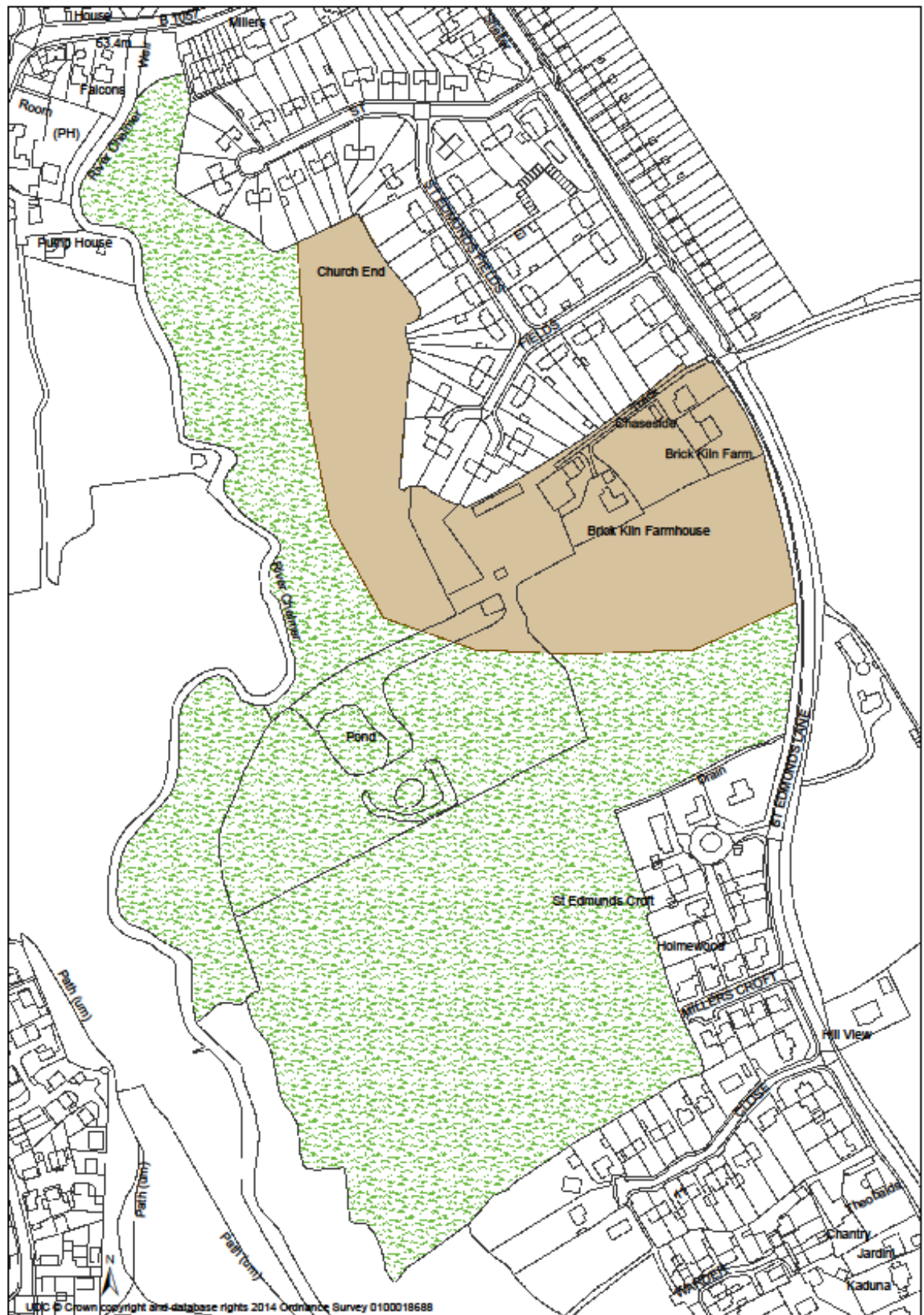
The following criteria must be met by this site in its entirety, development being restricted to the allocated part of the site:

- The development provides for a mixed and balanced community to include at least 5% older persons and 1 and 2 be bungalows across tenure;
- It provides for the provision of cycleways / footpath links from the development to the Chelmer Valley and the Town Centre (in accordance with NP policy GA2: Integrating Developments (Paths & Ways));
- It provides for 9.4 hectares of open space to the south and west of the proposed dwellings.
- The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact.
- Access to be provided into the existing public open space on the eastern and western side of the River Chelmer.

The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.

Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.

Land at Brick Kiln Farm (Fig. 23)



### **Objective: Designing Developments for Great Dunmow**

This Neighbourhood Plan requires housing development to be designed to embrace the character of the town and enable new residents to integrate effectively and thoroughly into the existing community. New developments should always be of high quality design, with sufficient internal space, and be of the correct site layout for the maintenance of healthy and prosperous lifestyles. These standards must apply to all tenures of housing development.

### **Justification: DS9: Building for Life**

Building for Life 12 (BfL12) has been produced by the Building for Life Partnership of CABE at the Design Council, Design for Homes, and the Home Builders Federation. It has been produced in consultation with various developers and local government representatives, and provides an optimum and deliverable standard by which developments should be designed and may be judged.

The BfL12 document proposes questions that should be considered and recommendations which should be satisfied in order to provide high quality development for communities. These questions and recommendations are based around the following topics:

- (1) Connections;
- (2) Facilities and Services;
- (3) Public Transport;
- (4) Meeting Local Housing Requirements;
- (5) Character;
- (6) Working with the Site and its Context;
- (7) Creating Well-Defined Streets and Spaces;
- (8) Easy to Find Your Way Around;
- (9) Streets for All;
- (10) Car Parking;
- (11) Public and Private Spaces;
- (12) External Storage and Amenity Space.

Ensuring the high quality design of developments in terms of integration into the existing footprint, character and community of the town, has frequently been expressed as a high priority for residents in consultation. Nearly half of all those who responded to our questionnaire believed that housing design and type should be major factors influencing development, and ensuring this was considered “very important”.

The NPPF requires that these issues are addressed by the planning system, and Paragraph 61 states:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should also address the connections between people and places and the integration of new development into the natural, built and historic environment”.

There is clear support from District Council policy for maximising the quality of developments both for communities and the social and natural environment. The Neighbourhood Plan seeks to rationalise and codify this importance, and the BfL12 document does this.

This policy is thus justified, and the strict application of the standards in the BfL12 document is justified as a deliverable standard, produced in pursuit of the best interests of residents and communities, and in consultation with the industry.

**Policy: DS9: Building for Life**

Residential development proposals which are accompanied by a Building for Life 12 assessment is strongly encouraged, particularly where:

- Development proposals score as many GREENS as possible
- A GREEN score is achieved against criteria 1 (Connections), 4 (Meeting Local Housing Requirements), 5 (Character) and 6 (Working with the site and its Context);

A self-assessment by developers will be submitted with either a full planning application or reserved matters application in cases where outline planning permission has been granted. BfL12 should be integral to the planning process from the beginning.

**Justification: DS10: The Case for Space**

The Royal Institute of British Architects has put together a highly regarded document outlining the spatial requirements for healthy and happy homes and communities. Spatial standards are critical to enabling the well-functioning of communities – in areas such as educational attainment (good study areas in the home have been shown to have an effect on retention and grades); health; marital cohesion; crime incidence and many others. The evidence for these findings is presented with the report, *The Case for Space: The Size of England's New Home* (2011), which lays down minimum and optimum standards for high quality accommodation.

The standards that this RIBA document outlines (and which are referred to in this policy) are reproduced here:



## Housing Space Standards

The report found that homes should provide adequate space on the following terms:

1. Space for the furniture & equipment needed by residents (including occasional visitors);
2. Space to access / use the furniture & equipment, doors and windows;
3. Space to move around the home among the furniture & equipment;
4. Space to undertake normal living activities that do not just use furniture:

- a) Washing;
- b) Dressing;
- c) Cooking;
- d) Eating;
- e) Playing;
- f) Socialising.

5. Space for storage of “clean and dry” items on shelves (linen, boxed up possessions, mops, Hoover (sic) etc.);
6. Space for “dirty” storage such as bicycles.

The report grouped these into primary and secondary needs:

“The primary areas that we believe should be addressed are:

- a) The amount of space allowed for cooking/eating/living;
- b) The amount of space allowed in bedrooms;
- c) Internal general storage for “clean and dry” items.

“The secondary areas / issues that we believe could be addressed are:

- 1) Room shape or minimum dimensions e.g. width to ensure that the floor area is really useable;
- 2) General storage for “dirty” items;
- 3) Space to allow for playing (within the dwelling);
- 4) Private external space (gardens or balconies);
- 5) Mobility issues”.

### **Policy: DS10: The Case for Space**

Development proposals will be strongly encouraged to meet, and will be encouraged to exceed, the minimum space standards set out in the Nationally Described Space Standards published by DCLG in 2015.

### **Justification: DS11: Hedgerows**

The National Planning Policy Framework is very clear in its support for an improved environment to support both enhanced biodiversity and healthier communities. Paragraph 9 is explicit in this support.

Hedgerows provide an important habitat for a number of species and their maintenance and inclusion in development is supported by the Essex Biodiversity Project.

Furthermore, hedgerows contribute to green and pleasing living spaces, and help to alleviate monotony and the sense of excessive urbanisation. These factors are acknowledged as having beneficial effects on mental health and the well-being of communities.

Hence, this Plan is justified in laying down the following policy.

#### **Policy: DS11: Hedgerows**

Developers should ensure that hedgerows form an integral network of native and local species across the entire development for proposals of over 10 units.

### **Justification: DS12: Eaves Height**

The character of Great Dunmow is strongly influenced by its approaches, and the Town Design Statement has gone to great lengths describing these. One of the features identified is the low lying nature of the approaches to the town, and the typical style of housing in the town which is of no more than two storeys (except for in the town centre). Preserving this restriction on the approaches to the town has been a long standing policy of the Great Dunmow Town Council. Preserving, enhancing and promoting in new development the best features of the existing character and street scene is also an important agenda of the Town Council's, and so this Plan is justified in presenting the following policy.

The policy below requires that “developments should preserve, enhance and promote the existing good character found in the immediate vicinity of its location, in terms of eaves height and in other respects”. These “other respects” include the strong recommendations of Historic England that new development should conform to the existing system of architectural layout. This Neighbourhood Plan supports that recommendation, and consequently new development should be built so that new buildings have their ridge set parallel to the road, with only the occasional building set ‘gable on’ to the road, in order to promote the existing good character of the town.

#### **Policy: DS12: Eaves Height**

Developments should preserve, enhance and promote the existing good character found in the immediate vicinity of its location, in terms of eaves height and in other respects (see the supporting text). In particular, an eaves height of two storeys, where appropriate, should be favoured on the borders of Great Dunmow.

**Justification: DS13: Rendering, Pargetting and Roofing**

The historic core of Great Dunmow, identified by the Town Design Statement and Briefing Paper 6, consists of a mixture of housing types. Housing design and type is considered an important factor which should influence any new developments.

The local distinctiveness of Great Dunmow architecturally has been highlighted in the Great Dunmow Town Design Statement: one of the features quintessential to Great Dunmow is “an informal palette of building materials, styles and colours”, including distinctive pargetting decoration. Although this most justifiably applies to the historic core of the town – the areas protected by the Town Conservation Area – it is right and proper – and in accordance with the spirit of the National Planning Policy Framework – that this Neighbourhood Plan should seek to preserve, enhance and extend this character feature into new developments, to facilitate the easy and cohesive integration of new development with the existing town.

Traditional slate roofs and tile roofs are supported. Historic England recommends that plain tiled roofs should have a roof pitch of 40-45 degrees, while slate roofs should have a roof pitch of 30-40 degrees.

Hence this Plan is justified in its promotion of this policy.

**Policy: DS13: Rendering, Pargetting and Roofing**

New developments should where possible be constructed with tiled or slate roofing. Major residential schemes should have a mixture of rendered and brick units. This policy supports proposals for pargetting on new developments, using traditional Essex and Great Dunmow themes.

**Justification: DS14: Integration of Affordable Housing**

This Neighbourhood Plan insists that every quarter of the community is properly integrated into the whole. The affordable housing requirement is an important aspect of development needs for the town and region, and consultation has repeatedly shown that residents are concerned at the scarcity of starter homes. Other affordable housing types are also being promoted by UDC. All of these units must be properly integrated into both the development and the town as a whole in order to promote cohesive, safe, and pleasant communities, and this means providing comprehensive, accessible, safe and easy-to-use footpaths and cycleways throughout developments.

Hence, this policy, requiring excellent access to affordable housing units throughout a development in accordance with this Plan’s Getting Around policies, is justified.

**Policy: DS14: Integration of Affordable Housing**

Affordable housing requirements must always be properly integrated with easy, accessible, safe and comprehensive footpaths and cycleways in accordance with this Plan’s Getting Around policies (including safer routes to schools). Affordable housing must be designed as integral to the development and must be catered for to the same level of access as the private units.

### **Justification: DS15: Local Housing Needs**

Great Dunmow's population has grown by 1,843, or 26%, since 2001, according to the 2011 census. This has been associated with a delivery rate of new houses of about 90 per year, and Uttlesford District Council estimates that the town will complete 14 new houses per month over the period 2013-18. Estate agencies in the town suggest that a lot of the growth pressure that Great Dunmow is facing is coming from migration from areas of London. Uttlesford gained 9,000 migrants between the 2001 and 2011 Census (an average of 900 per year) (source: West Essex and East Hertfordshire Strategic Housing Market Assessment 2015). The NPPF requires that high-pressure areas accept housing development to support growing communities, and this is a responsibility which both the Local Plan and Neighbourhood Plan bear under the new national planning system, as does Uttlesford District Council more broadly via its 5 year land supply. Within this context, it is essential for the maintenance of a healthy, cohesive and sustainable community that development of the housing mixture in Great Dunmow meets local needs, not just those of one particular demographic. Ensuring this general capacity will also serve incoming populations as they develop and age as part of the existing community.

In our consultation with residents, half of people who responded to our survey said that there is currently not enough housing at affordable prices or rents in Great Dunmow. Residents ranked starter homes as the number one priority for new development:

### **Order of Priority for New Housing: from greatest to least priority**

1. Starter homes for singles and / or couples
2. Family homes
3. Retirement homes
4. "Affordable" homes
5. Luxury homes

The adopted Local Plan (paras. 6.28 and 6.29) defines affordable housing units as:

- "[Affordable housing units must] result in weekly outgoings on housing costs that 25% of Uttlesford households can afford, excluding housing benefit; and
- Such housing should be available, both initially and for subsequent occupancy, only to those with a demonstrable housing need."

In addition, consultation with medical practitioners has specifically highlighted a pressing requirement for bungalow provision to cater for Great Dunmow's ageing population.

The challenge of an ageing population is one which faces many communities. It has significant implications for housing needs, and this has been taken into account by Uttlesford District Council's Housing Strategy 2012-15 which requests 5% of all housing to be 1 or 2 bedroom bungalows for older people. It is highlighted in the UDC Housing Strategy that 44% of older residents (according to survey) would consider downsizing in the next 10 years, and 32% would look to downsize into affordable accommodation. However, UDC recognises – and this finding is supported by this Neighbourhood Plan – that there is insufficient and inadequate stock to facilitate this. Downsize-accommodation (affordable where appropriate) must be of the high quality expected by the older residents concerned.

The situation at the moment is that there is insufficient stock, and that which there is is of inadequate quality, and the effects of this have implications for the entire housing market, causing problems in the turnover of stock, as people are not downsizing when they might: “Uttlesford does not currently have the type of accommodation that older people in Uttlesford are looking for”. The demographics of the Great Dunmow parish currently are represented in following table.

### The Demographics of the Parish (Fig. 24)

	Percentage of population per Age Range																	Years	
	Total	0-4	5-7	8-9	10-14	15	16-17	18-19	20-24	25-29	30-44	45-59	60-64	65-74	75-84	85-89	90+	Mean Age	Median Age
Great Dunmow	100.0	5.7	3.4	2.4	6.8	1.4	2.5	2.0	4.2	5.5	20.8	20.3	6.3	9.0	6.4	1.8	1.5	41.2	42.0
Essex	100.0	5.9	3.4	2.2	6.0	1.3	2.6	2.3	5.7	5.6	19.8	20.3	6.8	9.6	6.2	1.6	0.9	40.9	41.0
Uttlesford	100.0	5.9	3.8	2.5	6.7	1.4	2.9	2.1	4.5	4.5	19.8	22.2	6.7	9.1	5.5	1.5	0.9	40.6	42.0

Source: Census 2011 figures as made available via [www.rsonline.org.uk](http://www.rsonline.org.uk).

There has been an increase in the number of planning applications for care home units over the past couple of years, which is welcome given the expected increase in care dependency within the Plan period (see Figure 25), but there remains a deficiency in the number of units coming forward suitable for downsizing, or for smaller families.

### Uttlesford Residents Projected to Suffer from Dementia (Fig. 25)

Age / Year	2014	2015	2020	2025	2030
65-69	65	65	59	69	81
70-74	101	105	134	123	145
75-79	157	164	204	268	245
80-84	251	262	298	369	486
85-89	261	283	339	417	495
90+	168	268	357	474	622
<b>Total</b>	<b>1,104</b>	<b>1,146</b>	<b>1,391</b>	<b>1,720</b>	<b>2,075</b>

Source: Uttlesford District Housing Strategy 2016-2021 (taken from POPPI 2014 data)

The Uttlesford District Council Strategic Housing Market Assessments of 2008 and 2012 have informed the policy direction of this Neighbourhood Plan. However, up to date housing need figures are set out in the West Essex and East Hertfordshire Strategic Housing Market Assessment 2015. This document identifies the following for mix of market and affordable housing need by dwelling type and size within Uttlesford.

### Market housing mix requirements in Uttlesford (Fig. 26)

Market Housing	Number	
Flat	1 bedroom	140
	2+ bedrooms	80
House	2 bedrooms	690
	3 bedrooms	4,290
	4 bedrooms	3,110
	5+ bedrooms	1,410
<b>Total Market Housing</b>	<b>9,700</b>	

Source: West Essex and East Hertfordshire Strategic Housing Market Assessment 2015



### Affordable housing mix requirements in Uttlesford (Fig. 27)

Affordable Housing		Number
Flat	1 bedroom	320
	2+ bedrooms	330
House	2 bedrooms	850
	3 bedrooms	1,060
	4 bedrooms	220
Total Market Housing		2,800

Source: West Essex and East Hertfordshire Strategic Housing Market Assessment 2015

Based on the above figures there is a need, across the district, for 53% of the market housing to be 3 bedrooms or fewer and just over 9% to be 2 bedrooms or fewer. In terms of affordable housing there is a need for 91% of the affordable housing to be 3 bedrooms or fewer and 53% of the affordable housing to be 2 bedrooms or fewer. Taken as a whole there is a need for 62% of all housing provision to be 3 bedrooms or fewer and a need for 19% of the housing to be 2 bedrooms or fewer.

### Projected Additional Housing Stock needed in Uttlesford by Size, 2011 – 33 (Fig. 28)

Housing Type	No. of bedrooms					Total
	1	2	3	4	5+	
Market	0	0	2,700	2,000	600	5,300
Intermediate	700	2,000	1,300	100	0	4,200
Social	600	700	600	100	0	2,000
<b>Total</b>	<b>1,300</b>	<b>2,700</b>	<b>4,600</b>	<b>2,200</b>	<b>600</b>	<b>11,500</b>

The UDC Housing Strategy 2012-15 recommended that a policy be included in the District's anticipated Local Plan requiring 5% of developments to be bungalows – requirements of this nature have been included in the site allocation policies, but there is no general policy that will necessarily cover future developments within the plan period or windfall sites. This Neighbourhood Plan intends to ensure that the broader level of protection as intended by the Housing Strategy is applied to Great Dunmow. It is expected that all of these housing needs should be adequately reflected in housing development proposals during the lifetime of this Plan. The local requirements described in this paragraph justify the inclusion of this policy.

#### **Policy: DS15: Local Housing Needs**

All major residential schemes (10 units and above) are to provide a choice of housing which is informed by an up to date housing needs assessment. Particular regard should be had to needs of those trying to get onto the housing ladder, the need of young families, as well as the needs of a growing older population.

Unless justified through an up to date housing needs assessment:

- At least 60% of the total number of units provided should be 3 bedrooms or fewer
- At least 19% of the total number of units provided should be 2 bedrooms or fewer.

5% on all schemes above 20 units are to be bungalows.

# Landscape, Setting and Character

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Objective	Policy Index
Landscape, Setting and Character	LSC1: Landscape, Setting and Character
	LSC2: Important Views
	LSC3: The Chelmer Valley
	LSC4: Local Green Space
Assets of Community Value	LSC5: Assets of Community Value
The Historic Environment	LSC-A [Position]: The Historic Environment
The Flitch Trials	LSC-B [Position]: The Flitch Trials

## Objective: Landscape, Setting and Character

The setting of Great Dunmow in a rural landscape is to be protected, and where development occurs it is to enhance this setting wherever possible. The historic and character sites in Great Dunmow will be preserved and protected from unsympathetic encroachment by development.

The identity and character of Great Dunmow is heavily influenced by its landscape, setting and character, and these aspects are to be retained as a priority. The requirements of a growing population must be met, but the qualities of landscape, setting and character provide an essential and cohesive thread to the nature and identity of the town. This is to be preserved wherever possible. The result will be a thriving rural town which retains its most highly valued assets.

## Justification: LSC1: Landscape, Setting and Character

The setting of Great Dunmow manifests itself in many ways: in views out of and into the town; in the rural landscape; and in the soft or hard landscape edges which mark the limits of the urban settlement and – equally – the limits of the natural environment. The Great Dunmow Town Design Statement has with considerable effort described the most valuable of these effects. Moreover, the character of Great Dunmow is determined not only by its setting *per se*, but by those quarters of the town that have developed in different directions, in different styles, at different speeds, and which have integrated into the exiting community in different ways. Clearly, aspects of these quarters that fall below standard will require improvement, not emulation, but the best characteristics should be reinforced by any new development that encroaches on to or springs from the town.

This policy is patently related to Policy DS10: Building for Life: specifically, it is related to answering chapters 5 (Character) and 6 (Working with the Site and its Context).

The preservation of the landscape, setting and character assets of Great Dunmow is a key priority codified within the Great Dunmow Neighbourhood Plan Vision Statement. This statement, as explained previously, is directly derived from the consultation responses received from residents in the town. Our survey shows for example, that 86.2 percent of residents believe that our historic buildings are an asset, and the preservation of these was ranked as a “very important” priority.

The landscape, setting and character of the town is contributed to by historic buildings and many other things. The key areas are protected by the Town Conservation Area, and the key assets often feature on the statutory list of buildings of architectural and historic interest or on the Scheduled Monuments List (see the Evidence Base). There is also significant below-ground archaeology, including moated enclosures, and indeed the town is described as being of “considerable archaeological and historical importance” (source: *The Historic Town of Great Dunmow* (Medlycott, 1999)).

This Plan has already considered the landscape, setting and character qualities of the various Character Areas of Great Dunmow, and the qualities of the various approaches to the town: evidence which has been drawn from consultation, the Town Design Statement and Briefing Paper 6.

The NPPF supports efforts to protect rural settings, arguing that development should “contribute to protecting and enhancing our natural, built and historic environment”. Paragraph 17 of that same document requires development to “recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it”.

The Town Design Statement was produced after a great deal of community consultation, and our own community engagement work has only gone to confirm the importance of the landscape, setting and character of Great Dunmow to its residents. In arriving at the Vision Statement of this Plan, it was noted that 72.4 percent of respondents to our survey indicated that they wanted Great Dunmow to be “an historic town with controlled growth to ensure its character and rural environment are protected”. Furthermore, residents responded that it was “very important” for a Neighbourhood Plan to “resist development proposals which threaten our environment”.

For these reasons – strategic support from both the NPPF and the Local Planning Authority, and overwhelming public support – this Neighbourhood Plan is justified in proposing the following policy to help protect the landscape, setting and character of Great Dunmow.

#### **Policy: LSC1: Landscape, Setting and Character**

Development proposals which are visually attractive and can demonstrate how they will contribute positively to the quality of the area throughout the lifetime of the development will be supported. This means:

- The design, setting and materials should be informed by the defining characteristics of its local character areas as described in *The State of the Parish Today*;
- The design, setting and materials should respect the key positive features of the approaches to Great Dunmow as described in *The State of the Parish Today*;
- Scoring a Green against criteria 5 and 6 in the Building for Life (BfL12) Assessment.

Where a landscape character assessment is required, the assessment will consider the landscape, setting and character of the existing development in the vicinity and also of the town of Great Dunmow as a whole. It will carefully explain the impact of the proposed development on these factors.

### **Justification: LSC2: Important Views**

The Town Design Statement, which was produced after extensive community consultation with over a thousand residents, and the Conservation Area Appraisal produced by Uttlesford District Council, have both identified several important views. These indicate what are considered to be the most impressive and defining landscape edges around the town of Great Dunmow.

The Town Design Statement makes the following – although not the exclusive – key points:

- (1) The approach from the North to Parsonage Downs is of particular landscape value;
- (2) The approach from the East to Church End is of particular landscape value;
- (3) The views East from the Causeway and Beaumont Hill are of particular setting value;
- (4) The views East from White Street Car Park are of particular setting value;
- (5) The views of the Church Tower and Clock Tower are of particular character value;
- (6) The High Street and Market Place is of particular character value;
- (7) The rural character of St. Edmunds Lane and East of St. Edmunds Lane are of particular value, providing an impressive “hard edge” of woodland and fields;
- (8) Olives Wood and Ash Grove are woodlands of particular setting value.

UDC’s Conservation Area Appraisal also identifies important character views, but as these are within the Conservation Area they are not listed here.

It has been mentioned previously that in consultation, the protection and enhancement of the Chelmer Valley and the rural landscape was considered “very important” by residents. Historic England has identified Great Dunmow as having (very importantly) “glimpses of trees and open countryside”, and the Town Design Statement has identified that the setting of Great Dunmow is “typical of the rolling architectural landscape of North West Essex, with stands of mature trees and dominated by long vistas from a few high points”.

These vistas are marked with view cones on the map contained within the following policy. They have been identified through extensive consultation with the local community. It may be noted that, predominantly, the views in question are to the East and North. This well reflects the importance and impact of the Chelmer Valley on the landscape, setting and character of Great Dunmow.

In order to assess whether development proposals adversely affects an identified view, they should be accompanied by an assessment establishing how the proposals impact on the identified views. On the advice of this Plan’s Strategic Environmental Assessment, major development proposals will be expected to be accompanied by Townscape Impact Assessment (for those affecting views into built environment) and a Landscape Visual Impact Assessment (for those affecting views out into the countryside) for this purpose. Proposals affecting the conservation areas must also be accompanied by a Built Heritage Impact Assessment.

For these reasons, and the overwhelming support that this policy has from local people, this Neighbourhood Plan is justified in presenting the following policy.

Note: View 7 in the policy is of the open space known as Land South of Ongar Road, and is subject to a judicial review for planning permission.

**Policy: LSC2: Important Views**

The following views in Great Dunmow are designated for protection and planning permission will be refused for development proposals that adversely affect them:

View 1: View of the Chelmer Valley North – a view of a rural landscape and the Chelmer Valley.

View 2: View from Church End – a view of a rural landscape and the Chelmer Valley.

View 3: View of Church End – an impressive all-round view of the dominating church tower.

View 4: View of Brick Kiln Farm from St. Edmunds Lane – a view of a rural landscape.

View 5: View of the agricultural landscape edge to the East.

View 6: View down Braintree Road – a sweeping view down the hill towards a rural landscape.

View 7: View South of Ongar Road – a view of a rural landscape.

View 8: View of Olives Wood – a view of woods, bluebells, and a rural buffer before the A120.

Development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment.



**Important Views (Fig. 29)**



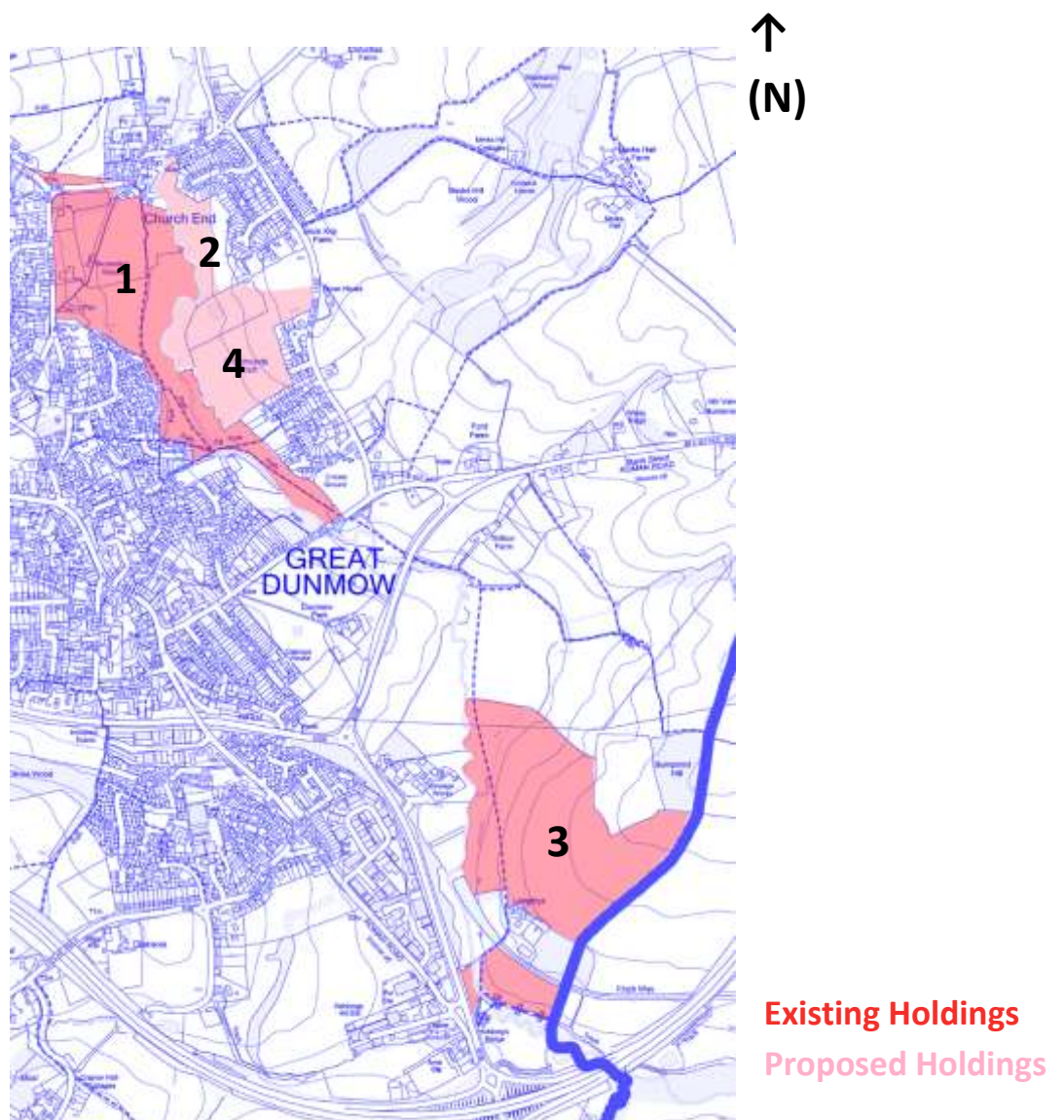
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**Justification: LSC3: The Chelmer Valley**

The Chelmer Valley has been specifically identified in consultation as worthy of protection. It affords many important views from the town, and is entirely critical to the landscape, setting and character of Great Dunmow.

This is undoubtedly one of the priorities for local residents. With the granting of planning permission for a site at St. Edmunds Lane (Brick Kiln Farm), a large part of land in the valley, which previously was privately owned, will fall into the stewardship of Great Dunmow Town Council, which will make its protection significantly easier. In addition to this, Great Dunmow Town Council owns a large part of the Chelmer Valley as it progresses along the East of Dunmow, and these holdings are illustrated on the map below.

**T.C. Holdings in the Chelmer Valley & Land Destined for T.C. Stewardship (Fig. 30)**



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- 1: Recreation Ground      2: Lime Tree Hill      3: David Cock Land      4: Brick Kiln Farm Land

Briefing Paper 8 describes the key characteristics of the Chelmer Valley, including “dense riverside trees”, “a small meandering river channel”, “arable valley sides”, “small linear settlements occupy[ing] the upper valley sides or straggling down to a few bridging points”, and “Second World War pillboxes”. The Chelmer Valley is integral to the life and identity of the town, as well as forming an important part of the District’s floodplains.

The Chelmer Valley is an important ecological asset as well as being an important character and flood-management asset. Briefing Paper 8 identifies Frederick’s Spring and Hoglands Wood as being valuable sites of nature conservation.

The key recommendations made by Briefing Paper 8 regarding the Chelmer Valley are as follows:

- Planners should consider the visual impact of new residential development and farm buildings upon valley sides;
- Planners should conserve and enhance cross-valley views and characteristic views across and along the valley;
- Planners should ensure any new development on the valley sides is small-scale, responding to the historic settlement pattern, landscape setting and locally distinctive building styles;
- Planners should protect and enhance the role of the river valley in providing a network of informal open spaces and nature conservation sites;
- Land managers should conserve and enhance the existing hedgerow pattern, strengthening it through planting where appropriate to the local landscape character;
- Land managers should conserve and manage areas of ancient and semi-natural woodland as important historical, landscape and nature conservation features;
- Land managers should conserve and manage the ecological structure of woodland, copses and hedges;
- Land managers should strengthen the recreational role of the woodland resource;
- Land managers should conserve and promote the use of building materials which are in keeping with local vernacular / landscape character;
- Land managers should conserve and enhance the green “natural” character of the river valley through appropriate management of wildlife habitats.

It is also considered important to this Plan to make the following additional recommendation:

- Development and management relating to the Chelmer Valley should consider, protect, and work with the pillboxes of the Second World War General Headquarters Defence Line (GHQ Line).

Considering the importance of the Chelmer Valley to the landscape, setting and character of Great Dunmow, in addition to its value both as a flood management asset and an ecological asset, as well as the high priority placed by residents on its preservation, this Neighbourhood Plan is justified in offering the following policy.



**Policy: LSC3: The Chelmer Valley**

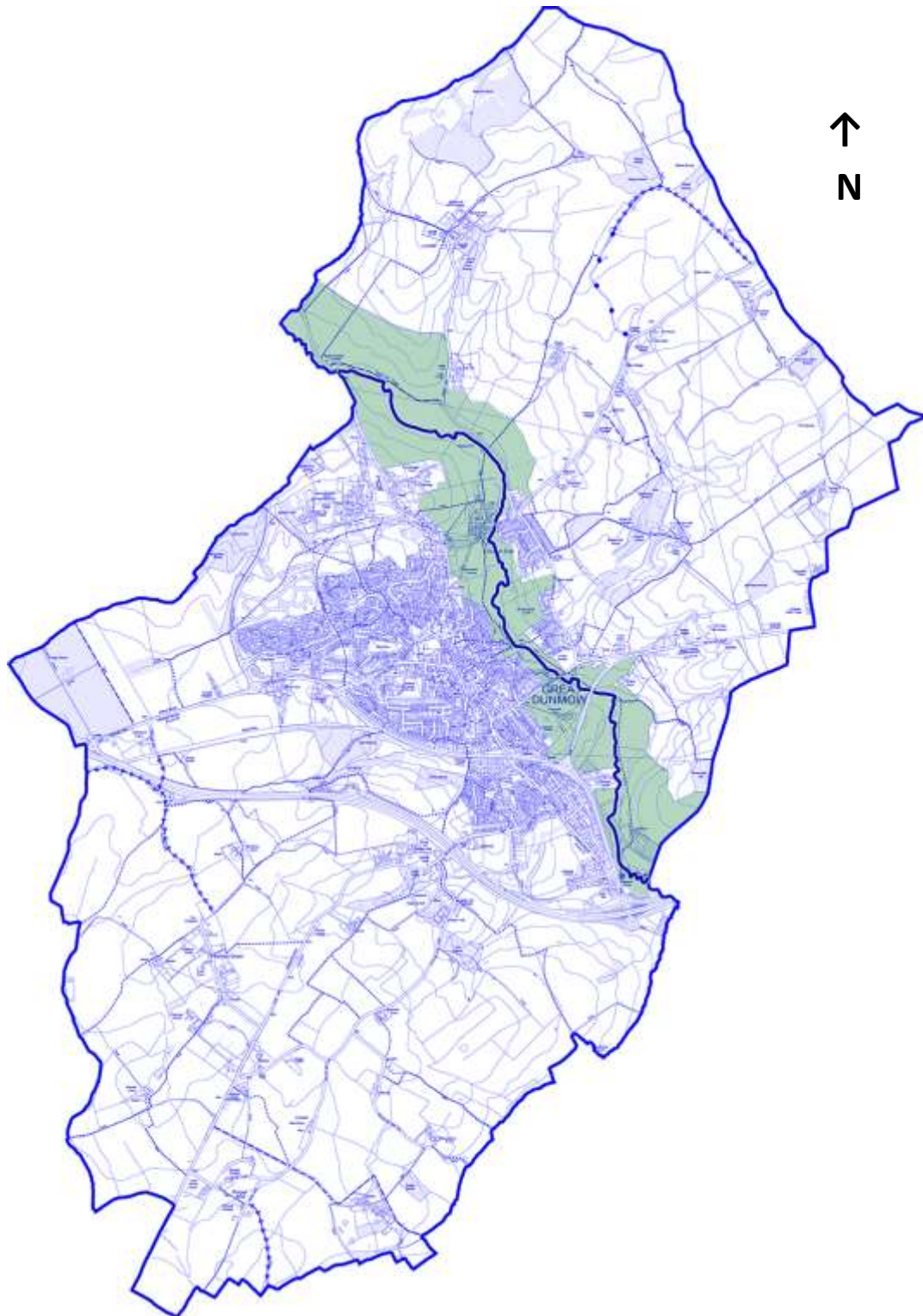
Development will always, where appropriate, seek to enhance and protect the floodplain and the setting of the Chelmer Valley, including the GHQ Line pillboxes. General open spaces in the area of the Chelmer Valley are shown on the following map.

Planning permission will be refused for proposals that adversely affect the character, the floodplain function and the associated open spaces in the Chelmer Valley as shown on the Proposals Map. Exceptions may be made for the undertaking of essential utility works subject to a clear demonstration of benefits outweighing the harm.

All planning applications coming forward in or adjacent to the Chelmer Valley must be accompanied by a Landscape Visual Impact assessment.



**Open Spaces in the Chelmer Valley (Fig. 31)**



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### **Justification: LSC4: Local Green Space**

The Neighbourhood Plan Steering Group has identified the sites listed in the following policy as being of value as open character spaces. The Town Council is in ownership of some of these, UDC of some others, and others still are privately owned. Open space provides an essential community service as recreation space, and also contributes to the landscape, setting and character of the town.

The NPPF is vocal on the importance of open space to communities. NPPF Paragraph 76 lays the foundations for this policy, by permitting local communities (through Neighbourhood Plans, for example) to designate Local Green Space.

The Local Green Space this Plan wishes to allocate is justified below:

(1) Parsonage Downs (GDTC; Local Wildlife Site)

An open space integral to the character of the north of the town, offering habitats for a range of wildlife, and providing a pleasant setting for the secondary school. The downs are used for community events such as (previously) stalls supporting races for Cancer Research UK which were held in the town, and this space is also used by school children preparing for and relaxing after examinations. The Downs are protected by an active community group, the Parsonage Downs Conservation Group.

(2) St. Mary's Church Riverside Walk (Church of England)

A beautiful riverside natural garden designed and provided for the use of the public by St. Mary's Church, and running alongside the graveyard.

(3) Recreation Ground (GDTC)

A critical piece of open space for football clubs, children, dog walkers, the Great Dunmow annual carnival, the annual Guy Fawkes celebrations, and general recreation.

(4) Doctor's Pond and Talberds Ley (GDTC)

An iconic open space in the centre of the town, providing habitats for ducks, geese, fish and a wide range of other wildlife. The value of this open space to the traditional character of Great Dunmow is immeasurable, and the space is used for rest and recreation by many members of the local community.

(5) Newton Green (UDC)

An open space that contributes character to the surrounding residential developments, used by children for ball games and recreation.

(6) Area off Stortford Road (UDC)

Part scrub land and part open green space used frequently by children playing.

(7) Allotments 1 (GDTC)

A highly valued and oversubscribed asset in Great Dunmow – the town needs more allotment space, and must protect that which it already has.



(8) Scout Grounds (Scouts)

An extremely important community site, the Scouts run a thriving group in the town, and the open space including the ditch running to one side of the field which is attached to their hut provides many children opportunities for outdoor activities, archery, fire lighting and camp craft, and parade around the flag pole, every week.

(9) Lime Tree Hill (GDTC)

A verge strip which contributes to the character of an important historic area.

(10) Lower Mill Field Open Space (GDTC)

Open ground close to the play area which contributes to the open character of that residential zone.

(11) Threaders Green (GDTC)

A piece of open space close to the Town Centre.

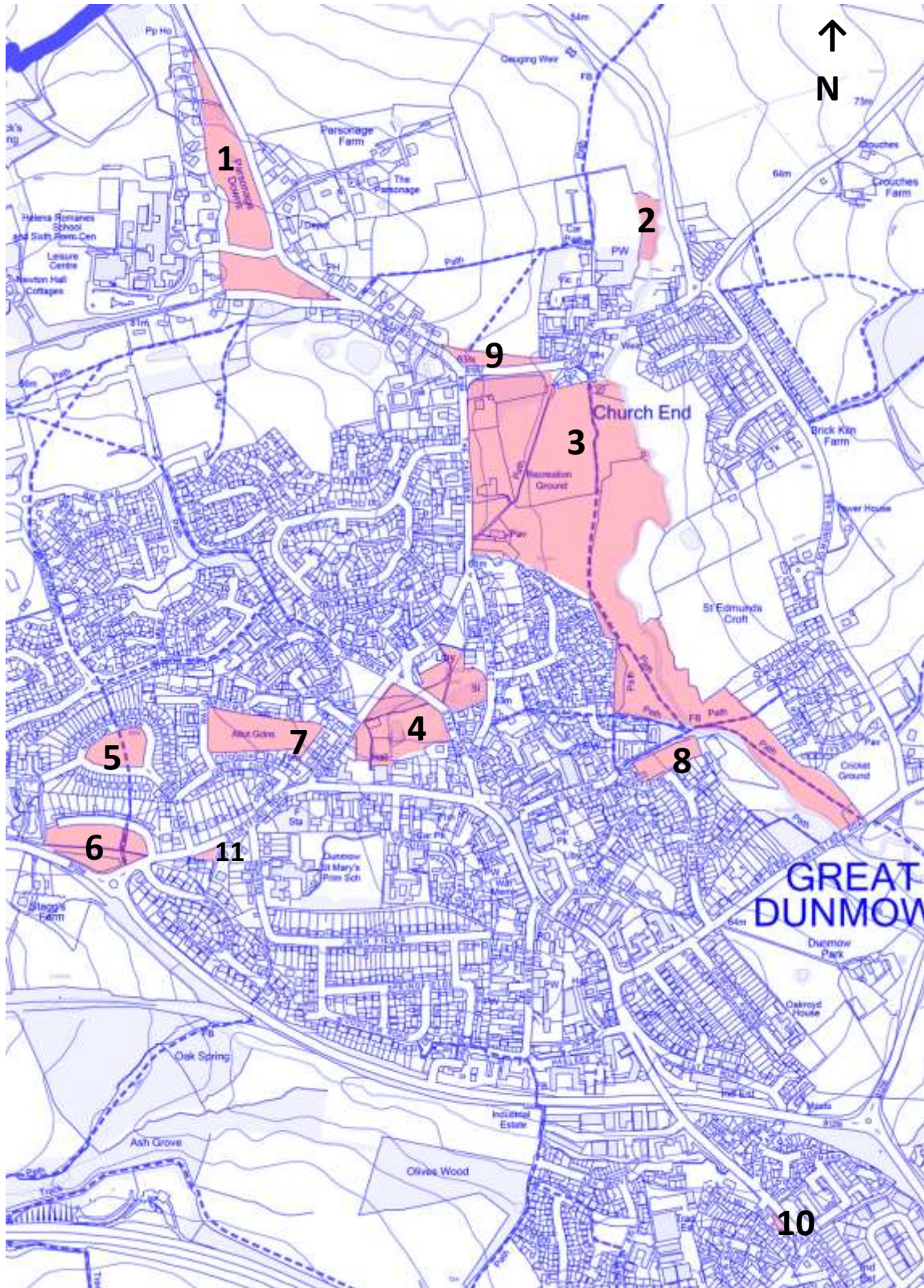
Hence, this Plan is justified in presenting the following policy.

**Policy: LSC4: Local Green Space**

This Plan identifies the following areas of important open communal space within Great Dunmow. These are to be retained as essential community and character assets, and are designated as Local Green Space in accordance with NPPF Paragraph 76. Development will only be allowed in very special circumstances where the benefit of the development clearly outweighs any harm and contributes to the function of that site.

- (1) Parsonage Downs (GDTC; Local Wildlife Site);
- (2) St. Mary's Church Riverside Walk (Church of England);
- (3) Recreation Ground (GDTC);
- (4) Doctor's Pond and Talberds Ley (GDTC);
- (5) Newton Green (UDC);
- (6) Area off Stortford Road (UDC);
- (7) Allotments (GDTC);
- (8) Scout Grounds (Scouts);
- (9) Lime Tree Hill (GDTC);
- (10) Lower Mill Field Open Space (GDTC);
- (11) Threaders Green (GDTC).

Local Green Space (Fig. 32)



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### **Objective: Assets of Community Value**

The highly valued cultural assets which have been identified in Great Dunmow are to be protected in the usual, legally defined ways, and are to be listed in this Plan in order to ensure high value is placed on their maintenance within the planning system. The planning system will ensure that developments occur in a way which allows the retention and, if possible, improvement, of these sites and facilities, and never their destruction or compromise.

### **Justification: LSC5: Assets of Community Value**

Assets of community value are registered because of the wide ranging benefits they bring to a community. These benefits can relate to community integration and society, recreation, or the character setting of the area. The NPPF is clear that local character and facilities should be protected and UDC offers support to such facilities.

The Assets of Community Value registered in the Great Dunmow parish are as follows:

- Angel and Harp Public House (Grade II Listed);
- Boar's Head Public House (Grade II Listed);
- David Cock Land;
- Day Centre;
- Dourdan Pavilion;
- Foakes Hall and Car Park;
- Foakes House;
- Former Police Station;
- Land behind Beaumont Hill;
- Lime Tree Hill;
- Newton Green;
- Parsonage Downs;
- Play areas in Woodland's Park;
- Post Office;
- Queen Victoria Public House (Grade II Listed);
- Recreation Ground;
- Saracen's Head Public House (Grade II Listed);
- St. Mary's Church (Grade I Listed);
- Talberds Ley, The Downs, Doctor's Pond;
- The Chequers Public House (Grade II Listed);
- The Clinic;
- The Maltings (Grade II\* Listed);
- The Starr Restaurant (Grade II Listed);
- Town Square;
- Youth Centre.

There is also the King's Head, which is not listed as an official Asset of Community Value but is highly valued by the local community. It is currently in a state of purgatory, awaiting renovation by its current owners, and the Town Council is committed to seeing its planning permission for conversion to a hotel acted upon, and will support the owners in bringing this Grade II Listed building back into community use.

This Plan is justified in offering the following policy.

#### **Policy LSC5: Assets of Community Value**

Assets of Community Value have been listed by Great Dunmow Town Council and approved by Uttlesford District Council. Development proposals that would enhance the community value of an Asset of Community Value (for example, through improved accessibility, e.g. improved pedestrian and cycle access) will be supported. Development proposals that would result in either the loss of or significant harm to an Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the Asset, or the ongoing delivery of the community value of the Asset, is no longer financially viable.

#### **Objective: The Historic Environment**

The listed buildings and scheduled monuments present in the town will be protected from any insensitive development, and the Town Council will ensure that they are utilised in an appropriate way to bring the greatest benefit to the historic character of Great Dunmow.

#### **Position: LSC-A: The Historic Environment**

The Town Council will seek to protect the heritage assets of the historic environment, and to ensure that these are maintained in good order for the benefit of the built character of the town and the local community.

#### **Objective: The Flitch Trials**

The Flitch Trials will continue to be a highly successful and defining feature of Great Dunmow, bringing tourist interest and investment, community cohesion, and a marketable identity.

#### **Position: LSC-B: The Flitch Trials**

The Town Council commits to continue to support the Flitch Trials which are held in the town, and to seek support and funding from other sources, wherever necessary and appropriate. The Town Council will seek to build a brand identity based on the Flitch Trials for the benefit of the town's tourist industry.



# The Natural Environment

Objective	Policy Index
Biodiversity and Nature	NE1: Identified Woodland Sites
	NE2: Wildlife Corridors
Trees	NE3: Street Trees on Development Sites
	NE4: Screening

## **Objective: Biodiversity and Nature**

Great Dunmow and its countryside setting will retain and improve its value to biodiversity and the quality of its ecological assets. These assets contribute not only to landscape, setting and character, but also to quality of life for residents and to maintaining the irreplaceable and varied species that rely on the town’s stewardship of the open and wooded lands surrounding it.

## **Justification: NE1: Identified Woodland Sites**

In our consultation survey, it was considered “very important” both to resist development proposals which threaten our environment and to protect and enhance the Chelmer Valley and rural landscape. UDC is adamant – in line with its NPPF responsibilities – that biodiversity and high quality habitats are to be protected, and this Neighbourhood Plan has identified via this policy the most valuable and foremost of these in the Great Dunmow parish.

There are several documents which have either been produced in support of this policy, or which this policy has drawn on. Among these are: *Great Dunmow: Our Wildlife and Nature Sites*; Briefing Paper 9 (Easton Planning 2012); and *Dunmow Chelmer Meadows: A Report for Great Dunmow Town Council*, (Tarpey) June 1999 and *Dunmow Chelmer Meadows Management Plan: A Report for Great Dunmow Town Council* (Tarpey) July 1999. Earlier policies have identified areas of open space which are to be protected by designation as Local Green Space, and, furthermore, Town Council owned land in the Chelmer Valley has been identified.

Species of note living in the assorted ancient woodlands, SSSIs and other sites of high biodiversity value, identified in this policy, include native white clawed crayfish, great crested newts, bats, badgers and the pimpernel pug moth, and a rich diversity of flora and fauna.

Great Dunmow parish is geographically in possession of extremely high-value ecological sites. Thus, this Neighbourhood Plan is justified, and entirely in accordance with both the spirit and letter of the NPPF, in laying down the following policy.

### **Policy: NE1: Identified Woodland Sites**

The following ancient woodlands, SSSIs, and sites of high biodiversity value within the Neighbourhood Plan Designated Area have been identified. These sites and their settings are to be protected, and any development which impacts upon them must contribute to rather than detract from their biodiversity and setting value.

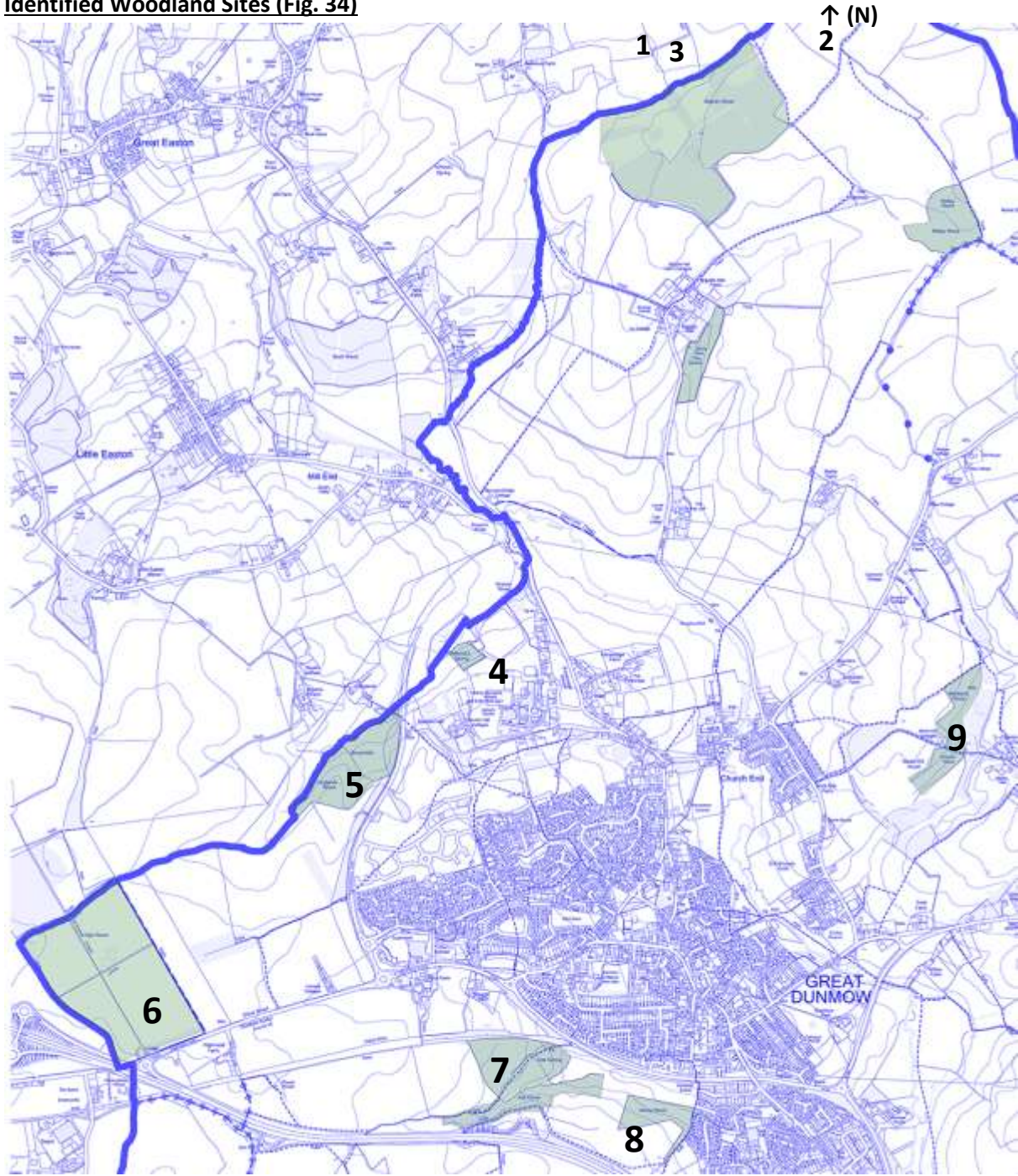
- (1) Bigods Wood (ancient woodland; private; Local Wildlife Site);
- (2) Ridley Wood (ancient woodland; private; Local Wildlife Site);
- (3) The Grove (ancient woodland; private);
- (4) Frederick's Spring (ancient woodland; private);
- (5) Hoglands Wood (ancient woodland; private; Local Wildlife Site);
- (6) High Wood (ancient woodland; private; SSSI);
- (7) Ash Grove / Oak Spring (ancient woodland; private; Local Wildlife Site);
- (8) Olives Wood (ancient woodland; private; Local Wildlife Site);
- (9) Merks Hill and Homelye Wood (ancient woodland; private; Local Wildlife Site).



Figure 33: Allowing the community to make good use of the natural environment that surrounds the town requires proper management of the town's woods, open spaces, footpaths and bridleways. Above: An image of the footpath through Olives Wood.



**Identified Woodland Sites (Fig. 34)**



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### **Justification: NE2: Wildlife Corridors**

The documents that have been drawn up in support of this Neighbourhood Plan's biodiversity and nature agenda have identified clear wildlife corridors which are worthy of protection for their biodiversity value – as well as for their landscape, setting and character quality.

The Chelmer Valley wildlife corridor (outlined in blue on the policy map) is highlighted by the Tarpey Report as offering valuable habitat to the now-protected water vole, which requires for its habitat “stands of emergent vegetation, riverbanks, and tall herbs and tall grasslands for a self-sustaining population”. Riverside trees will need to be sustained, but managed so that they do not shade out the river entirely, which would be “entirely to the detriment of the emergent vegetation required”. Briefing Paper 8 likewise highlights the Chelmer Valley as an important wildlife corridor, and the Hughes-Grieg report for the Town Council has identified it as a priority corridor.

The Flitch Way corridor has also been identified as valuable on the policy map (outlined in yellow), and has also been strongly identified in the Hughes-Grieg report:

This disused railway line has been taken over by the County Council as a bridle/pathway which acts as a valuable wildlife corridor throughout the south of the district, as well as providing a good series of habitats in its own right.

The report goes on to identify several woodland and hedgerow species which are of great importance in the preservation of habitats.

The third wildlife corridor identified in the reports which contribute to this Plan is outlined in red on the policy map. It is an ancient woodland wildlife corridor, incorporating many of the sites particularly described in the Hughes-Grieg report: High Wood; Hoglands Wood; Frederick's Spring; Newton Hall; and it borders on Parsonage Downs. Some of these sites have been identified in the previous policy, or other policies, as SSSIs, LoWS, or Local Green Space – those not previously identified are nonetheless adjoined or integral to the protected sites – Frederick's Spring, for example, is described by Hughes-Grieg as being part of Hoglands Wood. It is this wildlife corridor – extending along the western side of Great Dunmow – that faces the greatest and most immediate threat during the life of this Plan. Development proposals for Land West of Dunmow (Barratts) include a chain of trees to the far west of the site, which would contribute to enhancing this wildlife corridor, and this type of initiative should be supported wherever strategic development is required.

The NPPF highlights the importance of securing “net gains” for nature and using planning policy to resist irreparable damage to habitats and species. The Great Dunmow parish is central to wildlife movements across the District, and the Town Council and population have stewardship of a number of highly valuable wildlife corridors and habitat zones. The Town Council's David Cock Land (see Fig. 30) is undergoing a programme of tree planting to contribute to the value of both the Chelmer Valley and the Flitch Way wildlife corridors.

Thus, this Neighbourhood Plan is justified in laying down the following policy.

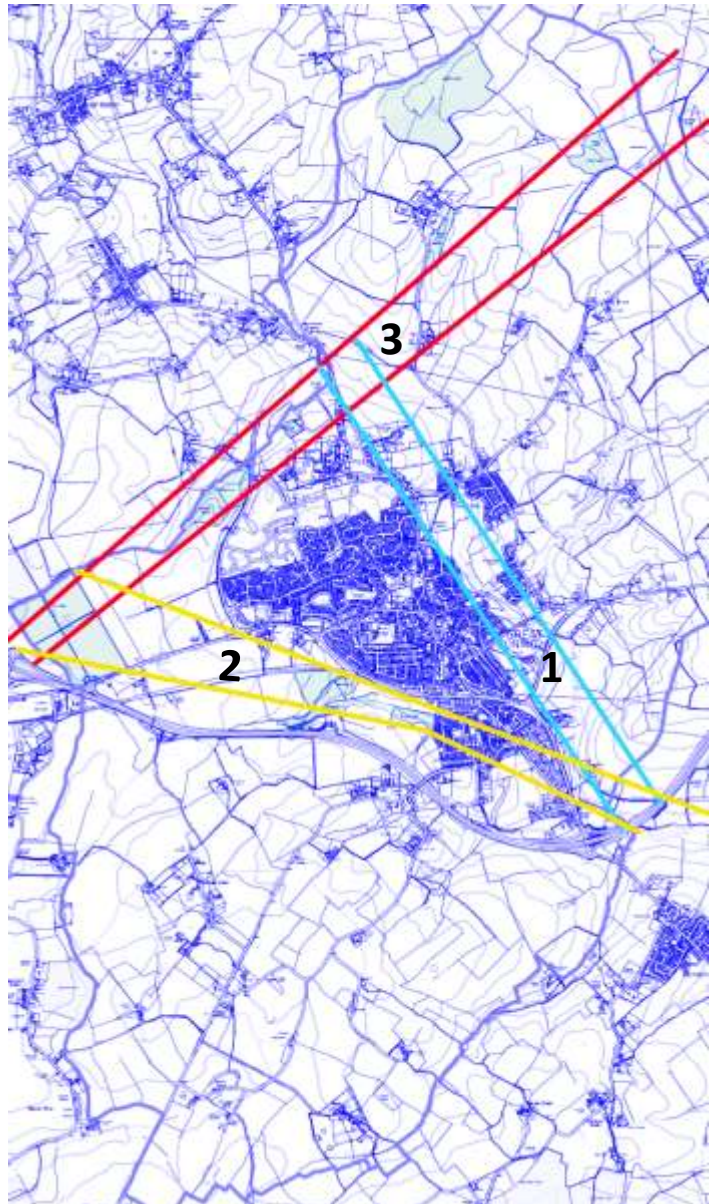
**Policy: NE2: Wildlife Corridors**

This Plan promotes the enhancement of the woodland and wildlife corridors in the Great Dunmow Neighbourhood Plan Designated Area. Wildlife corridors are identified on the map overleaf (a reproduction of Figure 9).

The following improvements to the corridors may be sought from development proposals which impact on these locations:

- Additional tree corridors to help link the woodland and open space network;
- Additional water body (such as a balancing pond) to help link the woodland and open space network.

The improvements will be sought, as appropriate, on site as part of the development proposal or via S106 contributions.



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- 1. Chelmer Valley Wildlife Corridor**
- 2. Fitch Way Wildlife Corridor**
- 3. Ancient Woodland Wildlife Corridor**



### **Objective: Trees**

Great Dunmow should be a green and pleasant place to live and work. The achievement of this aim will bring manifold benefits, including a higher quality of life, stress relief, and better general health and wellbeing. The urban streetscape, and landscaping of open ground, are essential parts of the asset management that will contribute to achieving this aim, and the planting of trees is a very powerful mechanism to achieve it.

It is important that we plant the right trees in the right places however. This is not a topic to which development should pay lip service. The wrong species or variety of tree can lead to an insipid, anaemic environment for wildlife and residents alike – for reasons of monotony and lack of colour, lack of habitat and foliage, and lack of food sources. The wildlife that the right sort of trees would attract and sustain would be of great value to the residents of developments and the town as a whole.

Great Dunmow is to be a town of tree lined avenues and landscaped open space, suitable for supporting a wide range of valuable wildlife.

### **Justification: NE3: Street Trees on Development Sites**

One of the common criticisms made by the Town Design Statement was the lack of greenery and trees on certain developments. Historic England has identified “glimpses of trees” as being one of the defining features of Great Dunmow. In our consultation survey, residents responded that influencing the design and style of new development is a “very important” factor in building sustainable communities and environments.

Investigations into tree varieties have revealed that certain species are more beneficial to wildlife than others, and often are correspondingly more aesthetically pleasing. Essex County Council has published a document containing a recommended native species palette, and states that “planting schemes must always be considered on their individual merits”. The organisation Street Tree, established in 1999, has reviewed in detail the types of tree that are available and suitable for street planting, and their recommendations have duly influenced this policy. Furthermore, the Woodland Trust has described the relevant species and the benefits they bring to local ecosystems. The Trust is committed to increasing tree planting for the sake of the environment and the health of communities. Trees also have a very important role in climate moderation, removing pollution from the air, and reducing runoff rates into drainage systems.

The tree species identified in Appendix II (A) are examples of what might be considered optimum for street planting in Great Dunmow.

The NPPF is supportive of efforts to improve street scenes and benefit the natural environment, and the health benefits of living in calm, pleasant places are well documented.

Hence, this Plan is justified in presenting the following policy.

**Policy: NE3: Street Trees on Development Sites**

Where development proposals involve the creation of new streets proposals will be supported where the accompanying landscaping scheme demonstrates opportunities have been maximised for successful tree planting. The landscaping scheme should demonstrate that the right tree for the location is selected in order to secure successful establishment.

When selecting tree species regard should be given to:

- Maximising benefits for biodiversity;
- Prioritising native species, particularly in locations adjacent to wildlife corridors identified in Figure 9 of this Plan;
- Integrating tree planting into a network of habitats alongside the hedgerows planted on site in accordance with NP Policy DS12;
- Managing surface water run off;
- Combating soil erosion;
- Contributing positively to the urban environment.

Developers should decide which type of tree is most appropriate for their development in discussion with local wildlife groups, and may expect the Town Council to put them in touch with these groups on request.

**Justification: NE4: Screening**

Further to the preceding justifications, tree planting on open land and for purposes of screening can bring great benefit to local communities and developments. New communities can be better integrated into the existing town if they conform to the existing character and identity of the town.

There are several important open spaces in Great Dunmow, and these have been dealt with previously, and each will have its own character and style of being. For example, the Tarpey Report identifies that, for the Chelmer Valley, “elm, ash, field maple and oak are the dominant species... and as oak and field maple support more invertebrates, it is recommended that [these] are considered for any planting [in this location]”. This Plan supports additional or replenishment planting in the Chelmer Valley, as much of the planting already there is currently fragmented or degenerating outside of the established woodland areas.

As in Justification: NE3: Street Trees on Development Sites, this Neighbourhood Plan has considered those tree species which are best for use in open spaces and for the purposes of shielding, in terms of the benefits they bring aesthetically to an area, and most importantly, to the wildlife systems supported in that area. These tree species have been identified by expert arboriculturalists from the Woodland Trust.

The tree species identified in Appendix II (B) are examples of what might be considered optimum for open spaces and shielding in Great Dunmow.

**Policy: NE4: Screening**

Wherever appropriate, the planting of additional trees should be included in new development schemes.

Development proposals should be accompanied by a landscaping scheme that demonstrates that tree planting has been designed in at the earliest opportunity in the development process. The landscaping scheme should show:

- Plotted areas for future planting which will be protected from damage by construction activities such as soil compaction;
- Species selection with regard to maximising benefits for biodiversity;
- Prioritising of native species, particularly in locations adjacent to wildlife corridors identified in Figure 9 of this Plan;
- Integration of tree planting into a network of habitats alongside the hedgerows planted on site in accordance with NP Policy DS12;
- Managing surface water run off;
- Combating soil erosion;
- Contributing positively to the urban environment.

Developers should decide which type of tree is most appropriate for their development in discussion with local wildlife groups, and may expect the Town Council to put them in touch with these groups on request.





# Sport and Open Spaces

Objective	Policy Index
Sport and Open Spaces	SOS1: Identified Sports Facilities
	SOS2: Sporting Infrastructure Requirements
	SOS-A [Position]: Swimming Pool
Children’s Play Space	SOS3: Children’s Play Space
Cemetery Space	SOS4: Cemetery Space
Allotments	SOS-B [Position]: Allotments

## Objective: Sport and Open Spaces

Great Dunmow will support its thriving sporting community, and will facilitate the growth of this community as the town’s population expands alongside development.

Facilities in Great Dunmow will be sufficient and will be equipped to offer the best training experience for local sporting clubs from the town and further afield. The town will build a reputation for providing top quality facilities to support excellence in sporting achievement and this will be an integral part of the Great Dunmow identity.

## Justification: SOS1: Identified Facilities

Uttlesford District Council compiled the *Open Space, Sport Facility and Playing Pitch Strategy* in 2012. It draws on a number of documents and studies, and on standards setting the level of playing field and play area provision required for a sustainable and healthy community. One of these documents, the Essex Sports Facilities Strategy, recommends (among other things) that the existing facilities stock should enjoy investment to maintain current levels of provision.

The NPPF states, in paragraph 74, that:

“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the resulting loss from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss.”

The Green Space Strategy Audit conducted by UDC has identified significant shortages of open space and sporting facilities in Great Dunmow, and based on the National Playing Fields Association (NPFA) standards Great Dunmow South Ward is 5.6 hectares short of open sports space for the size of population, and is 7.3 hectares short of children’s play space. According to the report, the parish as a whole is compensated somewhat for both of these deficits by running a surplus in the North Ward (surpluses of 2.1 hectares of children’s playing space and 3.1 hectares of outdoor sports space), but one of the essential community requirements promoted by the NPPF and this Neighbourhood Plan is that community facilities should be located as locally as possible to the community – not outsourced

to different areas or different parts of the town – especially a town which will be expanding dramatically over the Plan period.

In support of this aim, and in pursuit of the NPPF requirement, UDC’s anticipated Local Plan is likely to include some strongly worded policies to protect local people and local communities. Mooted wording includes, for example, the insistence that “existing facilities for recreation, sport and play... will be safeguarded”, and that “development will only be permitted if it would not involve the loss of open space for recreation, including allotments, playing pitches or sports fields...” (Policy INF1 of the withdrawn Local Plan). The adopted Local Plan (2005) is equally assertive in policy LC1 (Loss of Sports Fields and Recreational Facilities).

This Neighbourhood Plan has identified several facilities and open spaces which are extremely popular with the local community – and which are overused because of the paucity of sports provision. It would be intolerable for the town to lose any of these identified spaces and facilities, and it is entirely within the confines of strategic requirements of the NPPF and within the remit of neighbourhood planning (drawing on NPPF paragraph 74), as well as being within the spirit of strategic ambitions, for this Neighbourhood Plan to lay down the following policy identifying the important sporting facilities in Great Dunmow, and requiring their protection.

**Policy: SOS1: Identified Sports Facilities**

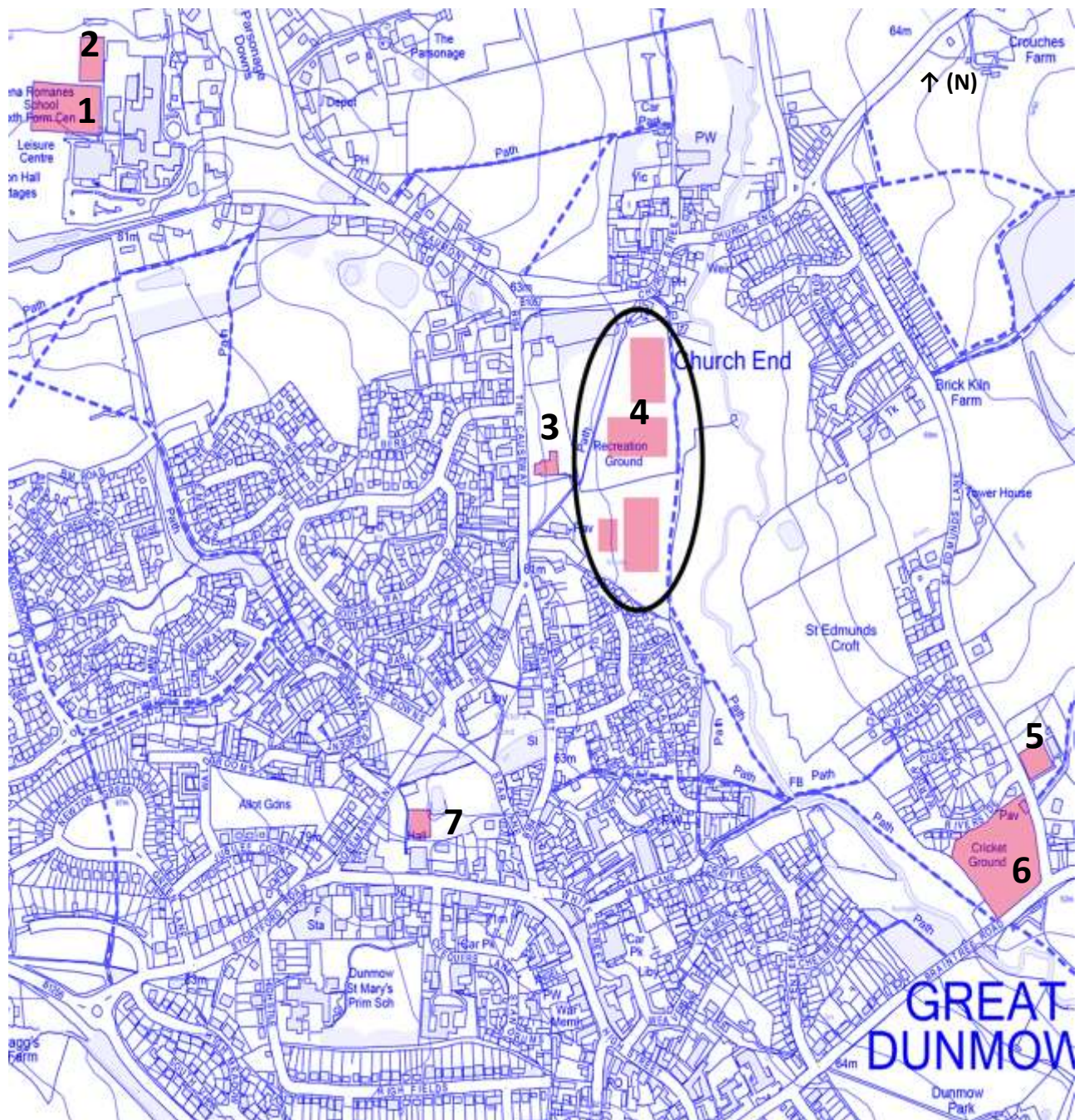
Planning permission will be refused for proposals that will result in the loss of the following community sporting assets.

- (1) Leisure Centre;
- (2) Astroturf;
- (3) Skate Park;
- (4) Football Pitches, Recreation Ground;
- (5) Bowls Club;
- (6) Cricket Club Pitch;
- (7) Tennis Courts.

Exceptional circumstances will only be allowed where alternative provision is of the same quality and in the same general location should be secured. Where it is not practical to provide immediate provision, temporary provision will be sought.

Sports’ facilities which consist of fields should be designed and maintained to support benefits to biodiversity and wildlife corridors, as per NP Policy NE2.

**Identified Sports' Facilities (Fig. 35)**



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### **Justification: SOS2: Sporting Infrastructure Requirements**

The Essex Sports Facilities Strategy has identified, in consultation with the appropriate sporting bodies, a need in Uttlesford for the following facilities: an athletics facility (150m or 400m); and a permanent training and competition venue for badminton, and states that all new community halls should include 1-2 badminton courts with the correct ceiling height, lighting and court dimensions.

Consultation work carried out by the Neighbourhood Plan Steering Group has identified a far broader range of severe deficits within Great Dunmow, for every sport. The cricket club has identified a need for an additional juniors' pitch. There are currently just two tennis courts serving a population of 8,800. The swimming pool is booked at every opportunity and cannot cope with demand. Furthermore, the size of the swimming pool is insufficient for the demands placed on it by the active and successful swimming club in Great Dunmow – it is not large enough and does not have spectator seating for the hosting of competitions, meaning that these competitions are held elsewhere. Atlantis Swimming Club has 168 members and a waiting list, ever growing, currently of 5. Similar deficiencies exist for football, gymnastics (a purpose built gymnastics hall, with equipment, is required), netball and hockey (there is no adequate provision for indoor practice during the winter months, for example). After analysis of the UDC Strategy, Briefing Paper 10 asserts that another astroturf pitch is required, and this accords with our findings from consultation.

Concerns have been raised by teachers at the local secondary school, parents, children and other young people. The deficiencies that exist are so severe that they are a major concern for this Neighbourhood Plan. Clearly, sporting provision is at capacity already, and the expected increase in population (as described in the introductory chapters of this Plan) in Great Dunmow will require that consistent and urgent attention is paid to providing sports' facilities. It is for this reason that this policy sets a 30 unit threshold for all housing developers to provide sports' facilities, as a minimum requirement.

As Great Dunmow expands, perhaps to an unrecognisable extent, it is essential that UDC and Great Dunmow Town Council manage the growth to ensure that the quality of the town does not diminish. The *Uttlesford Open Space, Sport Facility and Playing Pitch Strategy* reviewed the 2010 *CABE Space Urban Green Nation* document, and recorded some of its principal findings. It found that "if people are satisfied with local parks, they are satisfied with their local council". The implications of this go far beyond the obvious political concerns – as illustrated by a further finding: "The provision of parks in deprived areas is worse than in affluent areas". Great Dunmow currently enjoys a certain level of affluence and aspiration. It is clear that a large part of that sense of opportunity and well being comes from the well maintained open spaces and sporting facilities available in the town. Thus, for developments to be approved without appropriate consideration, provision and financing of additional sporting facilities and playing fields would contribute irrevocably to a reduction in living standards and the quality of opportunity for residents of Great Dunmow. Great Dunmow has already expanded without the necessary provision – the Wickford estate, for example, has provided deeply inadequate play space. The approved development on Land West of Woodside Way will include pitches as part of its Section 106 agreement, but there needs to be a concerted effort to ensure that these are delivered in a timely manner and that the most is made of the opportunity. Councils – Town and District – need to work cooperatively with developers, and take projects on board themselves where necessary. The NPPF and Localism Act bid us take responsibility for ensuring that a degradation of living standards does not occur, and thus it is the duty of the planning system to ensure that



sufficient, adequate, well planned and well financed sporting facilities and playing fields – of the appropriate type – are provided on or near every development.

It has already been noted that Great Dunmow suffers from a chronic shortage, and hence oversubscription, of facilities for every type of sport. All the indicators suggest that without immediate investment and action, these deficiencies will be dramatically exacerbated by a growing population. The result of this, if nothing is done, will be a collapse in living standards and the opportunities available.

The UDC *Open Space, Sport Facility and Playing Pitch Strategy* has audited all current sports' facilities in Uttlesford District and has determined what additional facilities will be needed with new development. It is intended that the community should, through planning gain, "secure the provision of a new learner pool at Great Dunmow Leisure Centre" (p. 179). In more general terms, it is required that:

"

- All new dwellings should contribute toward the provision of open space, sport and recreation. For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the improvement of provision elsewhere where appropriate schemes can be identified within the defined catchment.
- The precise nature, composition and size of provision in new developments will be determined in relation to the overall size of the development and with reference to the minimum standards of provision.
- Financial contributions will relate to the size of each dwelling and their anticipated occupancy rates" (Para. 6.8)

The standards that the *Open Space, Sport Facility and Playing Pitch Strategy* set out are:

- One four-badminton court sports hall(33m x 18m x 7.6m) per 12,500 people.
- One 25m indoor swimming pool per 25,000 people (12 sq.m. of water space per 1,000 people).
- One six-lane 400m synthetic track per 250,000 people.
- One full-sized floodlit synthetic turf pitch (101.4m x 63m) per 15,000 people.
- One indoor bowling rink per 12,500 people (one 6-rink centre per 75,000 people).
- One outdoor bowling green per 7,000 people.
- One indoor tennis court per 40,000 people.
- One outdoor tennis court per 2,200 people.
- One squash court per 12,600 people.
- One 18-hole golf course per 25,000 people, or one hole per 1,400 people.
- One health and fitness facility with an average of 36 stations per 7,000 people.
- One community/ village hall per 1,500 people.
- Playing Pitches: 0.75 ha of playing pitches per 1,000 people
- Multi-Use Games Areas: one MUGA per 1,500 under 16's
- Tennis Courts: one tennis court per 2,500 10 to 45 year olds

Please refer to the document for further details.

The *Open Space, Sport Facility and Playing Pitch Strategy* also sets out a table (at Para. 5.110) summarising the current and future sports' facility needs in the district:

**Current and Future Sporting Needs in Uttlesford, 2011-2026 (Fig. 36)**

Type of provision	Provision in 2011	Needs in 2011	Extra needs in 2026	Total needs in 2026
Sportshalls	6	6	1	7
Swimming pools	3	3	0.5	3.5
Athletics tracks	0	0	0	0
Synthetic turf pitches	5	5	1	6
Indoor bowling greens	6 rinks	6 rinks	1 rink	7 rinks
Outdoor bowling greens	11	11	2	13
Indoor tennis courts	0	0	0	0
Outdoor tennis courts	35	35	6	41
Golf courses	1.5	1.5	1 x 9-hole	2
Squashcourts	6	6	1	7
Health and fitness facilities	11	11	2	13
Village and community halls	54	54	8	62

The potential relocation of the secondary school (outlined in NP Policies DS2, DS3 and DS4) presents an opportunity for securing expanded sporting facilities for Great Dunmow. It is expected that a new school site would also be suitable for the development of swimming and leisure facilities. This possibility is dealt with in NP Policy DS3 and Position SOS-A.

Hence, for all of the above reasons, Great Dunmow is justified in laying down the following policy.

**Policy: SOS2: Sporting Infrastructure Requirements**

Proposals for residential development over 30 units will be required to be accompanied by an assessment of the need for additional sports provision. Where need is identified this should be met through provision of financial contributions and/or as part of the development schemes.

In assessing need the following should be taken into account:

- Standards of district provision established in the Uttlesford Open Space, Sport Facility and Playing Pitch Strategy 2012;
- Existing provision or shortage of provision within the Great Dunmow Neighbourhood Plan area;
- Projected population profile of the proposed development.

The possibility of encouraging an additional sports' centre with substantial swimming pool facility is covered by NP Policy DS3 and Position SOS-A.



### **Position: SOS-A: Swimming Pool**

The site identified in NP Policy DS3 as being suitable for the construction of a secondary school, is also identified as being a good position for a new sports' centre and swimming pool as per NP Policy DS3. The Town Council in Great Dunmow commits itself in this Position to supporting efforts to secure an additional swimming pool and leisure centre for the town.

### **Objective: Children's Play Space**

Great Dunmow will be serviced by a sufficient quantity of high quality and well maintained play space located within easy walking distance of its populations.

### **Justification: SOS3: Children's Play Space**

According to Uttlesford's *Open Space, Sport Facility, and Playing Field Strategy 2012*, drawing on the UDC *Green Space Strategy Audit*, Great Dunmow has a deficit of 5 hectares of children's playing space. The definition of children's playing space in this report is:

"Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. These should be provided at a minimum level of 0.8ha. per 1,000 people".

Further investigation by the relevant strategies showed that, according to this standard, Great Dunmow South ward has a 7.3ha deficit, while the North ward has a 2.1ha surplus. It is clearly an undesirable position to be in where children need to travel across the town to reach play areas of adequate capacity, and the problem will be exacerbated as the town grows in size.

UDC requires certain standards for playspace provision, and suggested requirements include one that insists on a standard of 0.8ha of amenity greenspace and 0.2ha of LAPS, LEAPS or NEAPS (specific facilities for children and young people), per 1,000 head of population (see Policy INF1 of the withdrawn Local Plan). It is important that the quality of play space being provided is carefully considered, as well as quantity. It is worth noting that playspace provision on the large Woodlands Park development has been deeply inadequate, and this deficiency has been flagged up as a major concern by residents.

The Town Council has ownership of the play area sites at the Recreation Ground Play Area, Oakroyd Avenue Play Area, Lower Mill Field Play Area, Talberds Ley Play Area, and the Skate Park. Uttlesford District Council currently runs and maintains the play area on Woodlands Park, but is keen to pass responsibility over to the Town Council. However, the Town Council is reluctant to take on additional burdens of this sort without funds being allocated by UDC to cover the costs of maintenance, insurance and reports by the Royal Society for the Prevention of Accidents (RoSPA).

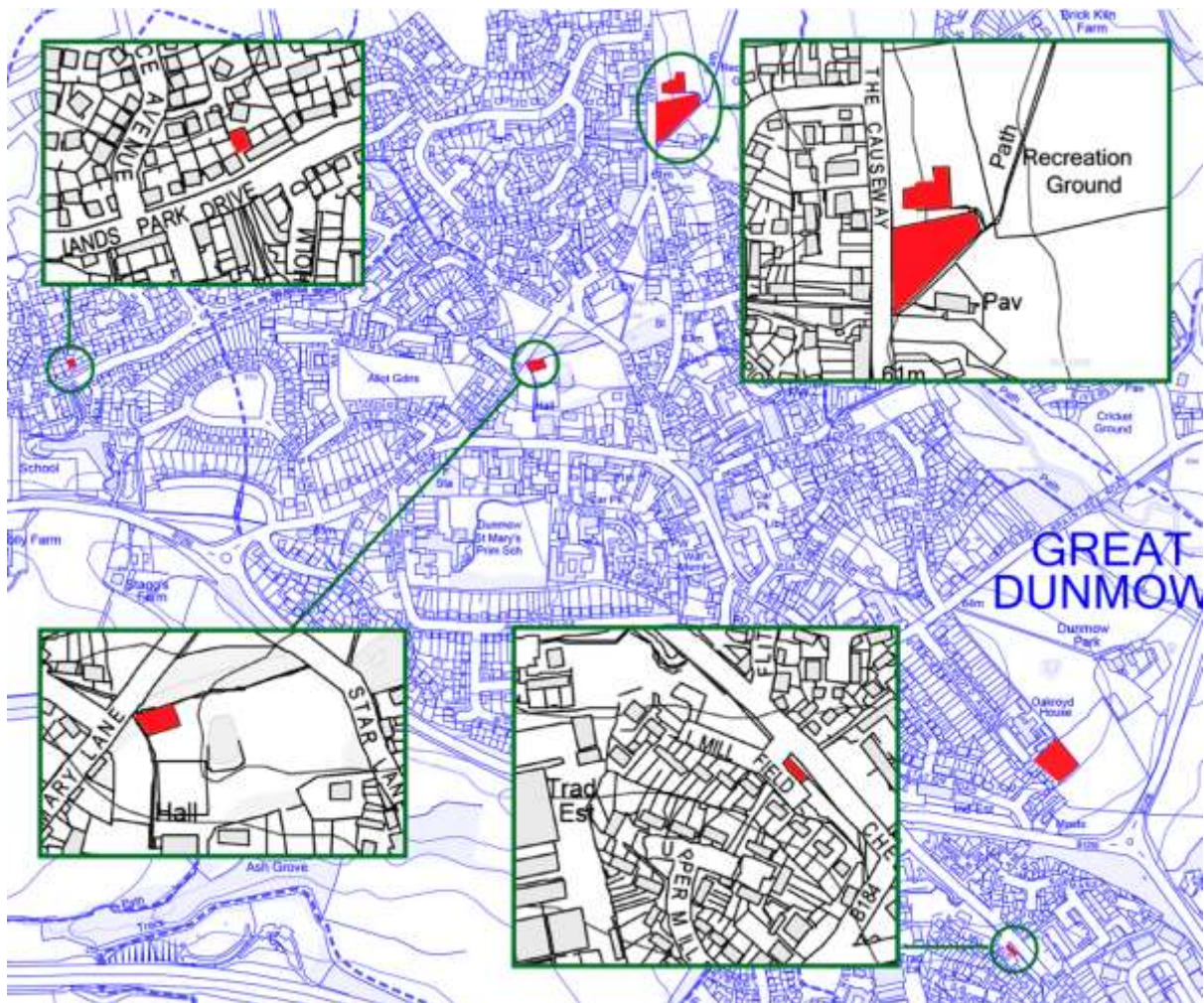
Additional play areas are planned for the developments granted approval on the sites West of Woodside Way and at Smith's Farm. It is important that these are delivered in a timely manner, to a

sufficient standard, and in an appropriate part of the development (to mitigate against potential for vandalism, other crime, intimidation by older children of younger ones, litter, and other nuisance behaviour), as well as with the correct funding strategy for maintenance.



Figure 37: The town's skate park.

**Existing Play Space LEAPs and NEAPs (Fig. 38)**



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**Policy: SOS3: Children’s Play Space**

Development proposals will be rejected which damage the usability of the children’s play areas identified in this policy via the associated map.

**Objective: Cemetery Space**

Great Dunmow will have and maintain the necessary cemetery space for its population and this will be available as required.

**Justification: SOS4: Cemetery Space**

The consecrated ground attached to the churches in Great Dunmow is now all closed to new burials except those with a previous agreement, for example, a family plot. Burials are now allocated to a piece of Town Council property located adjacent to St. Mary’s Church. Currently, there are 848 plots of which 284 are occupied, but the Town Council also owns a further piece of adjacent land, currently farmed by Mr. Boreham, which the Council intends to set aside for further burial space when such an extension is required. This additional land would provide approximately 848 extra plots. This means that at the time of writing this Plan there are approximately 1412 vacant or potential plots in the ownership of the Town Council.

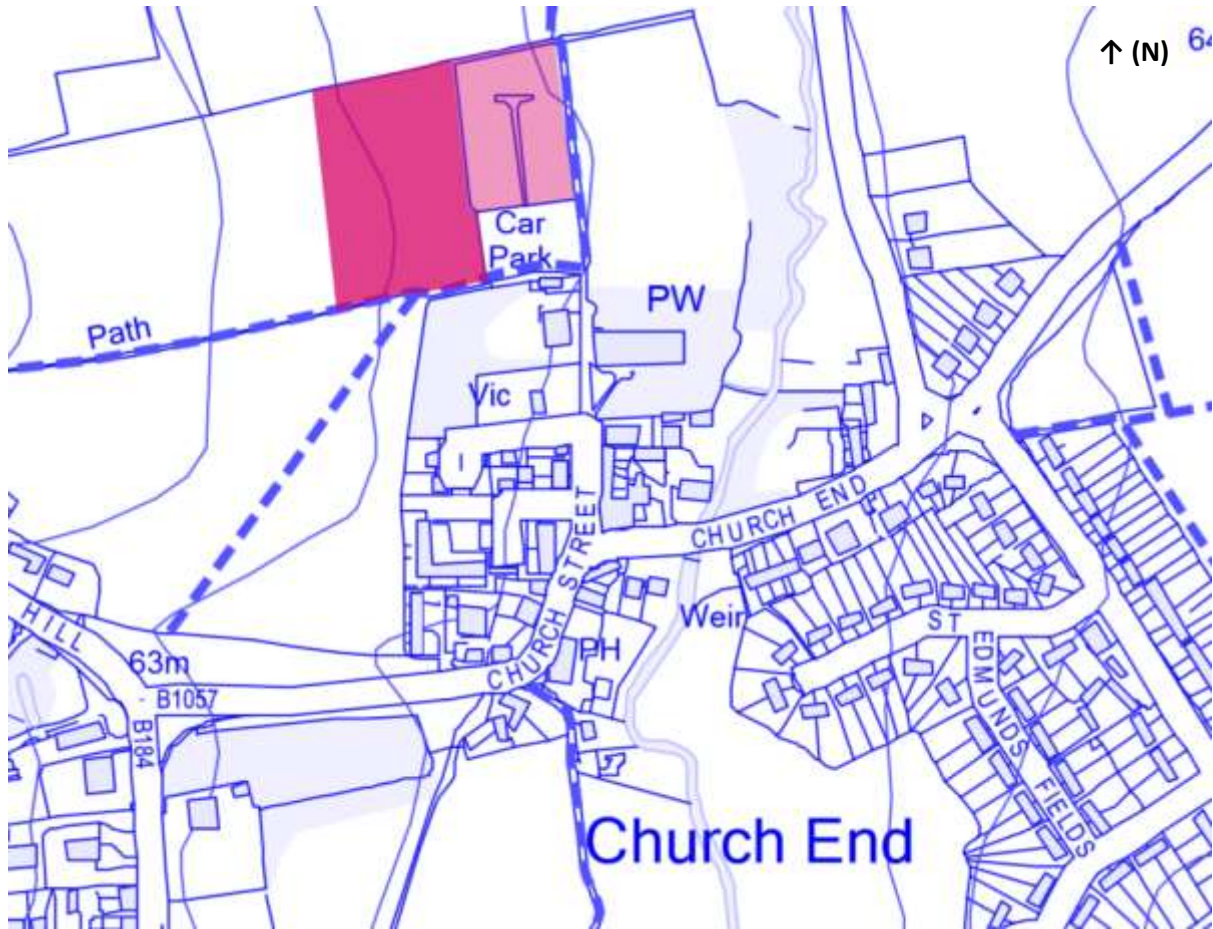
This Plan wishes to set aside this land, already owned by the Town Council, for additional burial space.

**Policy: SOS4: Cemetery Space**

The Town Council land shown on the map below is allocated, in accordance with Town Council intentions, for additional space for burials and cremations.



**Cemetery Space in Use and Identified for Future Use (Fig. 39)**



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**Cemetery Space in Use**  
**Future Cemetery Space**



**Objective: Allotments**

Great Dunmow will have, protect, secure and manage the allotments required by its local population.

**Position: SOS-B: Allotments**

The Town Council is committed to supporting allotment holdings in the town, and welcomes new additions to its allotment holdings for the benefit of the community.



# Getting Around

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## **Objective: Footpaths and Bridleways**

Great Dunmow is to be serviced by a highly effective and well integrated system of footpaths and bridleways, which extends across every corner of the town and links residents to shops, schools, and essential services as well as to the open countryside surrounding the town. These public rights of way will be constructed, maintained and enhanced in a way which is most suitable for their urban environment within the town, and which offers high levels of accessibility for all members of the community.

Objective	Policy Index
Footpaths and Bridleways	<b>GA1: Core Footpath and Bridleway Network</b>
	<b>GA2: Integrating Developments (Paths &amp; Ways)</b>
Public Transport	<b>GA-A [Position]: Public Transport</b>

## **Justification: GA1: Core Footpath and Bridleway Network**

The Essex County Council Rights of Way Improvement Plan has identified a lack of continuous paths, a lack of bridleways and a lack of byways. This has had an impact on many areas of life in Great Dunmow – according to a survey carried out with the local secondary school, only 2% of pupils and staff cycle to school owing to difficult and dangerous routes; furthermore, according to the Town Centre Survey conducted by UDC in June 2013 not one visitor to the Town Centre questioned had cycled to get there. The issue of the continuity of paths is of particular significance to Great Dunmow, as the disruption to the route of the Flitch Way is a matter of long-standing community action and lobbying by residents. The Flitch Way Action Group and the Ramblers Association of Great Dunmow – as well as Essex County Council – have been active in seeking improvements to the public rights of way in the parish, and their efforts have been supported by the Town Council. Indeed, the Town Design Statement identified the following main issues in need of consideration regarding footpaths and bridleways in the town:

- Directness;
- Clear marking and destination information;
- Personal safety (perceived and actual, in terms of lighting);
- Surfacing;
- Connectivity;
- Safety from traffic.

The organisations referred to above have contributed significantly to the evolution of this policy, and so it can be justifiably claimed that this policy represents the wishes of the local community and interested parties, as well as a long standing commitment of the democratically mandated Town Council.

There are already a number of initiatives being pursued to improve the footpath and bridleway network in Great Dunmow. These include works being done by the Flitch Way Action Group, an ECC upgrade of footpaths to bridleways, a horse awareness project and a cycle forum. The lack of availability of cycle lanes in particular is highlighted by the Town Design Statement as being a major deficiency in the town. The town needs a centrally approved and understood statement of ambitions when it comes to footpaths and bridleways, which is what this Neighbourhood Plan can provide in the context of planning policy.

The issues raised by the Town Design Statement need to be carefully considered and the resolution of the problems they raise forms a priority for this Neighbourhood Plan. There have been a number of missed opportunities with regards to improving the footpath and bridleway network which planning conditions would have been well placed to achieve. For example, the integrity of the Flitch Way should have been more thoroughly considered during both the construction of the original A120 bypass (B1256) (through the Dunmow Cutting) and that of the new A120 bypass. Similarly, in written submissions on the applications for the Woodlands Park development, many residents and organisations put forward a strong case to provide a bridleway along the entire length of the verge of the north-west bypass. Upgrading the existing footpath and constructing a surfaced track during the construction of the highway could easily have achieved this, but these submissions were ignored and it now appears to be impossible to provide the bridleway in retrospect without further public expense. The imposition of this Neighbourhood Plan policy should ensure that such opportunities are not missed in the future.

Several documents exist which lay down requirements for footpaths, bridleways and cycleways, including: Local Transport Note 2/08 Cycle Infrastructure Design (Department for Transport); Local Transport Note 2/86 Shared Use by Cyclists and Pedestrians (Department for Transport); The Manual for Streets; Sustrans; Standards for Cycleways Design and Construction of Traffic Free Routes; and the Cycling England Advice Note – Cycling and Development (Residential and Commercial). These have all been considered in consultation with the appropriate bodies and by the Flitch Way Action Group.

In order for this policy to be implementable, to ensure that planning opportunities are not lost, we must be clear in the way we address the concerns of our supporting organisations and the deficiencies and improvements identified by the Town Design Statement, the Flitch Way Action Group and Essex County Council. These concerns, deficiencies and improvements include desirable routes for principal rights of way, the types of construction materials used, and funding.

Great Dunmow Town Council, the Flitch Way Action Group, and UDC, are partners in seeking the delivery of these routes. The delivery of this network or parts thereof will be sought as planning gain where appropriate. Part-funding may also be forthcoming from the Stansted Community Fund and / or the Local Highways Panel.

This Plan promotes the enhancement of the footpath and bridleway network in and around Great Dunmow, including the reconnection of the Flitch Way. The routes proposed for enhancement are primarily existing rights of way, and must be upgraded to optimise usability and robustness. Hence, this Neighbourhood Plan is justified in laying down the following policy.

### **Policy: GA1: Core Footpath and Bridleway Network**

Where development proposals come forward on land that includes a bridleway or footpath, as shown on Figure 11, they will be expected to retain the footpath and bridleway provision, and link this provision to the green spaces of the wildlife corridor network. Consultation with Great Dunmow Town Council and other relevant stakeholders such as the Flich Way Action Group must be undertaken prior to submission of the planning applications.

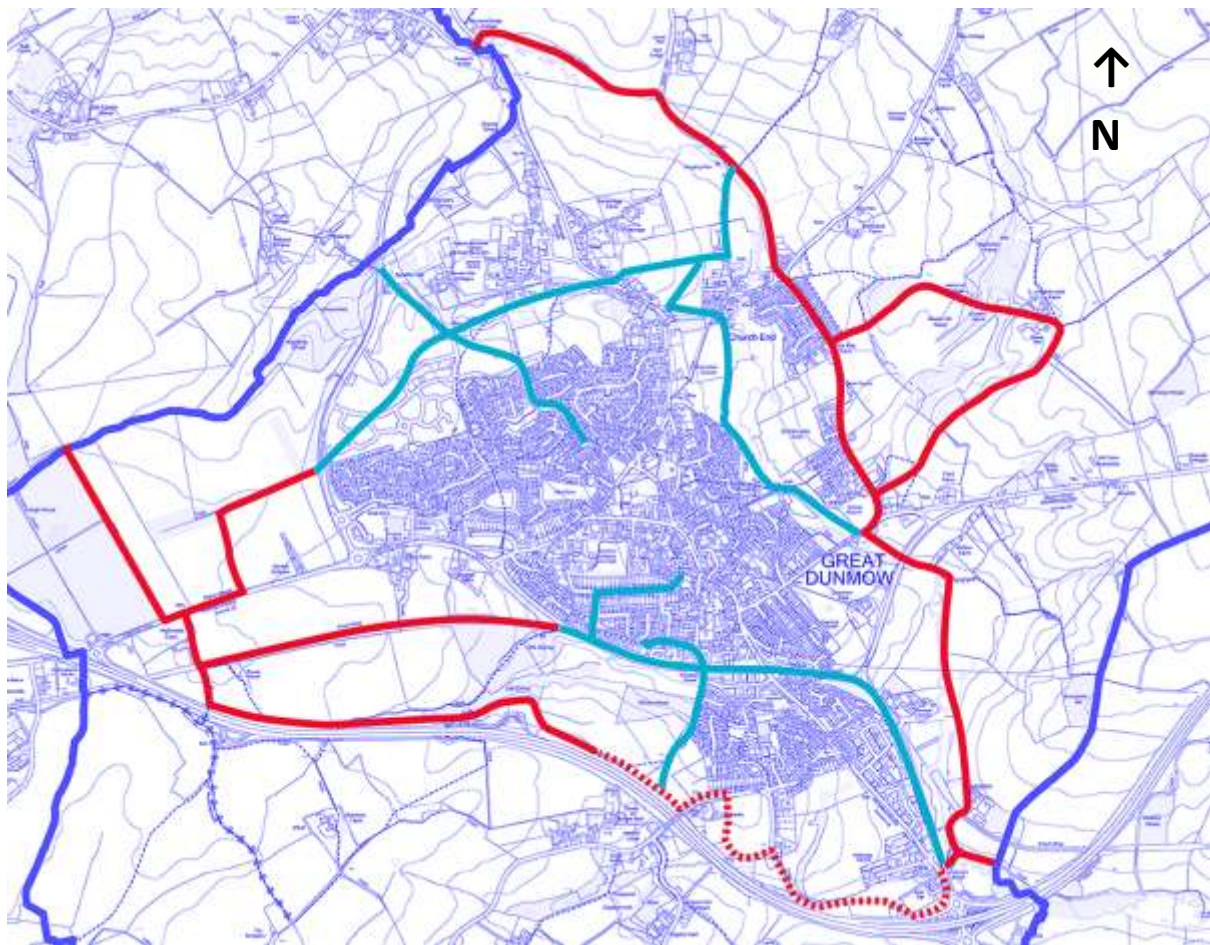
Where development proposals come forward on land that includes a bridleway or footpath of the core network, as shown on Figure 40, they will be expected to create or retain, and where practically possible enhance, the footpath and bridleway provision. Upgrades and extensions to routes (the routes preferred by the Flich Way Action Group and this Plan are illustrated on the map below) must adhere to the following criteria:

- (1) Footpaths (see map) must have, where practical, permissible cycling provision and signposting;
- (2) Footpaths (see map) must be constructed with a smooth, hard, all-weather surface in accordance with current best practice;
- (3) Bridleways (see map) must be constructed with the same standard of surface as for footpaths, with a grass track running alongside it suitable for riding.

All strategic development proposals will require the submission of a pedestrian, cycle and equestrian audit.



**Core Footpath and Bridleway Network for Upgrade (Fig. 40)**



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**Footpaths / Cycleways**  
**Bridleways**





Urban footpaths should be designed to better cater for cyclists in the town (Fig. 41)

**Justification: GA2: Integrating Developments (Paths and Ways)**

The objective that all of Great Dunmow should be thoroughly integrated into the footpath, cycleway and bridleway network – and that this should form an integral part of planning – is well supported by the various organisations and residents’ groups consulted in the preparation of this Plan. The Fritch Way Action Group, the Ramblers Association, Essex County Council, the British Horse Society, Essex Bridleways Association, and others, have all raised the important issue of connectivity for all new housing development with the existing town and surrounding countryside, and this is a question which has also been dealt with in the BfL12 document, as referenced in NP Policy: DS10: Building for Life.

Planning for the thorough provision of footpaths and cycleways is a high priority for the NPPF. Paragraph 35 requires that planning should “give priority to pedestrian and cycle movements”. It is not sufficient to interpret this as merely requiring roads to be designed to minimise car speeds, or requiring the creation of shared surfaces (which, it is claimed, make for a pedestrian-friendly environment).

The Cycling and Development document, issued by Cycling England, is clear in setting standards for planning and designing cycle routes on new developments:

#### **POLICY and PLANNING**

**Paragraph 6** Cycle measures are to be put in place that demonstrate a determination to achieve high levels of cycling throughout all new developments. This should include development located so that it facilitates short trips and the delivery of high quality cycle facilities with attractive spatial arrangements.

**Paragraph 10** Section 106 agreements or Community Infrastructure Levy funds should be used to fund cycling measures (soft measures such as signposting as well as infrastructure) for high quality off-site links to local destinations and strategic routes.

**Paragraph 12** Developers should be encouraged to see the inclusion of sustainability objectives and associated measures as marketing positives.

**Paragraph 13** Changes to existing rights of way and footpaths to permit shared-use should have a documented audit trail of the relevant decisions.

#### **DESIGN**

**Paragraph 1** Cyclists must be considered from the outset and not treated as a bolt-on at a later stage.

**Paragraph 9** Where provided, off-carriageway measures should be designed to the highest possible standards.

**Paragraph 10** Heads of cul-de-sacs should have high quality cycle and pedestrian links between them.

**Paragraph 15** Design guides and Section 38 agreements should be used to require the machine laying of off-carriageway paths.

**Paragraph 16** Capital investment should be secured to minimise future revenue maintenance costs.

These standards should be basic requirements for new developments, and this policy not only achieves that aim but sets standards for the construction of the required footpath-cycleways. As the Town Design Statement concluded following consultation with over a thousand members of the Great Dunmow public, “facilities for cyclists and measures to encourage cycling are totally inadequate and a major effort is needed”.

The Town Design Statement recommends that the following provisions should be made for footpath and cycleway networks on new developments:

- Make generous provision for cycle parking and storage;
- Create safe cycling routes to known destinations – separate from footpaths, integrated into footpaths, or integrated into the road network [this Plan requires the second option, but additional provision in either of the other two forms would be welcome];
- Create attractive and well paved footpaths with modest lighting and, where appropriate, with safe crossing points over roads;
- Contribute to making such provision off development sites;
- Provide signage and information to residents and users of the developments.

Hence, this Neighbourhood Plan is justified in presenting the following policy.

**Policy: GA2: Integrating Developments (Paths and Ways)**

Development proposals which are linked with and well-integrated into the surrounding footpath and bridleway network will be permitted. The footpaths that are provided, with permissible cycling provision and signposting, must provide safer routes to schools, and be in accordance with the relevant criteria in the previous policy (GA1: Core Footpath and Bridleway Network), points (1) and (2). They should also be linked to the green spaces of the wildlife corridor network.

All footpaths provided must be well signposted, including signposting towards the town centre, and must not only service the entire development but must be integral to planning how the new population will travel within the development and to the town centre and other essential services provided in the town, such as schools and health facilities.

Developers should seek advice from the various organisations in Great Dunmow with an interest and expertise in footpath, cycleway and bridleway provision when deciding how and where to locate rights of way in their plans. Developers may expect the Town Council to put them in touch with these groups on request.

**Objective: Public Transport**

Great Dunmow will be serviced by a comprehensive and usable public transport network, with routes operating regularly and frequently to a wide range of valued destinations.

**Position GA-A: Public Transport**

Great Dunmow Town Council will continue to work with bus operators and other stakeholders to improve public transport services to and from Great Dunmow.

**Policy: GA3: Public Transport**

New developments should be integrated into the local bus network and appropriate public transport infrastructure and support for services will be sought from developers to ensure this.

# The High Street and Town Centre

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Objective	Policy Index
High Street Vitality	HSTC-A [Position]: High Street Retail Character
	HSTC1: Uses and Variety
	HSTC-B [Position]: Accessibility
	HSTC2: Coach Park
	HSTC-C [Position]: Coach Park
	HSTC-D [Position]: Market
Town Centre	HSTC-E [Position]: Town Centre Development

## **Objective: High Street Vitality**

The High Street will provide Great Dunmow with a vibrant Town Centre and a variety of shopping experiences, products and facilities. The best way to support Great Dunmow’s shops is to focus new retail development in the Town Centre, protecting existing retail sites and ensuring that the centre is well connected to the rest of the town. The High Street, as one of the key character features and economic centres in Great Dunmow, will also be well connected and accessible for people visiting the town for the day.

### **Position: HSTC-A: High Street Retail Character**

The Town Council will seek to ensure that the character of the High Street is maintained as that of a genuine market town, supporting a range of high quality independent shops and services for the prosperity of the town and the convenience of its population. Visiting the town should not become an “amalgamated-shopping-mall” experience with national High Street chains dominating the retail landscape, but will continue to offer real opportunities for new, innovative and interesting shops and start-up retail or service businesses.

## **Justification: HSTC1: Uses and Variety**

Great Dunmow has a thriving town centre, and Uttlesford District Council is drafting a Town Centre Action Plan (draft: 2013) which will seek to ensure that it continues to improve and elicits greater loyalty in terms of shopping habits from local residents and residents of the surrounding areas.

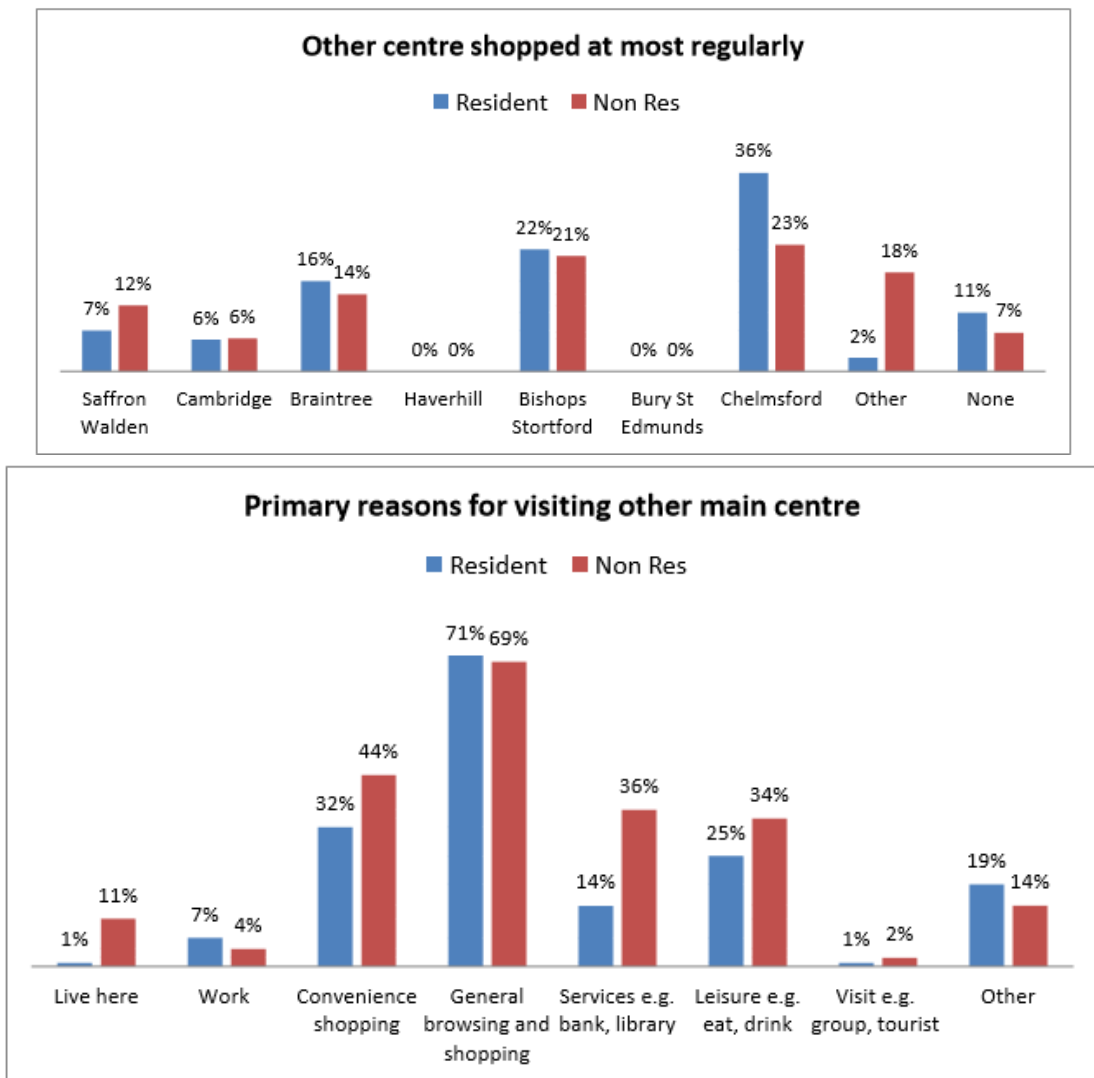
In the Town Centre Survey conducted in June 2013, 55% of those questioned while using the Town Centre were residents, and 45% were non-residents. 98% of the residents who were questioned said that they visited the Town Centre at least on a weekly basis, and of these, 43% used the Town Centre every day. Of the non-residents, 68% came weekly, and of these, 12% daily.

The main reason for visiting the centre was to use services (for example, medical facilities, banks, and libraries) – 70% of those residents questioned gave this as a reason. 58% stated that convenience shopping was their reason for visiting. 39% stated that general browsing was a reason, while 35% stated that leisure (sports included) was a reason – this included 44% of the residents surveyed.

According to the Visitor Survey, independent shops and craft fayres are important pull factors for Dunmow, but some chains were identified that would be welcomed. These included, most notably, Waitrose, Marks and Spencer, Next and Debenhams. The survey also records that a shoe repair shop was on the list of desired services on the High Street. Free parking was also noted as a desired improvement.

The survey considered leakage to other shopping centres among those people who do use the Town Centre. Chelmsford was the most popular “other centre” (30% of visitors to Dunmow also used Chelmsford regularly), and the second most popular was Bishop’s Stortford (22%). The graphs below show the percentages of Dunmow users also regularly using another centre, and their reasons for doing so.

**Town Centre Visitors: Great Dunmow’s Main Competitors (Other Shopping Centres Used Frequently and Why) (Fig. 42)**



The survey also enquired after how people came into the town – 95% walk or drove, but nobody questioned cycled. The table below provides a full break down.



### **How Visitors come to the High Street (Fig. 43)**

<b>Mode of transport</b>	<b>% mix</b>	<b>Number</b>
Walk	42%	94
Own car	53%	118
Train	0%	1
Cycle	0%	0
Taxi	1%	2
Bus/coach	3%	6
Other	1%	3
<b>Total</b>	<b>100%</b>	<b>224</b>

In consultation, Great Dunmow residents and High Street businesses have expressed a desire to see a more wholesome range of shopping and service experiences on the High Street. In order to maintain a lively Town Centre, people must be drawn to shop there by the range and quality of the things on offer.

In order to maintain small independent shops on the High Street, and to provide the floor space for a range of shopping experiences, it is important to retain existing shop and service floor space. Consultation with Uttlesford District Council planning officers has illustrated acquiescence with the concept of protecting existing floor space on the High Street.

The historic layout of properties along the High Street follows Medieval patterns of burgage tenements, which are long and relatively thin strips of property with a narrow street frontage. A burgage was a rental property in the Early Modern period, and as populations increased they were often split to cater for more and more people. The properties along the High Street are separated into such narrow, thin plots, which is a good size for supporting small, independent shops.

UDC distinguishes between primary and secondary retail frontages along Great Dunmow High Street. It is considered that the primary retail frontage is most important for the shopping experience. Services and restaurants contribute much value to this frontage as well, but they can also benefit from being located along the secondary frontage.

Survey has revealed that 30% of units on the primary frontage are comparison shops, but only 7% are convenience shops. Coincidentally, 37% of units on both primary and secondary frontages are convenience or comparison. 9% of units on the primary frontage are takeaway units, and 6% on the secondary frontages, amounting to an overall presence of this type of 7% across both types of frontage.

The shops in Great Dunmow are varied in size and offer a wide experience for shopping. This character and experience should be maintained, and any development which relates to the High Street should contribute to and enhance this quality. Change of use of business properties from one business class to another (where planning permission is required) on the High Street should contribute to achieving this.

**Policy: HSTC1: Uses and Variety**

Where planning permission is required:

- Development proposals leading to change of use from A1 (retail) to other town centre uses (Classes, A2, A3, A4) will be permitted subject to 35% of the frontage remaining in A1 use;
- Development proposals involving the creation of new A5 (hot food takeaway) will be permitted subject to no more than 5% of the primary shopping frontage being in A5 use and no more than 10% of the secondary frontage being in A5 use;
- The conversion of ground floor units to residential use in the High Street will not be permitted.

**Position: HSTC-B: Accessibility**

The Town Council believes that a thriving town centre requires good access by foot, bicycle, car and public transport, and will seek to ensure that routes are maintained, signposted, planned and designed, in support of policies in this Plan, so that the High Street and Town Centre are central to community life and the local shopping experience.

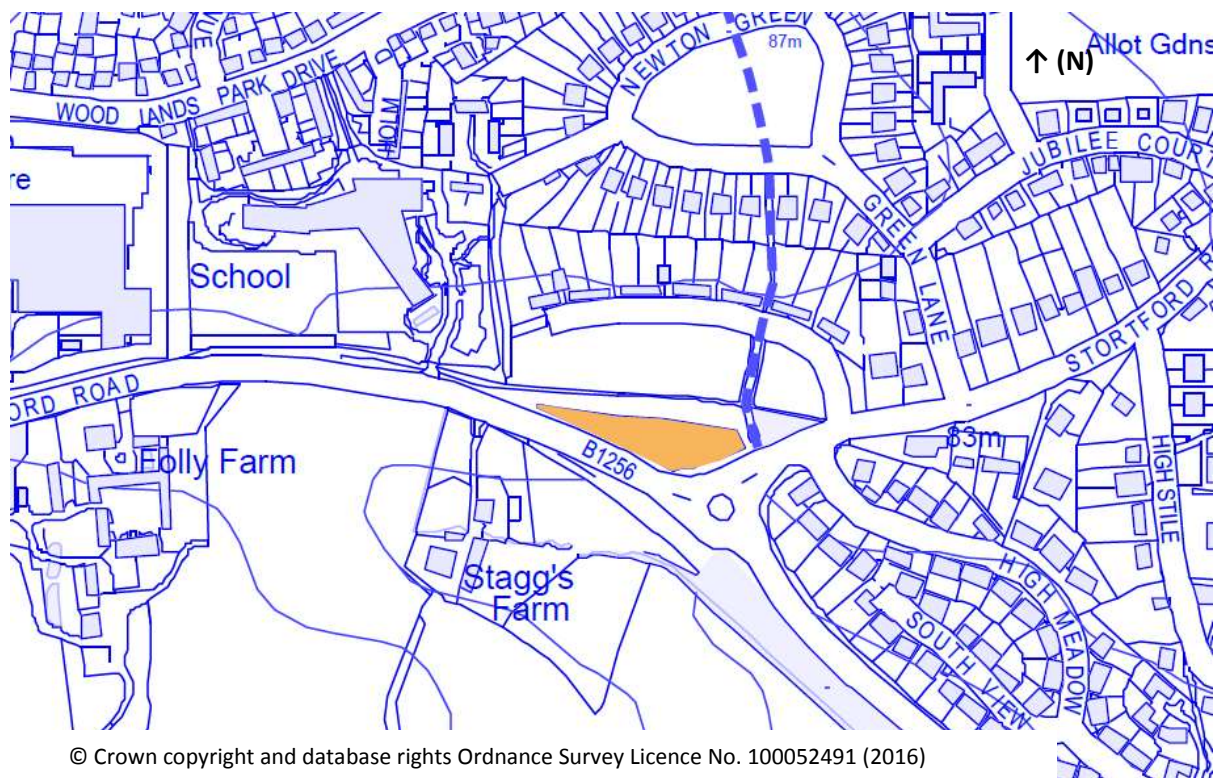
**Justification: HSTC2: Coach Park**

It has been a long standing recommendation of the Great Dunmow Chamber of Trade that the town would benefit from a coach park, allowing greater access, as it would, to the town for visitors on day trips from other parts of the country, or even abroad.

Its recommendation is that such a facility would support local shops and businesses, and would allow Great Dunmow to fulfil its potential as a “destination” of rural Essex – drawing on its identity as a market town and the Flitch Town.

In considering options for this policy, the Town Council has identified a possible site for locating a coach park, subject to its availability. This site is indicated (not allocated) on the map overleaf, and could be well connected to the road network by development, and is within easy walking distance of the Town Centre.

**Possible Site for a Coach Park (Fig. 44)**



Great Dunmow has a great deal to offer, but it is not possible for it to reach its commercial potential without a facility that allows and encourages visitors to come to the town.

Hence, this Plan is justified in laying down the following policy.

**Policy: HSTC2: Coach Park**

Development proposals which incorporate a coach park site will be supported subject to:

- Provision of easy and safe pedestrian access to the Town Centre and
- Not being detrimental to the visual and/or environmental character and amenity of the area (i.e. noise, fumes and smell, litter, traffic, general disturbance).

Proposals to incorporate a Park and Ride car park within the same site would be also be supported if the above criteria were met.

**Position: HSTC-C: Coach Park**

Great Dunmow Town Council will actively seek to develop a coach park site with easy and organised access to the Town Centre. The Council will attempt this both by working with developers and by exploring options that might arise on existing sites.

**Position: HSTC-D: Market**

Great Dunmow Town Council recognises – and expects those with an interest in Great Dunmow to recognise – that the market is an important part of the character and shopping experience in the town. It will be supported by the Town Council in every way possible, allowing it to contribute as broadly as possible to the growing population of Great Dunmow.

**Objective: Town Centre**

Great Dunmow Town Centre will develop and grow in a way that promotes its accessibility, usability, and which retains its charm and character.

**Position: HSTC-E: Town Centre Development**

Great Dunmow Town Council will continue actively to promote the development and improvement of the Town Centre. Bodies within the Council will continue to look at all of the issues raised in this Plan as they relate to Town Centre prosperity and use, from traffic management and accessibility to support for local businesses. As strategies develop, the Town Council will adopt these where appropriate when this Neighbourhood Plan is reviewed and updated.

# The Economy

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Objective	Policy Index
Economic Development	E1: Employment Land
	E-A [Position]: Economic Growth
	E2: Loss of Employment Land

## **Objective: Economic Development**

Great Dunmow, as an existing commuter town, will increase its jobs base with the aim of reducing its export of people. Its growing population will be supported with employment sites and a thriving economy. It will have the transport connections, available space, facilities and infrastructure to support new and expanding businesses as and when the need arises, and the Town Council will be active in searching out opportunities for bringing new employment to Great Dunmow.

## **Justification: E1: Employment Land**

Public consultation has revealed overwhelming support for retaining Great Dunmow as a vital and active business centre, and an overwhelming objection to the town becoming more of a commuter town. Only 0.7 percent of respondents indicated in our survey that they would like to see Great Dunmow become “a dormitory town with lots more housing with people living here but working elsewhere”. This is a clear rejection of that option.

An important part of the policy background to the issue of economic development in Great Dunmow is the Essex Economic Growth Strategy (EGS), devised by Essex County Council. The EGS has five objectives:

- To see that Essex businesses are enabled and supported to be more productive, innovate and grow, creating jobs for the local economy;
- To see that Essex businesses are enabled to compete and trade internationally;
- Individuals are equipped and able to access better paid jobs through an education and skills offer that meets the needs of businesses;
- To see that the life chances of people in our most deprived areas are improved by ensuring that residents are able to access jobs and public services; and
- Securing the highways, infrastructure and environment to enable businesses to grow.

The Economic Growth Strategy (EGS) recognises that Essex is well placed to achieve economic growth, highlighting the sectors identified as having significant potential to deliver. These sectors include:

- Advanced manufacturing and technology;
- Transport, port activities and logistics;
- Renewable energy and low carbon; and
- Health and care.

When we consulted on the issue of employment opportunities, 83.6% of respondents agreed that there should be additional employment opportunities in the town. It was considered an “important”



issue for sustainability. Although the Employment Land Review and the Appraisal of Employment Land Issues (see Briefing Paper 4) have highlighted that low unemployment and high wages are a reflection of out-commuting, it is still the case that in many family arrangements it is one breadwinner who out-commutes to bring in the higher wage. It follows that more local employment is needed in Great Dunmow for those partners who remain in the town and who would prefer to find work locally or within a short drive. Traditional gender roles and preferences apply in many cases, and so the type of employment sought locally is often in the care, education or secretarial sectors. This is demonstrated by the high number of applications received (well over a hundred) for a part-time secretarial role at the Town Council's offices. It is very much an economic reality that many families prefer one partner to work more locally and perhaps part-time. This is an economic reality which is not well catered for at present.

Tourism and care services are sectors with potential for high growth in Great Dunmow over the coming decades (as identified for Essex in the EGS, noted above). The Essex Local Economic Assessment (2010) highlights care services as a growing industry and tourism as being the focus of much local government effort in the county, especially in areas which benefit from pleasant countryside and quaint market towns, such as Uttlesford. Tourism generates about £2.7 billion every year in Essex, and supports 7.3% of the county's workforce. Great Dunmow could benefit greatly through the tourism sector from its proximity to Stansted, its reputation for charm, and the heritage it enjoys as the town of the ancient Flicht Trials.

The care and healthcare sectors also, as mentioned, have great potential for growth in Great Dunmow and Uttlesford more generally. Changing demographics are frequently cited as a barrier to economic growth in Uttlesford (the Essex Local Economic Assessment estimates that by 2031 only 23% of the population will be of working age (15-64 years), compared to 41% in 2007), but such a change also provides an opportunity for employment-generating growth in the care industry. This Plan has already considered (in Fig. 25) how many residents of Uttlesford are predicted to suffer from dementia by the end of the Plan period, and concerns over under-staffing and under-financing of the care and healthcare sectors have all been noted. The opportunity this situation provides has been highlighted by Essex County Council's Economic Growth Strategy (2012), which predicts that the Government's Big Society push, and the "NHS innovation agenda", will mean an ever-increasing role for private providers, whether that role be in primary care services or support for healthcare professionals. Either way, this presents an opportunity for economic and employment growth in Great Dunmow.

The Essex Economic Growth Strategy also identified "renewable energy and low carbon" technology industries as being potential economic growth sectors in the county. Indeed, Great Dunmow in 2014 had interest from a solar farm business to establish a site at Tooleys Farm. Great Dunmow is of interest to renewable energy providers, and the possible growth of this sector may be welcomed by the town more readily than yet more housing, especially as maintenance and security would presumably provide local jobs.

Perhaps 3,570 working age people will be added to the population of the town during the Plan period, and more to the surrounding villages, and the census figures for Great Dunmow show that the working population in this town is relatively highly skilled. This presents potential growth industries with a

healthy pool of talent from which to recruit, and gives the town the opportunity to meet its need for more locally-based employment and to rebalance the local economy.

Most jobs currently in the town are service, with some manufacturing. The out-of-town supermarket (Tesco) and Helena Romanes School are the town's two biggest employers, and transport related employment accounts for 21 percent of the workforce in Uttlesford. This latter statistic is largely due to the rural nature of the district and its falling within the economic sphere of influence of Stansted Airport: Great Dunmow in particular is well placed to benefit from this position. However, since the nature of Stansted has changed from cargo to passenger based, the rate of growth of airport related jobs has declined dramatically. Medium and Small Sized Enterprises also are a very important factor in the local economy, accounting for 15 percent of the workforce.

There is clear demand for certain types of local employment, and there is the potential for strong local growth in certain sectors (tourism, care services and healthcare). This Neighbourhood Plan is justified in proposing the following policy to encourage and facilitate the type of additional development which is required, and which is demanded by our Vision for Dunmow.

#### **E1: Employment Land**

Employment opportunities will be supported and encouraged subject to:

- Adherence to other policies in this plan
- Employment land being easily accessible and well connected to the Town Development Area
- Not being detrimental to the visual and/or environmental character and amenity of the area (i.e. noise, fumes and smell, litter, traffic, general disturbance).

#### **Position: E-A: Economic Growth**

Great Dunmow Town Council will work with developers, businesses, the representatives of core growth sectors, and all other stakeholders, to attract economic development to Great Dunmow and to ensure that land, infrastructure and services are available for such development.

The Town Council will work to encourage the growth of sectors identified in ECC's Economic Growth Strategy, including:

- Advanced manufacturing and technology;
- Transport, port activities and logistics;
- Renewable energy and low carbon; and
- Health and care.

**Justification: E2: Loss of Employment Land**

In order to maintain Great Dunmow as a thriving economic centre – and, moreover, to improve and increase this status – the town must retain its existing employment uses and must not suffer the loss of employment uses which are sustainable.

**Policy: E2: Loss of Employment Land**

Where planning permission is required, proposals for the redevelopment or change of use of land or buildings in employment use to non-employment use will not be permitted unless:

- the existing use can be shown to be no longer financially viable and that
- replacement land is available within the Neighbourhood Plan area for any businesses displaced by the loss of the employment site.

For all other development proposals affecting employment sites opportunities will be sought to improve employment sites (e.g. through improved public realm, pedestrian access and soft landscaping).

# Healthcare, Education and Infrastructure

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Objective	Policy Index
Healthcare	HEI1: Medical Facilities
Education	HEI2: Secondary School Provision
	HEI3: Primary School Provision
	HEI4: Conversion to Educational Use
Infrastructure	HEI-A [Position]: Infrastructure Delivery

## Objective: Healthcare

Great Dunmow will have healthcare facilities which are of sufficient standard and capacity to cater comprehensively for the needs of its existing, and growing, population. The facilities will be accessible, local, and adequately arranged to provide primary healthcare for a population that is both growing in size and ageing. Great Dunmow will be a vibrant town with a large working population, and healthcare must cater for this. It must also be recognised and planned for that a large part of the population is ageing, which will place age-related needs on local healthcare and care-giving facilities.

## Justification: HEI1: Medical Facilities

There is intense need for urgent planning within the healthcare services within Great Dunmow. We have already seen (under the relevant section in *The State of the Parish Today*) that both doctors' surgeries are at capacity with little, if any, space to expand. Angel Lane surgery was already running a list size above capacity when the survey for this Plan was undertaken, and it is reasonable to suppose, on the advice of the surgeries themselves, that the situation is constantly changing and that, in fact, greater and greater pressure is being placed on these facilities all the time. The configuration of healthcare is changing to attempt to meet the combined pressures of limited resources, growing demand, changing technology and demographics. The responsibility for the provision of healthcare is spread between a number of bodies. Uttlesford District Council has been active in seeking to secure sites for the allocation for new healthcare facilities, but the decision on whether to take up these opportunities falls to the Clinical Commissioning Group, and as yet no sites have been secured and decided upon for definite facility development. It is a matter of concern that no comprehensive strategy for responding to the above challenges in Great Dunmow has yet been prepared. There is thus a real danger that the pace of development will result in a reduced service for the whole community and that, despite *ad hoc* attempts to secure funding, opportunities will be lost to secure a system of local health and social care that works.

The Steering Group for this Plan has engaged the West Essex Clinical Commissioning Group, healthcare professionals and other involved parties in the course of preparing this Plan. One of the most shocking realisations from this engagement – realisation on both sides – was the lack of awareness among healthcare providers with regards to how much housing development Great Dunmow will experience over the coming decades. Planning for this in terms of healthcare provision is at an early stage, and, as we have seen, current facilities are not adequate even for the current population. These facts can

be further established by considering the feedback received from healthcare professionals, contained in the relevant chapter of the Evidence Base. An appraisal of this information is briefly given here.

#### What are the primary concerns with current capacity?

- The voluntary sector is having to bridge the gap between services and a retreating NHS;
- There is no connectivity between services;
- John Tasker House is operating well over capacity;
- Services are fragmented in their provision, and transport between them is a major concern;
- Childcare services are currently operating well, but are at their limit of capacity.

#### What would be the implications of an expanding population?

- It would be helpful for health services to know what type of new housing is planned, so that provision can be made or planned for particular demographics;
- There will be increasing pressure on dementia services;
- Reliance on the voluntary sector will intensify;
- Developments in the surrounding parishes will have a significant impact on Dunmow services;
- There will be increased pressures associated with helping people to stay in their own homes, owing to an ageing population and a lack of small, elderly-friendly properties;
- There is a shortage of care in sheltered accommodation for dementia; services moved out of hospitals in line with Government policy will need to be accommodated in accessible high quality premises which do not currently exist.

#### How should these implications be managed practically and financially over time?

- Branch surgeries / walk in facilities should be located on new developments;
- The financial side of coping with demand will be a major issue, and may render the above option unviable.

It is important to note that the overhead costs of small surgeries may prove unsustainable. Significant reorganisation of services in Dunmow is probably inevitable – and the sooner it is embarked on the better.

The urgent need is for a comprehensive assessment of demand and supply over the Plan period covering the whole catchment, taking into account accessibility, the changing nature of primary care and the ongoing integration of social and primary care. Sites should be allocated which meet the strategic need and should not be determined on a reactive and *ad hoc* basis, and housing developments should be required to meet a reasonable share of the cost of new primary, social and secondary care that will be needed by the incoming population. Provision should be made so that capacity is available at the time it is needed.

When we consulted residents of Great Dunmow, half of those who responded said that the town's health services are neither sufficient nor good enough. When asked what should influence future development, new infrastructure was ranked as the number one priority, and expanded health services was the number one priority within that category.



Hence, this Plan is justified in the following policy.

**Policy: HE1: Medical Facilities**

As UDC continues to allocate sites within developments to allow the implementation of the CCG strategy as it emerges, these allocations will be made – and any facilities brought forward will be built – according to the following strict particulars. Medical facility development will be permitted if the proposals meet the following criteria:

- (1) All medical facilities should be easily accessible by road;
- (2) All medical facilities should be easily and safely accessible by foot and bicycle;
- (3) There should be adequate parking spaces for staff and patients. Specific standards to be determined following consultation with stakeholders (Great Dunmow Town Council, patients) and having regard to the findings of completed transport assessment.
- (4) All medical facilities should provide access points for public and private (e.g. voluntary) non-emergency ambulances;
- (5) All medical facilities must, where practical, be provided with a bus stop within 5 minutes' walk, serviced by the local bus network; and
- (6) The space allocated for doctors' or nurses' offices and for the waiting room and reception will be determined in close cooperation with the CCG and taking full guidance from NHS England Property Services and the doctors' surgeries in Great Dunmow.

**Objective: Education**

Great Dunmow will have the educational facilities and capacity to make the town a centre for educational excellence. Schools will be well positioned and well connected to the rest of the town, and will grasp the identity of the town, playing an important role in such local cultural icons as the Flich Trials, and will, through its excellence in science, humanities, arts and sports, become part of the enduring identity of the town.

**Justification: HE12: Secondary School Provision**

We have already seen in *The State of the Parish Today* that secondary school provision will need expanding to cater for at least 2,000 additional pupils over the lifetime of this Plan. Uttlesford District Council is actively seeking a site for the relocation of Helena Romanes School. It remains to be seen whether this opportunity will be progressed, or whether the academy will take a different route to increasing capacity. The Head Master and Governors at Helena Romanes School are actively exploring these options and have instructed estate agents and solicitors to help them arrive at a decision.

It has been found that car parking and congestion are major issues concerning the existing school site. In consultation, 60% of residents thought there was enough choice of good schools in the area, but there was also a recognition that new school places were important to support new development.

The location, size, facilities and accessibility of any school site will determine its successful integration into the community and the quality of education it can offer its pupils. The NPPF requires the planning system to actively engage in resolving these issues.

The Neighbourhood Plan and this policy support the UDC strategy for expanding secondary school provision.

Hence, this Plan is justified in offering the following policy.

**Policy: HEI2: Secondary School Provision**

Applications for new sites and / or extensions will be permitted where the design and construction of said sites and / or extensions meet these criteria:

- (1) Any site for a new school must comply with ECC's site suitability criteria checklist as detailed in ECC's "Education Contributions Guidelines Supplement" to its "Developers' Guide to Infrastructure Contributions" or its successor document.
- (2) Any new site should be easily and safely accessible by foot and bicycle to minimise travelling by car;
- (3) Any new site should be easily accessible by road;
- (4) Any new site should provide adequate car parking for the servicing of the school;
- (5) Any new site should be designed in sympathy with the rural and market town nature of Great Dunmow;
- (6) Any new site should be serviced by the local bus network;
- (7) Any new site must have adjacent green space designated and maintained as playing fields; and
- (8) Any extension must integrate well into the existing footprint and community of the school, and must not deprive the existing site of playing fields. If playing fields are lost by necessity, they must be replaced in kind as an immediate priority, and in a way which will make possible the maximum community use of the facilities.

**Justification: HEI3: Primary School Provision**

Uttlesford District Council has been active in its attempts to secure sites for new primary schools. Both existing primary schools in Great Dunmow will be at capacity within the next five years, as noted in *The State of the Parish Today*.

Primary schools should be local to the populations they serve, and be well connected by safer routes to the town.

Hence this Plan is justified in laying down the following policy.

**Policy: HEI3: Primary School Provision**

As UDC continues to support the various stakeholders in developing a strategy for expanding primary school provision, sites will be allocated – and any schools brought forward will be built – according to the following strict particulars. School development will be permitted if the proposals meet the following criteria:

- (1) Any new site should be easily and safely accessible by foot and cycle to minimise travelling by car;
- (2) Any new site should be easily accessible by road;
- (3) Any new site should provide adequate car parking for the servicing of the school;
- (4) Any new site should be designed in sympathy with the rural and market town nature of Great Dunmow;
- (5) Any new site should be serviced by the local bus network; and
- (6) Any new site must have adjacent green space designated and maintained as playing fields, with sufficient outdoor space to accommodate a full range of child centred activities and to encourage physical activity.

**Justification: HEI4: Conversion to Educational Use**

Great Dunmow will experience a growing requirement for classroom capacity during this Plan period. Uttlesford District Council and the existing schools are currently exploring ways in which such capacity might be increased within the town, but there is a danger that the town will continually play “catch up” at the limits of its capacity, rather than seeking to achieve a system that operates securely at optimum capacity.

The concept of converting buildings to educational use may benefit existing schools or businesses that wish to establish apprenticeship schemes. Also, a clear way in which this policy might be used is to support the establishment of free schools which would create additional spare capacity in the system, thus helping the town to achieve its aims.

Hence, this Plan is justified in the following policy.

**Policy: HEI4: Conversion to Educational Use**

This Plan supports proposals to convert existing buildings to an educational use (such as a free school or an extension or satellite to an existing school), provided the site meets these criteria:

- (1) Any converted site should be easily and safely accessible by foot and bicycle to minimise travelling by car;
- (2) Any converted site should be easily accessible by road;
- (3) Any converted site should provide adequate car parking for the servicing of the school;
- (4) Any converted site must retain the positive aspects of its character, and remain in sympathy with the rural and market town nature of Great Dunmow, even as its design is optimised for its new use;
- (5) Any converted site should be serviced by the local bus network;
- (6) Any converted site must have easy access to green space designated and maintained as playing fields;

Where the identified building is a listed building, it should be capable of conversion without loss of its architectural or historic interest.

- (7) Any converted site should comply with the minimum recommended building areas and outdoor spaces for schools as outlined in the Department for Education’s Building Bulletin 103 – Area Guidelines for Mainstream Schools, or its successor document.

**Objective: Infrastructure**

Great Dunmow will have the physical and social infrastructure that it needs to support its existing and growing population. This is in terms of highways, footpaths, bridleways, cycleways, sewerage capacity, surface water drainage, energy, water, broadband, as well as educational and healthcare facilities.

**Position: HEI-A: Infrastructure Delivery**

This Plan draws attention to the need for adequate infrastructure to support housing development, and the Great Dunmow Town Council will support UDC, appropriate authorities, and development companies in planning for and delivering the necessary infrastructure expansions.

The infrastructure that is required includes, for example:

- (1) Sewerage capacity;
- (2) Surface water drainage;
- (3) Internet communications;
- (4) Road and junction capacity.



[Note: Uttlesford District Council has produced an Infrastructure Delivery Plan that considers and seeks to deliver the infrastructure requirements of new housing developments. However, this Delivery Plan does not consider existing deficiencies for the existing population. It will only seek to ensure that new development in no way worsens situations, rather than alleviating existing burdens

## Community Action Plan

*Producing the type of community we want to call home will take more than policy writing followed by disengagement. It will take continued involvement – striving to ensure that Dunmow has the best options, makes the right choices, lives the right lifestyle, and stands guard over its best assets...*





The extensive survey work carried out to create this Plan has identified a number of issues that residents feel are important but cannot form part of the Neighbourhood Plan policies because they do not relate to land use. In the body of this Plan, several positions have been outlined which Great Dunmow Town Council commits to throughout the Plan period. For our vision for Great Dunmow to be achieved, the Town Council must have the support of its residents to manage growth to best effect for Great Dunmow. The intentions which these stated positions represent are reiterated in this chapter, and form the Community Action Plan:

1. Great Dunmow Town Council supports the introduction of the Community Infrastructure Levy which would give that body control over 25% of funds from planning gain (See SD-A, p. 43);
2. Great Dunmow Town Council will support the allocation of resources according to the town's funding priorities (See SD-B, p. 43);
3. Great Dunmow Town Council will monitor the viability of proposed development (See SD-C, p. 44);
4. Great Dunmow Town Council will work to protect and enhance the town's historic environment (See LSC-A, p. 87)
5. Great Dunmow Town Council will work with local businesses and societies to create a powerful marketing strategy for Great Dunmow, drawing on the Flich Trials and the town's heritage and contemporary achievements (See LSC-B, p. 87);
6. Great Dunmow Town Council will seek to secure substantial new sports' facilities for Great Dunmow, including a large new swimming pool (See SOS-A, p. 102);
7. Great Dunmow Town Council will welcome expansions to its allotment holdings for the benefit of local residents (See SOS-B, p. 107);
8. Great Dunmow Town Council will work with the appropriate stakeholders to secure better public transport connections to Great Dunmow (See GA-A, p. 113);
9. Great Dunmow Town Council will seek to ensure that the High Street remains vibrant and functioning for the benefit of the local community (See HSTC-A, p. 114);
10. Great Dunmow Town Council will seek to ensure that the Town Centre remains well connected to residential areas in the town (See HSTC-B, p. 117);
11. Great Dunmow Town Council will seek, by exploring options and contacting potential stakeholders, to develop a coach park site for visitor access to the Town Centre (See HSTC-C, p. 119);
12. Great Dunmow Town Council will support efforts to investigate thoroughly the options for the market, without prejudice or expectation, for the maximising of economic benefit to the town (see HSTC-D, p. 119);
13. Great Dunmow Town Council will continue to work towards achieving a blueprint for improvements to the Town Centre (See HSTC-E, p. 119);
14. Great Dunmow Town Council will work with developers and businesses to attract new businesses into the area to capitalise on the potential for growth (See E-A, p. 123);
15. The Town Council will support stakeholders to overcome existing deficiencies in infrastructure and to delivery infrastructure for new development (See HEI-A, p. 129).

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# Appendix II (A): Street Trees on Development Sites

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Appendix to NP Policy NE3: Street Trees on Development Sites.

## **Rowan (*sorbus aucuparia*)**



According to the Woodland Trust, *sorbus aucuparia* is widely planted as a street or garden tree. The tree is very valuable to wildlife: its leaves are eaten by caterpillars and moths; its flowers provide pollen and nectar for bees; and the red berries are autumn food for a variety of birds. The Trust also notes that rowan berries are edible by humans, and can be used to make jellies.

The rowan tree is an ancient native of the British Isles, and has a long mythological heritage. It was once planted close to houses in Ireland to ward off evil spirits.

It can grow up to 15m in height.

## **Field Maple (*acer campestre*)**



The field maple is the United Kingdom's only native maple tree. It has been identified as being suitable for planting in an urban setting, such as in gardens, and on streets if well managed.

Aphids live on the leaves of the field maple, and so a variety of highly valued aphid predators are attracted, such as ladybirds and birds. Caterpillars are attracted by the leaves themselves, and the flowers provide nectar for bees. The berries are eaten by small mammals, and the sap can be used to make maple syrup.

Field maples can grow up to 20m in height, but can be managed to remain shorter.



### **Hornbeam (*carpinus betulus*)**



A well managed hornbeam has been identified as suitable for street planting.

Hornbeam is a native evergreen, providing important habitats and foraging opportunities all year round for birds and small mammals. It is the food source for a number of types of caterpillar.

In mythology, the Hornbeam tree could relieve tiredness and exhaustion – a perfect antidote to the stresses of urban life.

Hornbeam trees can grow up to 30m in height, but can be managed to remain shorter.



### **Cherry (*prunus...*)**



*Prunus* varieties have become very popular in street planting – but the wide canopies of the traditional native *prunus avium* have caused problems. A number of more manageable varieties have been developed, the best of these, according to Street Tree, being the *prunus subhirtella*.

Cherry trees are considered highly ornamental. The flowers provide an early source of nectar for bees in Spring, while the berries attract birds and small to medium sized mammals.

A cherry tree can grow up to 30m in height, but can be managed to remain shorter.



# Appendix II (B): Screening

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Appendix to NP Policy NE4: Screening.

## **Cherry (*prunus avium*)**



A native species, see notes for (the developed, thus non-native) *prunus subhirtilla*, under Justification: NE3: Street Trees on Development Sites.

*Prunus avium* can grow up to 30m in height, and has a wide canopy.

## **Hawthorn (*crataegus monogyna*)**



A very versatile native hedge, hawthorn will grow in most types of soil.

*Crataegus monogyna* supports 300 types of insect, and is popular with caterpillars, and its flowers are eaten by doormice and offer nectar for bees. Its berries (“haws”) are rich in antioxidants and are excellent food for many types of bird.

The hawthorn tree can grow to a height of 15m.

## **Rowan (*sorbus aucuparia*)**

See Appendix II (A).

## **Birch (*betula* subspecies)**



The silver birch (*betula pendula*) is native to the UK and can grow to 30m in height. It provides a light, airy canopy which is good for supporting long grasses, violets and bluebells on the ground below. The tree itself supports over 300 insect varieties, which attract ladybirds and birds, and the trunk of the silver birch is a good habitat for woodpeckers.

The downy birch (*betula pubescens*) has the same particulars and carries the same benefits.

## **Hornbeam (*carpinus betulus*)**

See Appendix II (A).

## **Field Maple (*acer campestre*)**

See Appendix II (A).

**English Oak (*quercus robur*)**



The most common tree in the UK, and stereotypically English. The oak supports a wide variety of animals and insects – 280 species of insect, and badgers, deer, bats, and many types of bird. Historically, humans would use the acorns to make flour, but this technique died out with the domestication of wheat production 10,000 years ago.

*Quercus robur* can grow to 20m in height.

**Yew (*taxus baccata*)**



The *taxus baccata* is a native evergreen conifer, common to southern England and often used in hedging.

The tree's dense canopy provides valuable nesting opportunities for birds, and its berries are also eaten by birds, squirrels and doormice. The leaves also attract a particular type of caterpillar.

The yew tree can grow up to 20m in height.



**Goat Willow (*salix caprea*)**



The goat willow is native to the UK and is found growing in hedges and shrublands. It attracts a number of species of caterpillar and its catkins provide an early source of nectar for bees.

Goat willows grow to 10m in height.

**Alder (*alnus glutinosa*)**



The only native alder to Great Britain, thriving in marshes and along river banks. The *alnus glutinosa* attracts and supports a variety of caterpillars, bees, and birds. Alder roots also provide a perfect habitat for otters, according to the Woodland Trust.

Alders grow to 20m in height.

Regarding the alder, it should be noted that plans to preserve and improve the Chelmer Valley for wildlife include (as part of the Brick Kiln Farm development) otter houses. Perhaps alder trees should also be included in the scheme.



# Glossary

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**Affordable Housing** – Provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households. UDC defines affordable housing units as “resulting in weekly outgoings on housing costs that 25% of Uttlesford households can afford, excluding housing benefit”.

**Commercial Development** – Development which consists of retail units.

**Comparison** – A type of retail unit which sell goods such as clothing, furniture, household appliances, tools, toys, books and DVDs, jewellery etc.

**Conservation Area** – An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservations Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

**Consultation Statement** – A Consultation Statement accompanying a Neighbourhood Plan is required by the Localism Act 2011. The Consultation Statement must set out what consultation was undertaken and how this informed the Neighbourhood Plan.

**Convenience** – A type of retail unit that sells food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and magazines and non-durable household goods.

**Core Objective** – An objective developed specifically for the Great Dunmow Neighbourhood Plan through consultation with local people.

**Core Strategy** – A Development Plan document setting out long term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole. See Local Plan.

**Designated Area** – One of the first steps in producing a Neighbourhood Plan is the designation of the area to which the Plan will apply once adopted. The Designated Area may be set simply as the official town or parish boundaries (as in the case of Great Dunmow), or may cover a larger or smaller area. The Neighbourhood Plan Designated Area must be approved by the Local Planning Authority.

**Great Dunmow Town Council** – The parish authority for Great Dunmow. The Great Dunmow Town Council is a service provider for the Great Dunmow community, an influencer and conduit for local views, working in partnership with other organisations.

**Evidence Base** – The researched, documented, analysed and verified basis for preparing the Great Dunmow Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Uttlesford District Council as part of the process of developing its Core Strategy.

**Evidence Base Summary** – A document produced as part of the process of developing the Great Dunmow Neighbourhood Plan. It supports that Plan by setting out a summary of the relevant Evidence Base.

**Infrastructure** – All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.

**LEAP** – Local Equipped Area for Play.

**Local Plan** – A set of policies adopted by the District Council to establish rules for the granting of planning permission within the District. The Local Plan lays down the housing development quotas for its towns and parishes, but these are a minimum requirement and there is no maximum limit. A Local Plan may also establish site allocations for these quotas.

**Localism Act** – An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up Neighbourhood Development Plans for their local area.

**Locality** – A nationwide network of community-led organisations helping communities set up local organisations and those involved in neighbourhood planning.

**Major Development** – Residential development consisting of over thirty units.

**Mixed Use Development** – Development which provides a mixture of habitable units and units for employment.

**National Planning Policy Framework** – A new 50 page document setting out national guidelines for sustainable development. The NPPF replaces all previous national planning guidelines. Where there is no Local Plan or Neighbourhood Plan in place, the NPPF is the sole consideration for the Planning Inspectorate in determining whether or not to grant planning permission. All Local Plans and Neighbourhood Plans, where adopted, must accord with the NPPF.

**NEAP** – Neighbourhood Equipped Area for play.

**Neighbourhood Forum** – If a group of residents decide it would be in their interests to produce a Neighbourhood Plan, but they are not a recognised constitutional body such as a Town Council, they may apply to the Local Planning Authority for authorisation to create a Neighbourhood Forum, which – subject to strict rules – may produce a Neighbourhood Plan. Only one Neighbourhood Plan may be produced for any particular area.

**Neighbourhood Development Plan** – A set of policies emerging from the wishes of the local community to establish rules for the granting of planning permission within the Designated Area. A Neighbourhood Plan is not about stopping development, but guiding it so that the character and vibrancy of a local community and area is maintained and enhanced even throughout the process of change.



**Plan Period** – The period for which the Great Dunmow Neighbourhood Plan or Uttlesford Local Plan will set planning policy for Great Dunmow.

**Publicly Accessible Open Space** – Open space that is open to the public and is normally owned and managed privately.

**Public Open Space** – Open space that is open to the public and is normally owned and managed by a public organisation such as Great Dunmow Town Council or Uttlesford District Council.

**Residential Development** – Development which provides habitable units only, or with small scale convenience shops.

**Significant Development** – Residential development consisting of over 10 units.

**Steering Group** – An organisation established to guide the production of a Neighbourhood Plan. The Great Dunmow Neighbourhood Plan Steering Group consists of town councillors, local residents and businessmen, and has been administered through the office of the Town Clerk.

**Sustainability Appraisal** – A process of appraising policies for their social, economic and environmental effects which must be applied to all Development Plan documents.

**Strategic Environmental Assessment** – Assessments compulsory by European Directive. To be implemented in planning through a Sustainability Appraisal of Development Plan documents where required.

**Sustainable Urban Drainage Systems (SUDS)** – A drainage system that controls the rate and run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimise run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be taken off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.

**Sustrans** – A charity whose aim is to enable people to travel by foot, bicycle or public transport for more of the journeys made every day. Sustrans is responsible for the National Cycle Network.

**Use Classes** – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as “Use Classes”. For example, A1 is shops and B2 is general industrial.

**Uttlesford District Council** – The Local Planning Authority for Great Dunmow.

**Windfall Sites** – Sites not allocated for development in the Uttlesford District Local Plan that unexpectedly come forward for development.



Great Dunmow Neighbourhood Plan  
Great Dunmow Town Council, 47 Stortford Road, Great Dunmow, Essex, CM6 1DG.