

Appendix to Report on Great Dunmow Town Design Statement – List of Recommendations

Recommendations for High Street – policy, funding and design	
An audit of the street scene should be carried out with a view to identifying short and long term improvements, especially improved street furniture	GEN2, ENV1
Investigations should be made urgently into the implementation of the re-routing proposals in the Traffic Study so that greater pedestrian priority can be achieved in the High Street and Stortford Road and the Pedestrianisation of Market Place considered. A scheme for resurfacing High Street in whole or in part should be developed in consultation by skilled and experienced designers	GEN1, ENV1
Design Standards should be urgently adopted for all street maintenance and alterations	GEN2, ENV1
A street tree strategy should be developed as a matter of urgency	ENV3
As assessment of the accessibility of the various parts of the town to the centre should be carried out with a view to a strategy for foot and cycle access being enhanced	GEN1
Funding should be sought to support improvements and repairs to properties	Supports Local Plan objective to safeguard the character of Uttlesford's historic settlements
Any redevelopment in the centre should make a financial contribution to the enhancement of the public realm	Contrary to current policy.
A shop front design guide should be produced to guide new shop front and to guide alterations and improvements	GEN2, RS2, ENV1
A property survey should be carried out to establish the amount of and further scope for residential use of upper floors	RS2
Design Briefs should be prepared for potential development and redevelopment sites	GEN2, ENV1
Any redevelopment proposal should submit a detailed contextual study that comprehensively identifies materials, plots, heights and access for pedestrians	GEN1, GEN2, ENV1
Any redevelopment should make provision for safe pedestrian access and cycle access and storage and should minimise the exclusive use of routes by vehicles where safety can be ensured	GEN1
Any new buildings should incorporate a wide frontage and narrow plan that is typical of the town centre, be pitched roof and should be two storeys in height or where justified through the context assessment a maximum of three storeys	GEN2, ENV1
Further redevelopment of rear plots should only take place where the existing boundaries and any re usable existing buildings are maintained	GEN2, ENV1, RS2
Further redevelopment should be mixed use and make provision for commercial or retail space	RS2
The historic study of Great Dunmow should be updated and published and interpretative information should	Supports Local Plan

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be provided at accessible and important locations in the town to inform residents and visitors of the evolution of the town.	objective to support Tourism in Uttlesford. Could form part of evidence base for LDF
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Global Warming - Recommendations	
Increasing the amount of tree planting in open areas, car parks and streets	GEN2
Insisting on sustainable drainage in all new development which means installing pervious surfaces and other means of controlling water run off	GEN3
Encouraging walking and cycling	GEN1
Improving all aspects of bus service in and from the town	GEN1
Discouraging car use	GEN1
Improving local services to avoid the need to leave the town	GEN1, RS2
Insisting on high energy efficiency in all new buildings	GEN2
Pursuing insulation and energy efficient devices in all existing buildings especially those of the vulnerable, elderly and those on low income	GEN2
Ensuring water can be harvested and re-used in new buildings	GEN2
Supporting the use of renewable energy sources where they can be shown to be efficient and at the very least carbon neutral, including passive panels, photo voltaics or similar technologies, and wind turbines	GEN2, ENV15
Insisting that the siting, design and orientation of buildings optimises the use of solar energy	GEN2
Insisting that buildings and spaces in new development are adequately protected from excessive solar gain and over heating	GEN2
Providing and protecting allotments and garden land for local food production	LC1

Recommendations – Protecting the Setting	
Some of the recommendations in this section will also be relevant to the Council's assessment of future development proposals through the Core Strategy and other Development Plan documents	
Robust evidence based landscape and character assessments should be carried out by developers where significant development is proposed	S1, S7
The approaches to the town from the north to Parsonage Down and from the east to Church End should be treated with particular care	S1, S7, ENV1
The views from the Causeway and Beaumont Hill north eastwards out should be protected from development	S7

Appendix to Report on Great Dunmow Town Design Statement – List of Recommendations

The floodplain and the setting of the Chelmer should be protected and enhanced throughout the town	S7, GEN3, ENV8,
The views of the Church Tower and of the Clock House should be taken into account and protected	S1, ENV1
The rural character of St Edmunds Lane and eastwards should be protected and enhanced	S7
The A120 bypass should receive significantly more landscape enhancement	Management Issue
A landscape framework is urgently needed for the Chelmsford Road, it's junction with the A120 and the A120 roundabout development should not encroach into the noise footprint of the A120	ENV10
The mature trees and parkland to the north of the A120 should be protected from development	S7, ENV3
Development should not encroach or threaten the Olives Wood and Ash Grove Woodlands	ENV3
The open landscape to the west, west of the proposed Woodside Way should be protected	S7
The footpath network to the west of the town should be restored and significantly enhanced.	GEN1

Recommendations for the Entrances – Summary	
Some of the recommendations in this section will also be relevant to the Council's assessment of future development proposals through the Core Strategy and other Development Plan documents	
East of B1057 Protection of the agricultural landscapes to the north and south of the road Protection and enhancement of woodlands and trees in the view Enhancement of the St Edmunds Lane junction and approach to Church End	S7, ENV3, ENV5, ENV8
A120 Protection of agricultural land forming the setting of the Chelmer to the east and west south of Braintree Road junction Enhancement of verges and boundaries	S7, ENV5, ENV8
South Further enhancement works to the A120 roundabout Enhancement of A120/B184 junction Enhancement and strengthening of boundaries to existing development and to the Oak and Chelmsford Road Industrial Estates Creation of landscape structure plan to create strong and rural boundary to the land to the west if and when it comes forward to incorporate appropriate pedestrian and cycle ways	S7, GEN1
West Protection of woodland and agricultural land bordering A120 Protection of character the west of A120 from intrusion and sporadic development Stortford Road Protection to West Wood boundary and integrity	S7, ENV3, ENV5, ENV8

Appendix to Report on Great Dunmow Town Design Statement – List of Recommendations

Removal of uses to storage area adjacent to A120 Protection of open character of agricultural landscape to north Proection of green edge to lands to south	
North Protection of open sloping landscape Avoidance of intrusive development along skyline Enhancement of boundaries Enhancement of pedestrian and cycle facilities Strong and effective landscape plan to minimize effect of western by-pass	S7, GEN1,

Housing and other development in general – Recommendations	
New development should where possible be planned to be small in scale and progress slowly	S1, H3 Future scale and phasing of development is also a core strategy issue.
Any significant new development should be made subject to a master plan which contains a building code consistent with these guidelines	GEN2
All significant new development should incorporate mixed use in the form of commercial activity and social and community facilities	H3
All new development should make provision for safe commodious and attractive and well landscaped pedestrian routes linked wherever possible into the towns existing network and should make contributions to enhancing the network as a whole	GEN1
Gaps in the footpath network should be remedied as soon as possible	GEN1
Cycleways should be provided wherever possible as integral to the footpath network	GEN1
Footpaths within development should be overlooked by housing or other fully used buildings	GEN1
Good provision should be made for parking and storage of cycles	GEN1
Open space should be provided so as to allow for children’s play, informal meeting space and more active sport and recreation	GEN2
Open space should be overlooked by houses or other buildings	GEN2
Provision should be made for growing of food	GEN2
Provision should be made for active play outside formal play areas	GEN2
Tree planting should be extensive using native species in naturalised patterns	GEN2

Appendix to Report on Great Dunmow Town Design Statement – List of Recommendations

Biodiversity should be encouraged by the proper planting and effective management of open space and green areas	GEN7
New developments should make contributions to the enhancement of existing natural area and woodlands	Contrary to current policy
Houses should be planned to enclose well designed and well proportioned spaces and streets with effective boundary walls or features using natural materials and native planting	GEN2
Vehicular ways should be integrated where possible with footways in a shared surface	GEN1
Speeds within all development should be kept by design means to 30 kph	GEN1
Cars should be parked off the shared surfaces	GEN1
Provision should be made for bin storage that is accessible and convenient to all	GEN2
Materials used in new buildings should be of a high quality. Where it is proposed to use vernacular styles the materials should be authentically related to existing range of materials in Great Dunmow	GEN2
Buildings should be two storeys in height unless precedent or clear justification can be established and context studies produced to demonstrate no harm to the setting or nearby important buildings.	GEN2

The Housing Areas - Recommendations	
New development should respect the existing building line and eaves height so that obtrusive extensions are avoided	GEN2
The materials of new development should match or be consistent visually with the existing	GEN2
Loss of trees or significant green features should be avoided if possible where not compensatory planting should be required	ENV3
The loss of green frontages should be avoided except in exceptional circumstances to retain the street scene and avoid the loss of drainage areas and excess water run off	GEN2, GEN3
Boundaries should be constructed of matching materials or if natural of native species	GEN2
Where maintenance is taking place at the public expense consideration should be given to the planting of street trees and to robust and well designed green areas subject to public consultation	Management Issue
Where development takes place consideration should be given wherever practical to creating or enhancing continuous networks of paths and or green spaces and no existing footpath links should be lost or compromised by overlooking, overshadowing or narrowing	GEN1

The Industrial Estates – Recommendations	
Flitch Industrial Estate Enhanced but unobtrusive signing, voluntary parking regime, enhanced frontages and boundaries, enhancement of pedestrian access to Olives Wood area, energy and waste scheme to reduce	The Council can take these recommendations into

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environmental impact	account when considering individual applications in line with GEN1, GEN2 and other relevant policies but the comprehensive improvements being sought are mainly site management issues which would need to be addressed in other ways.
Station Road Industrial Estate Improved but discrete signing, enhanced entrance zone and boundaries, improvement schemes to building and screening for wastes, parking controls and management scheme	
Chelmsford Road Industrial Estate Improved/enhanced signage, enhanced maintenance of verges and improved landscaping, parking management scheme, improvement of boundaries, energy and waste scheme to reduce environmental impact	
Oak Industrial Estate Enhancement scheme for entrance, improved but discrete signage, parking management scheme, waste and energy scheme to reduce environmental impact, enhanced landscaping	
Hoblongs Industrial Estate Total restructuring of internal road system, improved signage, enhanced boundaries, improvements to buildings and boundaries, waste and energy scheme, wider landscape improvements to cover A120 edge, Travelodge and this estate.	
Open Spaces – Recommendations	
Doctors Pond A management plan to strengthen and enhance the planting and appearance	These are mainly management issues but they will support local plan objectives to protect the natural environment for its own sake particularly for its biodiversity, and agricultural, cultural and visual qualities The key policies are GEN7, ENV8.
The Downs A management regime to protect and enhance the biodiversity Modest increased facilities for casual visitors	
Parsonage Downs A management regime to protect and enhance the biodiversity	
The Chelmer Valley and Recreation Area A management plan to enhance landscape character and increase biodiversity Enhancement and protection works to the Chelmer Management regime to enhance biodiversity, increase access and add interest	