



**Report of Public Participation  
on  
Role of Settlements and Site Allocations  
and Development Management Policies**

**January 20th – March 5th 2012**

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## Introduction

The Uttlesford Local Plan 2005 is used to decide planning applications for development in Uttlesford. This plan is being replaced by a new style local plan which will be made up of three key elements:

- **The Core Strategy**  
This will contain the long term vision and objectives for the District and will include strategic policies to steer and shape development.
- **Development Management Policies**  
These are the detailed policies which the Council will use to determine planning applications. These policies will help to deliver the vision for the District.
- **Site Allocations**  
These are the policies that will explain how the sites needed to deliver the plan for the District will be developed. The sites will be shown on a map,

Following on from earlier consultations on the Core Strategy this consultation is an early stage consultation on Development Management Policies and the Role of Settlements and Site Allocations to be carried out in accordance with the Council's Statement of Community Involvement adopted in July 2006 with an update in 2009 (available on the Council's website at [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)). The purpose of the consultation was to:

- Seek views on potential development management policies
- To consider the roles and hierarchy of the towns, key villages and other smaller villages.
- To look at available sites for development and find out if there are any other sites available.
- To find out if any minor changes to development limits need to be made.
- To identify sites for Gypsies, Travellers and Travelling Show People.

The consultation ran from Friday 20 January 2012 to Monday 5<sup>th</sup> March 2012. The main focus of the consultation was a series of public exhibitions. People also had the opportunity to discuss the plans at the Community Forums. Wide publicity was given to these key elements of the consultation using the following means.

**Adverts** were placed in the local press with the consultation details for the weeks beginning 16 and 23 January 2012. These directed people to the Council's website and highlighted consultation events.

**Posters** were sent to Parish Councils and Libraries and displayed in the Council's offices.

**Fliers** were distributed in general council mailings e.g. Council Tax/Benefit, Planning applications etc and made available at different locations for people to pick up.

**Schools** – The following schools were either sent paper copies of the fliers or were asked to send out an electronic version of the flier with their direct parent e-mailing. Saffron Walden County High, Helena Romanes School in Great Dunmow, Newport Grammer School, Stansted College, Thaxted Primary, Takeley Primary, Elsenham Primary, Stansted Primary, Newport Primary, Great Chesterford Primary and Primary Schools in Saffron Walden (Katherine Semar, RA Butler, St Mary's) and Great Dunmow (St Mary's and Great Dunmow Primary).

**Railway Stations** – fliers were distributed at Elsenham, Stansted, Newport, Audley End and Great Chesterford Stations from 17:30 to 17.30 to catch commuters.

The events were also advertised on the Council's **Facebook** and **Twitter** pages

In addition to the key consultation events there was also:

**Direct Mailing** - all the consultees on the Council's database (Objective) were either e-mailed or a letter sent advising them of the new consultation event.

**Briefings** were held for the following groups to explain the arrangements for the consultation.

District Councillors – 19<sup>th</sup> January 2012

Parish Councils – 24 January 2012

Regular Agents – 31 January 2012



## Results from the Consultation

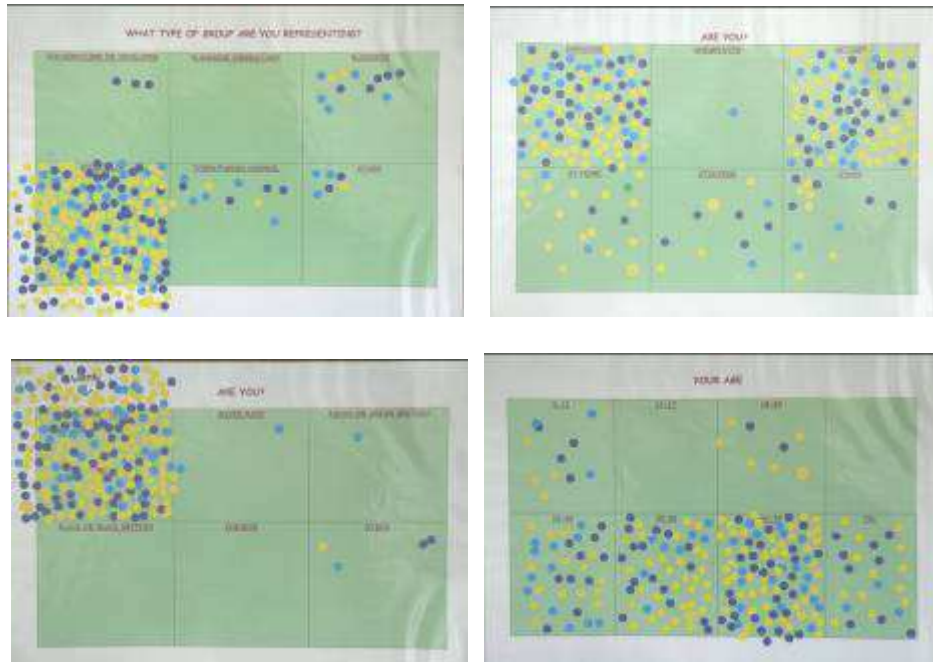
## 1. Exhibitions

Public exhibitions were held in the two market towns and key villages on the following dates. All the exhibitions were open between 10 am and 8 pm.

Location	Date
Community Information Centre, Thaxted	Friday 27 January
Church House, Newport	Monday 30 January
Foakes Hall, Great Dunmow	Tuesday 31 January
Priors Green Community Centre, Takeley	Thursday 2 February
Memorial Hall, Elsenham	Friday 3 February
Day Centre, Stansted	Monday 6 February
Town Hall, Saffron Walden	Tuesday 7 February
Community Centre, Great Chesterford	Thursday 9 February



People visiting the exhibitions were asked a series of profiling questions, about themselves as they arrived. The questions were about age, employment status, ethnic group, and who they were representing. People were given coloured dots to respond and men and women were given different coloured dots.



**Fig 1 - Examples of sheets used to collect profiling information**

The detailed results of this exercise are included in Appendix 1 and summarised in the table below. Around 1,900 people visited the exhibitions. The highest attendance was at Great Chesterford and the lowest at Stansted Mountfitchet although at Stansted attendance may have been influenced by the snow which fell over the weekend before the exhibition. Attendance in the 60-74 age group was higher than the district population as a whole. This is not unexpected given that this group is most likely to be retired and this is reflected in the employment status figures with the retired group being over-represented. The attendance in the 25-44 age group was lower than the district as a whole and this is known to be one of the harder to reach groups in the District. The leafleting at railway stations and schools was a way of trying to address this.

<b>Table 1: Summary of the Number and Type of Visitors to the Exhibitions</b>		
<b>Location</b>	<b>No of Visitors to Exhibition</b>	<b>% of Parish Population</b>
Thaxted	246	10
Newport	300	14
Great Dunmow	260	4
Takeley	114	5
Elsenham	198	8
Stansted	112	2

Saffron Walden	299	2
Great Chesterford	346	14
<b>Total Number of Visitors</b>	<b>1875</b>	
<b>% of District Residents Visiting Exhibitions</b>	<b>2.4</b>	

**Table 2: Profile of People Attending the Exhibitions Compared to the District as a whole**

	<b>Exhibitions</b>		<b>District</b>
Men	52%		50%
Women	49%		50%
<b>Age</b>	<b>No</b>	<b>%</b>	<b>%</b>
0-11	42	2	15
12-17	18	1	8
18-24	35	2	6
25-44	296	16	28
45-59	519	28	22
60-74	752	40	13
75+	206	11	7
<b>Employment Status</b>	<b>No</b>	<b>%</b>	<b>%</b>
Employed	776	42	72
Unemployed	21	1	2
Retired	787	42	13
At Home	142	8	7
Studying	63	4	3
Other	64	3	4
<b>Ethnic Group</b>	<b>No</b>	<b>%</b>	<b>%</b>
White	1796	98	94
Mixed	6	0.3	1.4
Asian/Asian British	7	0.4	2.3
Black/Black British	0	0	1.4
Chinese	2	0.1	) 1
Other	14	0.8	)
<b>Representing</b>	<b>No</b>	<b>%</b>	
Housebuilder/Developer	27	1	
Planning Consultant	13	0.7	
Business	56	3	
Individual	1597	86	
Parish Council	126	7	
Other	42	2	



As part of the exhibition material a large map had been prepared showing all the suggested sites for development through the Strategic Housing Land Availability Assessment (SHLAA). After people had answered the profiling questions they were given three red stickers and three green stickers and given the opportunity to place these on the map of the town/village. They were asked to use the green stickers for sites which they thought might be acceptable for housing development and red stickers for sites which they did not think were acceptable. People were advised that they did not have to use all the dots and that the process was not a voting process but simply a way of capturing views in a visual way. The resulting maps are reproduced below.

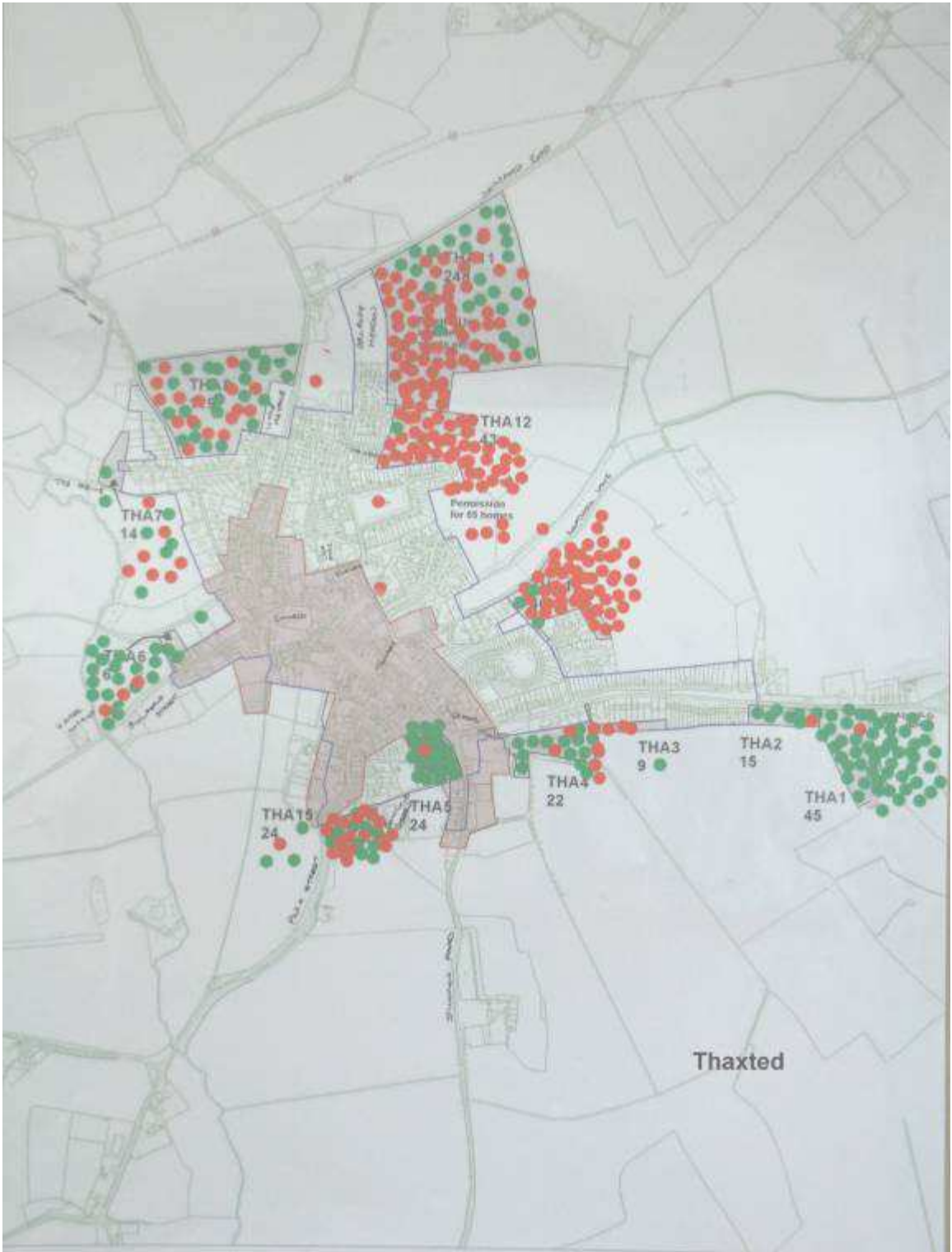
The maps of sites being suggested in all the other villages, not just the key villages were also available for people to look at. If people had comments on these other sites they were asked to complete a comments form rather than using the red and green stickers. There are two maps for some exhibitions because a second map was used when the map became too full of stickers to be readable or where the exhibition was so busy that people were not able to get to the first map.

Although this was not a scientific exercise the maps do illustrate clear preferences for certain sites and highlight areas where development would not be appropriate.

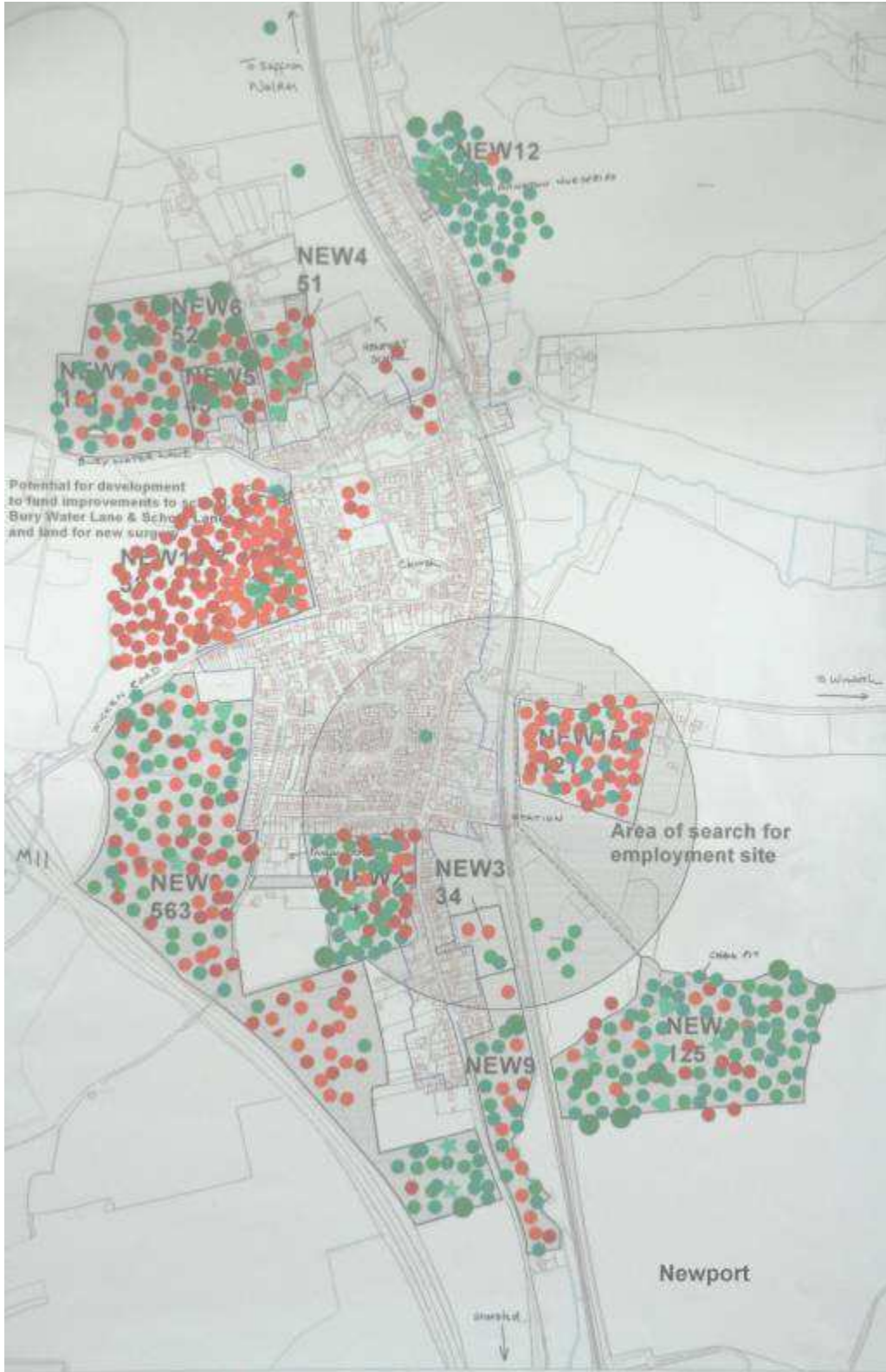
## Results from the Mapping Exercise

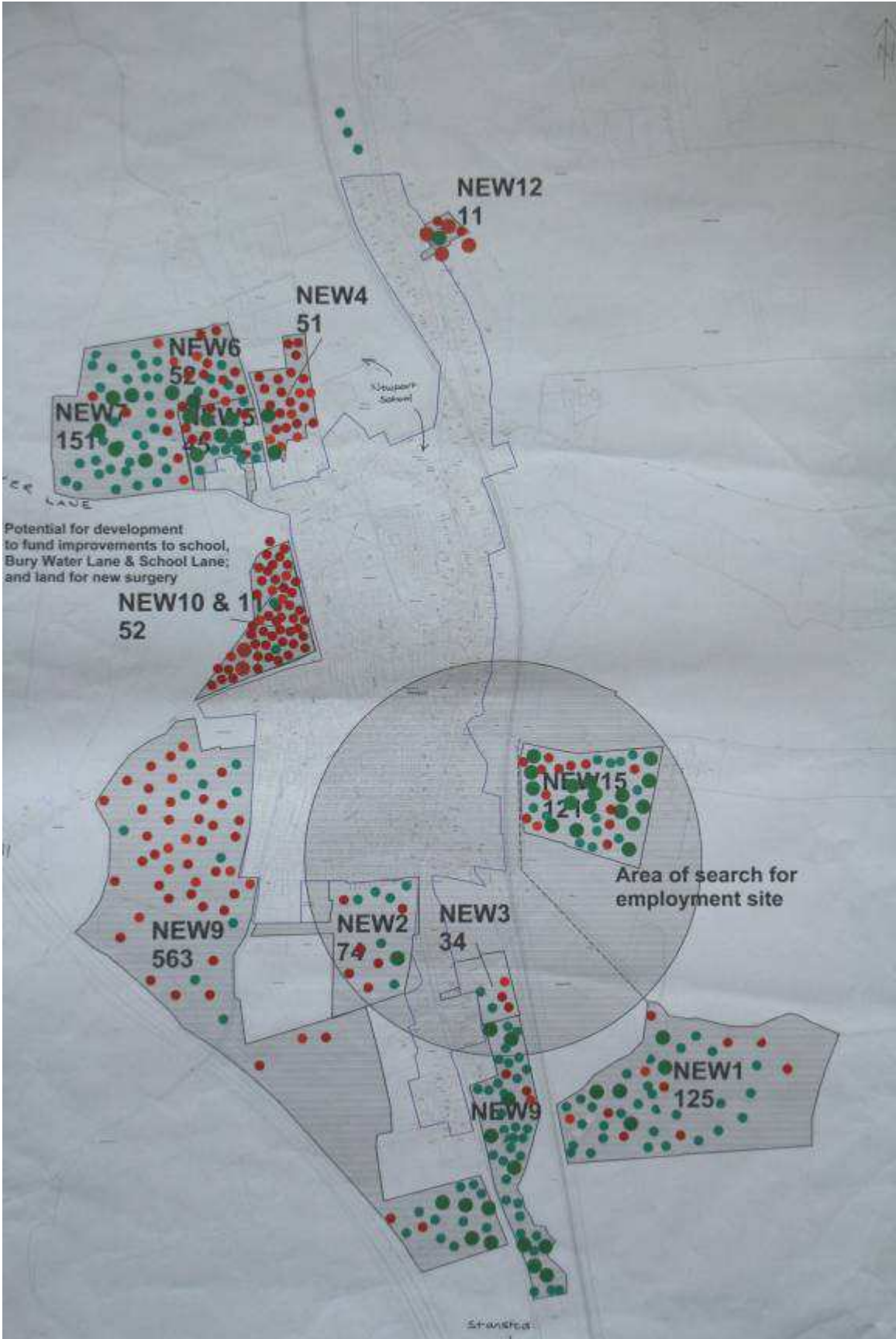
### Thaxted



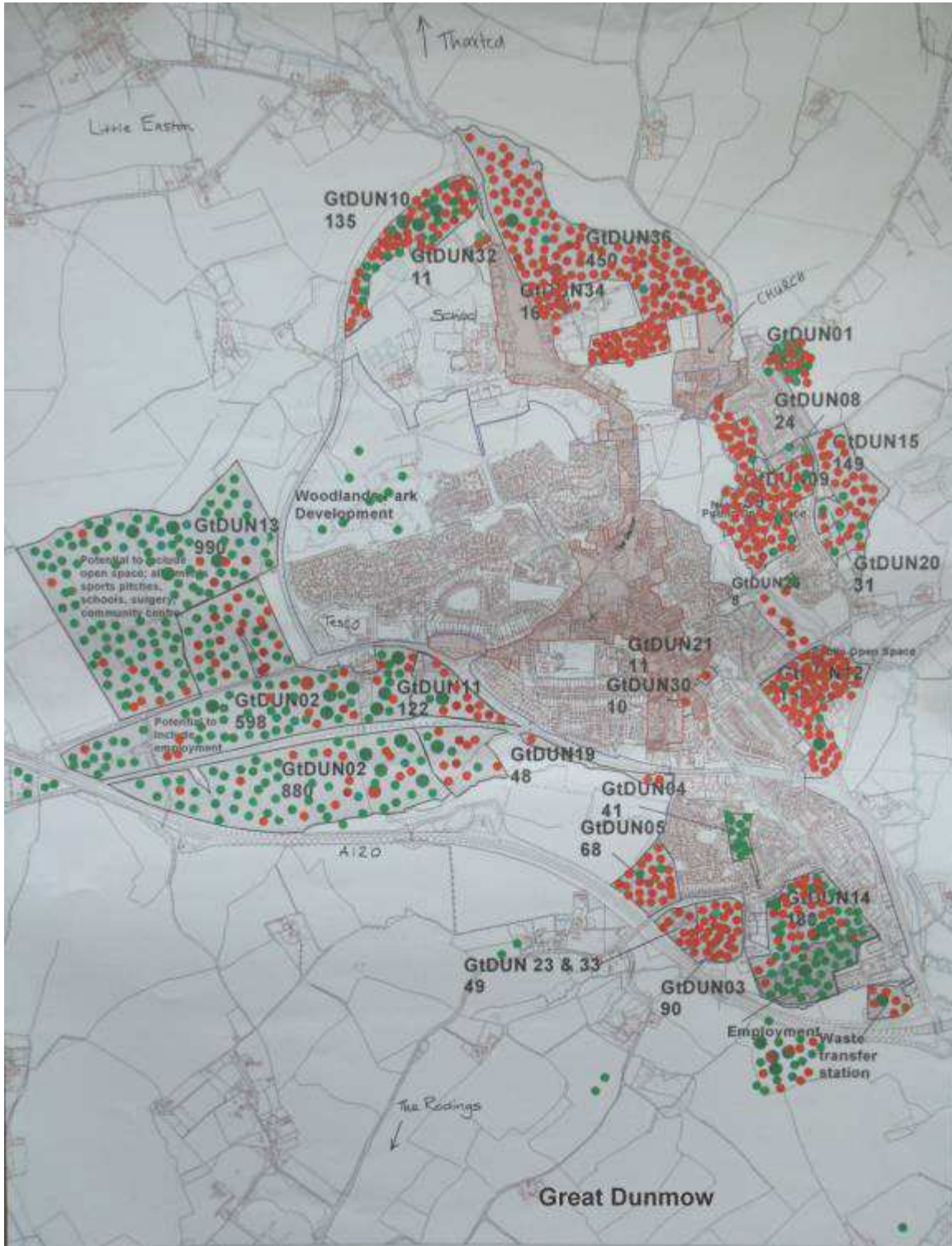


# Newport

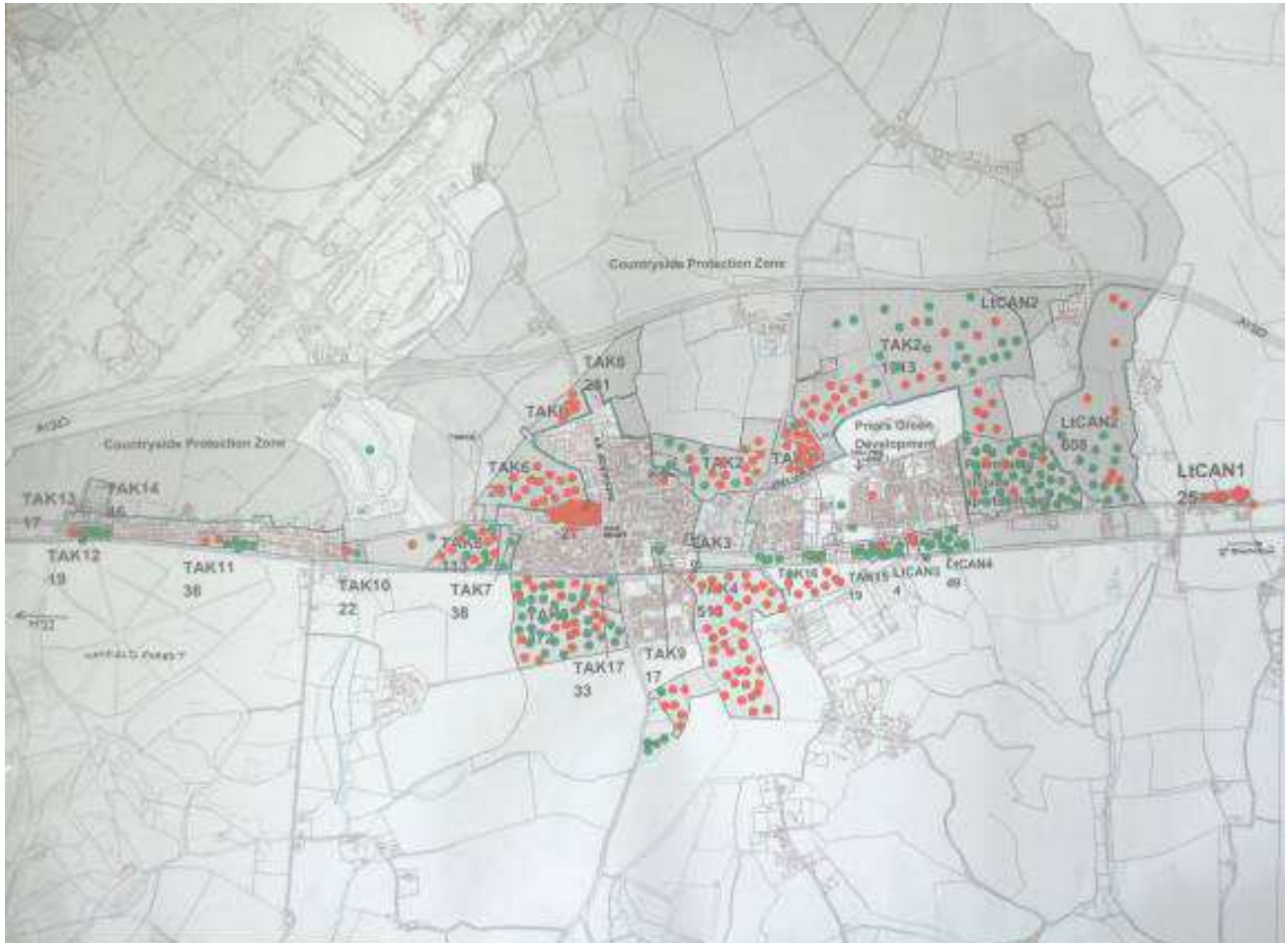




# Great Dunmow



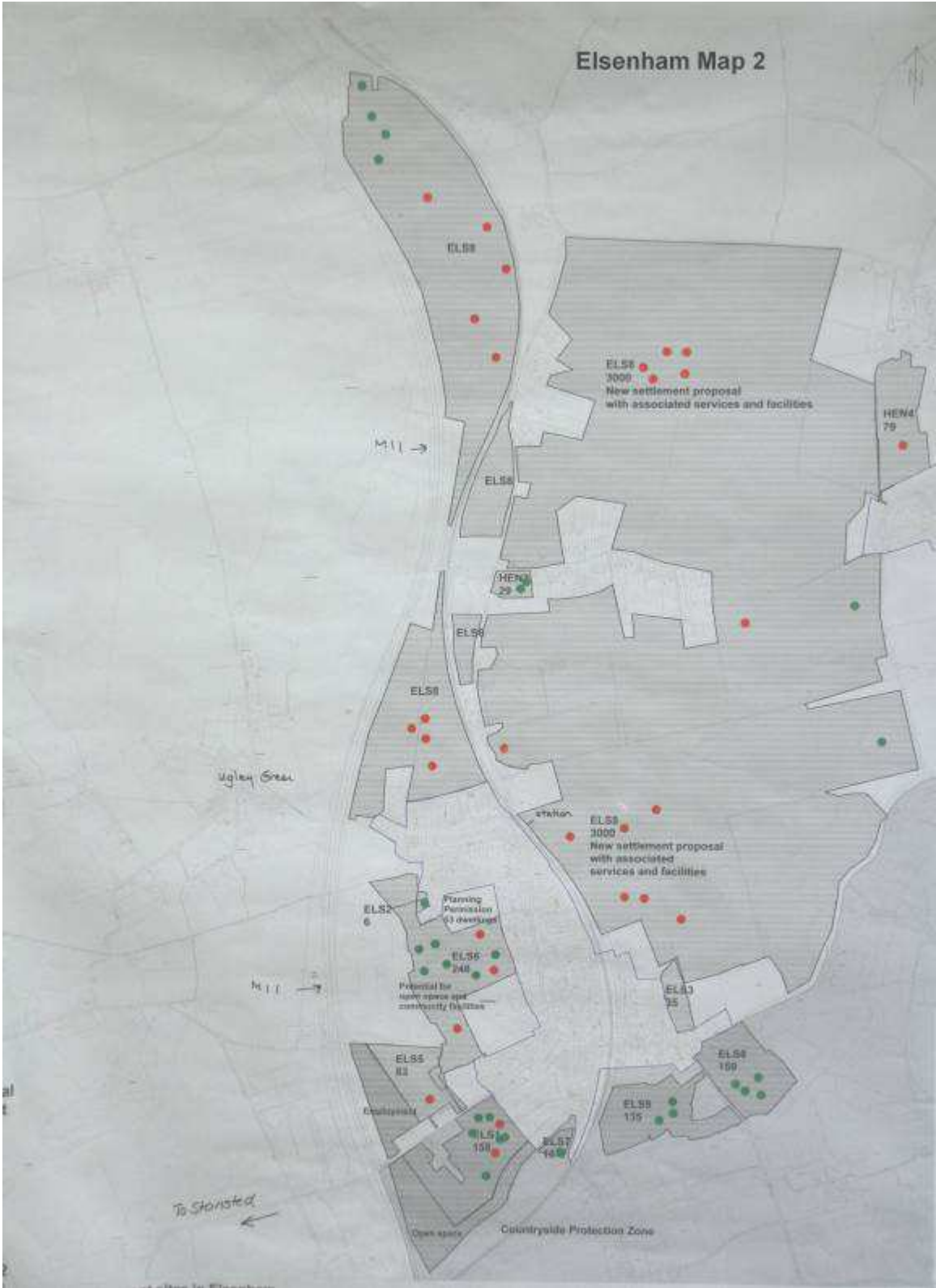
# Takeley



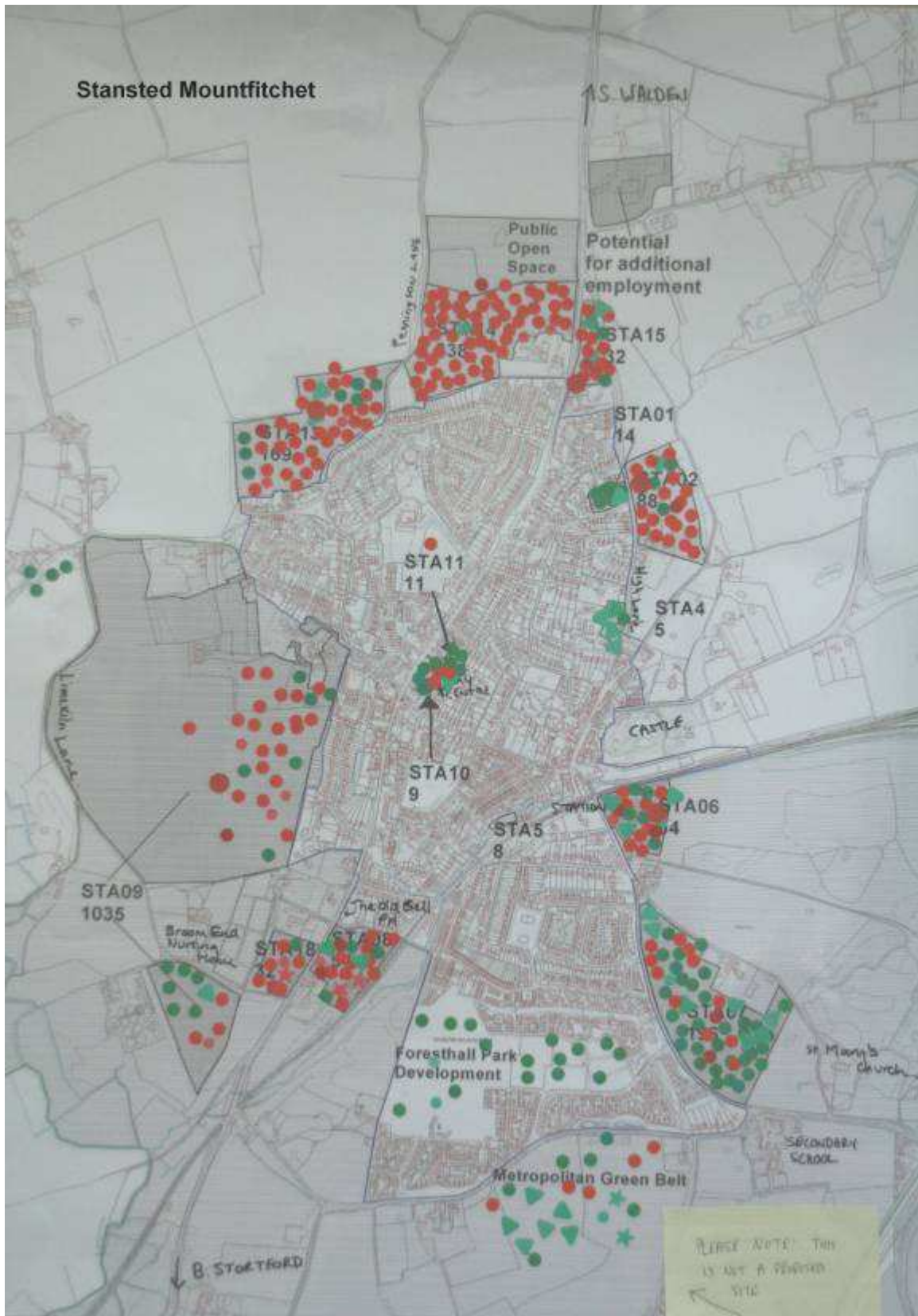
# Elsenham



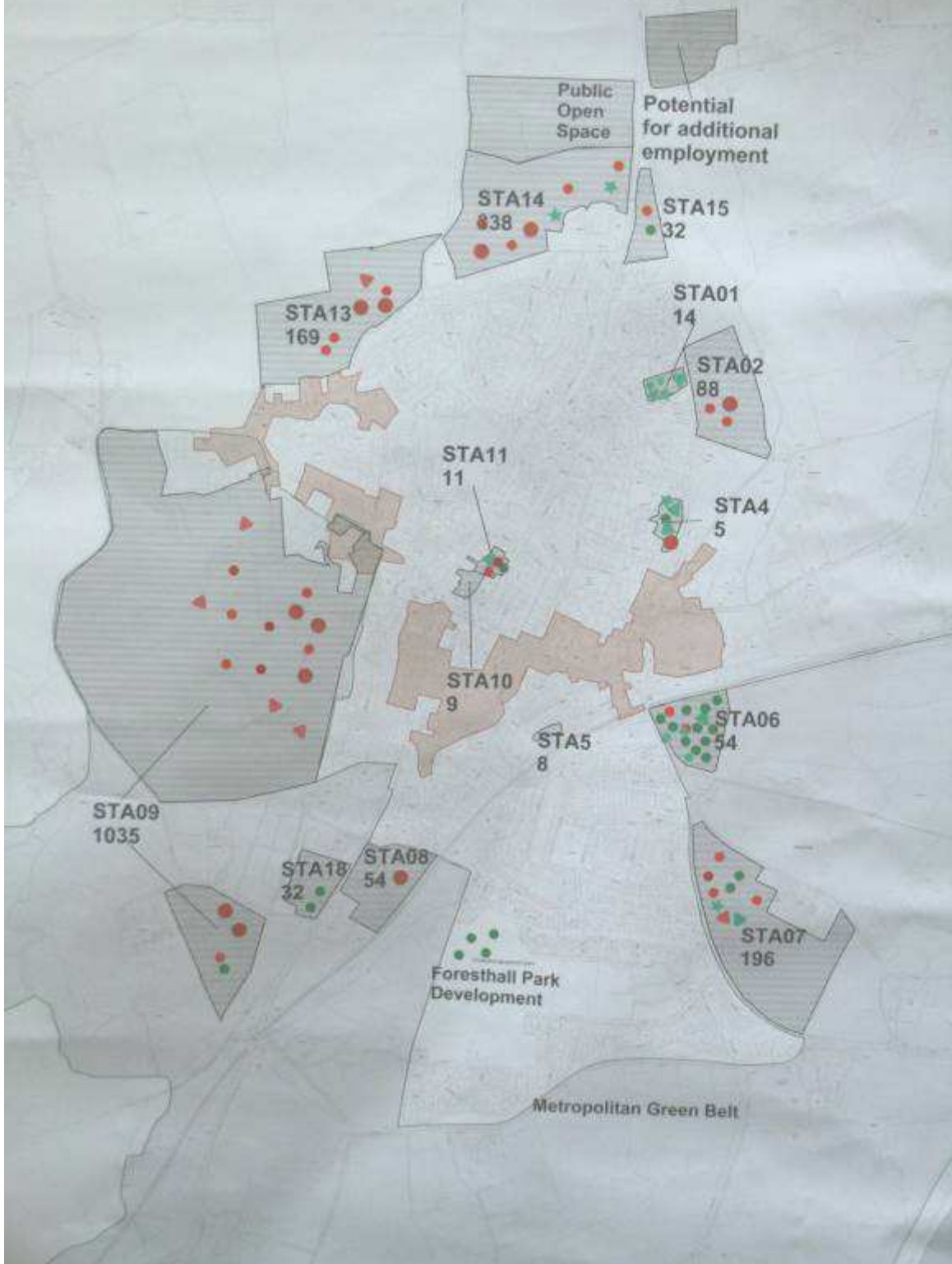




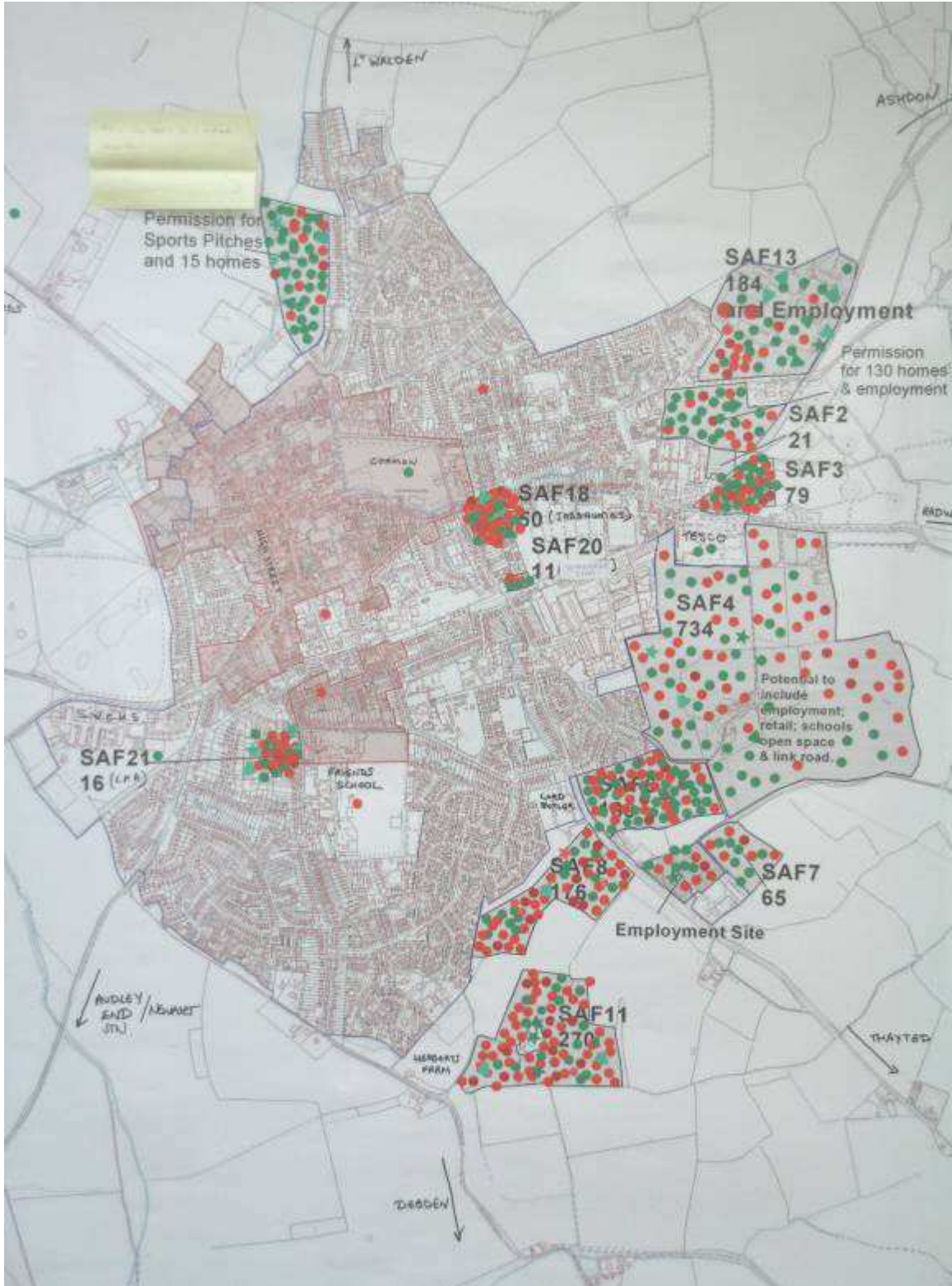
# Stansted Mountfitchet

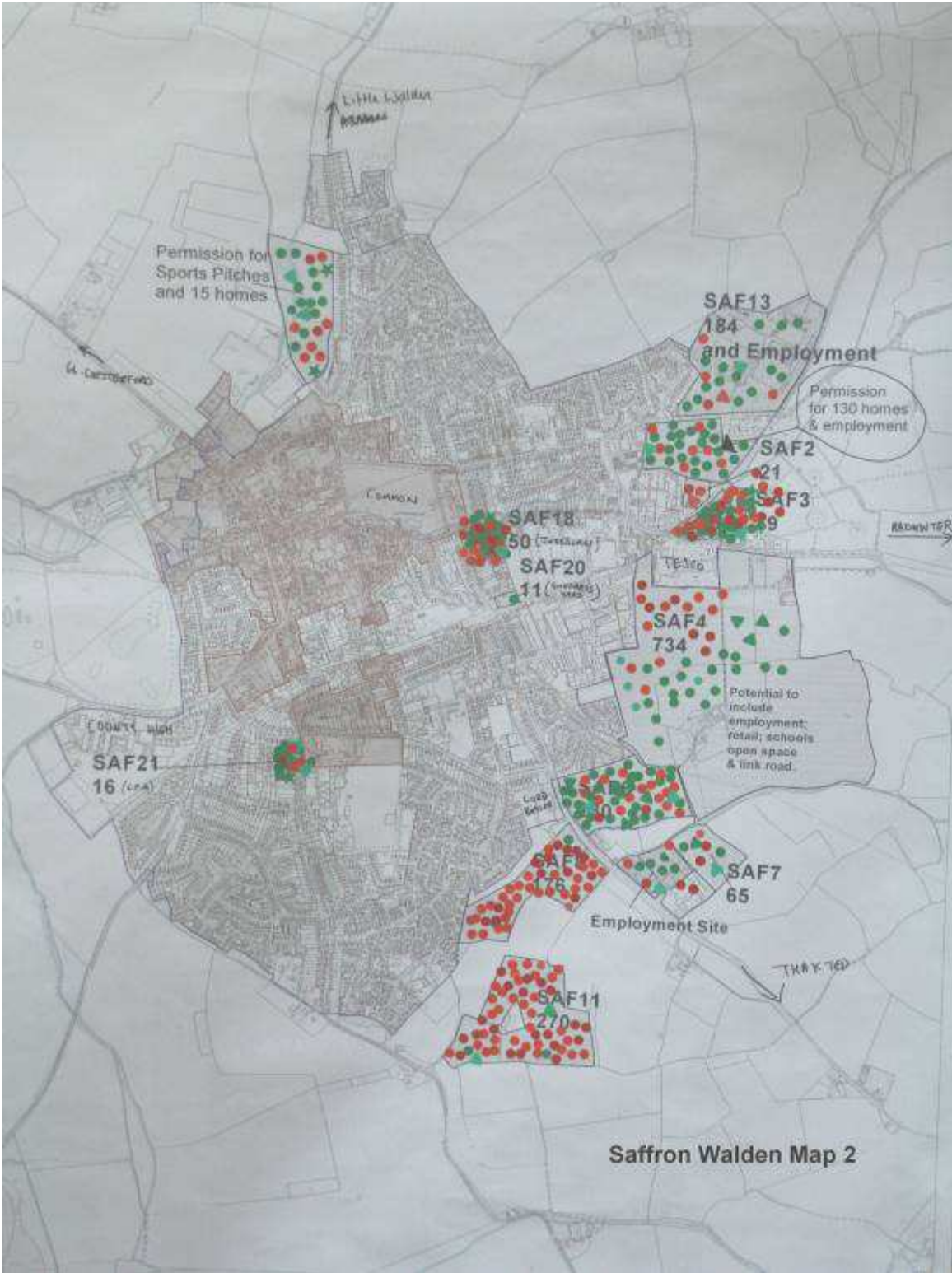


# Stansted Mountfitchet Map 2



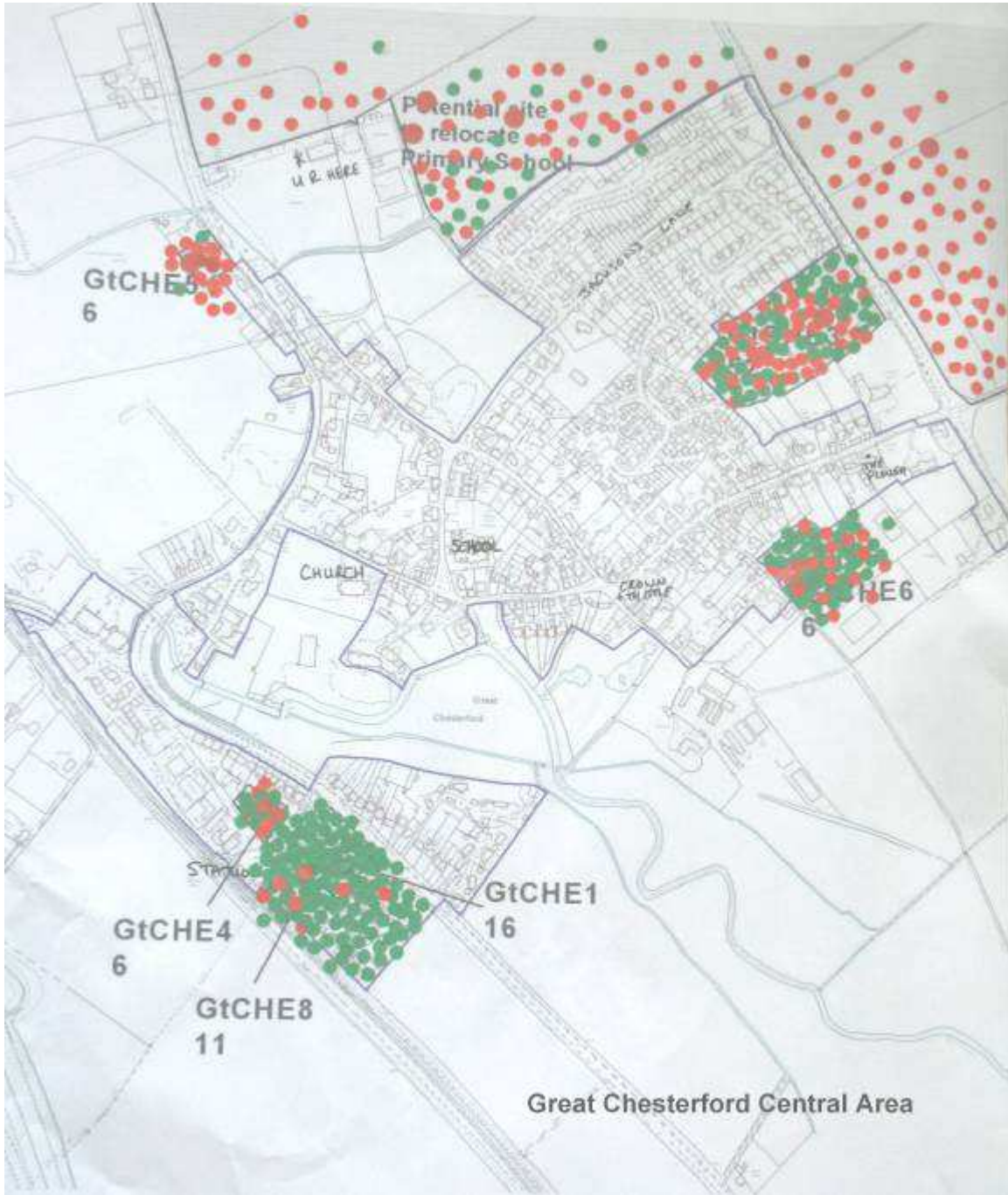
# Saffron Walden





Saffron Walden Map 2

# Great Chesterford







## Issues

As an additional way of capturing comments quickly the Council had drawn up a list of attributes and key issues for each village. These were based on the village templates prepared by the Council as background documents to the consultation. The templates are available on the Council's website. People were asked to comment on these using post-it notes.

The full list of comments is included in Appendix 2 but generally people are concerned about the following issues in relation to potential new development in the towns and key villages:

- **Scale of development**
- **Capacity of existing facilities e.g. doctors surgery, schools**
- **Traffic/Parking**
- **Water Supply**
- **Impact on character/sense of community and "village life"**
- **Need for affordable homes**

Also available at the consultation were copies of both consultation documents, forms for making comments, and instructions on how to make comments on-line. At each consultation there were at least 3 officers from the District Council from both the planning policy and development management teams to provide advice about the exhibition and answer questions.



## 2. Community Forums

The community forums are multi agency forums which are held three times a year. There are two for the Uttlesford area one for the north area held in Saffron Walden and one for the south, held in either Great Dunmow or Stansted Mountfitchet. They are used by the Council to seek views of people living in the district on a range of subjects and anyone can attend. This is a useful way for the Council to reach a wide audience and the forums were well attended. The usual format is for a speaker to give a short presentation and then the audience is invited to ask questions. The questions and answers from the discussions about the consultation are reported below,

### Questions and Responses from South Area Forum – 28 February 2012

**Presentation on LDF consultation, by Roger Harborough, Director of Public Services, Uttlesford District Council**

Question	Response
<p>Ray Woodcock, resident Stansted Mountfitchet: regarding those communities which are situated on very busy routes, such as Stansted Mountfitchet: what consideration is being given to addressing the impact of new developments on traffic levels and pollution? In my view, existing congestion should be addressed before planning more development.</p>	<p>Roger Harborough: the capacity of the highways network is a consideration in planning decisions; Stansted Mountfitchet is not unique, as there are congestion problems at Saffron Walden and at other local points too. The general approach is to try and come up with a strategy that matches development and the traffic it generates to the capacity available, in particular at points on the network on which traffic focuses. I would not advise however that existing congestion needs to be resolved prior to planning new development. New development can fund improvements to the network to avoid the situation getting worse.</p>
<p>Anthony Goodwin, resident, Henham: regarding the draft core strategy and Elsenham's status in that strategy, what is its status now?</p>	<p>Roger Harborough: the draft core strategy in which new development was concentrated at Elsenham was agreed after the preferred option consultation. At the moment we are not consulting on whether that is the right approach. We are consulting on alternative feasible approaches, which will need to be evaluated against all approaches. We will be consulting on a draft plan on the core strategy and sites in June. I would stress there is a tight timetable.</p>
<p>Margaret Shaw, resident,</p>	<p>Roger Harborough: we need to review all</p>

<p>Elsenham: regarding the countryside protection zone around the Airport: is this part of the development management policies, because the draft wording seems to have been watered down? I would suggest changes to the wording.</p>	<p>aspects of the development management policies including the countryside protection zone, and yes, we would welcome your views on the continuing relevance of the concept, its extent and the policy for the zone</p>
<p>Graham Warren, resident, Great Dunmow: I am concerned that the town has already been overdeveloped. The population has increased dramatically since I've lived here. The character of Dunmow is in jeopardy, and I would ask that Dunmow be given special consideration.</p>	<p>Roger Harborough: we are currently consulting on the ability of settlements to accommodate development, to which your views will contribute. We need to have regard to the capacity of settlements, scale of growth and to demographic factors. Uttlesford is subject to significant population pressures, as people want to move here. The process needs to acknowledge those pressures, and decide on the extent to which they should be addressed. People who can afford to move into the district will do so anyway, but households forming locally may be priced out to other areas if there are no plans for growth.</p>
<p>Peter Johnson, Elsenham Parish Council, about the Fairfield Partnership publicity: he suggested that its release compromised the LDF consultation being carried out by the district council.</p>	<p>Roger Harborough: The current public participation is an open consultation and Fairfield was not constrained in its actions by the regulation applying to this stage of the plan preparation</p>
<p>Gwyn Davis of Gt Dunmow Town Council: The compressed timetable for preparing the local development framework would prevent the Gt Dunmow neighbourhood plan from setting out local proposals because the scale of growth and sites would already have been decided in the LDF.</p>	<p>Roger Harborough confirmed that a neighbourhood plan had to conform to the local development framework, restated the urgency of achieving an up to date development plan, and suggested that the town council should engage over the LDF to help shape it, and that once adopted the Neighbourhood Plan would be part of the development plan.</p>
<p>Janet Hollis, resident, Stansted Mountfitchet: people here are overwhelmed by the scale of</p>	<p>(See response above to Graham Warren)</p>

<p>these proposed developments. This country is virtually full, yet we seem to be providing homes for extra people, not the district's residents. In the long term this beautiful area will be ruined.</p>	
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## Questions and Responses from North Area Forum –1 March 2012

**Presentation on LDF Consultation, by Andrew Taylor, Assistant Director Planning and Building Control, Uttlesford District Council**

Question	Response
<p>Resident from Newport There is a proposal to rebuild the Newport Grammar School and to provide 300 houses. Is this the District Council's preference?</p>	<p>Andrew Taylor: This suggestion has been put forward by the developer. All proposals will be considered and assessed.</p>
<p>Steve Jasper – Debden What is the main reasoning behind moving the Newport Grammar School. Would the Council look favourably on this if the developer was paying for the relocation of the school?</p>	<p>Andrew Taylor: The proposal would unlock the potential of the land to the west by addressing the highway issues. The Council will be looking at the most appropriate proposals and sites and this will be part of the consultation in June.</p>
<p>Mr Couchman – Clavering What role have elected members had in suggesting the sites for housing development and for gypsies and travellers?</p> <p>Elected members should be taking a constructive role in this process. I have the impression that it is being driven by officers.</p>	<p>Andrew Taylor: The sites have been put forward by the landowner or the developer. No decisions have been made yet. Now is the time to make comments then the Council will decide which sites to allocate. There will be a further consultation in June.</p> <p>The planners are the professional officers and do a lot of the work but they are supported by a working group of Councillors and all recommendations are approved by Cabinet. This is a detailed process that involves all Councillors and they play an integral part in the process.</p>
<p>Councillor Janet Menell What is Government Policy on the requirement for gypsies and travellers?</p>	<p>Andrew Taylor: The policy has recently been updated and will be again in the near future. There is a requirement for a needs survey, provision of sufficient sites and the need for a</p>

	deliverable and demonstrable 5 year supply.
Helen Row – Radwinter There is a 2 acre site in Wimbish that has the support of the parish council and residents as a development site. Could this site be looked at again?	Andrew Taylor: Yes, but the site would need to be appropriate in terms of highways, landscape and other planning issues. Local support is a positive reason in favour but would need to be balanced against other planning issues.
Mr Ackerman- Quendon & Rickling PC Why has the owner proposed the gypsy site now when he refused to answer the questions previously asked by the planners?	Andrew Taylor: It is difficult to answer this question when I do not know the details of the case.
Unidentified Gentleman from Arkesden Parish Council The Government says that for gypsy and traveller sites there should be robust evidence of local need but the Council has not provided this. It is using data collected by Essex between 2005 – 2008 which does not show the real need in Uttlesford.  John Burgess - Wickham Bonhunt Can an up to date precise survey on the need for gypsies and traveller sites be undertaken before June?	Andrew Taylor: The Essex Gypsy and Traveller Accommodation Assessment (Fordham Research, 2009) provides the up to date and robust evidence base. This provides sufficient information for the first 5 years of the plan period. An additional study will be required later in the period.
Richard Mascall – Saffron Walden How can the council be sure there is only a 4 year supply of land when the need had not yet been identified?	Andrew Taylor: There are 2 separate issues here. The council approved the current local plan in 2005. This contained the housing requirement from the East of England Plan. The plan allocated sites some of which have come forward more slowly than expected (e.g. Woodlands Park, Great Dunmow). This has led to a shortfall.  The Council is now planning for the next 15 years and looking at the sites that are appropriate to bring forward over that period.

	<p>Together with other Council's across Essex we have commissioned a Demographic Study which will provide us with a range of scenarios for future housing growth. The Council will then need to decide which one to follow and justify that decision.</p>
<p>Councillor Jeremy Rose The maps show a number of sites, when will we know the preferred ones? when will the dot map be published? How will the Council decide on its preference for developers?</p>	<p>Andrew Taylor: All development proposals have to be submitted by Monday. The consultation responses are being collated and will be published as soon as possible. The report on the consultation will include the dot maps and the comments made at the consultation events. The site allocation will be part of the consultation in June. If sites are allocated for development; the council has no influence on who will develop the site.</p>
<p>Tom Jackson - Chrishall The proposal for a gypsy site could be seen as a cheap trick by the developer, to get approval for another form of development.</p>	
<p>John Smith – Clavering Why were the parish council's not consulted on possible sites before the developers?</p>	<p>Andrew Taylor: The original document in 2007 was sent to all Parish Council's. The Parish Councils were consulted during this process but the developers/landowners need to be approached because a site cannot be allocated for development unless the landowner is willing.</p>
<p>Eric Lay How many of the new houses will be affordable. How is this defined?</p>	<p>Andrew Taylor: The Council has a policy for 40% affordable houses for developments of over 15 houses. They are secured through a legal agreement and passed over to the District Council or a Housing Association for let or shared equity housing and allocated from the housing list. The Housing Association decides its own rental charges. Roger Harborough: The Council will also be consulting on a new Tenancy Strategy which will set out the number of houses at affordable/social rents and Housing Associations will have to have regard to this.</p>
<p>Mr Stewart – Local resident It seems that the gypsy and traveller site has been forced on our area when it is not needed, there is no evidence</p>	<p>Andrew Taylor Refer to previous comments re the Essex Gypsy and Traveller needs study.</p>

<p>of any current need in the district. How do we do a survey of need when travellers are not registered?</p> <p>In terms of infrastructure at what stage in the process is this provided?</p>	<p>When the sites are allocated the infrastructure required is factored in, in order to make the development happen, and this is paid for by the developer.</p>
<p>Jeremy Rose As part of the proposal for Newport Grammar School, 300 houses are suggested and if so a new sewerage system will be required, who will provide that?</p>	<p>Andrew Taylor: We will be commissioning a Stage 2 water cycle study to inform us. If issues are raised then these would need to be provided by the developer as part of the development.</p>
<p>Richard Mathews If the council does not submit a valid LDF strategy what will be the implications? Is it a requirement for the plan to include provision for gypsies and travellers?</p>	<p>Andrew Taylor: The draft NPPF has a presumption for sustainable growth and these national policies will take precedent if there is insufficient provision in the local plan. It is important to keep to the timetable for approving the LDF. No plan would lead to planning by appeal which would be detrimental to the Council. The plan is required to make provision for gypsy and traveller sites.</p>
<p>Joan Morgan – Wicken Bonhunt If the consultation finds there is no need for a gypsy site is it possible to have criteria based policy?</p> <p>Will the Council be looking at other sites?</p>	<p>Andrew Taylor: Advice from DCLG and the Planning Inspectorate indicates that the plan must have allocated Gypsy and Traveller sites to demonstrate a 5 year land supply, as we need to do for housing allocations.</p> <p>So far the Council has asked for suggested sites and two sites came forward, we need to assess the suitability of these, if they are not appropriate we will need to find other sites.</p>
<p>Unidentified resident How will the council consult in June?</p>	<p>Andrew Taylor: The consultation will take substantially the same form as last time, with the addition of information being put in Uttlesford Life which is sent to all residents.</p>
<p>Mr Couchman why can the Council not just say no to traveller sites?</p>	<p>Roger Harborough: Apart from the provision required in the plan, the Council has a statutory duty under the Equality Act to make provision for minority groups which includes gypsies and travellers.</p>
<p>Councillor Yarwood Would the proposals for the</p>	<p>Andrew Taylor This would depend on which sites were</p>

<p>300 homes at the Grammar school site be part of the Newport allocation?</p>	<p>allocated.</p>
<p>Martin Herbert The consultation gives the impression that there is only one strategy option. Will there be an opportunity to comment on alternative distributions such as concentrating development into smaller areas?</p>	<p>Andrew Taylor: The council is consulting on the Core Strategy at present and its preferred option remains option 4. When all the documents are brought together in June there will be opportunity for further comment.</p>
<p>Mr Higgins If the Council has a duty to provide for minority groups why is it waiting until now to allocate sites? Can the council give assurance that if the Arkesden site is not deemed suitable it will not be allocated?</p>	<p>Andrew Taylor: The council will need to be satisfied that the site is suitable before it is allocated and will have to demonstrate this to the Inspector in the Examination.</p>
<p>Unidentified resident Why are some developers slow in building? What measures can the Council take to ensure that the developer proceeds with developing the site in a timely way?</p>	<p>Andrew Taylor: I am not sure why some developers are delaying building but I do not think it is a demand issue. It is not possible to guarantee building rates although the council can try to secure development through trigger points in the S106.</p>

### 3. Business Forum

A meeting was held with business representatives on 22 February 2012 at the Friends Meeting House in Saffron Walden. The meeting took the form of a structured discussion and the results are recorded below.

#### Present

Andrew Taylor)  
Alan Storah)                      Uttlesford District Council  
Sarah Nicholas)  
Steve Rhenius)

Chris Hingston – Saffron Walden Business Forum  
Paul Garland – Uttlesford Futures  
Alan Dean – Chair of EDSL Uttlesford Futures  
Graham Fletcher – EDSL & Federation of Small Businesses  
Chris Johnson – Chair Stansted Airport Regional Business Association  
Richard Freeman -  
Peter Riding – Saffron Walden Initiative

#### Site Allocations

1. Producing Development Briefs is an effective way of achieving development.
2. There is a need for high price offices for professional people who need access to London.
3. Use of disused farm buildings provides a useful contribution to stock of employment premises.
4. Great Dunmow has good road connections
5. Development at Newport would support the work of the Newport Business Forum.
6. Audley End with more stopping trains is better suited to development than Great Chesterford.
7. Location to rail should not be the overriding factor in locating employment development.
8. Not everybody wants to go to London and there is a need to support those who want to work locally.
9. People starting a new business want cheap premises/small factory units with free parking where clients can visit easily.
10. In the long term the need for offices may reduce as more people work from home.
11. The Council needs to set a clear strategy as to where it wants to go.
12. A survey carried out 2 years ago showed that there was a high percentage of older buildings which are therefore not suitable for today's needs.



13. As well as prestigious offices there is a need to allow for the change of use of existing building to smaller (cheaper) starter units.

### **What makes a site allocated for employment attractive to commercial developers?**

- 14. Sewage, electrics, spine road
- 15. Broadband
- 16. Cheap premises with free visitor parking

### **What impact does Stansted Airport have?**

- 17. It performs in its own bubble created by restrictive planning
- 18. Should relax planning conditions even if time related
- 19. It is wrong to have empty buildings at airport when there is demand.
- 20. Could build links between towns and airport eg Apprentice training school at airport; 6<sup>th</sup> form academy at Great Dunmow.
- 21. Need for a change in attitude towards the airport – to become more positive.
- 22. Provides an excellent transport hub in Uttlesford.
- 23. Harlow and possibly Braintree more attractive to employers as the premises is more attractive (financially?) and planning more flexible.
- 24. Need to access government grants
- 25. Need to work with George Kieffer the Essex vice chair of the South East Local Enterprise Partnership.

### **What role does the M11 play?**

- 26. Benefits reduced by lack of junctions within Uttlesford.
- 27. Along with A130/A120 and A14 becoming an outer ring road to the M25.
- 28. M11 access to Stratford and Olympic legacy will bring benefits.

### **Development Management policy of safeguarding employment land – do alternative uses add vitality or is the loss of employment premises detrimental?**

- 29. Industrial estates should not be sacrosanct. Businesses move on.
- 30. Poor transport links to estates in Saffron Walden more detrimental than changes of use.
- 31. Shire Hill IE, for instance, benefits from buildings with large voids which can be fitted out as business require.
- 32. Loss of industrial land to housing means it is lost for ever which is not the case with alternative leisure/retail/community uses for instance.
- 33. Live work units have not worked in Uttlesford mainly because their design and construction makes no concessions to a business operating in them.

**Is having a mix of uses on a site alongside employment an assistance or a hindrance?**

- 34. Tight controls are needed to avoid an inappropriate mix.
- 35. Having houses near to employment does not mean it will provide workers.
- 36. Issues of fire safety (fire brigade will only come out if fire confirmed); hours of working; noise; smell.
- 37. Disadvantages outweigh advantages.
- 38. All a matter of degree – uses can be close to each other without being on top of each other.

#### 4. On-line, E-Mail and Letter

In response to the consultation representations were received by e-mail, letter and on-line. The on-line responses are processed so that they are viewable on the consultation portal. All representations received by e-mail and letter are also entered onto the on-line system so that the contact details are added to the database for future consultations and so that reports on the consultation can be produced.

The key issues which have been raised are summarised below. Please note that when this report was prepared not all the representations had been logged onto the on-line system. A full report of representations detailing the responses to the questions in the consultation documents will be available in due course.

One of the key issues which has been raised in relation to both consultation documents is that the consultation is flawed because the decision on the number of new dwellings needed has not been made yet and people feel it is not possible to comment on the locations for new development when there is no indication of numbers or the period of the plan.

Many residents of Elsenham and Henham have sent similar responses to the questions in the consultation document. They have objected to the assessment of the roles of the various settlements in the suggested hierarchy. They feel that Elsenham should not be identified as a key village because it is unsuitable for development beyond that serving local needs and should be re-classified as a Type A – Rural Settlement. In relation to Henham respondents have objected to the assessment saying Henham should not be identified as a Type A Rural Settlement but should be re-classified as a settlement suitable for a scale of development that would reinforce its as a provider of services mainly to its own community because it is an attractive village with a conservation areas surrounded by attractive countryside and there should be not further development beyond that serving local needs. (In many of the representations this is described as a Type A settlement but this appears to be a typing error and should say a Type B)

Residents of Elsenham and Henham have identified ELS8 (land to the north east of Elsenham) as a site which should not be developed because the scale of development is completely inconsistent with the roles of Elsenham and Henham. It would join the two villages together, spoiling their character and contrary to the District vision. Road access is inadequate and the location unsustainable. It would not deliver employment resulting in more out-commuting and would strain school provision, public transport and retail facilities. It would not provide affordable housing where it is needed throughout the district but would concentrate the provision in one location. (Officer Note: While these comments have been received the consultation document made clear that the principle of a new settlement was not part of the consultation).

A significant number of forms have been received from users of the skate park in Saffron Walden. Generally their responses are consistent. They support the suggested settlement hierarchy. They support development on SAF6 (Land south of Rylstone Way) and as part of the development they have requested an extension to the skate park and provision of a youth and community hub on land adjacent to the existing skate park. The community hub would provide a meeting place, shelter and toilets for users of the skate park.

The suggested gypsy sites in Wicken Bonhunt and Felsted have generated significant numbers of objections. In relation to both sites people are questioning the need for the provision as there are no signs of illegal settlement being an issue in Uttlesford and suggesting the Fordham research is out of date. Site specific objections in relation to the Wicken Bonhunt include:

- Poor Access along very narrow track
- Flood Risk
- No facilities in nearby villages and lack of utilities
- Near High Voltage Cables
- Site is too big
- No casual work available on farms etc nearby
- Site is more suited for allotments

In relation to the site in Watch House Green, Felsted comments about the unsuitability of the site include:

- Provision has already been made in the area with the site at Little Dunmow
- No local employment
- No capacity at school or doctor's surgery
- Inappropriate access to highway
- Impact of additional traffic on the local road network

Two additional potential sites have been suggested so far. The old mushroom farm at Radwinter and a site along the B1256 towards Rayne.



**Appendix 1**  
**Responses to Profiling Questions from Each**  
**Exhibition**

Note: The totals for each of the sections are not the same because some people did not answer all the questions.

### Thaxted

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	7	4
12-17	0	0
18-24	2	6
25-44	22	15
45-59	25	33
60-74	51	51
75+	12	13
	119	122
	<b>241</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	56	48
Unemployed	1	0
Retired	43	50
At Home	4	16
Studying	7	4
Other	7	6
	118	124
	<b>242</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	112	122
Mixed	1	0
Asian/Asian British	1	0
Black/Black British	0	0
Chinese	0	0
Other	3	1
	117	123
	<b>240</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	3	0
Planning Consultant	0	0
Business	10	2
Individual	97	117
Parish Council	9	2
Other	5	1
	124	122
	<b>246</b>	

## Newport

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	0	3
12-17	1	3
18-24	2	0
25-44	30	29
45-59	50	55
60-74	52	44
75+	20	10
	<b>155</b>	<b>144</b>
	<b>299</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	88	55
Unemployed	0	1
Retired	62	49
At Home	4	29
Studying	1	6
Other	0	5
	<b>155</b>	<b>145</b>
	<b>300</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	148	143
Mixed	0	0
Asian/Asian British	1	1
Black/Black British	0	0
Chinese	0	0
Other	1	0
	<b>150</b>	<b>144</b>
	<b>294</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	1	0
Planning Consultant	1	0
Business	6	1
Individual	129	133
Parish Council	9	8
Other	4	2
	<b>150</b>	<b>144</b>
	<b>294</b>	

## Great Dunmow

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	3	4
12-17	0	1
18-24	2	1
25-44	13	14
45-59	36	31
60-74	66	54
75+	22	13
	<b>142</b>	<b>118</b>
	<b>260</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	57	40
Unemployed	0	0
Retired	75	52
At Home	0	15
Studying	4	5
Other	5	3
	<b>141</b>	<b>115</b>
	<b>256</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	135	109
Mixed	0	0
Asian/Asian British	0	2
Black/Black British	0	0
Chinese	1	0
Other	3	0
	<b>139</b>	<b>111</b>
	<b>250</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	4	1
Planning Consultant	4	0
Business	7	3
Individual	101	98
Parish Council	19	10
Other	7	4
	<b>142</b>	<b>116</b>
	<b>258</b>	



## Takeley

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	0	2
12-17	3	2
18-24	3	1
25-44	9	3
45-59	18	12
60-74	27	19
75+	12	2
	<b>72</b>	<b>41</b>
	<b>113</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	29	14
Unemployed	1	0
Retired	30	26
At Home	0	2
Studying	3	5
Other	1	1
	<b>64</b>	<b>48</b>
	<b>112</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	60	47
Mixed	2	0
Asian/Asian British	0	1
Black/Black British	0	0
Chinese	0	0
Other	0	0
	<b>62</b>	<b>48</b>
	<b>110</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	4	0
Planning Consultant	0	0
Business	0	0
Individual	47	41
Parish Council	8	7
Other	7	0
	<b>66</b>	<b>48</b>
	<b>114</b>	

## Elsenham

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	1	3
12-17	0	0
18-24	3	4
25-44	6	11
45-59	24	30
60-74	44	39
75+	21	12
	<b>99</b>	<b>99</b>
	<b>198</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	38	34
Unemployed	2	0
Retired	51	47
At Home	2	14
Studying	1	4
Other	1	4
	<b>94</b>	<b>103</b>
	<b>197</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	93	96
Mixed	0	0
Asian/Asian British	0	0
Black/Black British	0	0
Chinese	0	0
Other	0	0
	<b>93</b>	<b>96</b>
	<b>189</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	3	1
Planning Consultant	1	0
Business	1	3
Individual	84	89
Parish Council	6	6
Other	0	1
	<b>95</b>	<b>100</b>
	<b>195</b>	

## Stansted

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	0	1
12-17	0	0
18-24	1	0
25-44	2	3
45-59	10	14
60-74	40	28
75+	8	3
	<b>61</b>	<b>49</b>
	<b>110</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	16	17
Unemployed	1	0
Retired	42	25
At Home	0	1
Studying	1	0
Other	3	3
	<b>63</b>	<b>46</b>
	<b>109</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	61	47
Mixed	0	0
Asian/Asian British	0	0
Black/Black British	0	0
Chinese	0	0
Other	1	0
	<b>62</b>	<b>47</b>
	<b>109</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	0	1
Planning Consultant	1	0
Business	0	0
Individual	53	43
Parish Council	8	3
Other	2	1
	<b>64</b>	<b>48</b>
	<b>112</b>	

## Saffron Walden

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	1	0
12-17	3	1
18-24	4	1
25-44	20	28
45-59	30	51
60-74	71	59
75+	18	8
	<b>147</b>	<b>148</b>
	<b>295</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	58	65
Unemployed	4	2
Retired	72	57
At Home	4	21
Studying	6	1
Other	2	7
	<b>146</b>	<b>153</b>
	<b>299</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	145	143
Mixed	1	0
Asian/Asian British	0	1
Black/Black British	0	0
Chinese	0	1
Other	1	2
	<b>147</b>	<b>147</b>
	<b>294</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	7	0
Planning Consultant	5	0
Business	10	4
Individual	110	134
Parish Council	9	9
Other	6	2
	<b>147</b>	<b>149</b>
	<b>296</b>	

## Great Chesterford

<b>Age</b>	<b>Male</b>	<b>Female</b>
0-11	7	10
12-17	2	2
18-24	4	1
25-44	26	50
45-59	51	49
60-74	58	49
75+	16	16
	<b>164</b>	<b>177</b>
	<b>341</b>	
<b>Employment Status</b>	<b>Male</b>	<b>Female</b>
Employed	86	75
Unemployed	7	2
Retired	52	54
At Home	5	25
Studying	5	10
Other	9	7
	164	173
	<b>337</b>	
<b>Ethnic Group</b>	<b>Male</b>	<b>Female</b>
White	160	175
Mixed	2	0
Asian/Asian British	0	0
Black/Black British	0	0
Chinese	0	0
Other	0	2
	<b>162</b>	<b>177</b>
	<b>339</b>	
<b>Representing</b>	<b>Male</b>	<b>Female</b>
Housebuilder/Developer	2	0
Planning Consultant	1	0
Business	4	5
Individual	153	168
Parish Council	7	6
Other	0	0
	<b>167</b>	<b>179</b>
	<b>346</b>	



**Appendix 2**  
**Results of “Post-It” Note Exercise from Each**  
**Exhibition**

## THAXTED "POST-IT" NOTES

School  
Traffic  
Doctors  
Roads  
Shops  
Just about everything!

Thaxted needs affordable housing so young people can stay in the village. Growth is essential.

No more half arsed schemes build a new town with schools & Infrastructure and small eco friendly Brown field site developments in town only.

Looks like a bean feast for local landowners

55 new houses is already too many for dear old Thaxted

Before any further developments can be authorised, an increase/improvement in the drainage/sewerage infrastructure is essential (see letters from Voelia).

The local infrastructure does not support much further development

- sewer/drainage
- transport links
- primary school

No water drainage capacity, left in Thaxted according to the water company since Wedow Road 55 houses passed. How deal with Flooding

As a property owner at the end of water supply at Boyton End I know water supply is at max capacity and failing!

With regard to Copthall Road, the access would be appalling. Also the school is full to capacity now. Also the doctor surgery Thaxted cannot take any more development.

Concerned of over development and the inability to provide the back up services required.

It's important to retain some business usage in THA4 and the molecular site. Any development should not impact on the centre of Thaxted. THA11 is the most suitable.

As much as I would not like to see Thaxted be developed out of control there is a need to take a share of future development.

Thaxted is a beautiful historical town & will be spoilt by any large developments.

Are the farmers who propose their land getting agricultural prices for their land or more?

Water and Sewerage must be improved if any of this is to happen - facilities are very poor.

Dangers  
-Over development of historic core  
-Nature of development (homes for local people)  
- Pinch points eg Tanyard

Already had 1 accident & many near misses when turning into road - traffic appalling.  
No employment and No access to public transport links. Cost of Rail to London for people needing to work outside area. Astronomical - no use to majority.

Jobs  
Road  
School  
Sewage  
Problems related to development  
Are lack of for area development.

Concerned about lack of transport, schooling, infrastructure, jobs if loads of families moved in. Would prefer to see a leisure centre, business etc be built here.

Traffic?  
Doctor?  
School?  
Sewage?

If there is development!  
Will there be local employment?  
Thaxted has lost several employment sites but none replaced!  
Will the bus service be somewhat better!  
What happens when there is a flood of sewage? And who can I see to pelt them with raw sewage.  
This is a prediction just like the airport! "jobs for" locals. Ha, most staff imported in.

We do not need more football pitches they are well used now. We need another school or primary/junior sites.

One of the best places to build all the houses that are needed in Uttlesford is Stumps Cross site.

Sewage/flooding = now  
Primary School = full?  
GP= Full?  
Bus service subsidised by Stansted Airport

Thaxted is a jewel in a very beautiful district. Please be careful making alterations to this town. Small-scale, sympathetic, congruous and complementary developments are welcomed. Large scale transformative developments are unwelcome and will be opposed.

Some sites on periphery are too far from facilities eg THA1 THA8 THA11

I prefer all necessary housing development to be in a 'new village'.

Choice of Developer

Whatever sites(s) might be developed, the developer needs to be sympathetic to the architecture/character of Thaxted. Ugly square box Ghetto development is unacceptable

Increased traffic through Thaxted - infrastructure not suitable  
Ghost town - Centre shops continue to be reduced  
Disjointed Town - difficult integration

Traffic through centre



Infrastructure  
Before Any Further  
development take place the  
infrastructure

- 1) School
  - 2) Surgery
  - 3) Drains/Sewers
  - 4) Traffic density
- Needs sorting out!!!!

I live at the top of the Bardfield Road - I regularly have no water in the summer due to usage in the village. Building on that road can only make it worse.

Where will the children go to school  
Both Great Sampford and Thaxted  
School already have full capacity?

It hard to believe that in fill isn't taken into account where final numbers are concerned. Surely 5 or 6 sights of 5/6 houses is better than a development of 25 houses in one place.

The sad reality is that this beautiful town will be changed so radically will each new house have solar panels and water storage, we need sustainable houses!

Any new houses should be low cost houses for local people and we need low cost business units to help Thaxted jobs. I do not want large development which will ruin 'Thaxted'

- School
- Doctor Surgery
- Infrastructure improvements to cope with increase in traffic

THA12 43 Yes - assuming road access via Weaverhead  
THA1 45 only to the extent into the open land as far as THA2 15.

THA11 248 not with sports fields at expense of existing recreation ground. Western half development acceptable.

THA14 46 No. Retain existing 'built up' edge.

THA4 22 Not around ext agric silos

THA8 119 yes up to extent of little maypole.

Any proposed development of size 20+ will have considerable impact on the stretched resources of the town. Consideration must be given to roads, schools, medical facilities and where would these addition of people work + how would they get there?

What will happen to the school if these dwellings are built. 45 houses may well equal 90 children. Who will find the schools development?

Increase in traffic along Newbiggen Street would be detrimental to Thaxted.

Thaxted has great potential for growth and is a good foundation for our young community to start their lives. I see no logical reason as to why Thaxted cant move with the times and expand into a bigger well know town.

Traffic centre of village  
Traffic Wedow Road  
Very dangerous!!!  
Sewage  
Environment!!

Limited capacity at school and doctors

35 years resident in this beautiful community which is rapidly being destroyed. This town is being changed beyond all recognition. There is no room for any more development. The infrastructure (schools, parking, surgery, drains) cannot cope. The developments which have already been built have changed the nature of the place. Planners will not be happy until every square foot of this area with concrete, tarmac and people. The density of the housing being planned will start causing social problems.

I think a new purpose built settlement + not use the existing village in small towns. Therefore school roads sewerage etc can exist.

Would be good to have more green spaces there are many sites possible.

It is becoming very difficult to see the doctor.

Parking is becoming a problem in Thaxted. Many of the suggested sites will probably require vehicular access to the town; I foresee an increasing problem.

The Youth are the future  
First time property should be built so that the community can grow and stay close by with family members who remain in the community.

#### Concerns

- School provision
- Healthcare provision
- Traffic

Any development needs provision for open space. Good to have more space for allotments, community meeting places.

We must not lose sight of the need to create enough supply of affordable good quality housing for the next generation. I do wonder where my young sons will live if they wish to remain in Uttlesford! Nice views are great but on Uttlesford will few young families would be very sad!

We need a decent Community Centre in Thaxted. The school needs more space if extra housing is built.

The people of Thaxted have made clear their views in the design statement (which now seems wholly disregarded). There is no employment in the town it has developed slowly over the centuries into what it is today and will be ruined by developing at a pace of hundreds of house per year  
IS THIS DRIVEN BY NEED OR GREED?

Sampford Road Park Housing Development/Retirement Housing to have septic/settlement tanks rather than overloading the main drains.

Traffic - especially access to & from proposed sites  
School & Doctors - already fully used  
Sewage - already problems  
Water - in the 24 years we have lived here the Chelmer has gone from turning all year to being dry for 3-6 months  
- due to extraction of water from bore holes and lowering of water table.  
Tourism - important to town businesses will people want to come to visit if over developed.

Why put hundreds of families who have to commute for work in a historic town with no train station + no major trunk road access.  
Small infill is fine, large developments are not

The Primary School is full.  
Secondary pupils have to travel to receive education.  
There is little or no industry. Thaxted's largest employer is leaving the area.  
The Doctor's Surgery capacity  
The sewage system is close to capacity  
There will be increased risk of flooding  
Any development in the Copthall Lane area will cause traffic problems  
There has already been a consultation - see Thaxted Design Statement.  
This consultation is either flawed or designed so that planners can state that the local community when asked, said that they would be happy for development to take place in certain areas. I refer to the placing of red and green dots on a map. This is not consultation, it is presenting an either/or choice, real choice gives more options and asks for opinion and reason.  
Thaxted residents are already aware that Uttlesford Planners have little regard for their opinion on development in the town after the Wedow Road fiasco.  
How much of the proposed housing development will be affordable housing?  
How many houses will be for rent?  
How many will be 1 or 2 bedded?  
Thaxted has already played more than its part in providing housing within Uttlesford.  
With large numbers of people coming to the area, where are the plans for new schools, hospitals and provision for the elderly?  
Where will these people find employment?  
Will the already overcrowded and badly maintained roads cope with the increased traffic?  
Provision of fresh clean water will become a far greater problem as the South East of England (England's driest region) becomes ever more populated.  
Is this what is meant by the 'Big Community' i.e. making the community bigger?  
When asked why this housing provision is to be made we are told "The Government says no" - is this a grown up version of "the big boys made me do it"?  
If we had to survive on only what food we could produce and could not import food we would use our land more wisely and not overpopulate our country.  
Thaxted - the jewel in Essex's crown will not be enhanced by placing it in a larger setting.

**NEWPORT "POST-IT" NOTES**

No  
No  
No

Do not build a school  
near the motorway.  
Children will be breathing  
dioxides will suffer

Unfortunately the issue,  
regarding Pelham  
Structures proposals &  
School are being debated  
instead of the long term  
development of  
Newport!!!

10 Acre Development  
Appropriateness of site  
selection. Narrow road, 60  
mph speed limits  
Access between 2 beautiful  
village

Motorway noise

Put affordable housing where people  
want to live. No one wants to live  
feet from a motorway, affordable  
shouldn't mean lower standards!

Don't want school lane  
widened as could cause  
accident with cars travelling  
too fast.

Affordable  
doesn't  
mean  
£450,000

Want the village to stay  
as a village, Do NOT  
want this to become a  
small town.

I have heard that 60% of the  
houses built will be budgeted at  
500k and above.  
Wrong, wrong & No!  
Don't want a load of bonkers  
here

**NEW 10 & 11**

The land by school lane should NOT  
be used for development, this is  
prime agricultural land, it would  
grossly irresponsible to build over this  
with concrete  
**DON'T DO IT!**

Small housing development could  
be acceptable but not major  
estates to turn Newport into a  
town.  
The Grammar School should not  
be moved.

What ever happens great considerations needs to be given to access. Frambury Lane is already dangerous - as is school lane.

Affordable housing for Locals has to priority rather than Executive homes

These houses will not become affordable anyway!

Newport is a village & not a town - we like it like that.

Newport is already very traffic - congested. This frequently results in long hold - ups.

New development will also badly effect Quendon, etc - traffic-wise.

Sports provisions Road improvements youth facilities  
Affordable housing - yes, but not at the expense of spoiling the village.  
Similar development to Bowker Close would be ok

What impact will more houses have on using the services of the surgery?  
Presumably more people will lead to avoid for more resources!

Scale of development proposed is too large - Need small scale developments (and not too many) of affordable housing otherwise you ruin the advantages of the village.  
Also roads not equipped to deal with it.

I like most families with children, moved here out of towns or London for the dose community village life. Don't strip it of its rare dynamics which work perfectly.  
Adding that many houses means more services, doctors, potentially another primary school, more dangerous traffic, + unnecessary more expensive housings!

Please keep Newport a village. Any new development should be affordable housing to south of village to avoid traffic & safety issues avoid NFGS.

Please keep Newport as a village & do not over develop it into a mini-town.

Please keep Newport a Village!

What are the plans to increase local services ie Trains, Doctors, School places too!!

Newport is an historic village not a mini-town please keep it so far our future heritage.  
Traffic often comes to a standstill now. At times gridlock often dangerously so.

Preserve the preservation areas & listed building & historical aspects & green spaces as per Newport survey last planning regulations

Do not develops anywhere near Bury Water lane/school lane. The rat run needs to be discouraged for the safety of the children in the village

Improve the access through the town past the church - do not put a footpath in school lane this way we confine the littering!!

Do not move school near M11 motorway.

Please think of future generation NOT just IMMEDIATE PROFIT for LANDOWNERS & Building developers.

When the M11 is closed. Newport is at a standstill. How are you going to deal with that? Sewage and main water? if near Newport Primary School. Road safety?  
Is there room in for more people at the doctors surgery in the village and towns?

Is it really necessary to move Newport Free Grammar?  
The traffic around the primary school is already an issue, and potentially dangerous.

The council should be much more active in identifying more alternative sites for travellers. In such a large district it is ridiculous to have only two sites - both put forward by people with interests.

Newport Lacks - Affordable Housing, particularly for young people. What it does not need is another lost executive houses for people moving out of London.  
Totally agree

Other land in Newport to be available for redevelopment

Land to the north of the village on the west side of the B1383 between the railway and the B1383 this has been suggested previously.

The overall opinion of all people I have spoken is they want to keep Newport a village  
X2

Housing for Elderly

Single storey housing so that as people become less mobile, they can remain in their own home for longer.

With an increase in housing what will happen to the Primary School?

Don't feel happy with the possibility of nor having a well established shop closed down or moved to the other end of the village.

## GREAT DUNMOW "POST-IT" NOTES

All new development to be away from local existing i.e. put adjacent to new areas like Woodlands/Tesco to avoid spoiling village feel.

- 1) Finish by-pass
- 2) Then finish Woodlands Park
- 3) Don't allow more planning permission to large developers until this is done! Then negotiate hard + support local people not developer's interests

What is point of public consultation when ignore local objections, Parish Council objections and are powerless against appeals to Secretary of State.

Open space

The council should get the east west by pass open before Any further development in Dunmow.

Can utilities support these developments water/power etc

With all the new housing present and future we do need a new supermarket not Tesco near to the A120

It would be better to keep not to increase density in the existing town but to develop areas alongside new developments such as Woodlands away from existing residents.

Any significant development must have affordable/council houses with adequate play areas (No "No ball games here") Large developments (>200 houses) require additionally community buildings (village halls, shop(s), surgery)

West Dunmow better as traffic goes towards Tesco and Stansted - better to build near Tesco then

Any development at all is impossible without water - we are already expecting drought orders again.

Misleading - people do not seem to appreciate the scale of development proposes.

More consideration should be given to small villages not in the key village category.

A better infrastructure.

- 1) Surgery
- 2) School
- 3) Church/Community Centre
- 4) Retention of green spaces or development of these for playing fields/sport facilities



Public services + transport links are poor. Any increased development needs increased public services

Do you really need more houses?  
Can't even sell enough on Woodland Park to finish the bypass - what a farcical situation that is!

A definite no to Wickford Sector 4. We do not want coalescence between Little Easton + Dunmow.

Great Dunmow has taken the fall for most development to date. Elsenham Stansted Newport must now share the load.

Gt Dun 12/158  
This is private land not public open space. This plan is very misleading.

More emphasis should be put in development in the North of Uttlesford where more amenities are available.

Traffic congestion already bad in conservation area of Parsonage Downs to access School. Expanding the school would further exacerbate

How about completing the bypass and Woodland Park, before we consider any further development

Completion of bypass to keep traffic away from Dunmow Residential areas.

New secondary school required - it is not acceptable to have fields in one place & teaching in another - there is too much congestion on Beaumont Hill

The map is unclear e.g. Smiths Farm - it does not make it clear that the land is already designated low rise industrial But the Developer is proposing a small amount of industrial and the large part as housing for who's benefit?

Early identification of Gypsy and Traveller sites is required to prevent on-going and ad-hoc occupation of sites by Gypsies throughout Uttlesford

The map is very deceiving especially re the public open spaces. The waste station is ECC proposal & nothing do with housing.

This is ribbon development which is destroying the countryside. It is not needed houses which have been built are empty.

Current medical provision is already inadequate. This issue must be addressed before any more development.

High Street in need of development  
- wider development  
1) of shopping facilities  
2) care with parking charges

Market to transfer to Market Place to  
release more car parks urgently  
needed in Gt Dunmow

If there was a demand for housing the  
Woodlands Park development would  
have been finished by now!

Blue line defining current Gt  
Dunmow boundary should be  
much more clearly defined on  
your maps when consulting.  
Anyone commenting on sites  
outside Gt Dunmow should be  
clear that they would be  
promoting Gt Dunmow to grow  
outside current limits.

Retain the ambience & beauty of a small  
town (+Villages) like Dunmow NOT an  
urban sprawl

By pass to be completed!  
Houses to be filled in Woodlands  
Park and Flitch Green first!  
Lots of houses/shops stand empty!

Finish the by-pass  
To relieve traffic in the town. We also  
require sensible solutions to parking  
in town. Infrastructure, water gas,  
electric and sewerage will require  
work has any developer the cash to  
fulfil these items, bearing the current  
situation in mind.

The steady erosion of the open  
spaces & infilling in killing the  
character of Dunmow.

GT DUN 09/59

Not clear on plan that this is proposed  
open space (currently private) with  
building proposed in two small  
locations. Many red stickers on area  
where building not even proposed.

Finish the Bypass, make the  
roads safer.  
Don't swamp town with new  
homes.

Doctor surgery  
Allotments

Dunmow already has very poor, inadequate facilities regarding Doctors and buses. Schools are full. Woodlands hasn't been finished as houses cannot be sold. Why do we need yet more houses. The infrastructure can not cope now, never mind with more houses. Estates eg Woodlands Park & Flitch Green have been built without adequate access for emergency vehicles. These proposed estates will be no different and are therefore dangerous

Schools cannot cope with huge increase in residential properties.

Surgery desp needed.

Has the council identified the current number of empty properties that should be occupied before building more?

Poor bus service  
- inadequate for commuting

I was concerned that a council member was voicing her opinion on the waste transfer station she openly said loudly 'I don't know why people are putting red dots on the transfer station, why do they not want that! I thought that my opinion would be valid and not 'put down' by a councillor'.

Please please consider building to lower density. The current practice makes side streets impossible to negotiate Every House - twice its footprint in garden at least with parking for 2 cars.

We were always given to understand the Chelmer Valley would be kept clear for future generations.

Please consider infrastructure issues - Schools & Doctors is our major concern. We would like to see infrastructure proposals alongside planning proposals.

New developments to be screened with Evergreen & Broad Leaf Mix Trees to areas to keep countryside feel.

There is already a shortage of water in the area. Where is it going to come from to supply all these extra households?

Not enough sports pitches or sports facilities in general.

No development until by-pass is finished

I came to this hall 20+years ago and was the only resident that spoke in favour of what has become "Woodlands Park"  
- I'm not a nimby  
- But Dunmow has no fixed public transport amenities, unlike Elsenham and Saffron Walden (within 1 mile)  
- Until a station is built, wholesale develop that relies totally on car growth is stupid.

Requires adequate facilities (water, drainage etc) & Community support (School/Surgeries etc)

Current Medical Provision Is overstretched  
This problem is something that should be given attention in near future.

Gt Dun 14-180 Smiths Farm

This site is v unclear on map. The plot marked 180 is being proposed by the builder for housing whilst only a small proportion of land (hatched area below) for industrial! Smith's farm has been ear marked for industrial purposes to allow for jobs desperately needed for the town. Currently, the developer is proposing the majority of Smiths Farm for housing! This will negatively impact on the town's ability to provide work for residents!

Missed key Issue

There are approx. 1000 homes with planning permission still not built. This impact on the Town must be considered before any further planning permission is granted.

Bypass needs finishing

- Needs to be made one way, eg North St, Rosemary LN
  - Better bus service
  - Another Doctors, Primary School, and senior School
- "Ditto" another resident

Plot 59 is a flood plain that has flooded at least twice in 6 years what are they thinking???

Need Doctors and Schools not housing

Poor public transport links  
Infrequent buses  
Difficult to get to neighbouring town for work, health care or recreation

Limited space in local schools, doctors, hospitals overcrowded already

Better bus services to all villages.

School at Barnston end of town.

Demands on existing Primary Schools and 1 Secondary School.

Keep open spaces  
Facilities for recreation a sport

Make Wickford finish  
Woodlands Park first or force  
them to sell to other developers  
who want to build.  
Finish the Bypass

Any further development must have the infrastructure to carry it. At the moment it is stretched to capacity. Open spaces must be built in to any plan. The Bypass needs to be completed before any plans are considered as should Woodlands Park which is a fiasco.  
I am unable to understand the reasons for any further development until this is completed.

GT DUNMOW 09 59

It is not clear on the map that the "public open space" will be new space, not space which is to be built on. The space is private at present, and will become public with a small amount of development on the edges.

All new developments should make provision for safe public rights of way for walkers, cyclists, horse riders and within housing open spaces should be included for children to play.

If the Dunmow area is to have lots more housing, it is imperative that the infrastructure is improved first. Bigger sewers, another surgery, more schools, community building (such as a hall or shops) etc.

TAKELEY "POST-IT"NOTES

Make sure facilities keep up with developments. Little Canfield has no shops at present (Feb'12)  
Allotments are essential when considering planning developments

It seems evident to me as a Parish Councillor that developments should be small as UDC seem to be controlled ultimately by large developers. If large developments are planned please keep control.

I moved to Takeley to live in a village community. You are taking that away from me.  
Don't we have enough housing already?

Doctor Surgery  
Play area

Doctors would be much appreciated in the area

Would like to see small development allowed opposite side of Priors Green Road, as the area is letting down the overall appearance. The two garage sites, old little chef site, etc. We understand this area to be outside the current building development land.

I oppose any development south of the Fitch Way (old Railway link) which ranks as a green park/bridleway/footpath. This is a valuable amenity and should not be compromised.

"Non maintenance" of bund wall who was and is responsible for this

Signs to community centre needed

Takeley cricket club has been on the same site (TAK5) for 120 years. It is one of only 2 areas in Takeley dedicated for sport. Redevelopment of sports facilities proposed are not in Takeley. And a new cricket pitch requires at least 10 years preparation. TAK5 must not be accepted!

Biggest Concerns

Doctors  
Schools  
Water supplies  
Overcrowded Roads

Would like to see doctor surgery availability and further shops. Wider roads would have acceptable to help with the parking problems.

Planning enforcement has been a joke! How will UDC protect us. Lost hedgerows, building without permission, no enforcement, no teeth, no support from enforcement.

Road  
across  
Farm  
Mill  
Mill

Wherever new developments are made the roads should be much wider as people have at least 2 cars and parking availability is appalling

countryside protection zone is clearly designated where development is proposed. Site TAK2 other sites between Takeley & new A120 are all in the CPZ.

Why can't the currently Takeley School/grounds be turned into a health centre. Takeley growing & no infrastructure to cope Dunmow/B.Stortford, surgeries full.

I would also like to see the 4 Ashes crossroads 'encircled' by development rather than urbanisation all North of B1256.

I would like to see a village Green for example at; B1256 west of Millers & or.B1256 south of Smiths Green TAK4.

Need developments with more green area. Don't pack the houses so tight.

TAK2 is a much bigger plot and has the potential to be Priors green village and it would be more housing for council waiting list to be halved.

Roads to be wider on future developments.

Enforcement on current planning abuse by large developers is not undertaken by UDC

The village green has been used as the local cricket ground for many many years - in more recent times school children and young people generally have enabled 3 teams to be fielded at weekends in the centre of the village community there is also a childrens play area behind the cricket ground much used.

It is important to protect the countryside protection zone.

Takeley is already overdeveloped and has doubled in size within the last 5 years. Takeley does not need any more development.

There is a natural buffer zone along the Fritch Way this mustn't be crossed.

Priors Green is appalling from a future planning view. 4 and 5 bed houses packed in with single allocated parking and similar. All we have is a huge future car park.



## ELSENHAM "POST IT" NOTES

The process is 'cart before the house' until we know how many houses are needed across the District it is very difficult to make sensible responses. The policy should be a dispersed solution with each village accepting its appropriate share with major allocations associated with existing towns which have the essential facilities.

\*Any development must include affordable housing for young people.  
\* Infrastructure must be put in place before any development:  
1) Road Access  
2) Utilities - esp water and sewerage  
3) Medical facilities.

Any development in Elsenham must include improvements in the roads!! Open spaces must be maintained! Must include social housing 1 - 2 bedroom going to those with links to the area! (young people). (worried about Dr Surgery not coping)

All utilities need to be upgraded before any development takes place in any village/town Also transport improvements. Any development should not be so large that the infrastructure struggles

ELS8 (part)  
ELS9  
ELS7  
ELS1  
These are in the countryside protection zone and should remain so.

Road structure in and out of the village both ways cannot cope with any increase in housing & the extra traffic this will bring.

Lets hope that the water pressure is taken into consideration. Its very weak now what will it be like with all these houses.

Would like affordable housing - 2/3 bed for next generation to be available, no need/requirement for large houses  
\*From families already in the area.

Will any houses being built in the near future - taken into account in new framework

Elsenham village roads narrow and congested

Starter homes 1-2 bed homes

The Key issue is there is not an adequate road to Elsenham from Stansted/Bishop's Stortford. Any development in Elsenham area will ruin Stansted villages, in addition to the effect on Elsenham/Henham.

Roads & services to both Elsenham & Henham are just sufficient for current dwelling the exit route through Stansted Mountfitchel cannot cope at peak time now? future

Very concerned over the fact that the roads are over crowded as it is particularly Grove Hill. Also surgery would not be able to cope.

Elsenham has inadequate road access and water/sewerage capacity to be considered a Key Site. It should be liable to very little Development.

I am born bred at Elsenham, just don't want this happening to OUR Village!

Taking away all the land where people walk dogs, no green land

Home Ownership Share Shared Ownership Affordable Houses

The recently closed garage/filling station site could be used for retail/business/offices Suitable for the High Street. Do not forget that agricultural land could be classed as employment/production.

Roads! ELS8 = will that become a place on its own!

The Surgery is already under pressure as is the Primary School and the Playgroup has closed through lack of premises.

Problem of restricted access to Stansted Mountfitchet down the hill from Elsenham.

What about details of the new infrastructure needed – its not just houses!!!

New School will be needed.

Use of Brownfield site. Land adjoining Elsenham Station – Block of Flats could be built there.

Very poor access to all proposed developments roads all inferior for more proposed development. Also services for fire, police, ambulance etc.

Need a new Surgery if increased houses – present Surgery already over full.

Infrastructure cannot support an increase in housing in this area, so it will just become an expensive area to live.

How can we have any confidence, our politicians will not change their minds again and waste our time and money?

Hospitals will not be able to cope with the large number of extra people. Schools will not cope. Doctors will not cope, The roads will not cope.

Station Road, Congested  
New Road Congested.

No decent entrance or exit by road.

The village water courses are drying up – how much water will new dwellings take.

Our roads, water, and power can't take it. Our Surgery definitely can't. Our Railway can't either. Put it somewhere that can!!!

95% of proposed development to be a Natural Wildlife Area specifically for larger mammals – human and other!

Elsenham has a need for larger houses – there is no where for people to move up to – extend or move out of village. Demographic mix. *Good point.*

If Elsenham is described as a "Key Village" then every attempt should be made to preserve its rural aspect wherever possible, e.g. preserve some of its amenity views e.g. towards Alsa Wood and south of Stansted Road opposite The Spinney, Alsa Wood itself,

Elsenham has no Employment needs.

With Planning permission given for 53 dwellings in The Orchard site and a potential 248 dwellings – ELS6 – then that is enough for now for dwellings. Employment could go next to ELS5 including a new filling station to replace the recently closed one in the High Street.

Elsenham should not be designated as a Key settlement despite the analysis at the consultation it does not have the facilities. The doctor's practice has stated that it is already overlooked and would find the current, proposed Crown Estates development to be too onerous, especially with the Care facility.

Under provision of Medical Services, Schools.

General issues – poor access up Grove Hill, No space at GP Surgery or school. We have some facilities (shop etc) but poor quality.

How can you have a Consultation process on sites without understanding how many houses Uttlesford needs and Elsenham? How can we determine the affordable need without the housing needs assessment being done?

Road access to Elsenham is quite inadequate. Development would overload roads through Stansted and Ugley.

Is the Surgery going to struggle with lots more people?

Surgery already at capacity.

The traffic between Elsenham and Stansted is a problem at the moment. Speeding cars through Elsenham and narrow roads into Stansted.

Schools, shops for Elsenham

Improved roads, shops, schools.

How exactly will we get and out of the village with the existing roads. Water pressure is frequently insufficient for a shower. The Surgery and school would be swamped. Affordable housing is very much needed in this area.

Traffic is the major problem for the local roads. Station Road is already a problem which would be made worse any development to the north. Development to the south will have a major impact into Stansted – Grove Hill, Chapel Hill. None of the roads serving the Village can cope with any higher capacity. Most roads are not a full two lane width. The road network is the major problem for any future development.

Lack of road infrastructure between Elsenham/Stansted, e.g. Grove Hill and Chapel Hill.

Who are the houses going to? If they are Council houses, will they go to people who are from Elsenham? We would like 1-2 bedroomed houses not small flats with no gardens.

Unfortunately any development in Elsenham will be the thin edge of the wedge as far as development in Henham is concerned.

Elsenham is perfect as it is!

Please remember we choose to live in a small village for a reason. We don't want more development and the roads, water pressure, doctors and schools cannot cope with more. Our village has enough light pollution from the airport – new housing will mean almost day light 24 hours!

Your notice states people want to move to Elsenham for its "quality of life". What quality after developers have finished here!

Any development on land NE Elsenham Option 4 will inevitably lead to up to 12,000 houses. No houses should be built on this location.

I can't put these (green dots) anywhere. This is my protest against development in an area without roads and infrastructure.

Roads are unsuitable, Surgery getting overcrowded.

Road access to Elsenham totally inadequate. The "Grove Hill" congestion issue must be addressed. Inadequate infrastructure, water, in this area.

The ELS8 proposal has been consulted on several times and has been overwhelmingly rejected on each occasion, it must be rejected again.

Elsenham should not be designated as a Key village just because it has a railway station – it just does not have the infrastructure for major development. It is accepted that an appropriate small allocation is necessary to maintain vitality but it must be scale with the existing village.

Why not put a small group of houses on ELS8 by the railway – a small group away from present houses which is more acceptable than the large ECO town

Social and private housing should be mixed to a certain extent. Will there be any 3 bedroomed bungalows?

Road access problems in Stansted Hill. Pressure on Surgery if many move.

## STANSTED MOUNTFITCHET "POST IT" NOTES

Any new Development should be to the South, not the North. This will contain Development better.

This is already one of the driest counties – what provisions will be made when so many more houses will be built?

More Development of our Village is not sustainable other than a Health Centre to support the existing community. Our Highways have difficulty at present. Any developments in Elsenham might have a direct impact on our community. I could say much more.

The roads through the Forest Hill Development are not built for purpose. Already the two way traffic has to give way because of parked cars. Why have such wide pavements with grass verges? Traffic CANNOT flow freely.

Some existing roads are too narrow to take existing traffic – so when extra (proposed housing is built) the roads would not be suitable. Most of the roads cannot be widened.

Please think about infrastructure first, Chapel Hill, Grove Hill and Elsenham Road already overloaded.

The road network in Stansted (up Chapel Hill, Church Road, B1383) cannot cope with additional traffic resulting from substantial development.

How many on current waiting list for Council Housing – numbers and %s?

Again, what about roads, they are not adequate as they are.

Please NO, to large scale Development which destroys the character and community spirit that makes our village so special. We need open space – we need parking space or tensions rise and neighbours fight.

No large scale development can possibly be sustained without large-scale improvement and investment in the infrastructure – roads, water supply etc. Where are the plans for this?

These plans have gone into great detail – but what about the plans for better roads, water supply, drainage system.

Show us the Planning for infrastructure First. Road and provision of Services, Water, Sewage, Gas, Electricity, Public Transport.

INFRASTRUCTURE – especially roads – is barely able to cope with present demands – access to Henham, Elsenham is on very small roads. Disappointed that the whole display is just geared to Stansted. Its hard if you live in a smaller village to find info.

Water shortage in the area will become a major problem in the future if current climate trends continue.

The infrastructure already can barely cope so any additional Housing etc. must have improved road, drainage and Traffic Management Systems incorporated into their Planning.

I would have thought we have enough new housing (Forest Hall) for local roads to cope with. Certainly a large number of houses would result in gridlock on local highways at times. Water provision would be a problem too. Road improvements please!

These plans have gone into great detail but there is no mention of improving roads, developing water supplies, drainage system. The village will not cope with the amount of housing proposed. The cart before the horse.

The northern spread towards Ugley needs to be curtailed. As far as possible the merging of the village should be avoided. I feel that the development at Forest Hall ought to be the last major expansion of the village for the foreseeable future. Further development over the next 10 years should be only minor infilling.

Don't spoil our Village! Let Village Life live on don't over enlarge!

The existing infrastructure cannot cope with additional housing. We already have 600+ new residents at Forest Hall. Why should we have more? There is a drastic shortage of open space and safe places to walk or ride. The split shopping centre is NOT a problem and serves both sides of the village. Building on the historic park by the Church would affect the setting of a listed building.

Village Infrastructure under high pressure. Additional housing in most of sites shown will increase pressure on roads, water sewage and drainage.



## SAFFRON WALDEN "POST-IT" NOTES

Key sites to build on SAF13  
SAF2 SAF4  
Key sites not to build on SAF11  
SAF8 SAF7 & Little Walden  
Road  
Key Issues - Sewage,  
safeguarding of allotments &  
good farm land, traffic  
congestion

Enabling local people to stay near  
their families.

- Affordable housing
- School provision

Limited development only and  
none like the Rylstone Way Estate  
not like the old training college  
site too far crowded & suburban &  
out of keeping with a market town.

Essential to consider road  
widening ban parking along  
narrow sections.

Saffron Walden does not have the  
infrastructure - roads, schools, doctors,  
dentists etc to support any now  
development - we are bursting already.  
we risk damaging (if we haven't already)  
what makes our town special.

Do NOT provide for yet  
more London commuters  
in large expensive  
houses. Cater for local  
employment - linked  
demand in affordable  
houses.

Sainsbury supermarket  
School

Really do not want any more  
Development in Saffron  
Walden

Where do the  
figures come from  
regarding housing  
needs? What are  
the FACTS behind  
them?

Do not build eastern side of Saffron  
Walden as infrastructure cannot  
cope. Limit total number of properties  
for some reason. Water shortage - a  
major issue.

SAF 13/184  
SAF 2/21  
SAF 3/79  
Think Buncefield  
Totally unsuitable for housing on  
should only be recreation or light  
industry  
Ashdon Road could not cope with extra  
traffic

Why do we need to build more  
homes? Is it because there are  
too many people coming to our  
shores who expected to be  
housed!

We need small but detached  
affordable homes for pensioners  
so they can relinquish 3 bed  
homes.  
Flats or apartments not  
necessarily liked by younger  
single pensioners.

SAF 3  
Too near Stansted Fuel depot  
-remember Buncefield

One only needs to visit Bishops  
Stortford at 11am on Saturday  
Morning to witness the destruction  
of a provincial market town.  
Saffron Walden is a beautiful  
medieval town it does not need to  
be destroyed - there are better  
options.

Traffic  
Bad Air - Radwinter Road  
Saffron 3  
Too many houses in this  
place

There's no need for anymore  
houses in Saffron Walden.

No requirement for Sainsbury's site  
next to the Recycling Centre should be  
for employment but not Sainsbury's.

We've being warned of  
drought conditions this year.  
Where will water come from  
for new houses? No good  
saying "it will be piped" - how  
and from where?

By pass needed if any  
development done - where is the  
"Link Road" going? Schools  
already inadequate.

No more supermarkets anywhere

Businesses that provide  
apprenticeships

SAF 21 would be a disaster.  
Have you seen the current traffic  
in that area and all the new  
houses have not been built yet.

No building on green field sites.  
Use Brown sites.

No building on Greenfield sites

The hub is an amazing supporting for creating space for all in boring old Walden.

Saffron Walden is already congested & densely populated. I agree will Richard Freeman's suggestions to build at Stumps Cross if we have to commit to new build.

Bypass needed - roads cannot cope with traffic SAF 2 3 & 4 would be disastrous for town.

The expansion of the skate park and the addition of a community hub will provide employment and the recreation space that is needed dearly - SAF6

There is a need to form a relief road to the east of town. Wind Mill Hill - Lime Kilns - Acrow site - Thaxted  
Establish this plus new drainage infrastructure and you'll solve your development over 3 sites only.

None of the Saffron Walden proposed sites are sustainable - All are S & E of the town with no infrastructure to support them - several areas have already got illegal air quality levels already

SAF3 -79  
Site is too close to Kerosene Dump to be safe for residential accommodation. Commercial is ok as business have emergency evacuation procedures in place and these are only occupied 9-5pm.

Considering East Anglia is the driest part of the country. What are we going to do about water?

If more houses have to be built they have to be to west of town with ready access to rail station and M11

The town's services are already fully stretched. Any more houses on the Ashdon Road would render it impassable for much of the time. Similarly there is already a football ground which could be renovated - no more is required or Little Walden Rd!

Any development should provide sufficient garden space so people don't have to get in cars to attend an allotment (Carbon Footprint) some distance away.

Why are all the 'development' areas on one side of the town? If the other side of the town had some development it is on the right side for Stansted airport, trains M11 & Cambridge. And they would not have to go through the town to get home/work.

Please label maps more clearly  
-roads  
-streams  
-conservation areas  
-legend

We need more sport facilities - how about another sports centre with a modern pool? Also, a mature reserve site off Little Walden Road would be ideal)

The infrastructure of this medieval town will not support any further development.

The heart of SW is already clogged with infill the 'lungs' (open spaces) within it are choked already. No more 5 bed developer cash cows. The towns demographic is high in single occupiers that prefer a small house not flats.

Build new town at Stump Cross next to transport network.

Small development throughout the area to keep the villages and Town alive. Housing density should enable every household to have a garden big enough to park a car and grow enough produce to sustain a family if they so wish.

I feel strongly that the town needs affordable housing for young people/families - Chesterford is not the answer as this will eventually become another Thorley. The development should be spread SAF6 being ideal - especially if Sainsbury hopefully come to town it just makes sense.

Pollution in town from cars & the fact that S.Walden is in a dip must be taken into consideration.

Schools!  
Roads!

What about all the extra traffic?  
Schools are at capacity!  
The beauty of this town is it's not like Harlow (built up)

How can the town, already congested cope with 500+ houses especially commuters etc to get to the west of town. Only if a southern Bypass

SAF6 180 SAF65 SAF11 270 & SAF8 176

We need small affordable houses for young people! We need to build a new link road between the Thaxted Road and the Newport Road to allow Sainsburys (hopefully) and Tesco lorries to supply their store cycle routes into the town along this route. Towns evolve to accommodate the growing population.

Key issues - traffic & fumes in town Radwinter Road. Infrastructure Do we want a huge development are we, wanting to create another Thorley estate (Stortford) Quality of life!

No more housing in Saffron Walden!

All those houses will ruin what make Saffron Walden a beautiful market town by making it congested. The infrastructure cannot support it.

Please ensure all housing is very well insulated so that energy costs are low and consequently less fuel required to heat. Sustainable materials in building.

The roads cannot take more development of houses most with 2 cars each but Sainsbury store needed for existing population.

If these areas East of the Town are built on there must be a link road around the town - the centre is already over congested.

Any extra Buildings/houses in the town will add. Pressure to not only already. Congested Roads (Thaxted Rd where cars are parked on paths!) but to schools (full already) & Doctors (over-run) if any extra houses were built then another High School and a weekend/out of hours surgery is needed - no houses are "affordable" houses - especially at the moment!

There is a considerable homelessness in Uttlesford. "Affordable Housing" is not affordable to people working locally - earning local wages. The market can not be used to decide - need must be the only priority - no gain!

This town does not have the infrastructure to cope with any more housing. In 20 years this town will look like Bishops Stortford - Don't do it!!

Without a link/ring/relief road how can building houses on the east of the town make any sense? All new traffic will have to go through the town to get to roads out of S.W.

More affordable housing less executive homes!!

It would be great to expand the skate road as so many children love boarding/skootering. It will be somewhere for them to go have fun and keep fit and healthy with all the friends.

Sainsbury store  
School  
Doctors surgery

Saffron Walden is already at breaking point - read the local papers every week.  
Building should be outside the town - build around villages close to motorway exits.

Any consideration for housing should take infrastructure into account before any permission  
Traffic  
Pollution  
What about pedestrians/cyclist, School, Drs etc  
We need affordable housing but not at the price of this town.  
And have you seen the mess behind the Kilns? Make developers clean up after.

Town doesn't have employment base to support these houses. Therefore All will commute thru town to access rail & motorways. Building on east of town make no sense because of this.

Any development should be towards the M11 or Dunmow where the road system will cope with the added volume of vehicles. As with Fairview - now most houses have 2+ cars as children reach adulthood & run cars. Any promises of planning gain for new roads will take 20 yrs to reach any verdict.

## GREAT CHESTERFORD "POST-IT" NOTES

There is a station but there is no parking there.

6,400 houses!!  
Motorway/Highway  
Noise/Pollution

GTCHE3  
Too many houses for this small site

GTCHE3 Site  
Too many houses for this site

Great Chesterford is not a small village. An expansion of 750 houses would creep towards a town feel upsetting the community stability. Housing additions would be better directed to small villages (in need of expansion) or Towns (already better placed to absorb expansion).

Incremental expansion is desirable on a limited scale but proposed development to east of B184 on such a scale would have far reaching cross boundary implications re. infrastructure, services good idea to move school + develop present site(s)

How can Newmarket Rd at its narrowest point, going to cope with all extra traffic? How do we that live in the narrow stretch cross the road with all the extra traffic?

Some affordable housing for local people is desirable but only if the infrastructure can support it and the character of the village not fundamentally changed. The roads cannot support extra cars, the station area is too small and SWCHS is already large.

We must not be nimby  
A community should not stagnate. The area needs people to fund/help growth. They have to go somewhere.

Existing primary school full site E3 too small for numbers.  
Too much traffic going through neighbouring estate and on to SW road.  
Where do people work?  
More congestion towards Cambridge.  
Sewage Works at full capacity.

GTCHE7 will change this Rural Area to Urban  
It needs an increase of smaller developments scattered in the outer areas  
More AFFORDABLE please

Road + rail links will not cope with an expansion on this scale if GTCHE7 goes ahead

GTE7 - Not required  
Damages multiple villages in the area  
Small sustainable developments are better solution

Concreting of the green field areas to the north and east of village will cause flooding to most areas south and west of proposed urbanisation.

Bigger school  
Allotments  
Parking at station  
Improved bus service  
More appts available at surgeries

Gt Chesterford should not be categorised as a 'key village'  
It is more properly a category 'A' village.

GTCHE7 is a flood plain Building here will increase flood risk to whole village

A new town 6000 houses = large town on top of the village will ruin the character - as it has done for other such "development" projects  
Issues with flood plan,  
Transport - motorway, trains & buses

This village is big enough by adding more housing, how will that sort out overall crowding the schools are packed, sewages will be strained, electricity is already bad. We are only an island. There is no reason to build!

#### GTCHE6

- Potential damage to listed buildings
- Road too narrow for building access
- Site should revert to allotments for community use

Why is poor M11 access a key issue for Saffron Walden but not for Gt Chesterford. Gt C should not be site of major development before M11 widened

Sensible development is a great idea

- when combined with infrastructure
- ie reduce heavy traffic on Newmarket Rd

GTCHE7  
If this land is built on Gt Chesterford will flood

However option 7 changes the area entirely - from rural to urban



Utter Madness

Great Chesterford would become an urban sprawl and our quality of life would change dramatically. There is a reason why we chose to live here and if this happens every reason to move

See more sport halls

To help let people get more sport for Great Chesterford

Building on brown field sites I agree with green field sites is unnecessary

Access to M11

Flooding - site on raised land  
Overdevelopment  
Damage to villages of Chesterfords  
Hinxton, Walden, Duxford, Ickleton, Shelfords, Sawston

GT CHE7

We are concerned that this will change Gt Chest from a rural village, to a more urban 'town'

There are lots houses already

As a youth of Chesterford, I think this will affect village life too much. It is a stupid idea that will end badly. I hope you think about teenagers as much as children and how SWCHS will be affected.

Access to M11 at Stump Cross is south, (towards London) only.

Where are all 'the' people going to work

Need local authority housing and "affordable" for village young and single people and district unhoused.

Since when has anyone worried about allotments

Purpose built preschool  
Road safety - paths for children on routes to school  
Allotments  
Shop/post office

Don't need speculative large housing estates for commuters because no local employment, no room in village or SWalden, schools, surgeries etc  
Infill - but not on green field site out of present village boundary

Lies! We have allotments but no in use Rose Lane!

A bigger school would hardly be a 'village' school what a shame to make the village bigger and spoil this lovely community.

The area - villages & S.W cannot take the extra traffic large building projects would create.  
There may be a station but car parking is non-existent.

Flood risk

Large scale development will destroy the village & demand new infrastructure Affordable housing on the edge or infill is essential

GTCH 3  
Too many houses for a small area  
General Infrastructure consideration  
- water supply and road provision for increased traffic

Building on GTCHE7 @ this scale would change the village into an urban town ruining its character completely

Affordable housing with small number of bedrooms (2/3) needed not 5/6 development  
Proposed Stump Cross site will change a village into a place we have not chosen to live here for

Any development should include affordable housing e.g. part rent/part buy or Housing Association + should be reserved for people with a connection to the village.

Allotments  
No large scale new developments  
Please keep Gt Chesterford a village - not a town

Need more affordable housing & purpose built pre-school

What about cycle/foot paths towards both Saffron Walden & Cambridge?

Parking at station  
School & preschool - no capacity  
Road maintenance  
Turns Chesterford into Town not Village  
Some lanes in village unsafe for additional cars (no pavements)

Please ensure that more than average affordable housing is included for our children, protected so they get first options. Keep them for villagers!

We don't want any development in the village  
Would turn this into a town not a village no more Saffron Walden can't cope with what it got already

The proposal for new development site is huge - A town please don't ruin our lovely village of Great Chesterford!

Pre-school purpose built

GTCHE7  
Totally unacceptable proposal that would ruin village life for all in Great Chesterford and surrounding area  
Key Issue  
Roads - in adequate  
Rail - No parking  
Traffic problem in general

GTCHE7 - Out of all proportion to existing village will swamp area, worried amenities will not cope  
GTCHE5 Adjacent to junction that floods - poor access  
GTCHE1/4/8 Good access small sites ok, wont change character of surrounding area  
In General - How will village cope with new building traffic, school places, shop, sewerage?

Vast infrastructure required for a development at Stumps Cross, Would it be there before construction starts? Increase in road traffic automatically towards Saffron Walden for shopping, leisure etc can the area cope?

Could we not take the lead from European housing developments where housing social & private is mixed and people can move freely from starter to family in both rental and private - Why also stick to copying 'old' style homes lets go totally modern.

We have bought into village life & do not want our village community to become a town - devaluing our houses

Chesterford should have more open countryside and green spaces to enjoy - not to fill in and become crowded and busy like Walden.

Gt Chesterford would change to urban town.

Any development should include affordable housing and reserved for people with connection to the village.

Chesterford is a village. Please don't turn it into a Town, use up empty houses in Saffron Walden.

Primary school centre of village hub - if move the school you change the village life and centre of the community - Don't!

The large development site is completely disproportionate and will swamp the village completely & turn it into a small town.