

**PLANNING POLICY WORKING GROUP  
WEDNESDAY 17<sup>TH</sup> MAY 2017 6PM AT UDC  
AGENDA ITEM 3  
REPRESENTATION BY CLLR. WENDY BARRON**

My name is Cllr Wendy Barron and I am Vice Chairman of Great Dunmow Town Council's Planning Committee.

Great Dunmow Town Council thanks the District Council for the opportunities to meet with Cllr. Rolfe and also with Land Securities and their agents regarding the Easton Park new settlement.

Our concerns and questions have been aired at these meetings and as a result Land Securities are preparing an updated prospectus to clearly show the location of the proposed new settlement which would start in the Easton Lodge area of Little Easton.

It appears that the area for the homes in Phase One revisits the site that was allocated in the draft local plan in the late 1980's. This proposal was abandoned at Public Inquiry in 1991 and there is little new evidence to suggest that this site is any more suitable now.

The background reports to this meeting show that this is a unique area with similar material considerations to those considered by the Secretary of State for Land West of Great Dunmow, which was dismissed on appeal in 2016.

Our comments on your agenda items are as follows:

- 1) Intrastructure – The Land West of Great Dunmow site proposed similar community buildings and employment land. Depending on the ultimate size of the Easton Park settlement, the result could be no more than a large housing estate in an unsustainable location, with few or no community benefits.

2) Transport – We have asked Land Securities for confirmation of the distance between the employment site on the A120 and the proposed housing development. In the meantime, an internet search has shown that the distance between Easton Lodge and Blue Gates Farm, via the existing footpath, is 2 miles.

No other access roads are proposed and the local village roads have already been discounted as unsuitable, through the application process on Land West of Great Dunmow.

The access road will have to be shared by the quarry traffic, all the vehicles associated with site construction, and residents as they move in. All these vehicles will use the A120 junction which is the main access point into Great Dunmow.

3) Wildlife, landscape and heritage considerations detailed in the background reports for this meeting are significant and there would be a far greater impact on listed buildings than there would have been for Land West of Great Dunmow.

On reading the Heritage Impact Assessment for Easton Park we request a written response to the following questions:

a) Can you please confirm that you will amend the Assessment under 2.2.1 to show that Stone Hall, and not Strood Hall, is Grade II\* listed?

b) The Easton Lodge Gatehouse is in Great Dunmow and within SSSI High Wood. Why have officers suggested this as an additional access route for the new development?

c) Can you confirm that the independent Heritage Impact Assessment called for will be commissioned by UDC and not Land Securities?

The Great Dunmow Neighbourhood Plan identifies key positive features to the North West of the town and delivers a set of principles for delivering the Plan's vision, specifically to 'prevent urban sprawl and the amalgamation of Great Dunmow with the neighbouring settlement of Little Easton'.

4) Employment – unlike proposals to the north of the district, there is no new booming source of local employment and we are concerned that airport-related business was suggested for the proposed employment site on the A120. Firstly, we are aware of the longstanding UDC policy to restrict airport related business to within the airport boundary. Secondly, there are now no major plans to expand the airport with a second runway.

In summing up, we consider that this proposed new settlement, with the only deliverable homes for the plan period being in a remote and unique historical area of Little Easton, would prove to be unsustainable. The impact on Great Dunmow through the A120 access would be considerable, with few or no community benefits.

We respectfully ask that our views be taken into account.