

**PLANNING POLICY WORKING GROUP  
WEDNESDAY 22<sup>ND</sup> JUNE 2017 AT 7PM AT UDC**

**REPRESENTATION BY CLLR WENDY BARRON**

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

We have a town just east of Stansted Airport called Great Dunmow. How can a new town built next to it be anything other than urban sprawl?

This proposal is not new. What we need to know is what is different this time because each time a plan for this site has gone before an independent inspector, it has failed.

We know that a new town at Easton Park was rejected in the past. We know that 700 houses on Land West of Great Dunmow was rejected recently at Public Inquiry. It was deemed unsustainable - even when employment land, schools and shops were offered.

It is significant that there is a working quarry in the centre of the site because it forces homes to be built in the most sensitive and attractive area. In any other circumstances, the bulk of tree screening and open space would have helped mitigate the harm on heritage assets. That simply cannot happen if you choose to build on Easton Park in this plan period.

The initial size of development for the plan period must be sustainable in its own right. If not, the plan will fail.

It would be likely, through land ownership, that it wouldn't stop until it reached the full 10,000, shown in the Masterplan. However, not all of them will be built straight away and community facilities will only be provided to support each phase of the new homes. Everything else will be a burden on the neighbouring town.

What is troubling us is that, days before a public consultation, where the district will undergo a major and irreversible change, facts are ignored or poorly presented. Any answers that have been expressed verbally, in small closed meetings with UDC and Land Sec, have not made their way into the information before you. It is UDC's responsibility to present the FACTS.

- A new Land Sec prospectus was promised and has not materialised
- Proven inaccuracies regarding existing housing developments, a railway line and a fast bus route to the airport have not been withdrawn
- Your constraints map still does not show the Little Easton Conservation Area
- Facts are either ignored or presented to us as community benefits.

For example, an outcome from the Public Inquiry on the 700 homes Land West of Great Dunmow was that Park Road and other local roads are not suitable to support traffic from a new development. This is not a condition imposed as a community benefit.

Is it a benefit to build a new town where you are forced to do a 5 mile detour to travel north to Thaxted and Saffron Walden, part of your neighbouring community?

Is it a benefit to only have one way in and out of a town which is expected to grow to 10,000 houses?

Is it a benefit to use the town's main access off the A120 to serve a new town, a quarry and a new business park?

Can you please provide written answers to the following questions, posed in May and still unanswered:

- 1) Who was the author of your Brief Heritage Impact Assessment, presented at your May meeting?

- 2) Have you amended the assessment item 2.2.1 to show that Stone Hall, and not Strood Hall, is Grade II\* listed.
- 3) Does your heritage study clearly explain that Stone Hall is in the centre of Land Sec's masterplan site? →
- 4) Why would it be "highly disappointing" not to include the Easton Lodge Gatehouse in Stortford Road in the new housing development?
- 5) Why should there be a new "cycle path, a pedestrian route or even a secondary emergency access route" through the Gatehouse and High Wood SSSI? (We have provided an image for those not familiar with the area).
- 6) Can you confirm that the full report, as recommended in 5.0 of the assessment will be carried out by an independent expert, commissioned by UDC and not Land Sec?
- 7) At your last meeting, we made a statement that the distance between the employment site on the A120 and the proposed housing development is 2 miles. Do you agree or disagree with that statement?

And lastly, can you please provide a written reply to one additional question:

- 1) Does the planning authority have a responsibility to avoid building a new town adjacent to and under the flightpath of an expanding Stansted Airport?

Uttlesford is our district, Great Dunmow is our town, and whatever happens as a result of your decisions, it will be us, and future generations who will live with the consequences. We deserve to have the facts expressed clearly and incorrect information deleted. The information should be presented in a form that allows the site to be judged fairly, on a like-for-like basis with all other options.



Easton Lodge Gatehouse