

PPWG 31ST MAY 2018 AT 6PM

**GREAT DUNMOW TOWN COUNCIL OBJECTION TO NEW WORDING IN THE
SPACIAL STRATEGY DOCUMENT SP1, CHAPTER 3**

Caroline Fuller, Town Clerk

(I would like to distribute two maps to illustrate the points raised in this objection statement.)

I have three points to raise in relation Chapter 3:

- 1) the explanation of the chosen hybrid strategy is not consistently supported by your evidence base
- 2) descriptions of Areas of Search are misleading
- 3) comparisons between Areas of Search are unclear and inconsistent.

If I take each point in turn:

- 1) All new settlement locations will pose challenges of urban sprawl and coalescence with existing neighbouring communities but NONE more so than the challenges facing our Town.

The combination of near-doubling the size of the town and a new town next to it, would compromise access to the town and pose serious transport problems, yet to be properly assessed, as raised in our comment to you at your last meeting.

3.8 explains that the hybrid strategy is intended to solve problems identified in the alternative strategies, however, in 3.9, you say

“Focussing significant new development in the villages or the two main towns would result in a scale of development which would have a detrimental impact on the character and historic assets of the town or village, the surrounding countryside and highway network.”

I refer you to our maps A, showing the extent of the planned growth including Regulation 18 sites and Map B showing the various issues we have identified with Easton Park.

Both maps show that the hybrid strategy cannot avoid substantial harm to the character, surrounding countryside and the highway network in relation to Great Dunmow. **Please provide evidence to support the hybrid strategy in relation to Great Dunmow.**

- 2) I refer to points 3.13 to 3.20 Areas of Search descriptions, which are then repeated throughout the document.

The Area of Search 7 is described as LAND SOUTH OF LITTLE EASTON. How can you NOT describe Easton Park as LAND WEST OF GREAT DUNMOW? West of Braintree is significantly removed from the town, in comparison. Is this an attempt to mask the inconvenient truth?

Please amend the description to Land South of Little Easton and West of Great Dunmow, known as Easton Park.

- 3) Similarly, for clarification, the misleading Area of Search 9 description **should be amended to Land North of Flitch Green and East of Little Dunmow**. Clearer presentation of the evidence is needed to explain that land is available to extend the Oakwood Park housing development, now known as Flitch Green, which has an established road and public transport network and local community amenities.
- Furthermore, 3.15 explains why Area of Search 9 was rejected but this raises more questions than it answers, including the question, "How is Stebbing better connected to the A120 than Flitch Green?"

We ask that these matters are addressed so that your evidence is presented more clearly and consistently.