

transport and sustainable travel corridor from which it will be accessed, with further land safeguarded to enable longer-term expansion should this be needed

- a new 2FE primary school, adjacent to the new local centre with easy access to the sustainable travel corridor. This will be in association with Early Years provision ( 2x56 place and 1x30 place units) and may form part of a through-school alongside the new secondary school
- a new local centre in the eastern parcel positioned to maximise its catchment, providing for a range of uses including health care, mobility hub, community activities, including new health care provision, small retail and possibly small business support space, designed to minimise any adverse impact on the existing local centre at Priors Green
- preservation of the open historic landscape between Priors Wood and Warish Hall from Smith's Green Lane to the western site boundary. The land will provide public open space in a parkland setting that will help to relieve visitor pressure on Hatfield Forest and be designed to meet SANG criteria. It will be further protected from development by its continued location within the Countryside Protection Zone for the Airport, and
- extension and enhancement of the Ancient Woodland of Priors Wood to the north and towards Smith's Green to create an improved habitat for wildlife with managed access, and to impose a 15m buffer against development around all its margins.

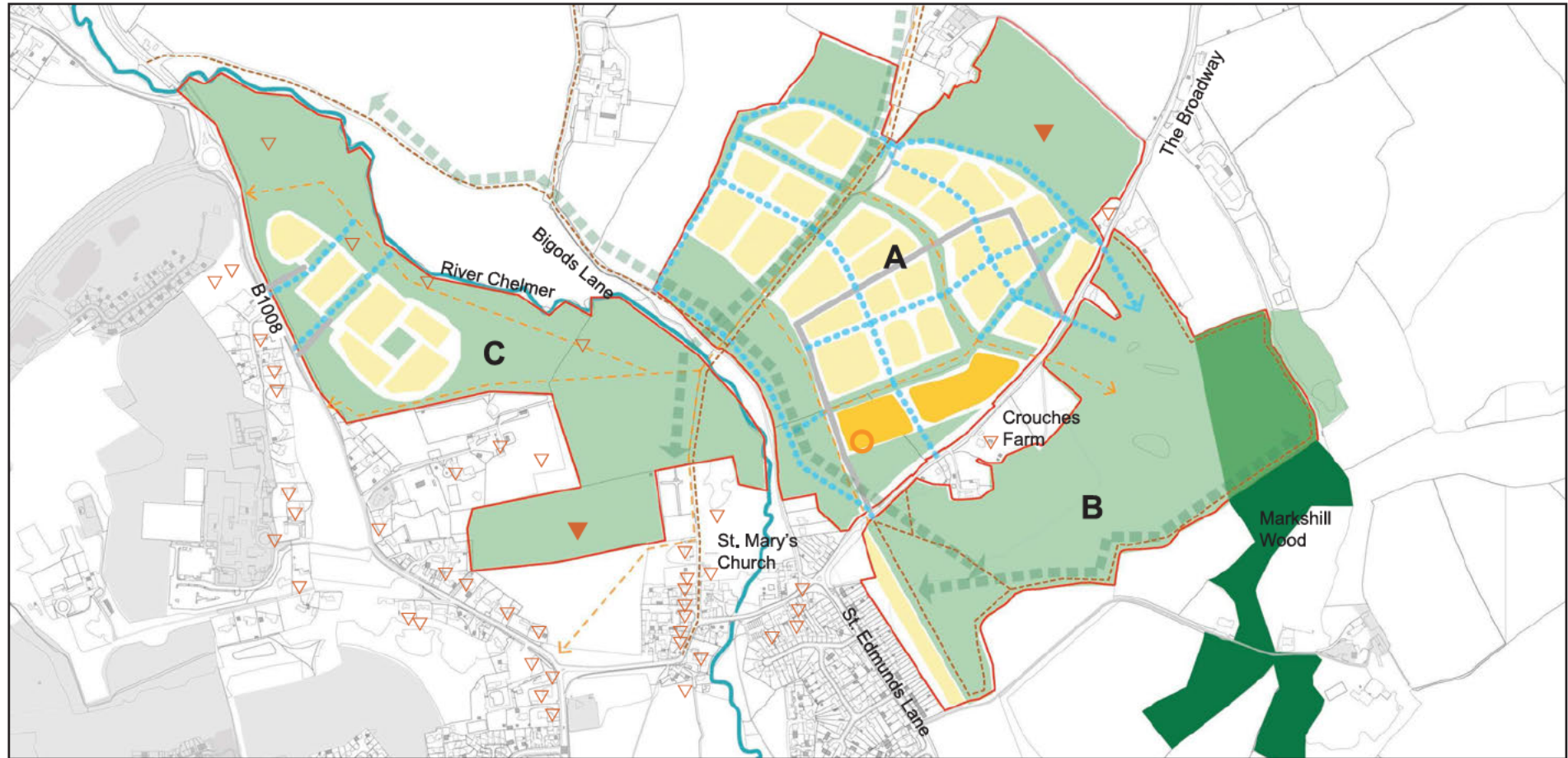
6.23 Given the scale and the nature of the opportunity for planning for development at Takeley in a way that achieves high-quality and that is highly sustainable, proposals are particularly sought that are consistent with Garden Village principles. It is therefore essential that development is brought forward in line with a comprehensive development framework in accordance with **Core Policy 10a**.

6.24 Proposals for development at Takeley should be guided by the Town and Country Planning Association (TCPA) Garden City (GC) principles that help to create a framework for new and expanded communities. Importantly, the GC principles link the overarching aim of health and wellbeing to the natural environment, affordable, beautiful and accessible places to live and work, and an urban form that encourages sociability and cultural participation, where the public spaces can be managed by the community itself.

6.25 The Council considers that the unique and special characteristics of the Takeley area and the proposed site allocations warrant particular focus and call for an exemplar development which the GC model, together with the Council's Design Code, can achieve. A comprehensive approach to new development will help to address the various sensitivities associated with the evolution of this area and will help to create a more cohesive community and urban form.



Figure 6.2: Proposed Strategic Allocations: Great Dunmow



- |                         |  |   |                           |
|-------------------------|--|---|---------------------------|
| Site Boundary           | Heritage Asset                             | Ancient Woodland                                  | Sustainable Travel Route  |
| Residential Development | River                                      | Woodland Extension                                | Vehicle Access            |
| Committed Development   | Mobility Hub                               | Open Space/Green Infrastructure                   | Pedestrian & Cycle Access |
| Local Centre            | Sports Pitches                             | Habitat Network                                   | PROW                      |
| Education Facility      | <b>AB</b> Land either side of the Broadway | <b>C</b> Land between the River Chelmer and B1008 |                           |

### Appendix 3B - Great Dunmow Indicative Framework

Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.



6.26 The Ancient Woodland should be extended to reflect better its historic extent and to maximise opportunity for enhanced tree cover and biodiversity. The open character of this western end of the site is afforded further protection by the requirement of SANG (Suitable Alternative Green Space) to balance visitor pressure on Hatfield Forest. This approach accords with GC principles for a natural environment setting with clear public access. The retained Countryside Protection Zone here will add further weight to the planning position to prevent encroachment or otherwise unsuitable built development.

6.27 The eastern part of the site east of Smiths Green offers ample opportunity to implement the GC principles of easy access for all. It is the proposed location for the community facilities and local centre and will be crisscrossed with accessible walking and cycling routes to provide easy access to the new centre with affordable homes and premises, reflecting GC principles.

6.28 The location of the site as a whole underlines the need to provide strong and enhanced public transport access to increase accessibility within the new development, to link with the existing Takeley village and Priors Green, and to link with the wider highway and public transport networks along Stortford Road and Parsonage Road. Access from the site from the public transport route provides linkage to the travel hub at the Airport, major employment locations and the strategic highway routes, reducing the isolation of the site and providing opportunity for links with surrounding communities.



# Core Policy 10a Takeley Strategic Allocation Comprehensive Development Framework

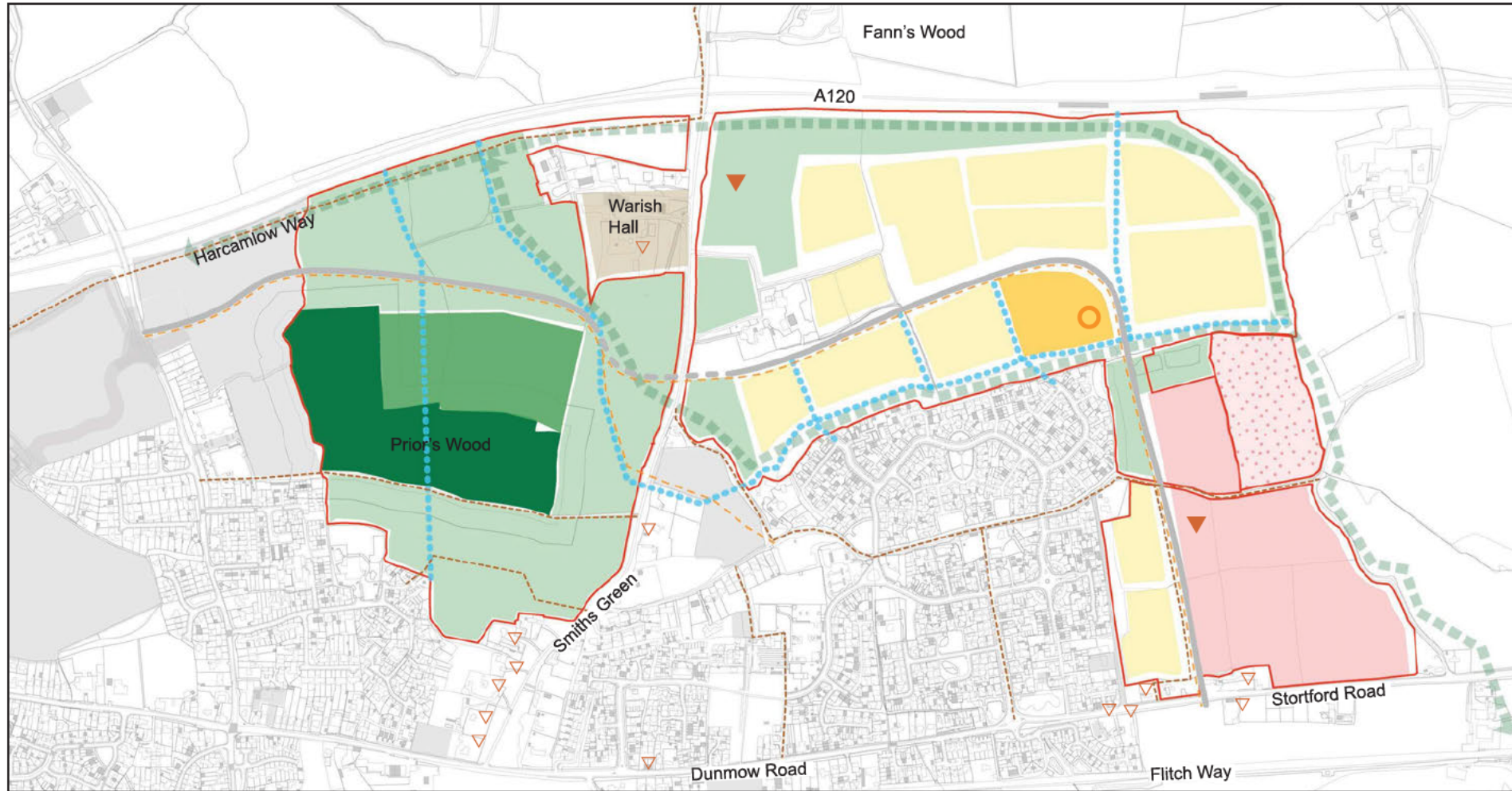
All new development at the Takeley Strategic Allocation will be guided by a comprehensive development framework as specified in **Core Policy 52a**.

The new housing allocated at the Takeley Strategic Allocation will be provided to an exemplar standard following Garden Village principles to ensure that a highly sustainable and accessible development is fully realised. The new development will form a mixed-use community incorporating on-site services and facilities, including new schools, a local centre, access to local opportunities for employment and enhanced public transport, cycle way and footpath connections to Takeley, Stansted Airport and Great Dunmow. This development will come forward in accordance with **Core Policies 10 and 10a** and the Site Development Framework set out in **Appendix 3**.

The Council will continue to work with the landowners, Essex County Council, Natural England and Historic England and other relevant stakeholders to prepare a comprehensive development framework for the site following from the concepts in the Development Framework in **Appendix 3**. This includes that:

- i. the development is in accordance with the requirements of a travel plan for the whole site to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling
- ii. the development is in accordance with a comprehensive landscape plan for the whole site, including the provision of significant open space (to function as Suitable Alternative Natural Greenspace - SANG) of at least 30 hectares, and for the maintenance of which the developer is required to make appropriate endowment or revenue contributions
- iii. proposals for new development should demonstrate that any potential impacts on Warish Hall (heritage assets) or Priors Wood (Ancient Woodland) have been minimised with appropriate and significant mitigation and/ or enhancement (for example including an extension to the Ancient Woodland), and
- iv. the land to the west of Smiths Green Lane that will remain within the Countryside Protection Zone and any proposals within this area must be compatible with **Core Policies 12 and 15**.

**Figure 6.3: Proposed Strategic Allocations at Takeley**



- |                              |                    |                                 |                           |
|------------------------------|--------------------|---------------------------------|---------------------------|
| Site Boundary                | Local Centre       | Ancient Woodland                | Sustainable Travel Route  |
| Residential Development      | Education Facility | Woodland Extension              | Vehicle Access            |
| Committed Development        | Heritage Asset     | Open Space/Green Infrastructure | Pedestrian & Cycle Access |
| Safeguarded Land (Education) | Mobility Hub       | Habitat Network                 | PROW                      |
|                              |                    |                                 | Sports Pitches            |

**Appendix 3A - Takeley Indicative Framework**

Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.

