

# Core Policy 10 South Uttlesford Area Strategy

The overarching priorities for the South Uttlesford Area are to support the strategic roles of the Key Settlement and Local Rural Centre by delivering a balance of housing, employment and a range of infrastructure, whilst protecting and enhancing the environmental and historic assets, and maximising opportunities for sustainable travel choices. Development in the South Uttlesford Area should be in accordance with the Settlement Hierarchy set out in **Core Policy 3**.

## Housing Delivery

Around 2,424 dwellings will be delivered through strategic allocations where development meets the requirements set out within the **Site Development Frameworks (Appendix 3)**. Non-strategic allocations may also be delivered through Neighbourhood Development Plans. The following table shows how the level of planned housing with the South Uttlesford Area through strategic development sites will be distributed.

**Table 6.1: South Uttlesford Area Strategy Housing Allocations**

| Settlement/ Parish       | Site Name                                | No. of Dwellings |
|--------------------------|--|------------------|
| Takeley/ Little Canfield | East of Takeley                          | 1,506            |
| Great Dunmow             | NE Great Dunmow                          | 715              |
| Great Dunmow             | Land between the River Chelmer and B1008 | 203*             |
| <b>Total</b>             |  | <b>2,424</b>     |

\*170 residential (including 20 Self Build and 150 Senior Living Units) and 60 bedspace Care home. A ratio of 1.8 bedspaces per dwelling has been applied so the 60 bedspace care home provides an equivalent of 33 dwellings.

Development will be supported at the strategic site allocations where the requirements set out within the **Site Development Frameworks are met (Appendix 3)** and it is in accordance with the Development Plan taken as a whole.

## Employment

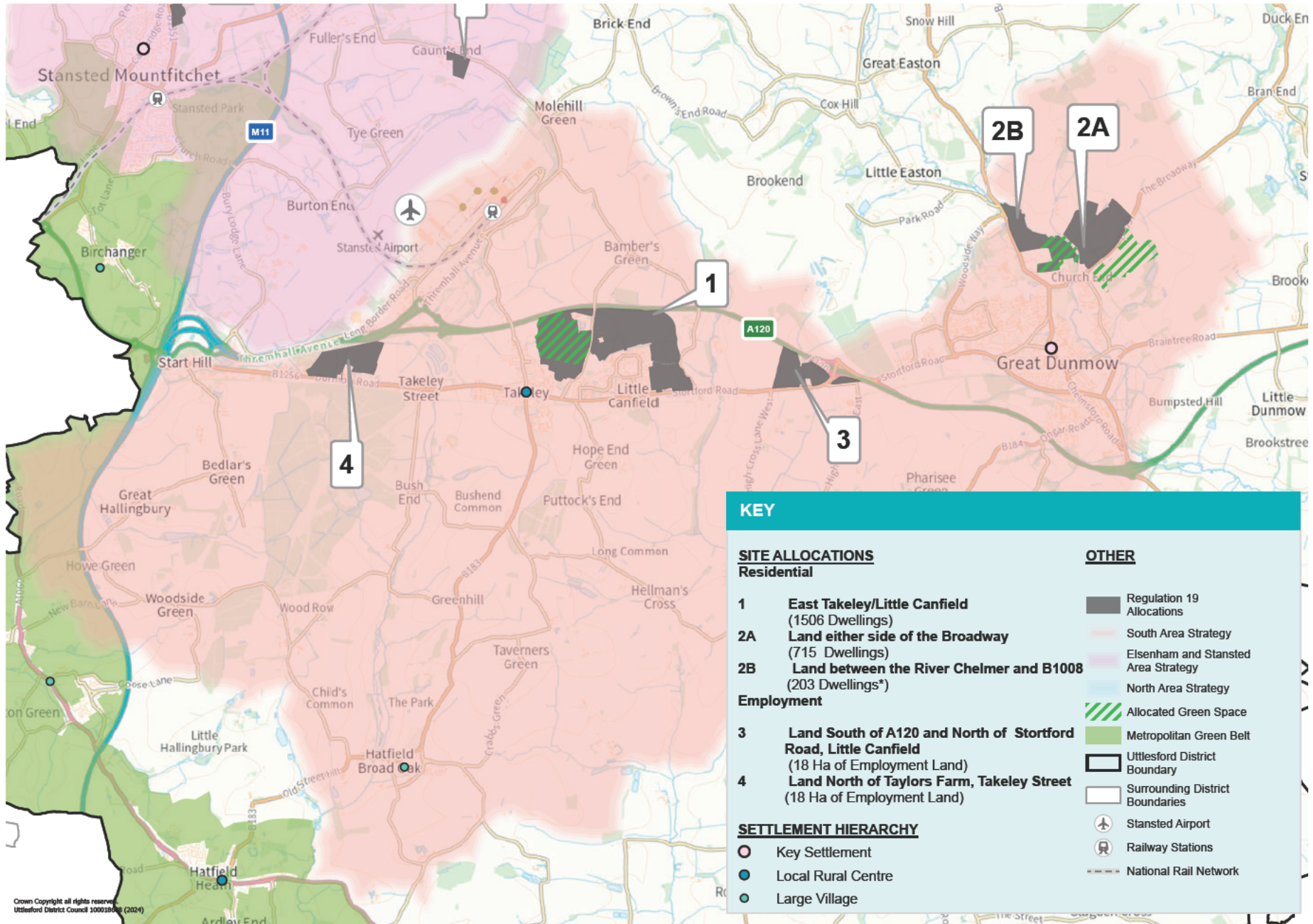
Existing Employment Sites will be protected in accordance with **Core Policy 45**. New employment land of 36ha will be provided for business and employment growth in accordance with **Core Policy 4** on the following strategic employment sites:

**Table 6.2: South Uttlesford Area Strategy Employment Allocations**

| Settlement/ Parish                  | Site Name   | Hectares (approx.) |
|-------------------------------------|---|--------------------|
| Takeley                             | Land North of Taylors Farm, North of Takeley Street, off B1256 (adjoining Thremhall Park) | 18                 |
| Great Dunmow west / Little Canfield | Land between A120 and Stortford Road B1256  | 18                 |
| <b>Total</b>                        |   | <b>36</b>          |

Development will be supported at the strategic site allocations where the requirements set out within the **Site Development Frameworks are met (Appendix 3)** and it is in accordance with the Development Plan taken as a whole.

**Figure 6.1: South Uttlesford Area Strategy Map**



**KEY**

|                             |  |              |                                     |
|-----------------------------|--|--------------|-------------------------------------|
| <b>SITE ALLOCATIONS</b>     |  | <b>OTHER</b> |                                     |
| <b>Residential</b>          |  |              |                                     |
| <b>1</b>                    | <b>East Takeley/Little Canfield</b><br>(1506 Dwellings)  |              | Regulation 19 Allocations           |
| <b>2A</b>                   | <b>Land either side of the Broadway</b><br>(715 Dwellings)   |              | South Area Strategy                 |
| <b>2B</b>                   | <b>Land between the River Chelmer and B1008</b><br>(203 Dwellings*)                                  |              | Elsenham and Stansted Area Strategy |
| <b>Employment</b>           |  |              | North Area Strategy                 |
| <b>3</b>                    | <b>Land South of A120 and North of Stortford Road, Little Canfield</b><br>(18 Ha of Employment Land) |              | Allocated Green Space               |
| <b>4</b>                    | <b>Land North of Taylors Farm, Takeley Street</b><br>(18 Ha of Employment Land)                      |              | Metropolitan Green Belt             |
|                             |  |              | Uttlesford District Boundary        |
|                             |  |              | Surrounding District Boundaries     |
|                             |  |              | Stansted Airport                    |
|                             |  |              | Railway Stations                    |
|                             |  |              | National Rail Network               |
| <b>SETTLEMENT HIERARCHY</b> |  |              |                                     |
|                             | Key Settlement   |              |                                     |
|                             | Local Rural Centre   |              |                                     |
|                             | Large Village  |              |                                     |

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## Proposed Strategic Allocations: Great Dunmow

6.20 The proposed allocations in **Figure 6.2** seek to deliver around 918 dwellings in a new neighbourhood to the east of Church End and at nearby Parsonage Downs to the west, structured around extensive parkland and linking the site through quality open space provision. This will provide public access and amenity to new and existing residents, along with a local centre of community uses and small retail and/or small business units. Key considerations for planning for these sites are set out in the development framework in **Appendix 3** and include:

- a new local centre organised around a new riverside public park should be located on the northern parcel to serve new and existing residents. This new centre should maintain a visual connection to the setting of the Grade II Listed Crouches Farm
- streets should be organised along and follow contours to form a network of continuous, interlinked routes
- a safeguarded area for the potential future provision of a new primary school close to the local centre and along a bus route, along with provision of a new health care facility provided by the developer working with the NHS
- create extensive areas of multi-functional green infrastructure across the site that are capable of supporting biodiversity, including an expansion of the existing woodland to the east of the site including attractive and functional open spaces to facilitate social

interaction and public amenity

- permeability for pedestrians from the site into the existing Public Rights of Way network and wider rural landscape, and
- at least 17ha should be set aside within the allocated site development boundaries to meet Natural England requirements for Suitable Alternative Natural Space to help mitigate impact of visitors to Hatfield Forest.

## Proposed Strategic Allocations: Takeley

6.21 The proposed allocation in **Figure 6.3** seeks to deliver around 1,506 dwellings, in an integrated neighbourhood, enhancing the vitality of Takeley and the wider area. It is recognised that part of the allocation falls within the neighbouring parish of Little Canfield, and it is important that the separate identity of Little Canfield is maintained. The allocation provides for a comprehensive package of amenity and recreational space, green infrastructure, protection and enhancement of environmental and heritage assets including their heritage landscape and woodland settings. It will also provide important new infrastructure and a local centre.

6.22 Key considerations for planning for these sites are set out in the development framework in **Appendix 3** and include:

- a new 8FE secondary school along the eastern side of the site, south of the new local centre and on the public

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.

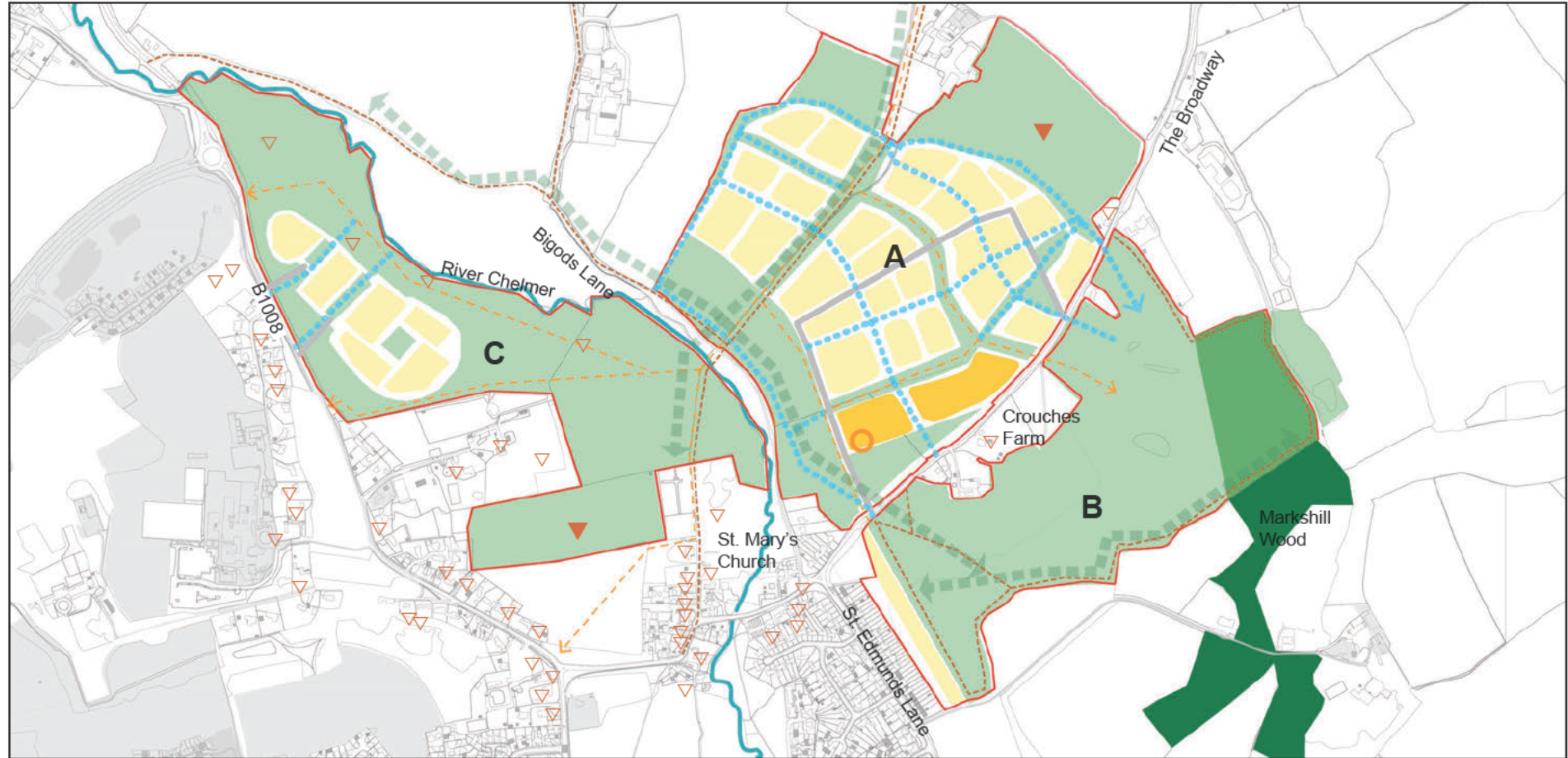
6.23 Given the scale and the nature of the opportunity for planning for development at Takeley in a way that achieves high-quality and that is highly sustainable, proposals are particularly sought that are consistent with Garden Village principles. It is therefore essential that development is brought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

