

# Core Policy 15 Green and Blue Infrastructure in the South Uttlesford Area

All development proposals will protect and enhance Green and Blue Infrastructure and assets in the South Uttlesford Area as shown by maps in **Appendices 11-13** and as shown on the Policies Map.

Contributions will be sought towards the relevant strategic projects (including their enhancement and on-going management costs) identified in the Uttlesford Green and Blue Infrastructure Strategy, including:

- i. the creation of a country parkland at Church End, Great Dunmow of not less than 17ha will stretch in continuous public open space from the north, near to Marks Farm, around the eastern edge by Merks Hill Wood, and along the River Chelmer beside Bigod's Lane to the track to the north, and westwards across Parsonage Downs to the B184 road into Great Dunmow. It should be designed to Natural England SANG criteria<sup>58</sup>. Where appropriate, opportunity should be

- ii. taken to provide new habitats and Biodiversity Net Gain, in accordance with the GBI Plan, and the creation of public open space of not less than 30ha in area in the western part of the Takeley development site bounded by Warish Hall, Smiths Green Lane and Priors Wood, to be designed in accordance with SANG criteria. It will incorporate the proposed sustainable travel route for bus, cycle and walking. Recognising also its potential for Biodiversity Net Gain, it will be designed to protect and enhance the heritage setting of Warish Hall and will extend the Ancient Woodland whilst incorporating Harcamlow Way.

Environmental proposals must comply with aviation safety and airport safeguarding policy regarding landscaping, habitat creation and wetland areas that may attract birds as set out in **Core Policy 11**.

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58 LUC (2024) SANG and Country Park Study. [www.uttlesford.gov.uk/reg-19-evidence](http://www.uttlesford.gov.uk/reg-19-evidence)



## South Uttlesford Area Heritage

- 6.68 The Local Plan seeks to deliver much-needed new homes and infrastructure, whilst ensuring this is done in a manner which preserves the unique historic character of our settlements and their wider landscape setting. It is therefore key that we recognise and accommodate the designated and non-designated heritage assets within the area and that new development contributes towards the historic character, sense of identity and place.
- 6.69 On the north-western side of Great Dunmow are the historic gardens of Easton Lodge and Easton Lodge Estate. It is in this area that the Council retains its commitment to create a country park over this or the next Plan period. Steeped in local cultural history, it includes the ancient deer park, listed buildings, conservation area and the listed Gardens of Easton Lodge. The Trustees of the Gardens of Easton Lodge Preservation Trust have expressed concern over increasing demand to access the gardens, which cannot be met with the current facilities or major change to the operating model. Absorption into a public park facility would address this pressure on a unique green and potentially public resource.
- 6.70 At Takeley, the setting of listed buildings, Smiths Green Lane and the Scheduled Ancient Monument have played a significant role in considering where built development is, and is not, located within the proposed allocation. Smith's Green Lane is a non-designated asset which runs through the site to Bambers Green and is identified as a Protected Lane (**Core Policy 65**).
- 6.71 Similarly, the site allocations at Great Dunmow have been influenced by detailed analysis of heritage and landscape setting and is designed to protect views, nature conservation, green infrastructure and public amenity in general.
- 6.72 The illustrative masterplans in **Appendix 3** ensure a landscape design and green infrastructure-led approach, along with emphasis on sustainable travel and connectivity that respects and enhances heritage, and the significance and setting of these valuable historic assets in the overall plan making process. Furthermore, all assets of heritage value built, landscape and gardens, archaeological are protected by the **Historic Environment Core Policy 61**.