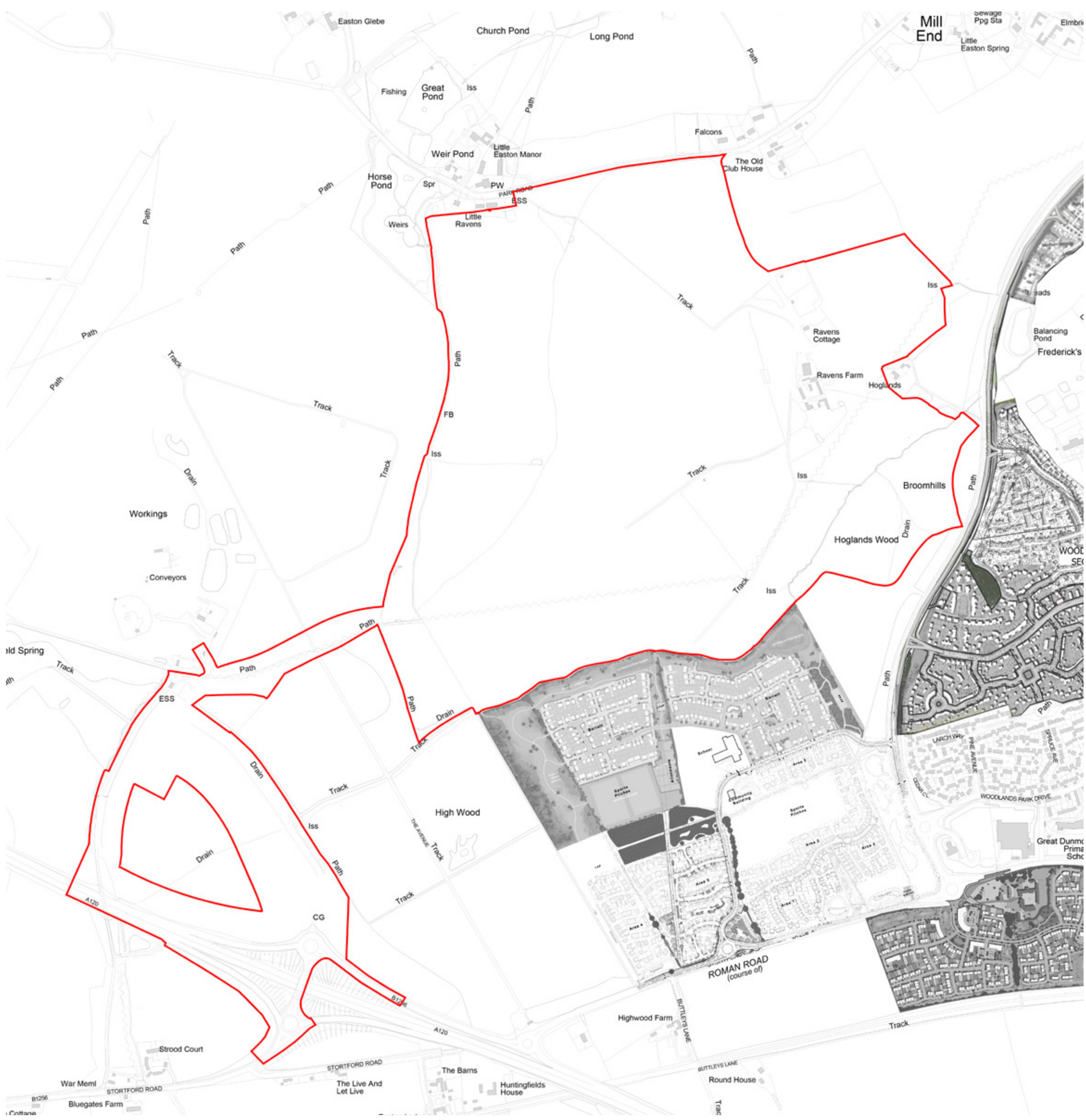


Welcome to the public exhibition on Landsec’s emerging proposals for up to 1,200 new homes on the Land East of Highwood Quarry. Thank you for taking the time to visit this exhibition and to read through the information on display.

We ask that you please take a few minutes to read through the information on the following boards and then complete the feedback form. Your feedback is very important to Landsec and all of the comments received will be carefully considered before the submission of an outline planning application.

## Landsec

Landsec is one of the leading real estate companies in the UK with a track record of delivering high quality developments across a number of different sectors. Landsec is a known market-leader in sustainability and aims to lead the development industry through the creation of vibrant communities that have a lasting sense of place.



## Planning Process

Following the completion of this consultation process and the careful consideration of all of the feedback received, an outline planning application will be submitted to Uttlesford District Council. After this submission, Uttlesford District Council will run its own consultation on the application and will provide a further opportunity for the community to comment on the proposed plans.

An Outline Planning Application seeks permission for the principle of development through the setting of Development Parameters for the site which will then provide a framework within which all future development proposals and applications must comply. The Development Parameters submitted will cover a number of topics including: the proposed land uses, maximum building heights, size of floor space, access to the site and quantum of green space.

If the Outline Planning Permission is granted this would be followed in due course by more detailed applications known as Reserved Matters application(s).

The Outline Application and subsequent Reserved Matters application(s) would need to be approved by Uttlesford District Council before any development could take place on the site.

LET US KNOW  
WHAT YOU THINK...

Your views are important  
to us and we ask that you  
send your feedback by 1st  
February 2021.



With sustainable principles at its heart, this scheme can deliver much needed new homes including a range of affordable housing.

## Planning Policy

The Government sets rules for the amount of new housing each local authority needs to provide. It also requires local authorities to plan for this new housing by allocating sites which are considered suitable for development. Suitable sites should then be recorded in a local planning policy document called the Local Plan.

Although there is an identified need and demand for new housing to be provided in Uttlesford, at present there is no up-to-date Local Plan to detail where these homes should be built. At present Uttlesford District Council does not have enough existing sites proposed for new development to deliver sufficient housing to meet the Government.

Landsec strongly believes that the development of this site can go a long way to help meet this need in a sustainable manner in both the short and medium term.

## Site Location

The site covers 148 hectares to the east of Highwood Quarry sitting to the south of Little Easton and to the north west of Great Dunmow.

The site is in a sustainable location and within walking distance of Great Dunmow High Street along with other amenities including the Tesco supermarket on Stortford Road. It is also in close proximity to Stansted Airport station which provides direct connections to both London and Cambridge.

The A120 runs to the south of the site providing direct access to the M11 motorway, Bishops Stortford and Colchester. The site is also close to existing employment locations, schools, healthcare services and other community facilities.

Directly to the south of the site is the West of Woodside Way residential scheme, which is currently being built out. It is envisaged that Landsec’s scheme could link up with this development and potentially share new amenities in the future.





# 3. Design Principles

This proposed scheme is built upon high quality design standards and seeks to complement the local area.

It is proposed that buildings and outdoor spaces are designed to be resilient to climate change and to remain comfortable throughout the year by seeking to mitigate the impacts of changes in weather and temperature.

There will be no gas connection to the site, with heating provided through an eco-friendly all-electric solution, likely comprising of air source heat pumps. Heat pumps work by absorbing heat from the air outside and using it to efficiently heat buildings and water.

This will deliver maximum energy efficiency allowing the development to be ready to achieve net zero carbon status in the future.



## Respecting the surrounding landscape and enhancing biodiversity

A landscape character assessment for the site will be undertaken and will take account of focal points such as Little Easton and Great Dunmow.

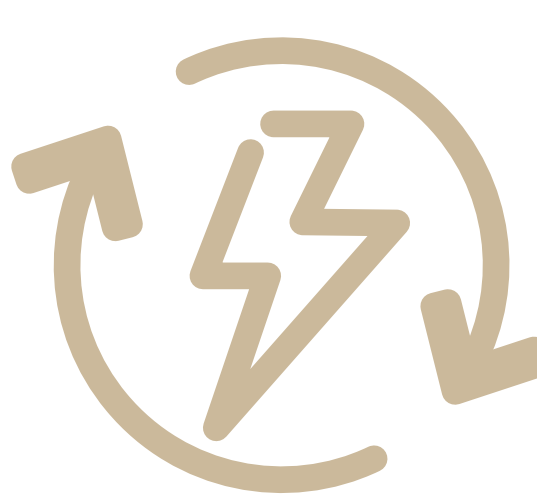
The existing ancient woodland on the site will be protected by a buffer zone likely to be formed by a border of scrub planting.



## Delivery of new homes which can respond to future need

The emerging proposals seek to deliver up to 1,200 new homes in the short to medium term and will provide a range of different types and styles of new housing including affordable homes of various types and tenures and potentially some self-build plots. Provision for increased flexible working will be considered onsite, including the potential for new homes and the local centre to incorporate small workspaces.

The Development Parameters will set the maximum heights of buildings. This will ensure that buildings integrate well into the landscape, respecting the character. Building heights will range from 2 - 2.5 storeys across the site.



## Delivery of supporting infrastructure

A new primary school and local centre are proposed in order to deliver small scale community amenities, as well as providing a community hub within the development. To help promote sustainable living choices, the emerging proposals incorporate a range of different measures including provision to support green technology such as electric cars.

If Landsec is granted planning permission for the development, it will also make financial contributions towards local services, likely to include healthcare and secondary education. The contributions would be guaranteed through a legal planning document called a Section 106 agreement.





# 4. Access & Connectivity

## Access

The site will be accessed via an improved junction off the A120 giving direct access onto the wider strategic road network.

A network of mainly residential streets will provide access to the new houses from the main site entrance. The exact nature and layout of these roads, including parking provision, will be detailed at the later Reserved Matters stage.

The proposals aim to future-proof the development by securing sufficient power to deliver charging points at key locations within the site in order to help support the anticipated growth in electric vehicle ownership. The emerging proposals seek to limit vehicle use onsite and reduce car ownership through the inclusion of car sharing opportunities, such as space for community car clubs (offering low emissions vehicles) and facilitated lift-sharing.

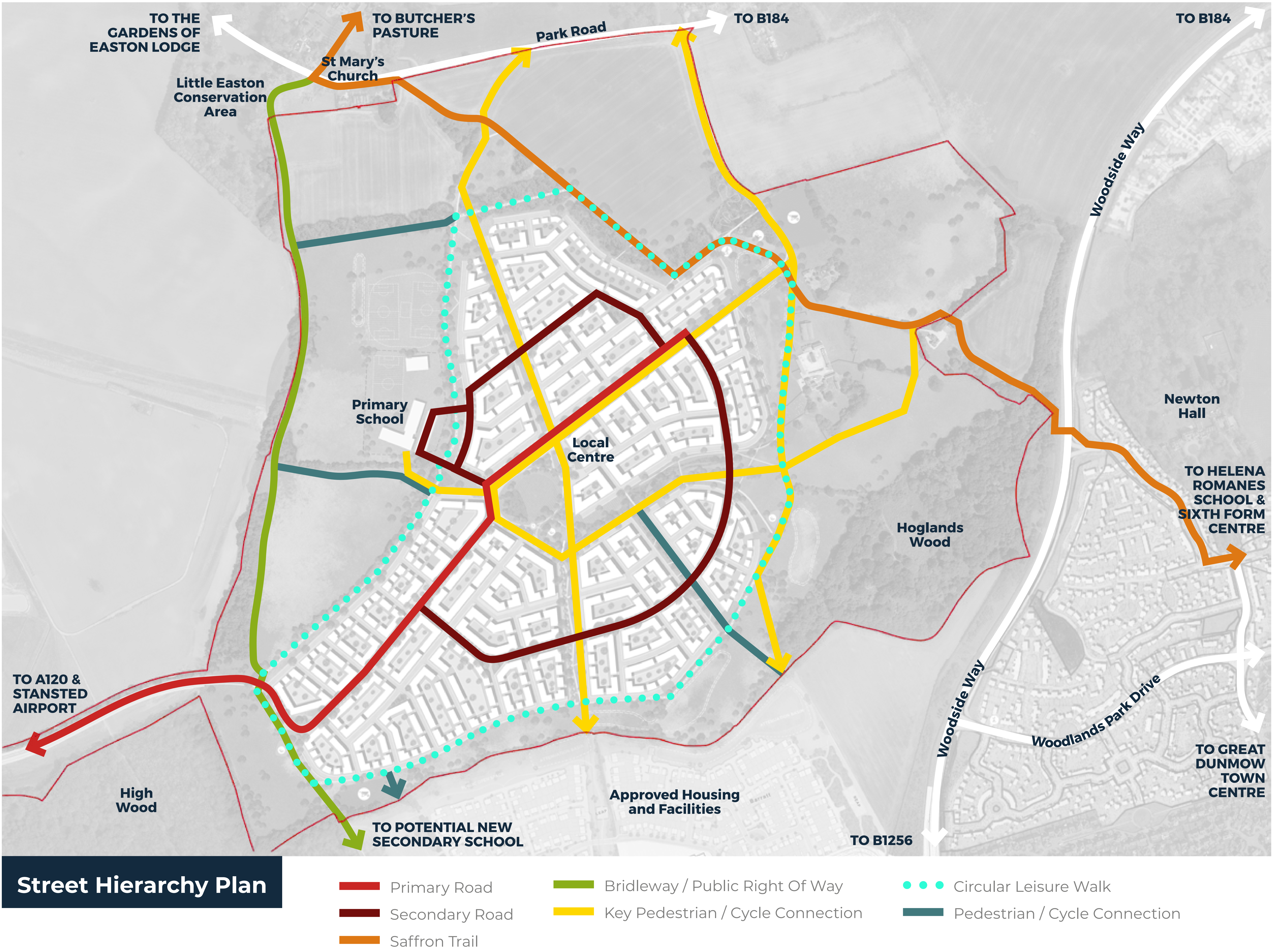
Great Dunmow is served by the following bus services – 42, 133, 313, 451 and 508. The proposals include provision for the development to be served by a new bus service(s) or by the extension/ diversion of an existing service.

## Walking & Cycling

The layout of the site will be designed to ensure that most essential everyday needs, including the local centre and the primary school, can be easily accessed by foot and bicycle. Active travel onsite (which is a journey that involves physical activity) will be promoted through a network of safe, clearly defined and well-lit walking and cycle routes.

Walking and cycle routes will be given priority over vehicles at crossings wherever possible. Secure, weatherproof and well-designed bike stores will be provided outside homes and at key destinations onsite such as the school and local centre. In the future an incentive scheme could also be adopted to help encourage residents to choose sustainable travel modes.

The emerging proposals include new walking and cycling routes which will connect the site with Great Dunmow and into the wider walking and cycleway network. The existing Saffron Trail, which runs across the northern part of the site will also be maintained and enhanced.





# 5. Landscape & Green Space

Sustainability is core to the landscape strategy for the site and throughout the scheme we propose to open and link areas of previously inaccessible green space for the enjoyment of new and existing residents alike.

The existing ancient woodland on the site will be protected by a buffer zone likely to be formed by a border of scrub planting. The creation and implementation of a carefully considered management plan will also help ensure the long-term preservation of the woodland.

The area around the new homes will include enhanced ecology areas and wetlands along with wildflower meadows. These spaces could serve many different uses including play areas, sports pitches and allotments.

A central park is proposed to provide a green heart to the development, with space for a bandstand and large lawns for community events and gatherings.

In the north east of the site, the green space will provide areas for recreational opportunities that could include a woodland adventure trail, an informal bike trail and areas for community food gardens.

The provision of green space along with woodland planting will act as a natural buffer between the northern edge of the built area and Little Easton and Park Road.





Wherever possible, the site’s hedgerows, trees, ancient woodland, ponds and habitats will be retained and protected as part of the development. Hedgerows will be incorporated into green corridors, which, will allow wildlife to continue to move freely around the site.

The plans also seek to deliver a measurable biodiversity net gain which means there would be an increase in the range and diversity of wildlife habitats compared to those currently existing onsite.

To the north of the proposed built area, grassland, hedgerows and ponds could be established.

New hedgerows would link with existing hedge lines and woodland, improving ecological connectivity in the local area for animals such as bats and birds. These features will be carefully managed for the benefit of wildlife to ensure they continue to contribute to local biodiversity into the future.

Further opportunities to enhance the site for wildlife will be considered including the provision of bird nesting and bat roosting sites in new buildings.

Hedgehog highways, which are routes that can be used by hedgehogs to move through gardens and into areas of green space will also be provided.

Badger setts within areas of woodland will be protected from disturbance and badgers will continue to be able to move through the site, along retained hedgerows and new green corridors.

In response to climate change pressures and regional water scarcity, landscape planting will be diverse and drought resistant in order to ensure that it can survive and flourish with little to no water.





A surface water drainage strategy will be provided as part of the proposed scheme and will include a number of different sustainable urban drainage systems (SuDS).

**It is anticipated that surface water runoff will travel through the development via a network of swales (a shallow linear depression) and drains before reaching holding ponds strategically located at low points within the site.**

These holding ponds or attenuation basins will be sized to accommodate water from a 1 in 100 year rainfall event (a rainfall event which has a 1% probability of occurring in any given year ). The capacity of the basins also includes an additional 40% allowance for climate change. The basins will store water and ensure that it is released into the existing watercourse network at the same rate as the current agricultural use.

The SuDS features proposed will provide a number of different benefits including control of the water being released into the existing watercourse network, pollution mitigation and biodiversity. Furthermore, in response to emerging climate change trends, drought-hardy landscape planting will also be considered and included where appropriate within the SuDS features. All of the landscape features will be designed to protect the water quality of the surrounding watercourses.

The emerging proposals will aim to deliver water efficient buildings with an aspiration to achieve a residential water efficiency level of 110 litres per person per day. Rainwater storage butts, water meters and low flow water appliances are proposed in homes and businesses to help future residents and businesses minimise water use.





Sustainability principles are weaved throughout the emerging proposals in order to deliver a scheme that supports and encourages a sustainable living approach in the everyday choices and behaviours of its residents and their visitors.

Associated infrastructure to support this could also include:



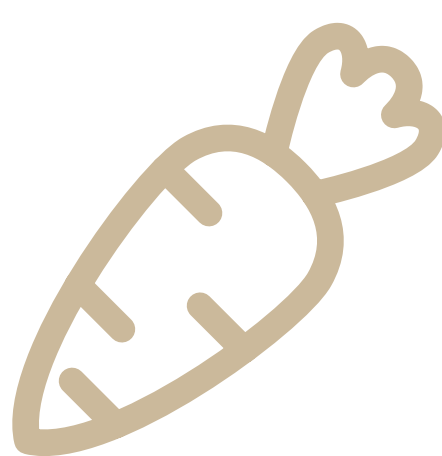
**High-quality telecoms** – the plans include high quality fibre broadband in all homes and business spaces to support emerging patterns of flexible working.



**Vehicle charging** – vehicle charging points and connections can be provided to support the predicted increased future demand for electric car use.



**Smart electricity grid** – all buildings could have the potential for a connection to a smart electricity grid which can automatically adjust electricity flows to balance the supply from renewable sources and the grid with demand.



**Food production opportunities** – allotments, container gardens and orchards will all be considered as part of the plans and where proposed will be accessible by a range of different users for growing their own food and potentially selling their produce to the local community.



**A commitment to an efficient all-electric energy supply** - the energy supply for the development, including heating and hot water - will be an eco-friendly all-electric solution allowing the development to be ready to achieve net zero carbon status in the future.



**Sustainable management of water onsite** - rainwater storage butts, water meters and low flow water appliances (such as toilets and showers) are proposed in homes and businesses to help residents and businesses minimise water use.





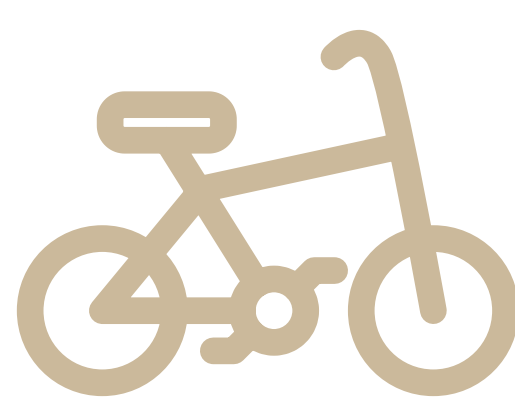
Landsec is one of the leading real estate companies in the UK with a track record of delivering high quality development. The scheme has the potential to bring forward a number of different benefits including:



**New homes to meet local need** - the site can deliver affordable housing of a range of types and tenures along with new market homes in a sustainable location within an area of high demand. These new homes can meet not only the needs of those looking to buy their first home but also families who may be looking for increased space or those hoping to downsize.



**Supporting infrastructure** - if Landsec is granted planning permission for the development it will also make financial contributions to help expand existing local services, likely to include healthcare and secondary education. Local shops and businesses in Great Dunmow will also benefit from increased footfall from new residents.



**Enhanced connectivity** – proposed improvements to existing routes and the creation of new pedestrian and cycle routes in order to help encourage sustainable travel and promote healthy living.



**Sustainability credentials** - a new development in a sustainable location with a range of opportunities to support modern living, it aims to deliver energy efficient buildings which will be ready to achieve net zero carbon status in the future.



**New services and infrastructure** - a proposed new local centre at the heart of the development with the ability to create provision to benefit the new community as well as provide a wider range of services for existing residents in Great Dunmow and Little Easton. Additionally, new jobs will be created at the local centre and the primary school. In the future, the community could have the opportunity to use the facilities at the primary school outside of school hours.



**Extensive accessible green space** – throughout the scheme the proposed design will open and link areas of previously inaccessible green space for the enjoyment of new and existing residents alike.





# 10. Thank You



Thank you for taking the time to visit this exhibition and to read through the information on display.

Your feedback is very important to Landsec and all of the comments received will be carefully considered before the submission of an outline planning application.

Landsec is consulting on its plans for the site from 11th January to 1st February 2021. We would welcome your feedback which you can send to us by completing our online feedback form [here](#) or by contacting us using the details below.

You can also visit our project website for more information: [www.LandEastHighwoodQuarry.co.uk](http://www.LandEastHighwoodQuarry.co.uk).

If you have any difficulties accessing any of the information, please contact the project team who will be very happy to help. We would like to hear from you with any questions that you may have about the scheme and we would encourage you to contact the project team directly about any element of the emerging proposals using the details below.

Your questions and feedback are important to us and we will be holding three webinars, where you can directly ask questions to the project team on:

**Thursday 21st January 2021  
from 6pm – 8pm**  
(Our presentation will start at 6pm)

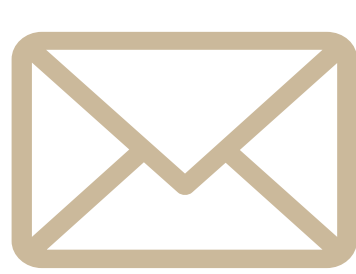
**Friday 22nd January 2021  
from 2pm – 4pm**  
(Our presentation will start at 2pm)

**Saturday 23rd January 2021  
from 10am – 12pm**  
(Our presentation will start at 10am)

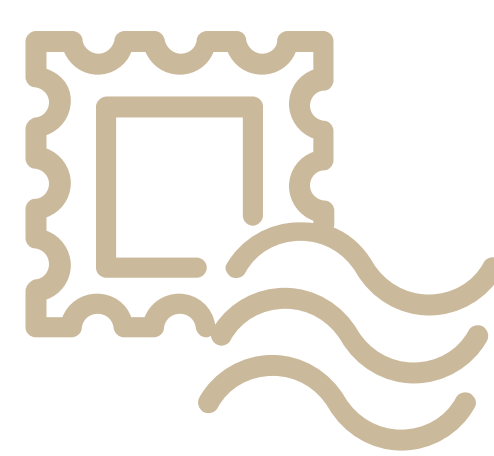
We ask that you register in advance to attend one of the webinars by emailing or calling us using the details opposite. We will confirm your place by return and provide you with the details of how to join the webinar and how to use the Zoom platform. You can also join one of our Zoom webinars via telephone, although you will not be able to view the presentation. However, a copy of the presentation will be made available for download from the consultation website in advance. You are welcome to attend all three webinars, however the same presentation will be given at each. After each presentation there will be an opportunity for questions.



**020 7446 6853**



**[LEHQ@bartonwillmore.co.uk](mailto:LEHQ@bartonwillmore.co.uk)**



**LEHQ Community Engagement Team  
7 Soho Square  
London  
W1D 3QB**

We kindly ask that you send us your feedback by **1st February** so that we can consider all responses before we submit the outline planning application.

