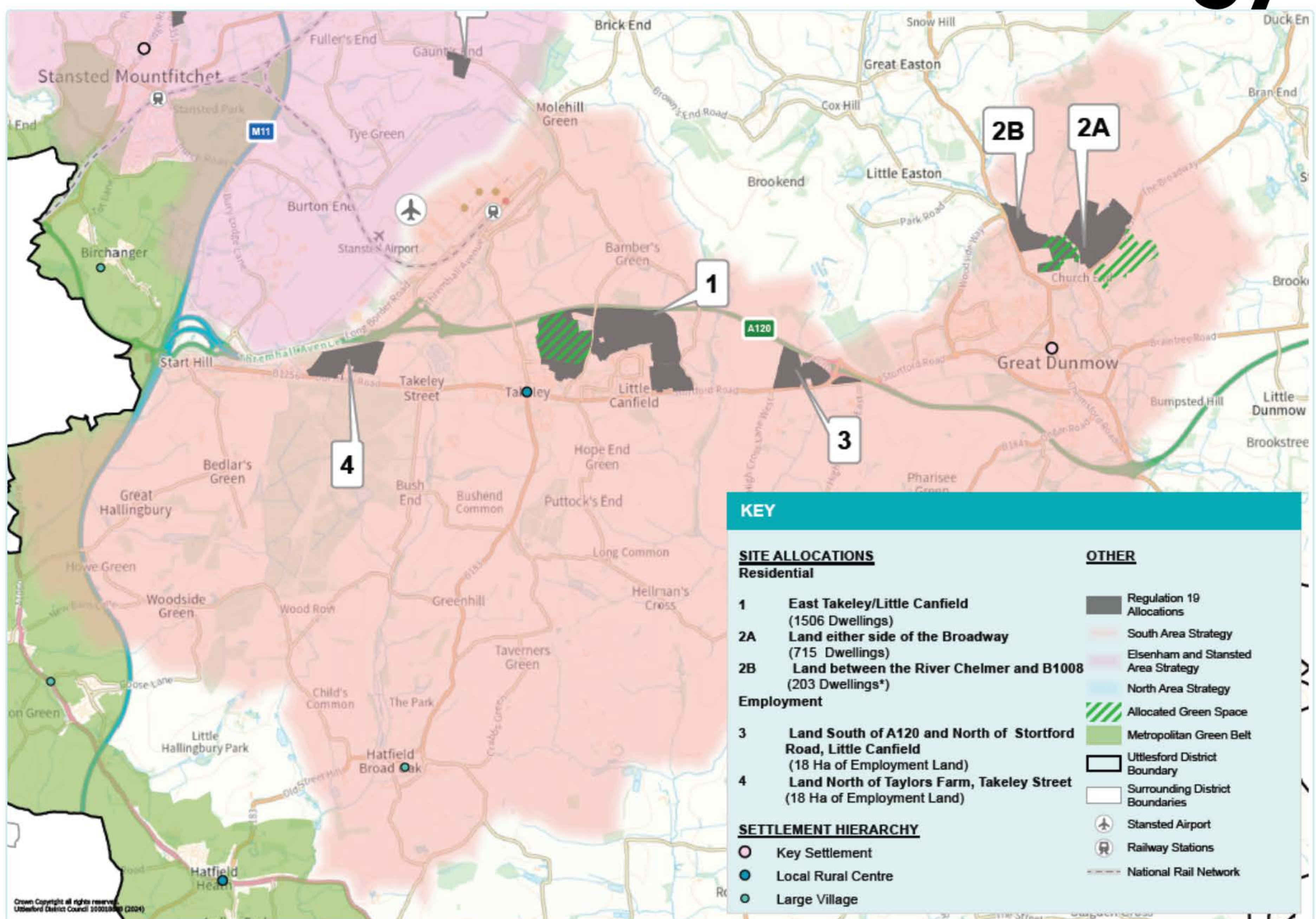


South Uttlesford Area Strategy



The **South Uttlesford Area Strategy** covers the east west corridor that extends broadly from the M11 and Stansted Airport to Great Dunmow and includes the settlement of Takeley, the A120 and B1256 Stortford Road, Hatfield Forest and the Flich Way. The area forms a strategically important employment and transport corridor, largely following the A120 that links Stansted Airport and the M11 at Junction 8 to Braintree and the east coast beyond. The Local Plan approach to the area is set out in **Chapter 6**.

By 2041, the following 'deliverables' are sought within the South Uttlesford Area:

- the provision of around **2,424 new dwellings** on three strategic development sites at **Takeley for around 1,506 dwellings**, and at **Great Dunmow for around 918 dwellings**. This development will include over a third affordable homes with specialist older persons accommodation and some custom/self-build housing, all built to the highest standards of energy efficiency, with the development at Takeley reflecting the principles of a Garden Village community.
- the provision of a **new secondary school at Takeley** to serve the area and to complement the rebuilt Helena Romanes secondary school already planned at Great Dunmow, permitting community access to facilities as appropriate. There will also be a **new primary school** (including early years provision) and facility to accommodate Special Educational Needs at Takeley
- new health facilities** in the two local centres at Takeley and Great Dunmow developed in collaboration with the NHS and provided by the developer
- active travel linkages** between the proposed development sites and the existing settlements, including enhanced access to the **multi-modal transport hub at Stansted Airport**, to ensure it promotes and facilitates a choice of transport modes including links to places of employment and commerce outside the District
- significant areas of **new multi-functional green infrastructure**, including a new country parkland in Great Dunmow designed to meet Natural England's criteria for Suitable Alternative Green Space (SANG) to reduce visitor pressure on Hatfield Forest
- protection of significant areas around Stansted Airport** (by the Countryside Protection Zone - Core Policy 12) to preserve its rural setting and long held 'airport in the countryside' character, to help minimise coalescence with any of the nearby settlements, that settlements retain their identity and that airport-related activities continue to be allowed on airport land
- development which balances the viability and facilities in existing settlements and creates places that reflect local character, and which achieves **high quality urban design** and **protects heritage, landscape, watercourses and wildlife**, and
- enhancing footfall in the Great Dunmow town centre to help boost the local economy.