

# Land North of Taylors Farm, Takeley Street

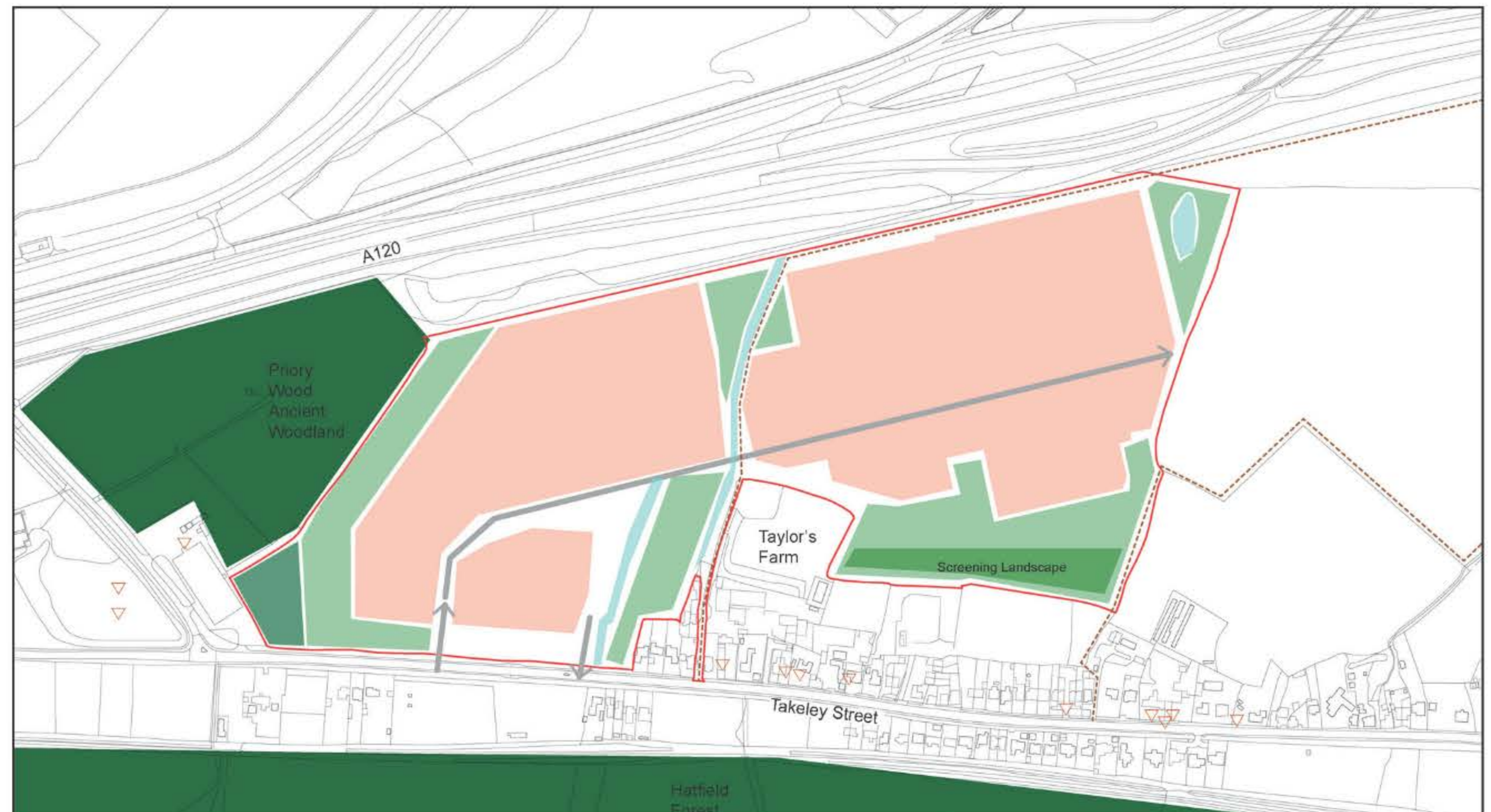
## Design Principles

- The comprehensive masterplanning of the site will include the delivery of an approximately 18 ha employment site in a flexible B2, B8 and Class E (g)(i) and E (g)(iii) use. The uses to be delivered on the site should be in line with the requirements detailed in Core Policy 4 and Core Policy 10 and the need identified in the Employment Needs Assessment Update 2023. The site should deliver a mix of unit sizes catering for larger scale businesses as well as SMW occupiers, with office and ancillary office supported on the site.
- Provide a strategic employment development that is well-connected by all modes of transport.
- Ensuring no adverse ecological or hydrological impact on Hatfield Forest and the Shermore Brook which drains into it.
- Safeguarding potential future road access eastwards through the site to the A120 junction/ Bassingburn Roundabout.

**Refer to the Site Development Templates Appendix 3C for details.**

**Site Area:** 27.3 hectares (18 ha approximate developable area)

**Proposed Uses:** Employment Use – B2, B8, E (g)(i) and E (g)(iii)



- |                |                  |                             |
|----------------|------------------|-----------------------------|
| Site Boundary  | Ecological Asset | Vehicle Access (indicative) |
| Employment Use | Open Space       | Pedestrian & Cycle Access   |
| Watercourse    | Heritage Asset   | PROW                        |

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.



# Land South of A120 and North of Stortford Road, Great Dunmow

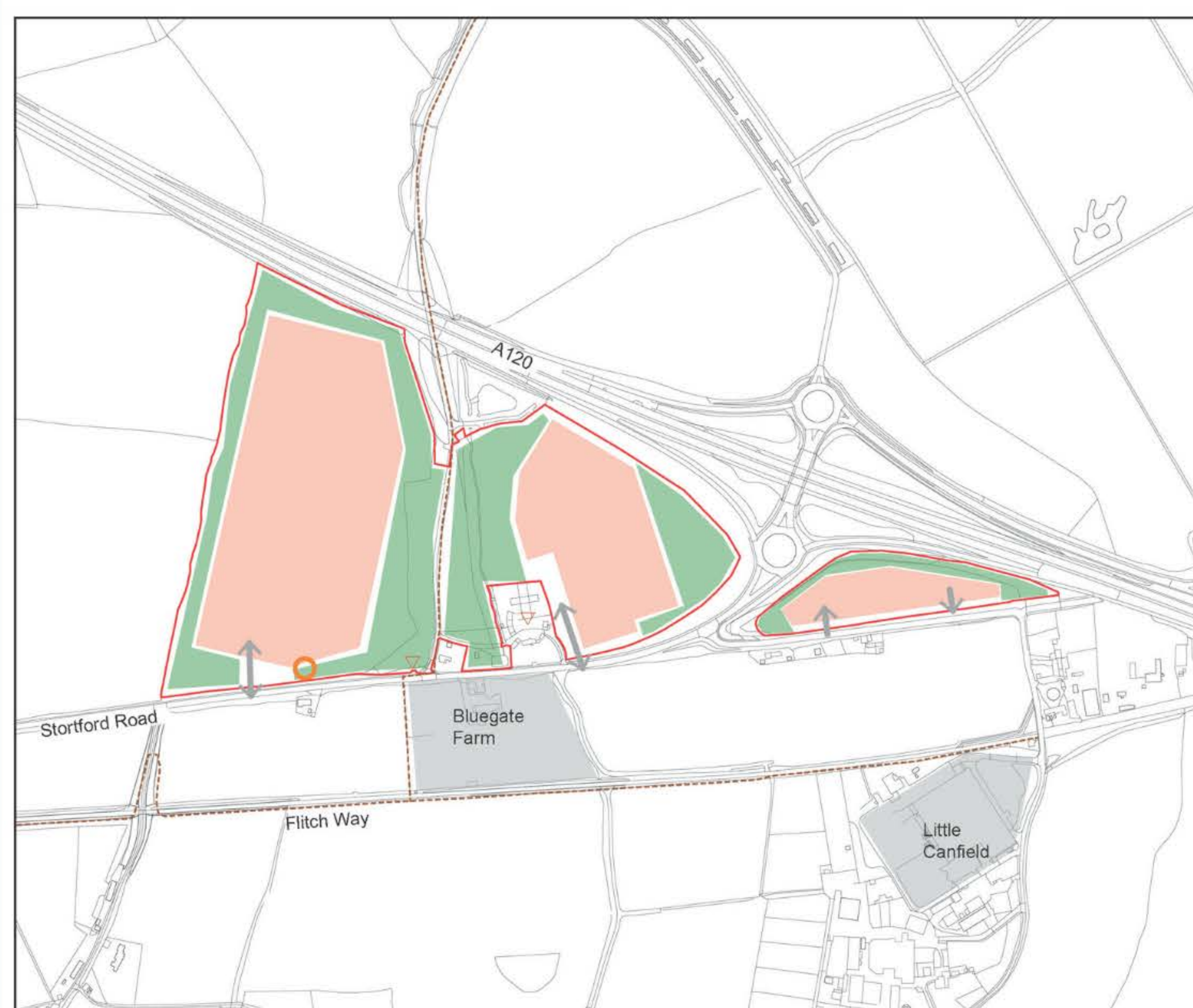
## Design Principles

- The comprehensive masterplanning of the site should include the delivery of an approximately 18 ha employment site in a flexible B2, B8, Class E (g)(i) and E (g)(iii) use. The uses to be delivered on the site should be in line with the requirements detailed in Core Policy 4 and Core Policy 10 and the need identified in the Employment Needs Assessment Update 2023. The site should deliver a mix of unit sizes catering for larger scale businesses as well as SME occupiers, with office and ancillary office supported on the site.

**Refer to the Site Development Templates Appendix 3D for details.**

**Site Area:** 27.3 hectares (18 ha approximate developable area)

**Proposed Uses:** Employment Use – B2, B8, E (g)(i) and E (g)(iii)



- |                           |                |                             |
|---------------------------|----------------|-----------------------------|
| Site Boundary             | Employment Use | Other Employment            |
| Open Space                | Mobility Hub   | Vehicle Access (indicative) |
| Pedestrian & Cycle Access | PROW           | Heritage Asset              |

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