

Land East of St. Mary's Church and either Side of The Broadway (A+B) and Land between the River Chelmer and B1008 (C), Great Dunmow

Site A & B:

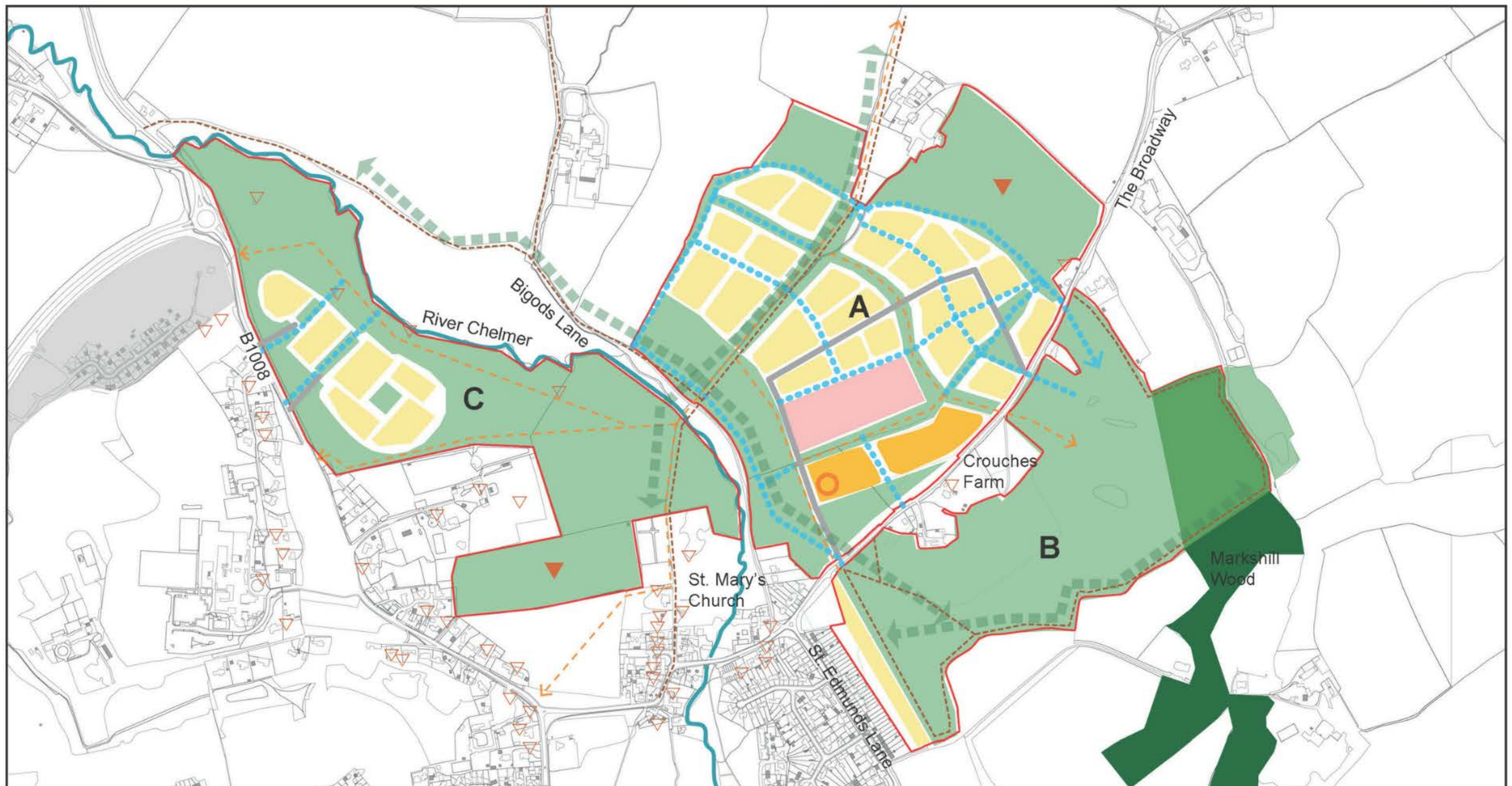
Site Area: 68.4 hectares

Proposed Uses: Residential (c. 715 homes subject to detailed masterplanning) / Retail/ Commercial / Community / Health / Education

Site C:

Site Area: 29 hectares

Proposed Uses: Residential (c. 170 homes subject to detailed masterplanning) / c. 60 Bed Care Home / Community / Health



 Site Boundary	 Education Facility	 Ancient Woodland	---- Sustainable Travel Route
 Residential Development	▽ Heritage Asset	 Woodland Extension	--- Vehicle Access
 Committed Development	— River	 Open Space/Green Infrastructure	---- Pedestrian & Cycle Access
 Local Centre	 Mobility Hub	 Habitat Network	---- PROW
			▽ Sports Pitches

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.



Design Principles

- The key urban design concept for this allocation is the creation of new clusters of development within an agrarian setting and a new country park or SANG provision. The new development to the west of The Broadway (A on the Framework Plan) should be built at a suitable density to adhere to best practice principles of local and walkable neighbourhoods. It should provide a variety of dwelling types and sizes to facilitate the creation of a new and mixed community with local facilities and amenities within walking distance. The new development at Parsonage Green (C on the Framework Plan) should form a new community with a diverse housing offer, including specialist housing for older people, a Care Home and Self-Build housing.
- The Development should be landscape-led, by which we mean compact development integrated within the landscape.
- The site comprises the two development clusters (A and C on the Framework Plan), surrounded by open space across the three land parcels forming the allocations. Strong active travel links should connect all three spaces; the new country park/ SANG to the east of The Broadway (B on the Framework Plan) and the open spaces flanking the River Chelmer. These links should provide easy access for all users to visit and enjoy the open spaces and to make onwards connections to public transport nodes, such as the bus stops on the B1008 and within the new development. Improvements are required to the existing pedestrian crossing of the river between Bigods Lane and St. Mary's Church.

Refer to the Site Development Templates Appendix 3B for details.