

Decision Statement Regarding Great Dunmow Neighbourhood Plan

Proceeding to Referendum

Summary

Following an independent Examination, Uttlesford District Council has recommended that the Great Dunmow Neighbourhood Plan proceeds to referendum subject to modifications set out in table 1 below. The outcome of the Examination was reported to Cabinet on 15/09/2016 where it was confirmed that the Great Dunmow Neighbourhood Plan, as revised according to the modifications set out below, complies with the legal requirements and basic conditions set out in the Localism Act 2011, and with the provision made by or under section 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Plan can therefore proceed to referendum.

Background

On the 25/10/2012 Great Dunmow parish was designated as a Neighbourhood Plan area.

The Great Dunmow Neighbourhood Plan was submitted for examination in April 2016 following a six week consultation period. An Independent Examiner was appointed and all comments received during the consultation were passed on to the Examiner for consideration.

The Examiner has concluded that, subject to modifications, the Great Dunmow Neighbourhood Plan will meet the necessary basic conditions (as set out in Schedule 4b (8) of the Town and Country Planning Act 1990, as amended by the Localism Act 2011) and subject to these modifications being made may proceed to referendum.

Schedule 4B (12) of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, requires that a local authority must consider each of the recommendations made in the Examiner's report and decide what action to take in response to each recommendation. If the authority is satisfied that, subject to the modifications being made, the draft Neighbourhood Plan meets the legal requirements and basic conditions as set out in legislation, that the plan can proceed to referendum.

Table 1

Great Dunmow Neighbourhood Plan – Examiner’s Recommendations

Document Page/Policy	Examiners Recommendation	Examiner’s Reason	Officers recommendation and reason
General Comment	To improve the clarity of the maps to show their scale and keys.	To enable the policies associated with the maps to meet the basic conditions.	Yes – to ensure the basic conditions are met and to provide clarity.
General Comment	Insert a new map to show the location of all major location for residential development, distinguishing between those which have planning permission and those which do not.	To enable the policies associated with the maps to meet the basic conditions.	Yes – to ensure the basic conditions are met and to provide clarity.
DS1	In the heading for Policy DS1 delete “Development Limits” and insert “Town Development Area”.	Consistency and accuracy	Yes – to provide clarity.
DS1	Amend the boundary of the TDA in Fig.15 to include the Oaklands site	The exclusion of this site from the TDA appears anomalous and arbitrary and there is no convincing reason for it in terms of the presumption in favour of sustainable development.	Yes – to be in accordance with the NPPF and sustainable development.
DS2	Amend the policy to read as follows: This site shown on Figure 16 is released for the development of a minimum of 100 residential units if Helena Romanes’ School relocates to another site appropriately located to serve the growing population of Great Dunmow and the site is no longer required for education use. All financial planning gain from this site is reserved to assist Helena Romanes’ School chosen relocation site. Permission for the development will not be granted until there is a clear and binding commitment, subject only to funding from the release of this site for development, to the provision of a replacement secondary school.	In order to be compatible with the legal requirement for the contribution to be ‘fairly and reasonably related in scale and kind to the proposed development’. To provide clarity To meet basic conditions	Yes – to ensure the basic conditions are met and the policy is compliant with the legal requirement.

	<p>Development of this site for residential must be carried out in consultation with Great Dunmow Town Council and the Parsonage Downs Conservation Group. Development of this site must be carried out in accordance with the following particulars, in order to protect the setting and value-to-wildlife of Parsonage Downs, and of the wildlife corridor of which the school site and the Downs are a part.</p> <p>Development of this site will provide a footpath-cycleway (as per policy GA1: Core Footpath and Bridleway Network) running through the site, north-south, from the bypass at Woodland's Park Sector 4 to linking rights of way through the Woodland's Park Sectors 1-3 sites.</p> <p>Residential development (for 100 units) on the existing HRS site should:</p> <ul style="list-style-type: none"> • Be an enabling development, in order to part fund the development of a new secondary school appropriately located to serve the growing population of Great Dunmow, for example on land adjacent to Buttleys Lane, South of Stortford Road; • Provide for Make an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to the primary and secondary schools and the Town Centre (in accordance with NP policy GA2); • Provide children's play spaces (LEAPs) and a 1.8 hectare landscape buffer to the north and west of the site to form a link to existing woodland. the design of the site will take account of the need to ensure a satisfactory relationship with Frederick's 		
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	<p>Spring and the open countryside;</p> <ul style="list-style-type: none"> • Include a landscaped strip, which may incorporate native trees and hedgerows and a shrubland area for wildflowers, designed so that it can also be used as an informal walkway adjoining the new development and the existing properties of Parsonage Downs. The dual purpose of this buffer is firstly to add value to the wildlife corridor, and secondly to shield the existing properties from new development; • Arrange houses so that they centre on open green spaces, which also connects to a green strip pathway around the perimeter; • Protect the setting of the listed buildings to the east of the site, and the associated Conservation Area; • Be designed to mitigate adverse effects upon existing residential and community interests – this development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impact. avoid unacceptable harm to the living conditions of neighbouring residents. <p>The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.</p> <p>Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council.</p>		
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DS2	On the map delete the green hatched areas and include them in the developable area	To provide clarity and meet the basic conditions	
DS3	<p>Amend the policy to read as follows:</p> <p>The site is allocated for a mixed use development shown in Figure 17 is allocated for the development of a minimum of 400 residential units and a health centre. A site of 14 hectares shown on Figure 18 is protected for the development of a new secondary school.</p> <p>The following criteria must be met:</p> <ul style="list-style-type: none"> • Provision of 14 hectares of land as indicated on the plan for secondary education use; • The development provides for a mixed and balanced community and at least 5% elder person's and 1 and 2 bed bungalows across tenure of the residential units across tenure shall be 1 or 2 bedrooms suitable for the accommodation of the elderly; • It provides land and the provision of a new Health Centre of approximately 1800m² floorspace together with parking and an ambulance pick up / drop off point (and in accordance with NP policy HE11); • It provides for includes the provision of cycleways / footpath links from the development to the primary and secondary schools school, the site of the proposed new secondary school, the Town Centre and the Fritch Way, and makes an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to the Town Centre (in accordance with NP policy GA2); • It provides for open space within the development including 	<p>In order to be compatible with the legal requirement for the contribution to be 'fairly and reasonably related in scale and kind to the proposed development'.</p> <p>To provide clarity</p> <p>To meet basic conditions</p>	<p>Yes – to ensure the basic conditions are met and the policy is compliant with the legal requirement.</p>

	<p>informal recreation areas, the provision of children’s play spaces (LEAPs and NEAPs) and a substantial strategic landscape buffer to the south along the boundary of the Flich Way Country Park;</p> <ul style="list-style-type: none"> • the development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact. Be designed to avoid unacceptable harm to the living conditions of neighbouring residents. <p>This policy links to policy SOS2: Sporting Infrastructure Requirements and position SOS-A in this Plan. This policy promotes this site as suitable for the ambitions for sporting infrastructure of this Plan.</p> <p>The existing Flich Way, which runs through this site, and its setting, must be protected in the event of any development of this site, with a buffer running either side of the Flich Way.</p> <p>These and any other requirements for contributions through a planning obligation will need to take account of the effect on the viability of the development as a whole and its requirement to facilitate the development of the secondary school and medical centre.</p> <p>Attention must be paid to protecting the setting of the existing properties west of Buttleys Lane, and minimising the light pollution they will experience from development.</p> <p>Attention must likewise be paid to the Grade II Listed Folly</p>		
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	<p>Farm, to protecting its setting by ensuring a buffer zone separates this collection of buildings from new development.</p> <p>Development of the site must be sympathetic to the fact that the site adjoins the town's Conservation Area.</p> <p>Any successful application for development must be accompanied by a thorough assessment of the site's archaeological deposits.</p> <p>The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.</p> <p>Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.</p> <p>Land adjacent to Buttleys Lane (Land South of Stortford Road) is safeguarded for secondary education use.</p>		
<p>DS4 – TDA: Land West of Woodside Way</p>	<p>Amend the policy to read as follows:</p> <p>The land West of Woodside Way shown on Figure 19 is allocated for approximately 800 residential dwellings.</p> <p>The following criteria must be met:</p> <ul style="list-style-type: none"> ▪ The development provides for a mixed and balanced community to include 5% older persons 1 and 2 bed 	<p>In order to be compatible with the legal requirement for the contribution to be 'fairly and reasonably related in scale and kind to the proposed development'.</p> <p>To provide clarity</p> <p>To meet basic conditions</p>	<p>Yes – to ensure the basic conditions are met and the policy is compliant with the legal requirement.</p>

	<p>bungalows across tenure; and also a scheme for vulnerable adults (as part of the affordable housing provision) and at least 5% of the residential units across tenure shall be 1 or 2 bedrooms suitable for accommodation of the elderly;</p> <ul style="list-style-type: none"> ▪ It provides for or makes an appropriate contribution towards the provision of a local centre, sports hall, 2.1 hectares of land and construction of pre/primary school pre-school, and primary education facilities; ▪ It provides for public transport contributions; ▪ It provides includes the provision of cycleways / footpath links from the development to the primary and secondary school, the Town Centre and Tescos and the site of the proposed new secondary school, and makes an appropriate contribution, through a planning obligation, to the provision of cycleways /footpaths from the development to the Town Centre (in accordance with NP policy GA2); ▪ It provides for a minimum of 21 hectares of open space within the development. or makes an appropriate contribution, through a planning obligation, to the provision of formal playing pitches (adult football/ rugby/ junior cricket / hockey) and informal open space, children's play spaces (LAPs, LEAPs and NEAPs) 2 hectares of allotments across the allocation and a substantial strategic landscape buffer of natural and semi natural green space to the north and west edges of allocation associated facilities such as changing rooms and car parking; should be provided. ▪ The landscape buffer to the north and west of the site must include screening (in accordance with NP policy NE4: Screening) and be designed to join up 		
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	<p>existing woodlands and wildlife sites which form part of a wildlife corridor (as identified in NP policy NE2: Wildlife Corridors);</p> <ul style="list-style-type: none"> ▪ The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact. Be designed to avoid unacceptable harm to the living conditions of neighbouring residents. <p>Any successful application for development must be accompanied by an appropriate assessment of the site's archaeological deposits.</p> <p>The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.</p> <p>Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council.</p>		
DS5 – TDA: Land West of Chelmsford Road (Smiths Farm)	<p>Amend policy to read as follows:</p> <p>The Land West of Chelmsford Road (Smiths Farm), identified on Figure 20, is allocated for approximately 300 residential dwellings, a 70 bed Extra Care home and 2.1 hectares of employment land and a retail store. and 2.1 hectares of</p>	In order to be compatible with the legal requirement for the contribution to be 'fairly and reasonably related in scale and kind to the proposed development'.	Yes – to ensure the basic conditions are met and the policy is compliant with the legal requirement.

	<p>employment land. Development may also include a 70 bed care home, as part of the affordable housing provision, and a retail store.</p> <p>The following criteria must be met:</p> <ul style="list-style-type: none"> ▪ The development provides for a mixed and balanced community, and at least 5% older persons 1 and 2 bed bungalows across tenure of the residential units across tenure shall be 1 or 2 bedrooms suitable for accommodation for the elderly; ▪ It provides for public transport contributions; ▪ It provides for a 70 bed Extra Care home (as part of affordable provision) ▪ It provides for the makes an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to the primary and secondary schools, the Town Centre, and the Fritch Way (in accordance with NP policy GA2); ▪ It provides for any necessary junction improvements to the Hoblongs junction in accordance with the submitted Transport Assessment which are completed and operational prior to any part of the sites coming into use; ▪ It provides for 1.7 hectares of land for or makes an appropriate contribution towards the provision of pre-school and primary and construction of school facility education facilities; ▪ It provides for recreation open space within the development, and the provision of children's play spaces (LEAPs and NEAPs); ▪ It provides for 1,400m2 of retail floorspace 	<p>To provide clarity</p> <p>To meet basic conditions</p>	
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	<ul style="list-style-type: none"> ▪ This housing allocation is subject to a linked employment allocation of 2.1 hectares which should come forward as part of the Master Plan. The employment provision will include employment uses comprising industry and / or warehousing (or similar 'sui generis' uses); ▪ The site must include a landscaped buffer zone to protect the setting of surrounding residential properties and gardens (in accordance with NP policy NE4: Screening); ▪ The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation to provide or contribute to wider and longer term planning benefits reasonably associated with the alleviation of any such impact. avoid unacceptable harm to the living conditions of neighbouring residents; ▪ The necessary improvement works to the junction will be determined by the highway authority and will include preventing excessive traffic congestion at the junction, particularly in peak hours, as a consequence of the development and use of this site. <p>Should any limitations to the site related to Flood Zone 2 be identified, then these limitations must form part of design conditions.</p> <p>The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be</p>		
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	<p>controlled through the legal obligation.</p> <p>Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.</p>		
DS6 – TDA: Land West of Chelmsford Road (Smiths Far, Waste Transfer Station)	Policy Deleted	The development of the waste transfer station has been completed. There is therefore no need for this policy.	Yes – policy serves no purpose.
DS7 – TDA: Woodlands Park	<p>Amend policy to read as follows:</p> <p>Land at Woodlands Park (sectors 1-3), shown on Figure 22, is allocated for approximately 850 842 residential dwellings. This site constitutes an ongoing development.</p> <p>The following criteria must be met:</p> <ul style="list-style-type: none"> ▪ The development provides for a mixed and balanced community ▪ It provides for the It makes an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to Tesco, the primary and secondary schools, the Town Centre, and the B184 (in accordance with NP policy GA2); ▪ It provides for recreation open space within the development to include informal recreation areas, children’s play space (LAPs and LEAPs), and a strategic landscape buffer to the north of the development and along the line of the north-west 	<p>Elements of the policy are not defined and cannot therefore be clearly applied.</p> <p>It is not clear to what extent planning obligations are in place for the development that has been permitted.</p> <p>To add clarity.</p> <p>To meet the basic conditions.</p>	Yes – for clarity and to meet the basic conditions.

	<p>bypass (in accordance with NP policy NE4: Screening);</p> <ul style="list-style-type: none"> ▪ The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with alleviation of any such impact avoid unacceptable harm to the living conditions of neighbouring residents. <p>Existing Tree Preservation Orders must be a material consideration in the development of this site.</p> <p>The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.</p> <p>Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permissions.</p>		
DS7 – TDA: Woodlands Park	Modify Fig 22 to clearly show the parish boundary and to show the development permitted outside the boundary in a different notation. Include a key and a scale.	For clarity and to meet the basic conditions.	Yes – to ensure clarity and distinguish between those areas outside the neighbourhood plan area.
DS8 – TDA: Land at Brick Kiln Farm	Amend policy as follows: Land at Brick Kiln Farm, shown on Figure 23 , is allocated for	In order to be compatible with the legal requirement for the contribution to be ‘fairly and	Yes – to ensure the basic conditions are met and the policy is compliant with the

	<p>approximately 65 residential dwellings and 9.4 hectares of public open space. The part of this site allocated for building has been included in the Town Development Area (NP Policy DS1: TDA: Town Development Area), while the part of the site allocated for public open space is identified and protected as part of the Chelmer Valley (see NP Policy LSC3: The Chelmer Valley).</p> <p>The following criteria must be met by this site in its entirety, development being restricted to the allocated part of the site:</p> <ul style="list-style-type: none"> ▪ The development provides for a mixed and balanced community to include at least 5% older persons and 1 and 2 bed bungalows across tenure and at least 5% of the residential units across tenure shall be 1 or 2 bedrooms suitable for accommodation for the elderly; ▪ It provides for the It makes an appropriate contribution, through a planning obligation, to the provision of cycleways / footpaths from the development to the Chelmer Valley and the Town Centre (in accordance with NP policy GA2: Integrating Developments (Paths & Ways)); ▪ It provides for 9.4 hectares of open space to the south and west of the proposed dwellings. ▪ The development is designed to mitigate adverse effects upon existing residential and community interests and may be required by legal obligation, to provide or contribute towards wider and longer term planning benefits reasonably associated with the alleviation of any such impact. avoid unacceptable harm to the living conditions of neighbouring 	<p>reasonably related in scale and kind to the proposed development’.</p> <p>To provide clarity</p> <p>To meet basic conditions</p>	<p>legal requirement.</p>
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	<p>residents;</p> <ul style="list-style-type: none"> ▪ Access to be provided into the existing public open space on the eastern and western side of the River Chelmer. <p>The application should be accompanied by a Transport Assessment, an approved Waste Water and Surface Water Drainage Strategy, and other required documents, and any recommended improvements / remedial works will be controlled through the legal obligation.</p> <p>Development will need to be implemented in accordance with design guidance approved by this Neighbourhood Plan and Uttlesford District Council. Implementation of the Master Plan will be regulated by legal obligation in association with the grant of planning permission.</p>		
DS8 – TDA: Land at Brick Kiln Farm	Modify Fig.23 to include a key which identifies the residential and open space areas and includes a scale.	For clarity and to meet the basic conditions.	Yes – to provide clarity
DS9 – Building For Life	<p>Amend policy to read as follows:</p> <p>Applicants for major residential development proposals which are accompanied by a Building for Life 12 assessment are strongly encouraged particularly where are encouraged to submit a Building for Life 12 (BfL12) assessment in support of the application. A self-assessment by developers may be submitted with either a full planning application or reserved matters application in cases where outline planning permission has been granted.</p> <p>Where a BfL12 assessment is submitted, applicants are strongly encouraged to achieve GREEN scores against: criteria 1 (Connections), 4 (Meeting Local Housing</p>	<p>For clarity</p> <p>Unduly onerous for all residential developments to meet these requirements but reasonable to expect major applications to meet them.</p> <p>To meet the basic conditions.</p>	Yes – to give clarity and avoid the plan being too onerous and unreasonable.

	<p>Requirements), 5 (Character) and 6 (Working with the site and its Context).</p> <p>Where no BfL12 assessment is submitted the applicant will be required to demonstrate in their own way that the proposed development will contribute to sustainable development having regard to: Connections, Meeting Local Housing Requirements, Character, and Working with the site and its Context.</p> <ul style="list-style-type: none"> ● Development proposals score as many GREENS as possible ● A GREEN score is achieved against criteria 1 (connections), 4 (meeting local housing requirements), 5 (character) and 6 (working with the site and its context) <p>A self-assessment by developers will be submitted with either a full planning application or reserved matters application in cases where outline permission has been granted. BfL12 should be integral to the planning process from the beginning.</p>		
DS10 – The Case for Space	Delete policy	The national standards set the minimum requirements, but a failure to exceed them would not be a legitimate reason for refusing an application.	Yes – in order to avoid different local standards and avoid unhelpful guidance.
DS11 - Hedgerows	<p>Amend policy as follows:</p> <p>Developers should ensure that where appropriate hedgerows form an integral network of native and local species across the entire development for proposals of over</p>	A minor modification to allow for flexibility	Yes – in order to provide flexibility to the policy.

	10 units.		
DS12 – Eaves Height	<p>Delete the last sentence of the supporting text:</p> <p>This Neighbourhood Plan supports that recommendation, and consequently new development should be built so that new buildings have their ridge set parallel to the road with only the occasional building set gable on to the road in order to promote the existing good character of the town.</p>	The text referring to alignment of buildings has no evidence and would not carry weight as it is not part of the policy. It should therefore be deleted.	Yes – to ensure that the Plan is based on evidence.
DS14 – Integration of Affordable Housing	<p>Amend policy as follows:</p> <p>Affordable housing requirements must always be properly integrated with easy, accessible, safe and comprehensive footpaths and cycleways in accordance with this Plan’s Getting Around policies (including safer routes to schools). Affordable housing must be designed as integral to the development and must be catered for to the same level of accessibility as the private units.</p>	Uncertain as to the precise meaning of the last line of the policy. It does not add anything and it is not clear to me how it would be applied. The deletion of this part of the policy is therefore necessary to meet the basic conditions.	Yes – to provide clarity.
DS15 – Local Housing Needs	<p>Policy to be amended as follows:</p> <p>All major residential schemes (10 units and above) are to provide a choice of housing which is informed by an up to date housing needs assessment. Particular regard should be had to needs of those trying to get onto the housing ladder, the need of young families, as well as the needs of a growing older population.</p> <p>Unless justified through an up to date housing needs assessment:</p> <ul style="list-style-type: none"> • At least 60% of the total number of units provided should be 3 bedrooms or fewer 	There is clear evidence of a need for housing for the elderly, but this may take various forms and need not necessarily consist of bungalows. There is no adequate justification for the proportion of new housing development that should be bungalows to be specified.	Yes – to provide flexibility on the types of older housing provision.

	<ul style="list-style-type: none"> • At least 19% of the total number of units provided should be 2 bedrooms or fewer. <p>5% on all schemes above 20 units are to be bungalows. At least 5% of dwellings on all schemes of over 20 units should be 1 or 2 bedroom dwellings suitable for the elderly.</p>		
LSC1 – Landscape Setting and Character	<p>Amend policy as follows:</p> <p>Development proposals which are visually attractive and can demonstrate how they will contribute positively to the quality of the area throughout the lifetime of the development will be supported. This means:</p> <ul style="list-style-type: none"> ▪ The design, setting and materials should be informed by the defining characteristics of its local character areas as described in <i>The State of the Parish Today</i>; ▪ The design, setting and materials should respect the key positive features of the approaches to Great Dunmow as described in <i>The State of the Parish Today</i>. ▪ Scoring a Green against criteria 5 and 6 in the Building for Life Assessment <p>A green score against criteria 5 and 6 in a Building for Life (BfL12) Assessment will help to demonstrate compliance with these aims.</p> <p>Where a landscape character assessment is required, the assessment will consider the landscape, setting and character of the existing development in the vicinity and also of the town of Great Dunmow as a whole. It will carefully explain the impact of the proposed development on these</p>	Requirement for Green in criteria 5 and 6 BfL12 assessment is unduly onerous.	Yes – to ensure the Plan is not too prescriptive and onerous.

	factors.		
LSC2 – Important Views	<p>Amend policy as follows:</p> <p>The following views in Great Dunmow are designated for protection and planning permission will be refused for development proposals that adversely affect them unless the harm can be effectively mitigated or is clearly outweighed by the benefits of the development proposed:</p> <p>View 1: View of the Chelmer Valley North – a view of a rural landscape and the Chelmer Valley. View 2: View from Church End – a view of a rural landscape and the Chelmer Valley. View 3: view of Church end – an impressive all round view of the dominating church tower View 3: View of Brick Kiln Farm from St. Edmunds Lane – a view of a rural landscape. View 4: View down Braintree Road – a sweeping view down the hill towards a rural landscape. view 5: view of agricultural landscape edge to the East View 5: View of Olives Wood – a view of woods, bluebells, and a rural buffer before the A120.</p> <p>The following views in Great Dunmow are designated for protection and planning permission will be refused for development proposals that adversely affect them unless the harm can be effectively mitigated or is clearly outweighed by the benefits of the development proposed:</p> <p>View 1: View of the Chelmer Valley North – a view of a rural landscape and the Chelmer Valley. View 2: View from Church End – a view of a rural landscape and the Chelmer Valley.</p>	<p>View 4 is not readily available because of the high hedge on St Edmunds Lane.</p> <p>The nature of view 5 and the description does not convey any clear reason for the view to be distinguished from other views of the countryside.</p> <p>Ongar Road planning permission will change view 7.</p> <p>To meet the basic conditions.</p>	Yes – to provide clarity for the reader and decision makers.

	<p>View 3: View of Brick Kiln Farm from St. Edmunds Lane – a view of a rural landscape.</p> <p>View 4: View down Braintree Road – a sweeping view down the hill towards a rural landscape.</p> <p>View 5: View of Olives Wood – a view of woods, bluebells, and a rural buffer before the A120.</p> <p>View 7: view of south of Ongar Road – a view of rural landscape</p> <p>Development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment.</p> <p>Development proposals falling within these views will be expected to be accompanied by a Visual Impact Assessment.</p>		
LSC2 – Important Views	<p>Modify Fig.29 to clearly show the direction and scope of the view to be protected and delete views 3,5 and 7</p>	<p>The map is difficult to interpret; the direction of the view must be clearly defined.</p>	<p>Yes – to ensure clarity</p>
LSC3 – The Chelmer Valley	<p>Amend policy as follows:</p> <p>Development will always, where appropriate, seek to enhance and protect the floodplain and the setting of the Chelmer Valley, including the GHQ Line pillboxes. General open spaces in the area of the Chelmer Valley are shown on the following map.</p> <p>Planning permission will be refused for proposals that adversely affect the character, the floodplain function and the associated open spaces in the Chelmer Valley as shown on Figure 31 the proposals map.</p>	<p>The policy provides for the possibility of exceptions to the policy for essential utility works, however, there may be other potential developments compatible to sustainable development and the scope for exceptions needs to be widened.</p> <p>To meet the basic conditions relating to the presumption in favour of sustainable development.</p>	<p>Yes – to ensure the Plan is flexible enough to consider other developments.</p>

	<p>Exceptions may be made for the undertaking of essential utility works and other development related to or compatible with the open space and recreational uses of the valley subject to a clear demonstration of benefits outweighing the harm.</p> <p>All planning applications coming forward in or adjacent to the Chelmer Valley must be accompanied by a Landscape Visual Impact assessment.</p>		
LSC4 – Local Green Space	Amend Fig.32	In Fig.32 insert an inset at a larger scale to clearly identify the extent of the Lower Mill Field Green Space.	Yes – to add clarity
NE1 – Identified Woodland Sites	<p>Amend policy as follows:</p> <p>The following ancient woodlands, SSSIs, and sites of high biodiversity value within the Neighbourhood Plan Designated Area have been identified. The sites identified in Figure 34, and their settings, are to be protected, and any development which impacts upon them must contribute to rather than detract from their biodiversity and setting value.</p> <ul style="list-style-type: none"> (1) Bigods Wood (ancient woodland; private; Local Wildlife Site); (2) Ridley Wood (ancient woodland; private; Local Wildlife Site); (3) The Grove (ancient woodland; private); (4) Frederick’s Spring (ancient woodland; private); (5) Hoglands Wood (ancient woodland; private; Local Wildlife Site); (6) High Wood (ancient woodland; private; SSSI); (7) Ash Grove / Oak Spring (ancient woodland; private; Local Wildlife Site); 	There is a need to link the policy with the sites identified in Fig.34	Yes – to add clarity

	<p>(8) Olives Wood (ancient woodland; private; Local Wildlife Site);</p> <p>(9) Merks Hill and Homelye Wood (ancient woodland; private; Local Wildlife Site).</p>		
NE2 – Wildlife Corridors	Replace Fig.9 with the full scale version on P29	Fig.9 is too small a scale to be easily read.	Yes – to add clarity
NE2 – Wildlife Corridors	<p>Amend the policy as follows:</p> <p>This Plan promotes the enhancement of the woodland and wildlife corridors in the Great Dunmow Neighbourhood Plan Designated Area. Wildlife corridors are identified on Figure 9, reproduced overleaf.</p> <p>The following improvements to the corridors may be sought from development proposals which impact on these locations:</p> <ul style="list-style-type: none"> ▪ Additional tree corridors to help link the woodland and open space network; ▪ Additional water body (such as a balancing pond) to help link the woodland and open space network. <p>The improvements will be sought, as appropriate, on site as part of the development proposal or via S106 contributions.</p>	There is a need to link the policy with Fig.9	Yes – to add clarity
NE3 – Street Trees on Development Sites	<p>Amend policy as follows:</p> <p>Where development proposals involve the creation of new streets proposals will be supported where the accompanying landscaping scheme demonstrates opportunities have been maximised for successful tree planting. The landscaping scheme should demonstrate that the right tree for the</p>	The NPPF makes it clear that developers may be encouraged but not required to engage with the community in developing proposals.	Yes – to ensure compliance with the NPPF

	<p>location is selected in order to secure successful establishment.</p> <p>When selecting tree species regard should be given to:</p> <ul style="list-style-type: none"> ▪ Maximising benefits for biodiversity; ▪ Prioritising native species, particularly in locations adjacent to wildlife corridors identified in Figure 9 of this Plan; ▪ Integrating tree planting into a network of habitats alongside the hedgerows planted on site in accordance with NP Policy DS12; ▪ Managing surface water run off; ▪ Combating soil erosion; ▪ Contributing positively to the urban environment. <p>Developers should decide which type of tree is most appropriate for their development in discussion with local wildlife groups, and may expect the Town Council to put them in touch with these groups on request.</p>		
NE4 – Screening	<p>Amend policy as follows:</p> <p>Wherever appropriate, the planting of additional trees should be included in new development schemes.</p> <p>Development proposals should be accompanied by a landscaping scheme that demonstrates that tree planting has been designed in at the earliest opportunity in the development process. The landscaping scheme should show:</p> <ul style="list-style-type: none"> ▪ Plotted areas for future planting which will be protected from damage by construction activities such as soil compaction; 	The NPPF makes it clear that developers may be encouraged but not required to engage with the community in developing proposals.	Yes – to ensure compliance with the NPPF

	<ul style="list-style-type: none"> ▪ Species selection with regard to maximising benefits for biodiversity; ▪ Prioritising of native species, particularly in locations adjacent to wildlife corridors identified in Figure 9 of this Plan; ▪ Integration of tree planting into a network of habitats alongside the hedgerows planted on site in accordance with NP Policy DS12; ▪ Managing surface water run off; ▪ Combating soil erosion; ▪ Contributing positively to the urban environment. <p>Developers should decide which type of tree is most appropriate for their development in discussion with local wildlife groups, and may expect the Town Council to put them in touch with these groups on request.</p>		
NE\$ - Screening	<p>Insert a new paragraph into the supporting text as below:</p> <p>Developers are encouraged to consult with local wildlife groups in selecting the types of tree that may be most appropriate for their development and may expect the Town Council to put them in touch with these groups on request.</p>	The NPPF makes it clear that developers may be encouraged but not required to engage with the community in developing proposals.	Yes – to ensure compliance with the NPPF
SOS1 – Identified Sports’ Facilities	<p>Amend the policy as below:</p> <p>Planning permission will be refused for proposals that will result of the following community sporting assets. in the loss of community sporting assets listed below and shown on Figure 35, unless alternative provision of the same quality and in a suitable location is secured. Where it is not practical to provide replacement facilities immediately, temporary provision will be sought.</p>	There is no clear cross reference to Fig.35 and the wording of the first sentence of the second paragraph does not make grammatical sense.	Yes – to add clarity

	<p>(1) Leisure Centre; (2) Astroturf; (3) Skate Park; (4) Football Pitches, Recreation Ground; (5) Bowls Club; (6) Cricket Club Pitch; (7) Tennis Courts.</p> <p>Exceptional circumstances will only be allowed where alternative provision is of the same quality and in the same general location should be secured. Where it is not practical to provide immediate provision temporary provision will be sought.</p> <p>Sports' facilities which consist of fields should be designed and maintained to support benefits to biodiversity and wildlife corridors, as per NP Policy NE2.</p>		
SOS2 – Sporting Infrastructure Requirements	<p>Amend policy as follows: Proposals for major residential development will be required to be accompanied by an assessment of the need for additional sports provision that would be generated by the new development. Where additional need is identified it should be met through a planning obligation, where the legal requirements are met, or, where appropriate, as part of the development scheme.</p> <p>In assessing need the following should be taken into account:</p> <ul style="list-style-type: none"> ▪ Standards of district provision established in the Uttlesford Open Space, Sport Facility and Playing Pitch Strategy 2012; ▪ Projected population profile of the proposed 	<p>There is no clear justification for the threshold of 30 dwellings for this policy. The last sentence is a statement and not a policy.</p> <p>To satisfy the basic conditions.</p>	<p>Yes – to ensure the Plan is based on evidence and clear justification.</p>

	development.		
SOS3 – Childrens Play Space	<p>Amend policy as follows:</p> <p>Development proposals will be rejected which damage the usability of the children’s play areas identified in Figure 38 unless appropriate mitigation or the provision of replacement play space in a suitably accessible location ensures that the amount of play space is not diminished.</p>	The policy does not identify any exceptions and this is too rigid to meet the presumption in favour of sustainable development.	Yes – to ensure the Plan is flexible enough to be consistent with the NPPF requirement regarding sustainable development.
SOS4 – Cemetery Space	The Town Council land shown on Figure 39 is allocated, in accordance with Town Council intentions, for additional space for burials and cremations.	The policy refers to cremation which is misleading as it is intended to refer to burial sites.	Yes – to add clarity
GA1 – Core Footpaths and Bridleway Network	<p>Amend policy as follows:</p> <p>Where development proposals come forward on land that includes a bridleway or footpath, as shown on Figure 11, they will be expected to retain the footpath and bridleway provision, and link this provision to the green spaces of the wildlife corridor network. Consultation with Great Dunmow Town Council and other relevant stakeholders such as the Flich Way Action Group must be undertaken prior to submission of the planning applications.</p> <p>Where development proposals come forward on land that includes a bridleway or footpath of the core network, as shown on Figure 40, they will be expected to create or retain, and where practically possible enhance, the footpath and bridleway provision. Upgrades and extensions to routes must adhere to the following criteria:</p> <p>(1) Footpaths (see map) must have, where practical,</p>	<p>The policy cannot require pre-application consultation.</p> <p>The term strategic development proposals need to be defined so that it can be applied consistently.</p>	Yes – to ensure compliance with the NPPF and to add clarity.

	<p>permissible cycling provision and signposting;</p> <p>(2) Footpaths (see map) must be constructed with a smooth, hard, all-weather surface in accordance with current best practice;</p> <p>(3) Bridleways (see map) must be constructed with the same standard of surface as for footpaths, with a grass track running alongside it suitable for riding.</p> <p>All strategic development proposals will require the submission of a pedestrian, cycle and equestrian audit.</p>		
<p>GA2 – Integrating Developments (Paths and Ways)</p>	<p>Amend policy as below:</p> <p>Development proposals which are linked into will be expected, wherever possible, to be linked and well-integrated with the surrounding footpath and bridleway network will be permitted. The footpaths that are provided, with permissible cycling provision and signposting, must provide safer routes to schools, and be in accordance with the relevant criteria in the previous policy (GA1: Core Footpath and Bridleway Network), points (1) and (2). They should also be linked to the green spaces of the wildlife corridor network.</p> <p>All footpaths provided must be well signposted, including signposting towards the town centre, and must not only service the entire development but must be integral to planning how the new population will travel within the development and to the town centre and other essential services provided in the town, such as schools and health facilities.</p>	<p>The policy cannot require pre-application consultation.</p>	<p>Yes – to ensure compliance with the NPPF</p>

	<p>Developers should seek advice from the various organisations in Great Dunmow with an interest and expertise in footpath, cycleway and bridleway provision when deciding how and where to locate rights of way in their plans. Developers may expect the Town Council to put them in touch with these groups on request.</p>		
GA3 – Public Transport	<p>Amend policy as follows:</p> <p>New developments should be integrated into the local bus network and appropriate public transport infrastructure and support for services will be sought where appropriate from developers to ensure this.</p>	<p>The policy requires the integration of new development into the local bus network and makes provision for developer contributions. The latter statement needs some qualification as this will only be possible where the conditions of planning obligations are met.</p>	<p>Yes – to be in accordance with legal requirements.</p>
HSTC1 – Uses and Variety	<p>Insert a new figure identifying the primary and secondary shop frontages.</p>	<p>Clarity.</p>	<p>Yes – to add clarity</p>
HSTC2 – Coach Park	<p>Amend policy as follows:</p> <p>Development proposals which incorporate a coach park site will be supported subject to:</p> <ul style="list-style-type: none"> ▪ Provision of easy and safe pedestrian access to the Town Centre and ▪ Not being detrimental to the visual and/or environmental character and amenity of the area (i.e. noise, fumes and smell, litter, traffic, general disturbance). <p>Proposals to incorporate a Park and Ride car park within the same site would be also supported if the above criteria were met.</p>	<p>The conflict of this site with the Local Green Space policy means that's identification is not consistent with sustainable development.</p>	<p>Yes – to ensure the Plan is consistent</p>
HSTC2 – Coach Park	<p>Amend the supporting text and delete Fig 44.</p>	<p>To reflect policy amendments.</p>	<p>Yes – to ensure the Plan is</p>

			consistent
E1 –Employment Land	<p>Amend policy as below:</p> <p>The development of land and premises to provide employment opportunities will be supported and encouraged subject to:</p> <ul style="list-style-type: none"> ▪ Adherence to other policies in this plan ▪ Employment land being easily accessible and well connected to the Town Development Area ▪ Not being detrimental to the visual and/or environmental character and amenity of the area (i.e. noise, fumes and smell, litter, traffic, general disturbance). 	As currently phrased the policy does not clearly relate to the development and use of land.	Yes – to add clarity
HE1 – Medical Facilities	<p>Amend policy as follows:</p> <p>As UDC continues to allocate sites within developments to allow the implementation of the CCG strategy as it emerges, these allocations will be made – and any facilities brought forward will be built – according to the following strict particulars. Medical facility development will be permitted if the proposals meet the following criteria:</p> <ol style="list-style-type: none"> (1) All medical facilities should be easily accessible by road; (2) All medical facilities should be easily and safely accessible by foot and bicycle; (3) There should be adequate parking spaces for staff and patients. Specific standards to be determined following consultation with stakeholders (Great 	The last requirement is related to internal arrangement and this is a matter for the Care Commissioning Group and health service that would use the premises and is therefore too prescriptive.	Yes – to meet the basic conditions ensuring that policy is related to issues under the control of Planning.

	<p>Dunmow Town Council, patients) and having regard to the findings of completed transport assessment.</p> <p>(4) All medical facilities should provide access points for public and private (e.g. voluntary) non-emergency ambulances;</p> <p>(5) All medical facilities must, where practical, be provided with a bus stop within 5 minutes' walk, serviced by the local bus network.</p> <p>The space allocated for doctor or nurses offices and for the waiting room and reception will be determined in close cooperation with the CCG and taking full guidance from NHS England Property Services and the doctors surgeries in Great Dunmow.</p>		
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