

Policy Intentions Document Parish Opinion Event

We held an event for the parish on Friday 03/11/2023. The event was a pm tea and biscuits and evening cheese and wine. Parishioners were invited by email, by knocking on all the doors in the parish and giving a synopsis and invitation to the event. If they couldn't attend they were invited to send comments by email. Forty people attended over the two days. The event was held in one of the steering team's houses, due to the weather and unsuitability of meeting in the portacabin.

The document itself was displayed on the walls in a large format so people could walk around looking at the proposed policies. Copies were also available so people could sit down and look at it. The Neighbourhood Plan team were present as was our planner to answer questions and take comments. Everyone was asked to fill in a review form. The PID was also sent by email to anyone who requested a further look at it following the event. After this we had a meeting to collate the comments to refer to the planner for them to be incorporated into the policies as suitable.

Feedback from the Event

Feedback from the Policy intention launch on Friday 3rd November.

These are the text lifted from e-mails sent as feedback to the PID.

Adrian Newman

Dear Jo, Sonia and Kevin

Thank you for all of the work that you have put into the Neighbourhood Plan – it's a very good piece of work and we are both extremely grateful for the fact that our village has something in train that can shape future development and constrain some of the opportunism of developers taking advantage of Uttlesford's failure to produce adequate local planning.

Theme A: Rural Landscape, Nature and the Environment

We support the objectives here. I guess the elephant in the room is the way that the agricultural land is farmed ie it's not just future development which needs to protect biodiversity and enhance climate resilience, it's existing farming practice as well. Although that may be beyond the scope of a Neighbourhood Plan, is it possible to include a paragraph (under key habitats) to the effect that 'Policy will welcome proposals to enhance biodiversity through sustainable farming practices on available agricultural land' or something similar (or is that too politically sensitive?)

Theme B: Heritage, Design and Greenspaces

We particularly support the objective to avoid 'coalescence' within the parish and with neighbouring parishes. The great fear of residents is that LD will simply get overrun by all the developments and become subsumed into housing stretching all the way from Felsted to Great Dunmow.

Theme C: Housing, Design and Development

Again, we support these objectives. One question: under objectives C-4 and C-5, it says 'policy **may**' – is there an argument for strengthening this to 'policy **will**'?

Theme D: Recreation and Community Facilities

I see that under D-2 you're suggesting 'improvements' to the portacabin. Is there any consideration about replacing the portacabin with a proper village hall or community facility? I know that there are plans for something on the new development, but we feel that opportunities for the creation of community are important and a proper facility might be the best way of creating these. Otherwise we're fully behind these objectives – especially the parking!

Theme E: Getting Around

You might expect me to support improvements to the cycling network! To be honest, the opportunities for this will be limited by the width of the roads, but my view is that a cycle lane along the 1256 would be the single most significant improvement to the experience of cycling around here.

Community Projects

It's ironic that road safety lies outside the scope of a Neighbourhood Plan, because any further development in or around LD significantly affects road safety

Thanks once again, we both really appreciate all that has been done and wish you success with the rest of the process.

All the very best

Adrian & Gill



Nigel Richardson

Sun, Nov
12,
5:32 PM

to me

Dear Jo, Sonia & Kevin

Thank you very much for sharing this document along with the other related documents in a separate email.

First and foremost, thank you so much for the extensive work you have all obviously put into producing such a comprehensive document on our behalf. There can be no doubt that UDC will have to take us seriously when such a professional document is produced.

I generally agree with almost everything in the document and genuinely don't see many ways to improve its content. But a couple of comments mainly relating to my hobby horse of traffic on Station Road:

a) I think there is a suggestion that we would object to any new building north of the village and south of B1256. If I have understood this correctly I am not sure I would agree with being so specific. I'd certainly be happy to stop development our side of the bridge over the A120, but between the bridge and B1256 may be a good place *if we are forced to accept more houses*. A possible and even likely result of houses in that location may be to reduce the speed limit to 30 all the way from B1256 to Felsted.

b) Are we able to make specific recommendations about speed on Station Road? If so our data collected during Speedwatch may be helpful. And knowing what we do, perhaps we could suggest that as soon as traffic increases beyond 300 movements per hour at any time of the day, no new developments which might increase traffic further should be approved?

Many thanks again for all your work.

Best wishes

Nigel

Mon, Nov
6, 2:50 PM

Mike Elliott

to me

Dear Kevin

First of all I'd like to thank and congratulate you and the Neighbourhood Plan team for producing such a comprehensive and cohesive document.

Secondly I would like to commend the team for the way that you have kept the community informed and involved in the process.

I agree with all the proposed policies and the approach that recognises that housing development can be a positive factor in the future of our community and not just an inevitable imposition.

My personal priorities are as follows:

1. Housing emphasis must be designed to meet local needs. Affordable homes for families and first time buyers with good quality homes also for rent. I do not believe that the 'luxury home' mantra we see on so many bill boards can be justified as a way of tackling the housing shortage.
2. The preservation of green spaces to preserve the village character of Little Dunmow.
3. The protection of landscape views to maintain the special quality of our rural setting.
4. The design of new houses should be appropriate in style and size to complement the traditional and historical nature of the village.

On a more pragmatic note I would also list.

5. Parking

6. Speed limits



Mon, Nov
6,
12:46 PM

Michael Ulph

to Joanna,
me, Sonia

Jo, Sonia and Kevin,

Thank you for hosting the meeting last week and for your extensive work in compiling the proposals all of which are very acceptable and a good basis for the Neighbourhood Plan.

However the one area not considered under the green spaces section is the land in front of the Flitch of Bacon. I appreciate that this is private land and as such possibly cannot fall under the remit of the proposals but this area together with the overhead service cables is the 'eyesore' that is first seen when entering the village and as such sets a very poor initial impression.

I assume the Parish Council have no powers to ask the owner to improve the situation.

Apart from this one area I think the draft Policy Document is very comprehensive.

Thank you Michael Ulph.



Mon, Nov
6,
10:31 AM

Arthur Crow
<arthur@visiondesignproje
cts.com>

to
geoffjo.prat
t@gmail.co
m, me

Re. Policy Intention Document- Version1

Dear Jo, Geoff, and Kevin

First of all, many thanks for the time and effort that you are all undertaking on our behalf. It is clear to see the commitment and attention to detail that is required to draft our responses and protect this lovely village that we all enjoy.

In principle, I am in full support of the content contained within the above document. The integrity of this historic village environment surrounded by arable fields and the open spaces within the curtilage of the village itself are important.

Design of any new housing needs to consider the wider village environment and not be a “cram in as many as possible approach” and ignore its relationship with the surrounding village. Particularly, I feel, the land opposite the pub.

An area of immense concern is the proposal to gain access to Flitch Green housing via Brook Street. Not only is this small country lane with a hump-back bridge completely unsuitable but the traffic would all pass through The Street, which, particularly given the increased traffic relating to the Pig & Truffle, is completely unacceptable. This proposal by the developers is intended to open up more land for development and would be the pre-cursor to surround Little Dunmow with housing.

Traffic is already driving through the village too fast and given the number of access points to private dwellings within The Street it is only a matter of time before an accident occurs. Could something be inserted within the Policy Document to fight this.

Unfortunately, I have no confidence in Essex County Council Highways.

Construction traffic for the proposed Solar Farm is also a concern and although this might be a more temporary arrangement, large articulated lorries trying to access the site via Grange Lane is not suitable. An alternative route needs to be considered.

I agree with the position taken within the PID document that Little Dunmow has already provided far more houses than is required to meet our commitment to provide housing for local people

Regards,

Arthur & Julie Crow

Rose Farm,

The Street,

Little Dunmow.

Essex

CM6 3HS

LINDA PEACOCK

Sat, Nov

4,

3:25 PM

to Joanna,

me

Dear Jo and Kevin

Thank you very much for organising the 'drop in' for parishioners on Friday and for all the hard work you have obviously be doing on our behalf. As I heard someone mention, most of us moved into our small rural and historical village for it's beautiful and peaceful situation. Alas, this village now seems under threat from the overwhelming and totally inappropriate number of new houses and I am distressed to learn that some landowners have applied for even more new builds, a disaster for all of us who love the village.

I have read the Draft Neighbourhood Plan and would agree with all the proposed policies but would like to make the following observations:

- Unfortunately 'new developments' in my experience are hardly ever 'beautiful', even small ones
- I believe 'preventing coalescence between settlements', the preservation of our green spaces and the rural nature of our village is of paramount importance
- I note you require 'new housing developments to be environmentally sustainable, well-designed, and in keeping with the parish' - how is this to be accomplished?
- With regards to Policy A1, I would like to add that in Brook Street there are also views south across the Chelmer Valley to Barnston, westwards to Great Dunmow and East towards Felsted.
- There is a footpath running past Brick House to the west and down to a bridge across the Chelmer and over to Barnston, which is a significant walking route used by many parishioners.
- Brook street provides cyclists access to village and other roads for Flitch Way users
- There are some very pretty hedgerows and trees along Brook Street too!
- Brook street provides the only vehicle access/exit route for those living to the south of St Mary's place. The suggestion that construction traffic use this road would cause completely unacceptable delays/blockages.
- The old Brook Street bridge over the Flitch Way could be very vulnerable to damage and possible collapse if anything other than light traffic were to use it.

Thank you again for this undertaking and I hope you can prevent our pretty village from being overwhelmed and engulfed by a monstrous sea of housing estates. If I can help with the cause in any way, do let me know.

By the way, have the owners of Brick House been contacted, as I do believe Mr Frewin could have some valuable input.

Best wishes and much luck!

Linda Peacock