



LAND EAST OF HIGHWOOD QUARRY



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Landsec is keen to hear what the local community think of its emerging proposals for up to 1,200 new homes on the Land East of Highwood Quarry.

The emerging proposals include high-quality new homes, along with a new primary school, a new local centre and large areas of previously inaccessible green space.

Landsec is now consulting on its plans for the site and would really like to hear the thoughts and ideas of the local community. There will be an online exhibition between 11th January and 1st February 2021. More information on the proposals and the consultation can be found in this leaflet and on the project website:

www.landeasthighwoodquarry.co.uk



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LAND EAST OF HIGHWOOD QUARRY

Summary

The site covers 148 hectares to the east of Highwood Quarry sitting to the south of Little Easton and to the north west of Great Dunmow. The site is a walkable distance from Great Dunmow High Street along with other key amenities including the Tesco supermarket on Stortford Road. It is in close proximity to Stansted Airport railway station, which provides direct connections to London and Cambridge.

With sustainable principles at its heart, this scheme can deliver much needed new homes including a range of affordable housing.

There will be no gas connection to the site, with heating provided through an eco-friendly all-electric solution, likely comprising of air source heat pumps. This will deliver maximum energy efficiency allowing the development to be ready to achieve net zero carbon status in the future.

Connectivity

The site will be accessed via an upgraded junction from the A120, giving direct access to the wider strategic road network. New walking and cycling routes will connect the site with Great Dunmow and into the wider walking and cycleway network. The existing Saffron Trail, which runs across the northern part of the site will also be maintained and enhanced.

Green space

The area around the new homes will include enhanced ecology areas and wetlands along with wildflower meadows. These spaces will serve many different uses including play areas, sports pitches and allotments. The existing ancient woodland on the site will be protected by a stand-off zone, likely to be formed by a border of scrub planting.

Services

A new local centre is proposed in order to deliver small scale community amenities as well as providing a community hub within the development.

To promote sustainable living, the emerging proposals could incorporate a range of different measures including provisions to support green technology, such as electric cars.



Illustrative Masterplan

- 1 Central park - a space for outdoor events
- 2 Local centre - small scale retail & community facilities
- 3 Primary school
- 4 Activity park - formal sports
- 5 Retained open landscape character
- 6 Amenity grassland



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| 7 Wildflower meadows | 13 Play / outdoor sports facilities |
| 8 Wetlands and attenuation basins | 14 Allotments |
| 9 Saffron Trail - existing public right of way / national trail | 15 Primary access from A120 |
| 10 Circular leisure walk | 16 Non-vehicular connection to Park Road |
| 11 Green corridors | 17 Bridleway / public right of way |
| 12 Woodland planting | 18 Potential non-vehicular connection point |



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The scheme proposes to deliver a number of benefits including:



New homes to meet local need - the site is proposing to deliver new homes, including affordable homes of a range of types and tenures.



New services and infrastructure - a proposed new local centre at the heart of the development with the ability to create provision to benefit the new community as well as provide a wider range of services for existing residents in Great Dunmow and Little Easton.



Extensive accessible green space for all - throughout the scheme we propose to open and link areas of previously inaccessible green space for the enjoyment of new and existing residents alike.



Enhanced connectivity - proposed improvements to existing routes and the creation of new pedestrian and cycle routes in order to help encourage sustainable travel and promote healthy living.



Supporting infrastructure - if Landsec is granted planning permission for the development it will also make financial contributions to help expand existing local services, likely to include healthcare and secondary education.

Due to the Covid 19 restrictions we are unable to hold an event in person, however, we would like to invite you to visit our online public exhibition between 11th January and 1st February 2021 at www.landeasthighwoodquarry.co.uk.

You can also visit our project website for more information.

If you have any difficulties accessing the information, please contact the project team who will be very happy to help.

You can also join us for one of our webinars on:

**Thursday 21st January 2021
from 6pm – 8pm**

(Our presentation will start at 6pm)

**Friday 22nd January 2021
from 2pm – 4pm**

(Our presentation will start at 2pm)

**Saturday 23rd January 2021
from 10am – 12pm**

(Our presentation will start at 10am)

We ask that you register in advance to attend one of the webinars by emailing or calling us using the details below. We will confirm your place by return and will also provide details of how to join the webinar and how to use the zoom platform. You can join one of our zoom webinars via telephone, however you will not be able to view the presentation. A copy of the presentation will be available for download from the consultation website in advance. The same presentation will be given at each webinar followed by an opportunity for questions.

We would welcome your feedback, which you can send to us by completing our online feedback form at the online public exhibition or the website or by contacting us using the details below.

Alternatively you can send us your completed feedback form enclosed to:



**LEHQ Community Engagement Team
C/O Barton Willmore
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Please send us your feedback by **1st February 2021**.



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