

WELCOME

Land East of B1256, Great Dunmow

The purpose of this consultation is to give you the opportunity to review and comment on proposals for a new Council refuse lorry depot, a classic car restoration business, offices, enhanced public open space and new footpath and cycle links on land to the east of the B1256 in Great Dunmow.

In advance of the submission of a planning application, the Wolfe and Lawrence families seek your views on their proposals which they hope will be of great benefit to the local community of Great Dunmow and Uttlesford.



Please do not hesitate to talk to a member of the proposal team if you have any questions.

We kindly ask you to fill out a survey to let us know your thoughts on the proposed development. You can view the information at this public consultation online at www.am-plan.com/dunmow. If you have any comments after the consultation, please email info@am-plan.com by Friday 1st March. Thank you.



THE PROPOSED DEVELOPMENT

Land East of B1256, Great Dunmow



View of proposed development from above



View of office buildings from site access

THE PROPOSED DEVELOPMENT

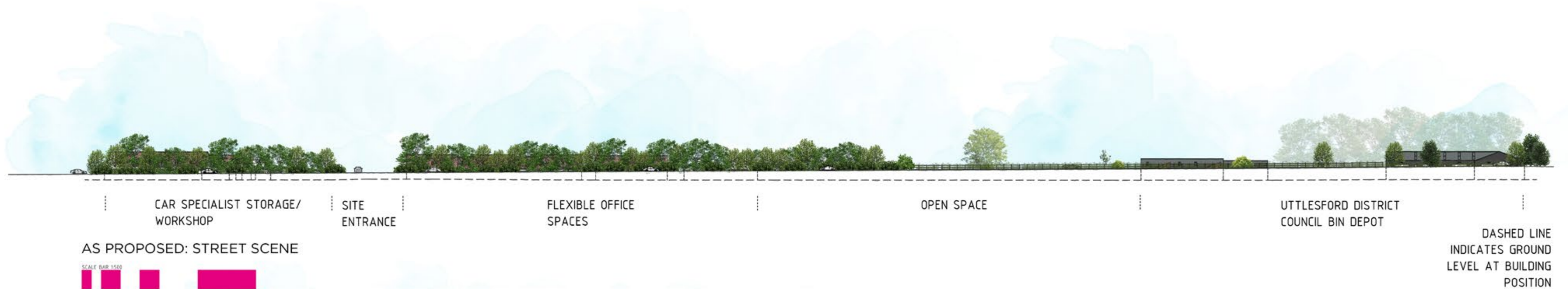
Land East of B1256, Great Dunmow



THE PROPOSED DEVELOPMENT

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The view from the B1256 (west)



The Classic Car Restoration Business



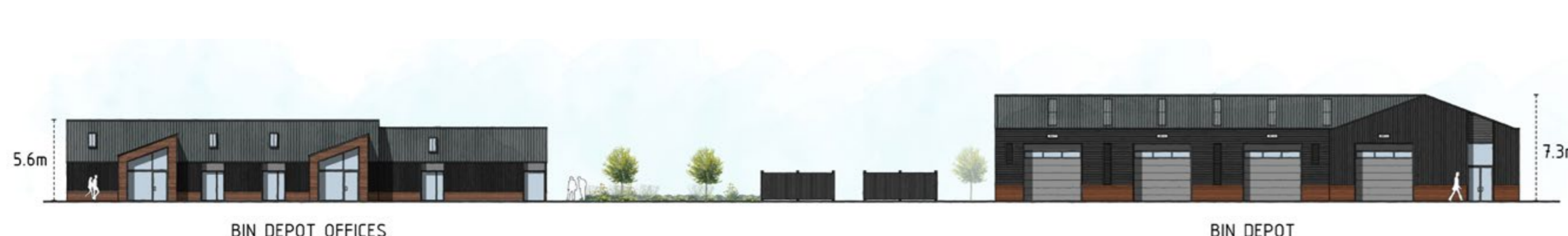
The Classic Car restoration and storage business has been designed in an agricultural style, that is in keeping with the surrounding area. It is one storey in height and will be integrated into the landscape at the northern end of the site. Parking has been located to the south.

The Offices



The proposed offices have been divided into three separated buildings. They have been designed to provide flexible working space for local businesses or start-up businesses. The buildings are one storey in height and are agricultural in character. The offices will be situated centrally on site with parking to the west.

The Refuse Lorry Depot



The refuse lorry depot will be a secured site located on the south west portion of the site. The depot comprises two buildings providing separate office space and a lorry maintenance building. The building will be of an agricultural style that respects the local character.



ACCESS OPTION 1

Land East of B1256, Dunmow



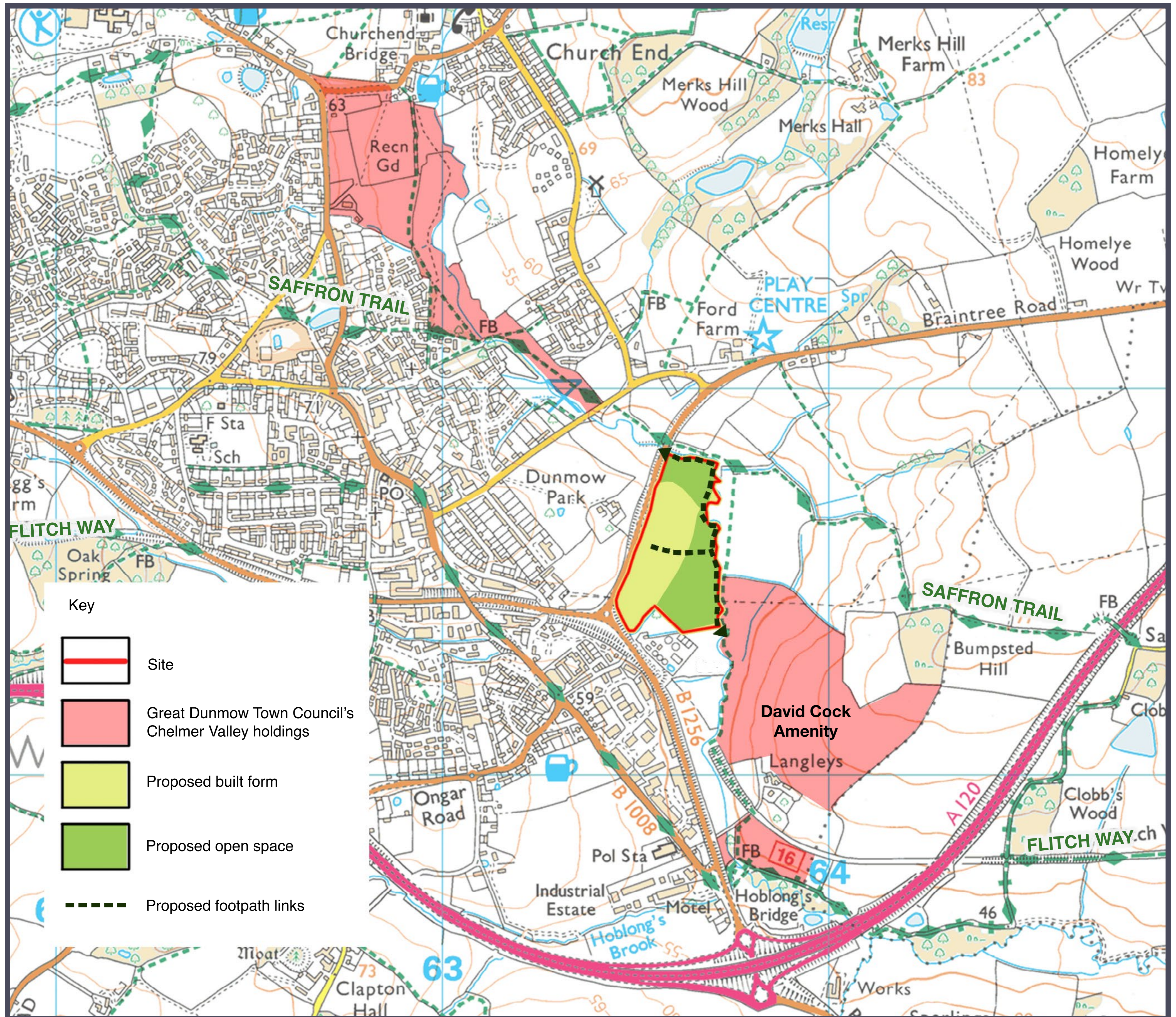
This option demonstrates a new junction from the existing roundabout.



THE PROPOSED DEVELOPMENT

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Public Open Space



Great Dunmow Land Holdings

The proposed development seeks to provide a link between Great Dunmow Town Council's land holdings. This will create an opportunity for public to access the land and create a route which passes three Pill Boxes.

Pedestrian / cycle route

A new pedestrian / cycle route is proposed alongside the river. The route could provide the opportunity to link with the Fritch Way and the Saffron Trail. It will also provide safe and sustainable transport methods for those working on the site.



ACCESS OPTION 2

Land East of B1256, Great Dunmow



This option demonstrates a new roundabout to serve the development. The roundabout would be built to Essex Highways Standards.

