

Help shape the proposals for new development



Welcome to our community engagement event, where you can find out more about Gladman Developments’ plans for ‘Land at the Broadway’ site in Great Dunmow.

Gladman Developments is looking to inform residents about their plans to develop the site and consult with the community on what they would like to see as part of this development.

Today we are sharing our initial concept for the site ahead of further engagement later this year on the detailed proposals. Today’s event will provide further details on the principles of development and how we will be meeting the needs of Uttlesford’s draft Local Plan. More detail on the proposals (such as housing types and community amenities) will be provided in future consultation.

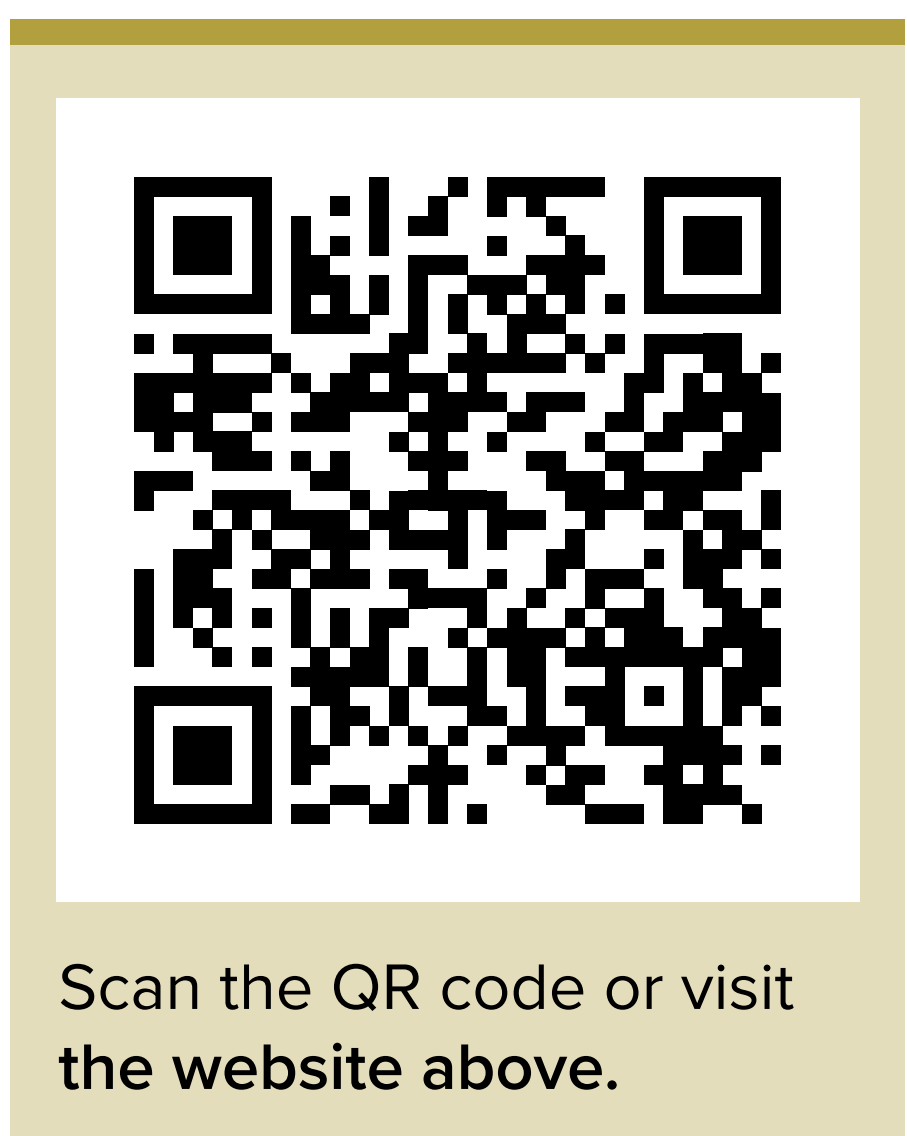
Your feedback is invaluable in this engagement process which will continue throughout the year. Please read through the banners provided and leave your thoughts and comments directly on the boards. Alternatively, fill out a feedback form and leave it with us or return it to our Freepost address – **Freepost MEETING PLACE CONSULTATION** (no stamp needed).

Members of the project team are on hand to discuss the materials with you and answer any questions you may have.



Aerial red-line image of Land at the Broadway, Great Dunmow

About Gladman Developments



Gladman Developments is an innovative business that has over 30 years’ experience. We believe in creating truly sustainable developments, supporting the delivery of new homes and creating places that are built where people want to live and to work.

We aim to engage with communities throughout the process and foster high quality developments, focusing not just on the buildings, but the parks, green spaces, infrastructure and facilities which are essential for building a real sense of place.

**35% of all homes
will be affordable
housing.**



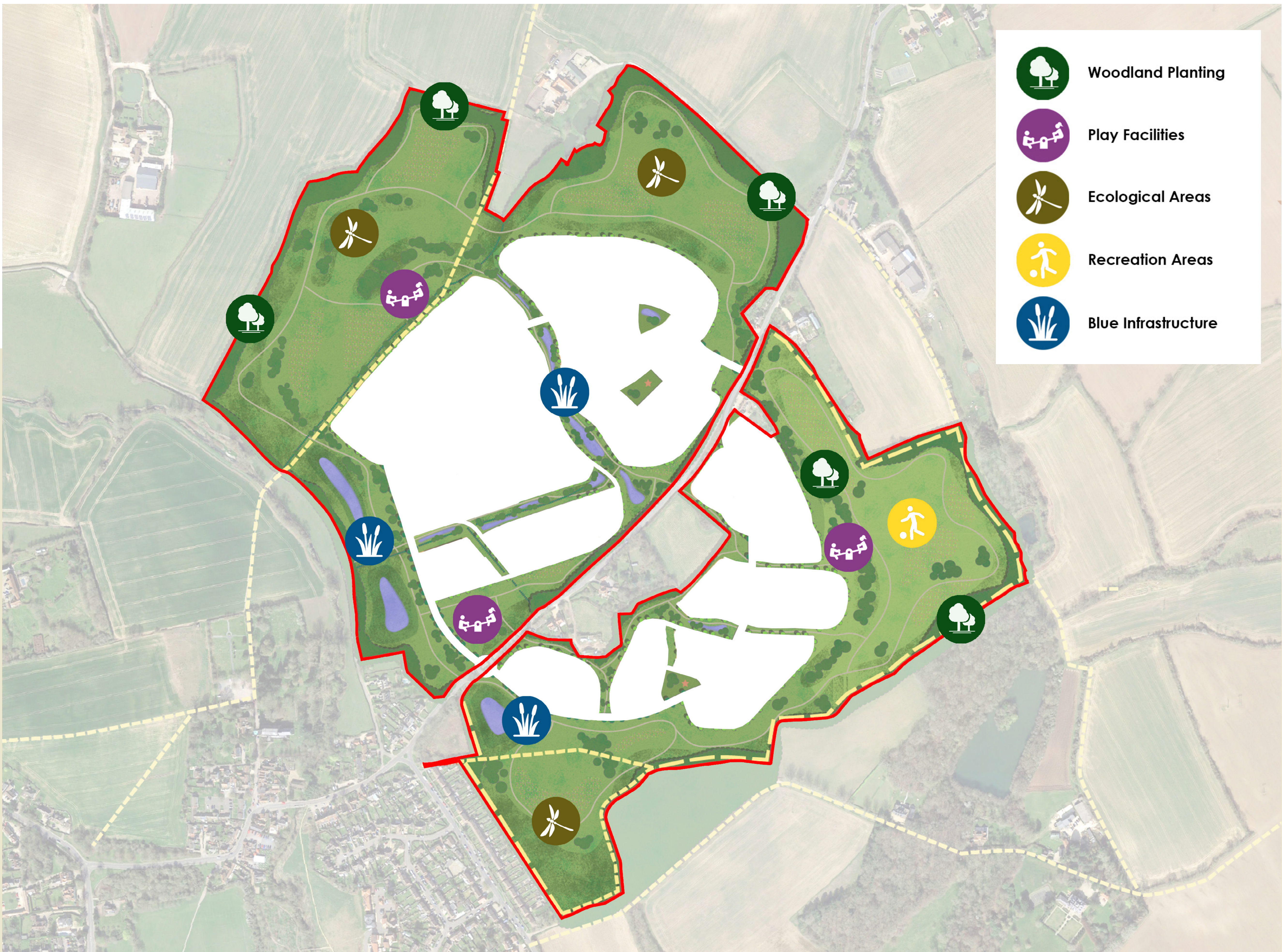
Blue and green infrastructure



Our proposals will implement a sustainable and resilient surface water drainage system for the development.

There will be no development in any areas at risk of flooding, new Sustainable Urban Drainage Systems (SuDS) will collect, attenuate and control flow rates from developed areas, outfall rates will not exceed the greenfield run-off rate and further allowances will be included for climate change, in accordance with current legislation.

These features will be managed and maintained to ensure they are kept in good working order.



Principle of development in Uttlesford



This site is a key part of Uttlesford District Council’s emerging Local Plan, which identifies the number of new homes needed across Uttlesford and sets out how these should be provided. Gladman is working proactively with the Council’s planning team, which is responsible for preparing the Local Plan and are now keen to seek the views of the community to ensure development can be brought forward in the best way possible.

Uttlesford’s Housing Needs

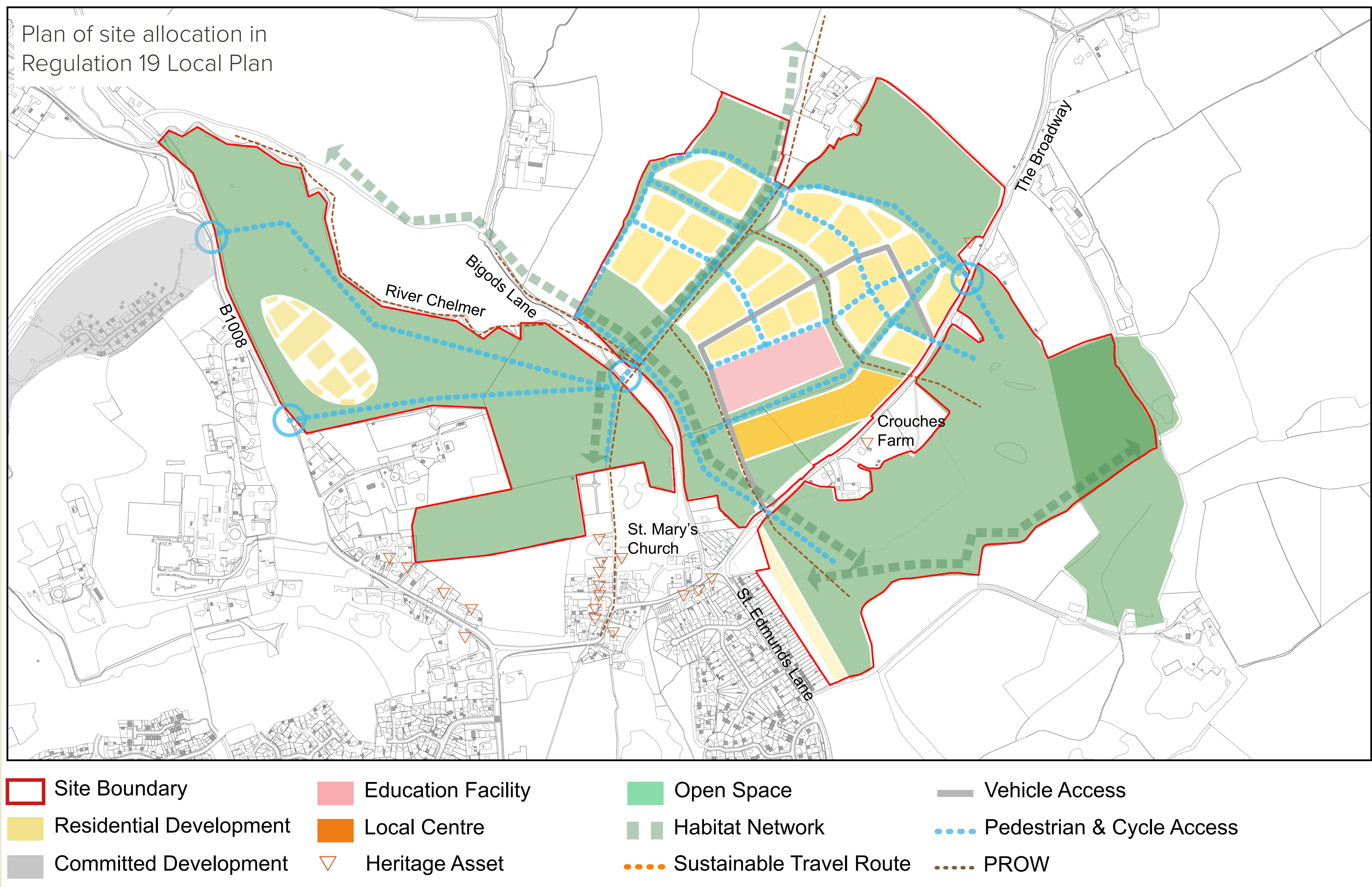
Uttlesford needs to show they have a Local Plan which will unlock good quality, sustainable development in the district. To do so, Uttlesford needs to have:

- ✔ **A sound Local Plan which hits the Government’s housing targets for the Borough.**
Uttlesford’s local plan needs to find 14,741 homes by 2041, This site has been identified to deliver at least 715 dwellings to contribute to meeting this target.
- ✔ **More affordable housing coming forward which will help reduce the current council housing waiting list.**
The authority is also seeing a rising housing waiting list, with 1,461 households currently on the council housing register, an increase of 34% since 2019.

Uttlesford Council is working to meet these needs and the Draft Local Plan has now been submitted for examination to the Planning Inspectorate (PINS).

The site is currently anticipated to deliver 715 homes; however, Gladman considers the site has the capacity to deliver more housing and community benefits.

We would like to hear from the community what benefits you would like to see as part of this project.



The site

The site is located to the East of Great Dunmow on either side of The Broadway (B1057).

Given its location in close proximity to Great Dunmow, existing Public Rights of Way (PRoWs) and opportunities to improve transport links, this site is a sustainable location for future development.

This site has great potential as a location to provide community benefits and is earmarked in the Local Plan to provide:

- **A new local centre** organised around a new linear park.
- **Improved local connection** and routes into Great Dunmow, joining the existing public walking network.
- **Safeguarded land for a future new primary school.**
- **Provision of land for a new health care facility.**
- **Extensive areas of multi-functional green and open spaces** including land provided as part of a public parkland setting.



Framework masterplan

Our proposals

Gladman is looking to bring forward a sustainable development that will provide a range of benefits for the local community. Alongside a range of high-quality new homes, our development can provide:



- ✔ **Creation of green spaces:** The development will include new open spaces, including a large parkland, green amenity areas along travel routes and a significant riverside park, which will provide recreational opportunities and enhance the area’s visual appeal.
- ✔ **The local centre:** Will provide retail uses, coworking spaces, a mobility hub, and other community uses.
- ✔ **Preservation of historic views:** Maintaining views of Crouches Farm and St Mary’s Church will respect and preserve the character of these heritage assets.
- ✔ **Affordable housing:** 35% of all homes will be affordable housing.
- ✔ **Promotion of Active Travel:** New and improved walking and cycling routes, including connections to existing public rights of way, will make active travel safer, more convenient, and more attractive.
- ✔ **Improved public transport:** Increased bus service frequency, better bus stop facilities with real-time information, and discounted fares for new residents will encourage the use of sustainable transport. There is potential to provide a new looped bus service around Great Dunmow connecting St Edmunds Lane with The Broadway, Church End and The Causeway.
- ✔ **Education provision:** Land for a new primary school located centrally and accessible by sustainable transport that will serve the needs of the new and wider community.



Landscape led designs

As part of the proposals, the new development will deliver approximately 44.18 hectares of new public open space that will be accessible to all, designed to foster community activities and recreational opportunities. This will include new areas of informal and equipped play.

The new development plans include a large area of public open space, designed for everyone to enjoy. This space will encourage community activities and offer recreational opportunities, including areas for both informal play and equipped playgrounds. This design approach aims for proper ecological enhancement and mitigation, which could involve:

- **Designing open spaces** which preserve views towards Church End.
- **Creating green amenity spaces** along key active travel routes through the site.
- **Developing a riverside park along the River Chelmer and Bigods Lane.** This will connect to new green infrastructure throughout the site, forming a continuous public green space and recreational parkland for both new and existing residents.
- **Integrating Merks Hill Wood**, located south-east of the site, into the green infrastructure network with enhanced woodland planting.



Ecology

The planning application will be supported by a full suite of ecological surveys which will inform a programme of local ecological enhancements to be delivered as part of the proposals. New landscaping and planting with the development will create new habitats with the overall aim being to achieve a 10% net gain in biodiversity.

Transport

Transport and access

As part of the application, Gladman Developments will employ transport consultants to assess local transport movements on the site and in close proximity and will submit a transport assessment which will details the projected impact on local transport.

Gladman Developments will consult with Essex County Council – who are responsible for local highways – as part of this application to understand what mitigation is required. If a strategy is identified and agreed, then Gladman Developments will pay, as part of their infrastructure payments, to fund any necessary highway improvements.

Encouraging active transport and connections in Great Dunmow

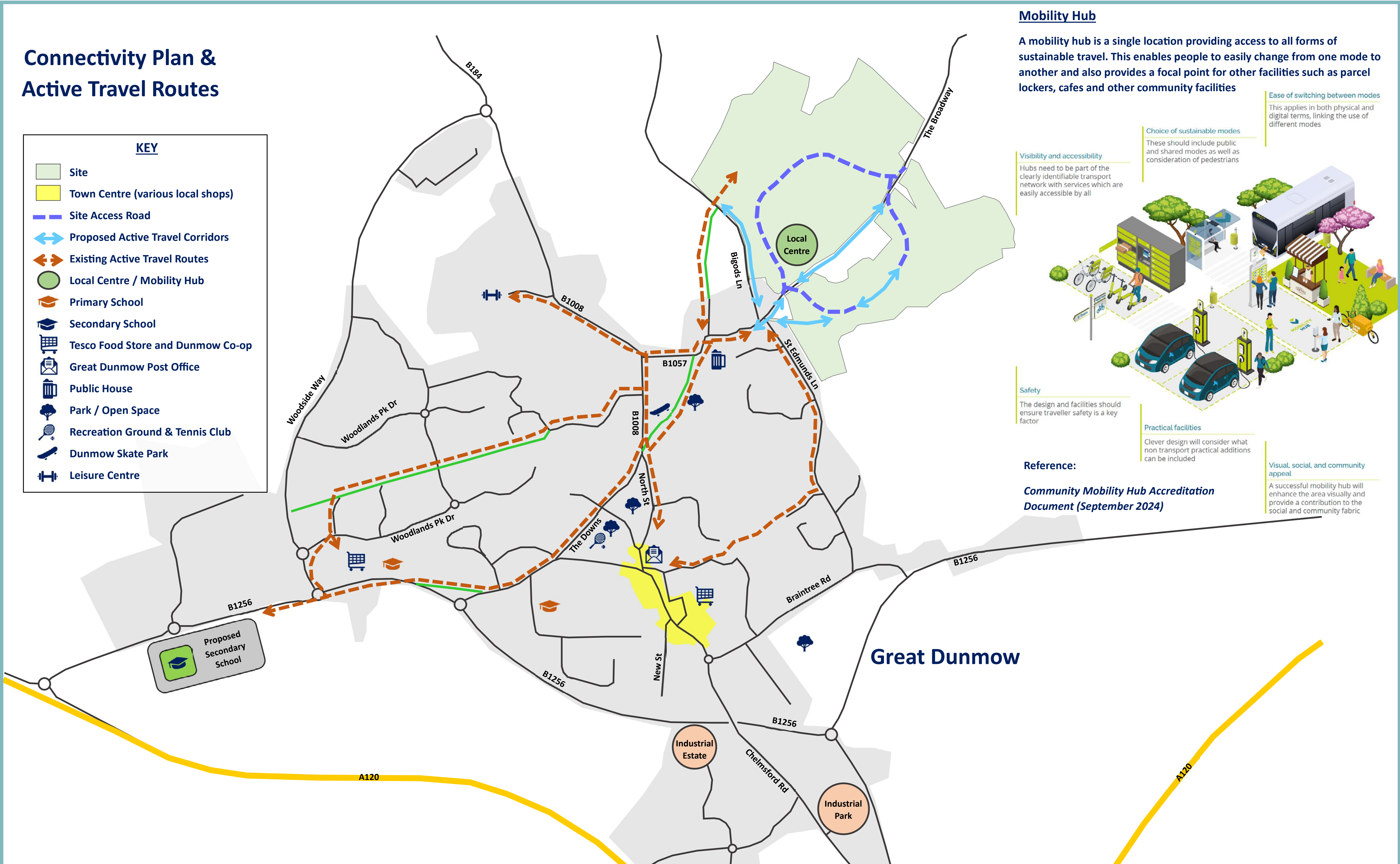
Improved access will be achieved by creating new connections to existing facilities and throughout the development site. The plans look to create a network of accessible routes following the landscape and linking to the proposed local centre to help encourage walking and cycling.

Green footpaths will further improve access to the riverside park and other amenity spaces, fostering connectivity for both new and existing residents.

All homes will be built sustainably, adhering to the future homes standard and incorporating renewable technologies such as PV solar panels. The development will feature a mobility hub which will provide green transport options such as an electric vehicle car club or bike share scheme, promoting sustainable travel and reducing vehicle emissions.



New and improved walking and cycling routes.



Share your thoughts

Thank you for attending our exhibition and reading through the proposals. There are options to find out more information and provide your feedback around the room. To facilitate this, we have:



Maps



Plans



Feedback forms

We encourage you to interact with the boards, annotate our maps and plans, and discuss your ideas with the project team. Please fill out a feedback form and either hand it to a team member or leave it in the provided box. You can also take it with you and return it via our Freepost address below (no stamp is needed).

Contact Us

www.thebroadway-gladmandevelopments.co.uk

info@thebroadway-gladmandevelopments.co.uk

Freepost MEETING PLACE CONSULTATION
(no stamp required)

0800 148 8911 (freephone)
Monday to Friday – 9:00am-5:00pm



Next steps

This is the start of an ongoing engagement process ahead of submitting an application for these proposals. We will be consulting again later this year which will provide more detailed information about these proposals. Please see an indicative timeline below:

- **9 October 2025**
Public consultation event
- **23 October 2025**
Consultation period ends
- **Winter 2025**
2nd public consultation on application detail
- **Early 2026**
Planning application submission
- **Late 2026**
Anticipated planning committee determination

