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www.catesbyestates.co.uk

part of Urban&Civic
Catesby Estates plc

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver high quality new homes and community facilities. However, we appreciate existing residents may have concerns about new development. We try to be as open and transparent as possible in discussing our proposals, and we hope you find the information we supply of interest.

About Us

Your feedback will help shape our proposals before we submit our planning application to Uttlesford District Council. Comments received will be compiled in Statement of Community Involvement documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Have Your Say

Our planning application to Uttlesford District Council.

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 12TH SEPTEMBER 2021

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-moorfields.co.uk by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01926 836910
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

Proposed New Homes and Public Open Space

Moors Fields

*Land off Station Road, between
Flitch Green and Pound Hill,
Little Dunmow*

Catesby Estates is preparing proposals for new homes and public open space on Moors Fields, land off Station Road, between Flitch Green and Pound Hill, Little Dunmow.

We need your help to ensure we deliver a sensitively designed scheme that is tailored to fit the character of the area and the surrounding landscape, whilst also delivering new community benefits such as affordable homes. We have prepared initial proposals indicatively showing potential layout including vehicle/pedestrian access points and public open space.



Up to 200 new homes, in a range of types and sizes to meet local policy requirements and identified need



More than 50% of the site would form generous public open space which could be laid out as a country park and include allotments, play areas or community orchards



40% affordable housing. Affordable housing is a combination of social rented, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market. This will assist those looking for their first home, and lower income individuals and families get on the housing ladder.



Significant new planting throughout the development to complement the existing Moors woodland which will remain



Circular walking and cycling trail connecting to the existing Public Right of Way (PRoW) and Flitch Way



Option to develop a community use building or other facility

You can find out more about our proposals at: www.catesby-moorfields.co.uk

Moors Fields

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Flitch Green and Pound Hill,
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It is well documented that there is a housing crisis in the UK and the Government has placed great importance on boosting the supply of housing nationally. The District is currently unable to demonstrate a 5 year housing land supply, as required by the Government's National Planning Policy Framework and this results in a need to deliver new homes.

We believe Moors Fields presents an opportunity to provide natural growth to the north of Flitch Green whilst also delivering significant public benefits to existing residents. Our current proposals include a significant countryside park with potential for new children's play areas, community orchard, allotments and ecological areas.

Currently, we are preparing an outline planning application, and this public consultation is an important part of developing our proposals.

An outline planning application seeks to establish whether the scale and nature of a proposed development would be acceptable to the Local Planning Authority, before a second fully detailed planning application is put forward, which is called a Reserved Matters. This will typically include information about the layout, scale and appearance of the development.

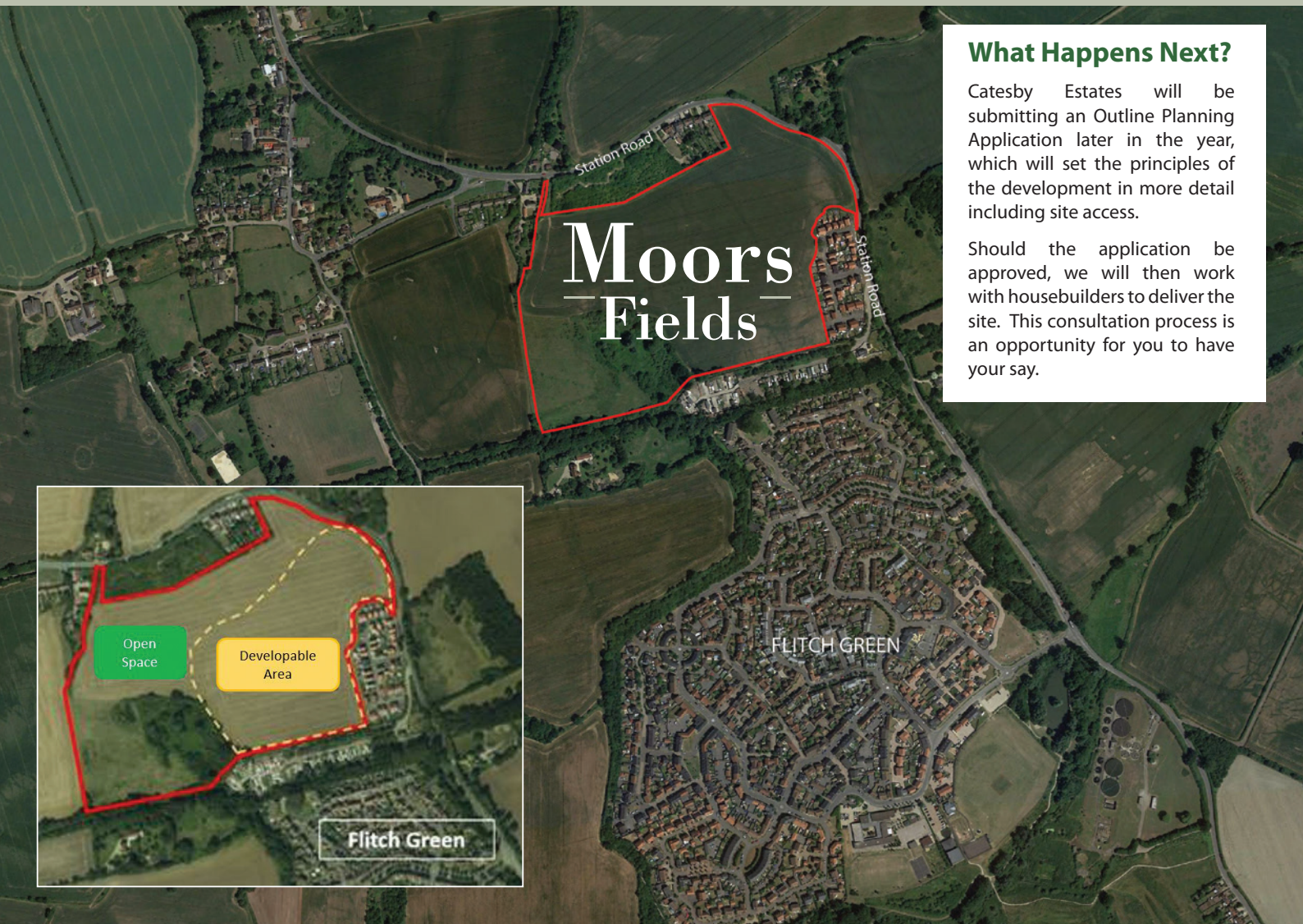
No development can take place on site until the Reserved Matters application has been consented.

You can find out more about our proposals at: www.catesby-moorsfields.co.uk

We will update this website on a regular basis as our proposals and our planning application for the site progresses.

The Covid-19 pandemic has brought about many changes across the country, including how public consultation for new development can be carried out. How we interact and share our views has changed for at least the short to medium term and we have had to adapt our usual consultation techniques.

The website contains a range of videos, plans, images and links to topics hosted on third party websites, which we hope you will find informative.



What Happens Next?

Catesby Estates will be submitting an Outline Planning Application later in the year, which will set the principles of the development in more detail including site access.

Should the application be approved, we will then work with housebuilders to deliver the site. This consultation process is an opportunity for you to have your say.