

# 8 THE EXISTING SCHOOL SITE

## OPPORTUNITIES & CONSTRAINTS

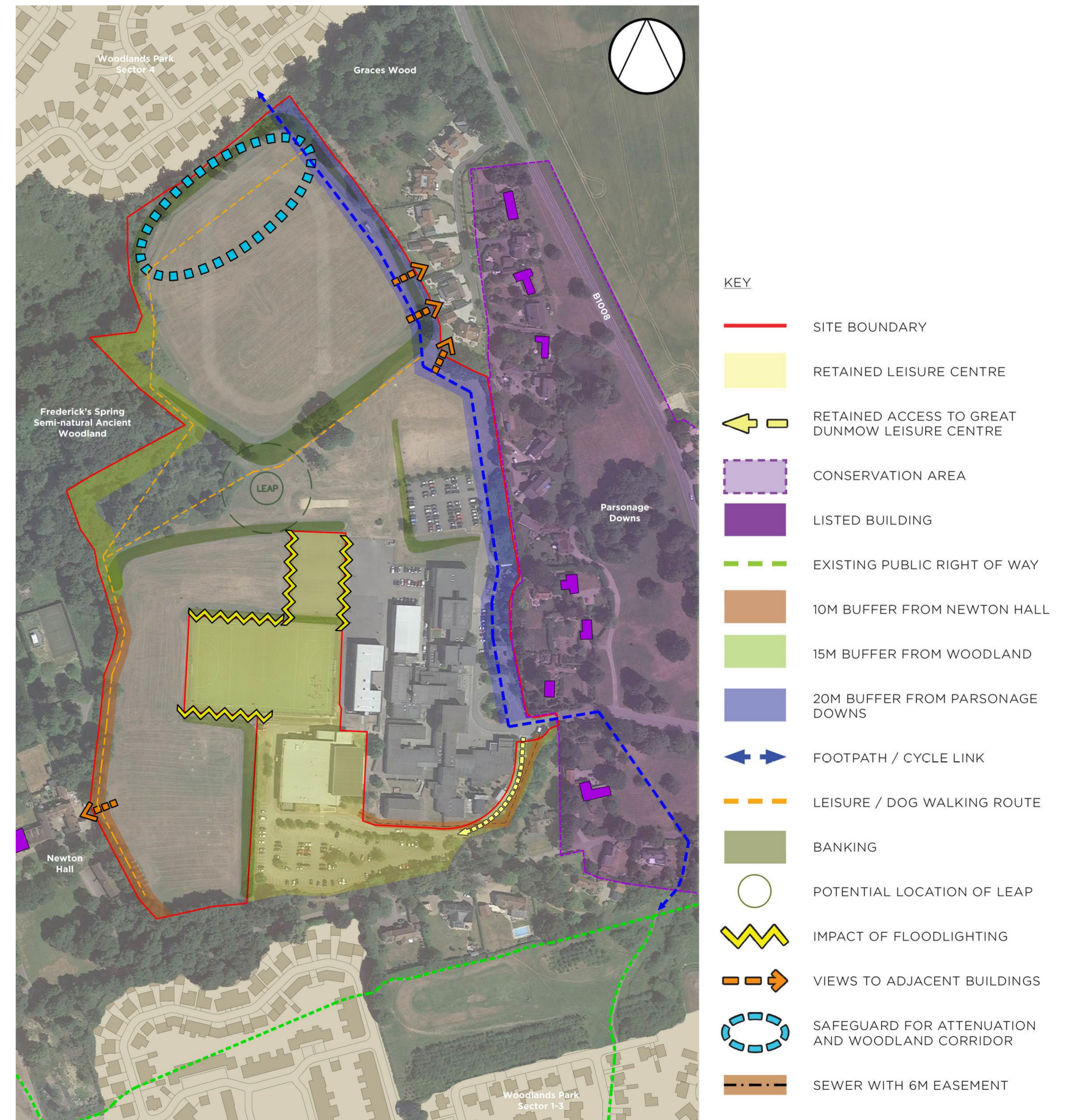
The residential redevelopment of the existing Helena Romanes School is proposed following the schools relocation to a new site, located south of Stortford Road, Great Dunmow

The sale of this site for residential development is 'enabling' development and any receipt from sale of the land will be allocated in its entirety towards the cost of delivering the new purpose built 'all through school'. The existing school site and buildings will no longer be required and there will be no loss of educational facilities or sports pitches.

The development will be sensitively designed to minimise impacts on the adjacent conservation area and listed buildings in the local area.

The plan opposite identifies the constraints that have informed the design.

Existing boundary planting will be enhanced with buffer zones to protect the adjacent Fredericks's Spring Woodland and to ensure that new development is not too close to existing homes.



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## THE PROPOSALS

The planning application will be in 'outline' form only and will seek to establish the principle of developing the site along with a proposed access scheme, and leaving the precise details of layout, scale, appearance and landscaping to be agreed at a later stage.

Design analysis has shown that by making best use of the land available and having regard to site constraints, the site can accommodate up to 200 new homes.

The illustrative land use plan opposite indicates (in yellow) the land parcels suitable for housing, open spaces (in green) and an indicative access strategy.

New pedestrian and cycle connections are proposed to new and existing developments to the north, east and south.

The existing leisure centre and its sport pitches will remain.

Please see the FAQ pages for more information.



# 10 THE EXISTING SCHOOL SITE

## THE PROPOSALS

The images below provide extracts from our illustrative layout plan on the previous page. They illustrate the level of detail that will be provided within our application to demonstrate that the site area is capable of accommodating up to 200 homes in a form that will meet parking, garden size, highway and public open space standards and policy requirements.

Please see the FAQ pages for more information.



# 11 THE EXISTING SCHOOL SITE

## THE PROPOSALS

The images below provide examples of some illustrative house types that could be provided within our application to demonstrate that the site area is capable of accommodating up to 200 homes in a form that will meet standards and policy requirements.

Please see the FAQ pages for more information.

