

**Committee: Development Control**

**Date: 25 NOVEMBER 2009**

**Title: Advanced Report concerning a Major Application:**  
UTT/1020/09/OP Demolition of farmhouse, construction of 190 dwellings, associated roads, garages, car parking spaces, footpaths, cycle ways, refuse storage, public open space, landscaping, foul & surface water drainage with pumping station & dry balancing pond. Access to the development will be from (i) the un-constructed northern section of the North West bypass of approx 0.55km in length (approved UTT/0084/01/ FUL but amended by this application to incorporate a right hand turn lane) & (ii) existing roundabout on the B184 at Sector 4 Woodlands Park, GREAT DUNMOW

**Agenda  
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6**

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## Summary

1. The attached report sets out the main issues Officers consider to be relevant in relation to the above application, and Officers seek the views of the Committee on whether there are additional matters that require consideration prior to drafting a final Committee report containing a recommendation. **Members are reminded that they should not form or offer an opinion on the merits of the proposal at this stage.**

## Recommendation

that the Committee identifies any additional issues that it would like to be addressed in the report when it comes before it for determination.

## Situation

2. The Committee will recall that the advanced reporting scheme was introduced to improve the authority's performance in determining major applications within the 13 week target set by Government. Under the scheme Officers prepare reports outlining the main issues relating to specific major applications, where appropriate, prior to final recommendation. These reports provide the Committee with an opportunity to identify additional planning issues it considers require investigation prior to determining such applications. This particular application is classified as a Major application under the Government's definitions of Major, Minor and Other applications because it involves a proposal to erect at least ten dwellings and a site with an overall size in excess of 1 hectare. National performance indicators require 60% of Major applications to be determined within 13 weeks from submission. Although this application will not be determined within the 13 week period it is a significant case and the committee's consideration of the issues that should be considered would be helpful. The initial report is attached to this report.

**Background Papers:** Planning application UTT/1020/09/FUL

**UTT/1020/09/OP – GREAT DUNMOW**

Demolition of farmhouse, construction of 190 dwellings, associated roads, garages, car parking spaces, footpaths, cycle ways, refuse storage, public open space, landscaping, foul & surface water drainage with pumping station & dry balancing pond. Access to the development will be from (i) the un-constructed northern section of the North West bypass of approx 0.55km in length (approved UTT/0084/01/ FUL but amended by this application to incorporate a right hand turn lane) & (ii) existing roundabout on the B184 at Sector 4 Woodlands Park, GREAT DUNMOW

**Classification:** MAJOR application

**NOTATION:** Outside development limits

**DESCRIPTION OF SITE:** The site is former agricultural land and has a quoted area of 10.8 hectares. The land is enclosed by the bypass and 6.2 hectares is proposed for residential development. It has a curving, almost crescent shape and its northern and western edges are defined by the line of the uncompleted North-West ByPass (referred to in the application documents as NWBP). From the line of the NWBP the site slopes down towards Hoglands Brook on the south eastern boundary and there is a slope down from west to east. The changes in level are significant. For example, along the line of the bypass the levels rise up from the west by about three metres at the point of the proposed T-junction before descending by fourteen metres at the roundabout. From the line of the bypass to the south eastern corner of the site there is a drop of about ten to twelve metres. To the south and outside the site are areas of woodland and the playing fields of the Helena Romanes secondary school.

**DESCRIPTION OF PROPOSAL:** This is an outline application for a maximum of 190 dwellings (a density of approximately 31 dwellings per hectare) associated roads, garages, car parking spaces, footpaths, cycle ways, refuse storage, public open space, landscaping, foul & surface water drainage with pumping station and a dry balancing pond and the construction of the last 550 metres of the bypass. The application includes details of access. Planning legislation indicates that *Access covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.*

This application deals with matters of principle and access. Only matters of Layout, Scale, Appearance and Landscaping would be left to be considered at the reserved matters stage i.e:

- *Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.*
- *Scale – the height, width and length of each building proposed in relation to its surroundings.*
- *Appearance – the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.*
- *Landscaping – this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls.*

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The existing farmhouse (Brookfield farm) near to the roundabout would be demolished. The application shows two vehicular accesses into the site, one direct from the roundabout on the B184, the other mid way along the site forming a T-junction with the bypass. As a result the approved design of the bypass would be amended to incorporate a right turn lane for vehicles travelling from the direction of Tesco. A three metre wide cycle path would link this site to the three approved sectors of Woodlands Park.

An indicative Masterplan plan shows a suggested layout of the estate. The design and access statement talks of two, two and a half and three storey dwellings. All flats would be three storeys in height. Indicative elevations show dwelling types similar to those used elsewhere at Woodlands Park.

The applicant is offering to link the completion of the remaining section of the bypass to this development, estimated by the applicant to be about two years from the date of a grant of outline permission. The applicant is proposing to provide up to 40% (76 units) affordable housing and 2.47 hectares of additional public open space. If permission is to be granted a S106 agreement will be needed to achieve these benefits.

**APPLICANT'S CASE:** Documents submitted with the application form and drawings are: Design and Access Statement, Transport Statement, Utilities Statement, Flood Risk Assessment, Archaeological evaluation & field walking survey, Arboricultural assessment, Extended Phase I habitat survey, Bat report

**RELEVANT HISTORY:** There have been previous applications relating to the bypass and development of the site and they will be referred to in the final report where relevant.

**CONSULTATIONS:** The following bodies have been consulted:

ECC Highways authority

Water Authority

Environment Agency

Police Architectural Liaison

Natural England

Essex Wildlife Trust

UDC Drainage Engineer

UDC Building Control

UDC Landscaping

UDC Housing Strategy

UDC Planning Policy

**TOWN AND PARISH COUNCILS:** Great Dunmow Town Council and Little Easton Parish Council have been notified of the application

**PLANNING CONSIDERATIONS:**

The starting point for the determination of any planning application is the Development Plan. The following issues have been identified by officers as arising in the consideration of this application:

- That the site lies outside the development limit
- East of England Plan and the core strategy
- Benefits of the proposal, in particular achieving an earlier completion and opening to the public of the bypass.
- Provision of education funding
- Highway matters
- The Dunmow Design Statement
- Energy and water efficiency
- Lifetime homes
- Wildlife, biodiversity and protected trees and woodland
- Archaeological matters

**Background Papers:** Planning application UTT/1020/09/FUL