

UTT/13/1663/DFO (GREAT DUNMOW)

(MAJOR APPLICATION)

PROPOSAL: Details following outline application UTT/2507/11/OP for demolition of derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated estate roads, garages, car parking spaces, footpaths, cycleways, cycle stores, refuse storage, public open space, landscaping and foul and surface water drainage with pumping station, foul sewer along the B184 and dry balancing pond .Access to the development will be obtained from the un-constructed northern section of the Great Dunmow North West By-pass of approximately 0.55km in length (approved under Ref. No. UTT/0084/01/FUL but amended by this application to incorporate a right hand turn lane). Removal of existing spur from roundabout - Details of appearance, landscaping, layout and scale

LOCATION: Sector 4 Woodlands Park, Great Dunmow

APPLICANT: Wickford Development Company Ltd

AGENT: Melville Dunbar Associates

EXPIRY DATE: 24 September 2013

CASE OFFICER: Mrs K Mathieson

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site is former agricultural land and has a quoted area of 11.1 hectares. The land is enclosed by the approved route of the bypass and 5.5 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 (NWBP).

2.2 From the line of the NWBP the site slopes down towards Hoglands Brook on the south eastern boundary and there is an overall slope down from west to east. The changes in level are significant. For example, along the line of the bypass the existing levels rise up from the south west by about three metres to the point of the proposed T-junction into the residential part of the site before descending by fourteen metres to the roundabout on the B184. 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.

2.3 Since the outline planning permission was granted works to complete the NWBP have continued and the bypass is substantially complete.

3. PROPOSAL

- 3.1 This application relates to the reserved matters following the grant of outline planning permission for the construction of up to 125 dwellings and associated development in August 2012. Of the 125 dwellings proposed, 50 of these would be affordable housing.
- 3.2 Access to the development was approved as part of the outline application and the reserved matters for consideration now relate to Appearance, Landscaping, Layout and Scale. A summary of the characteristics of the proposed dwellings and plots is attached at the end of this report.
- 3.3 The outline planning permission required the provision of a youth shelter. This is indicated to be located to the north of the site on an area of landscaped public open space.

4. APPLICANT'S CASE

- 4.1 The application is accompanied by an accessibility statement, affordable housing statement, landscaping details, a statement relating to proposed scheme of water efficiency and a statement relating to drainage maintenance. Correspondence from the agent on behalf of the applicant has also been received following consultation replies and discussions with Officers leading to revisions to the proposed layout, the design of the apartments and some house types.

5. RELEVANT SITE HISTORY

- 5.1 UTT/2507/11/OP
- 5.2 Outline planning application for "Demolition of derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated estate roads, garages, car parking spaces, footpaths, cycleways, cycle stores, refuse storage, public open space, landscaping and foul and surface water drainage with pumping station, foul sewer along the B184 and dry balancing pond. Access to the development will be obtained from the un-constructed northern section of the Great Dunmow North West By-pass of approximately 0.55km in length (approved under Ref.No. UTT/0084/01/FUL but amended by this application to incorporate a right hand turn lane). Removal of existing spur from roundabout" approved subject to conditions and a S106 agreement August 2012.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S7 – The Countryside
- GEN1 – Access
- GEN2 – Design
- GEN8 – Vehicle Parking Standards
- H9 – Affordable Housing
- H10 – Housing Mix

7. GREAT DUNMOW TOWN COUNCIL COMMENTS

- 7.1 The Town Council objects to the planning application and wishes to bring the following to your attention:

Height, Design and Number of 2.5 Storey Houses

The development is situated at the entrance to this rural town and on the edge of the village of Little Easton and the number of 2.5 storey houses will give an overbearing impression in the countryside. It is considered unacceptable to place such a number of 2.5 storey houses on rising ground on the approach from Thaxted and close to the bypass. Some of the designs would be acceptable in an urban setting but not in this rural area. The 'impact on the settlement character – the approaches to the settlement and the historic core' will contravene Policy SP6 (Draft Local Plan 2012).

UDC's Housing Strategy 2012-2015 requires that 5% of houses are bungalows (i.e. 3). There are no bungalows in the proposal. We understand that the outline permission was granted in 2011, before the Housing Strategy, but this application for layout and scale is within the life of the Strategy.

Building Design of Apartment Blocks

The Council objects to the design of the four apartment blocks housing affordable units, as being suited to an urban setting rather than a rural one. They are considered to be totally inappropriate in housing estate in the countryside as they are three storeys high. The Town Council would want to see them reduced to 2 storeys.

Youth Shelter

The developer stated at our meeting that the youth shelter was a planning condition imposed by UDC when outline permission for planning application UTT/2507/11/OP was granted. The reason given by UDC in its letter to Melville Dunbar Associates dated 2 August 2012 was that it was required 'to enhance the sustainability of the development through better use of energy and materials in accordance with Policy ENV15 of the Uttlesford Local Plan (2005). We do not understand how a youth shelter would accomplish this aim.

It can be seen in other parts of the district (e.g. Oakwood Park at Flich Green) that youth shelters attract vandalism and undesirable behaviour and putting it on the edge of the development would be likely to have the same effect, Young people will have to cross the busy bypass to access it and there are no safe crossing points.

We understand that the police recommended this location as the most suitable, but we question the need for a youth shelter at all and request its removal from the scheme and replacement with landscaping. The current proposal conflicts with Policy GEN2 d).

Affordable Housing

It is noted from the UDC Housing Enabling Officer in her response to the application that affordable housing should be indistinguishable from the market housing, and in clusters of no more than ten. They should be predominantly houses with parking spaces and three bungalows are required as part of UDC's Housing Strategy 2012-2015.

This application features four large apartment blocks for affordable housing (i.e. not predominantly houses with parking spaces), three of which are clustered together. The affordable housing has its own distinct house type. There are no affordable bungalows in the proposal.

Footpath along the Bypass

The Town Council objects to the need for pedestrians and cyclists to cross the bypass in order to travel the length of it and would suggest that the path is continuous along the eastern edge of the road for reasons of road safety.

LITTLE EASTON PARISH COUNCIL COMMENTS

- 7.2 The Parish Council (LEPC) appreciates that some consideration has been given to create a well-landscaped and attractive development, with buildings facing outwards to the surrounding countryside. LEPC is generally happy with the density, variety of house types and landscaping in the proposal.

There has been an opportunity to consult with the applicant but the following objections remain unresolved:

1. LEPC objects to 2.5 storey buildings in the most elevated location nearest to the B184 and roundabout as they would be too imposing and would not be in-keeping with the character of the surrounding area. The proposal conflicts with Policy GEN2 – Design in that it is not “compatible with the scale, form, layout, appearance and materials of surrounding buildings...” and by having 2.5 storey buildings on the highest and most prominent location, it is not “helping to reduce the visual impact of new buildings or structures where appropriate”.
2. There is too high a proportion of red brick buildings and the homes should better reflect the character of properties in the locality of Little Easton and along the B184. The site is surrounded by countryside in Little Easton and replaces a farmhouse. The external appearance of those most clearly viewed from the surrounding area should reflect this by introducing more weather-boarded and rendered buildings.
3. It is noted that the affordable homes are markedly different in appearance from the other houses and they are not well-dispersed in the development.
4. LEPC strongly objects to the location of the youth shelter as it will create the need for youths to frequently cross a busy road. It is the Council’s view that the remote location would encourage anti-social behaviour and so it would conflict with GEN2 as it is not “helping to reduce the potential for crime”. It should be located on the main site of the development and not isolated, across a 50mph road and adjacent to a roundabout. There is no proposed safe crossing point and youths would try to cross at various points along the road, endangering themselves and motorists. The parcel of land between the bypass and the entrance to Little Easton Village should be purely a landscaped buffer as previously intended.
5. LEPC objects to the location of the play area. The play equipment must be in an area that is not liable to flooding as the proposed location would restrict its use and give rise to significant maintenance issues for the equipment and safety surface. In the wet and wintry conditions, this location could pose a safety hazard to any child trying to use the play equipment.

8. CONSULTATIONS

Access and Equalities Officer

- 8.1 I have reviewed the Accessibility document and reviewed the plans, this meets the requirements of the Lifetime Homes Standard and the wheelchair housing requirement, provided that the Housing Enabling Officer is happy with the allocation of the plot.

ECC Highways

- 8.2 The previous outline planning application UTT/2507/11/OP was subject to a S106 agreement dated 2 August 2012 which required the following highway related contributions and conditioned works:

a) Prior to commencement of the development, a financial contribution of £50,000 towards enhancing Passenger Transport Services passing the site along B184.

Reason: In the interests of accessibility.

b) Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of Travel Information and Marketing Scheme for sustainable transport, approved by Essex County Council, for each dwelling.

Reason: In the interests of promoting sustainable development and transport.

On the basis that this legal agreement is considered to be in place and the above mentioned financial contributions are forthcoming, the Highway Authority would not wish to raise an objection to the above application subject to the following amendments:

Drawing No. 2070/E/1B Engineering layout:

- Tactile paving to be removed from small turning head sections of road
- Parallel parking bays should be 2.9m x 6m

Drawing No. 2070/E/8 Cycleway layout from Sector 3, Area 6 to Sector 4:

- A minimum radius of 4m should be used at all horizontal changes in direction

If the above points are satisfied, [suggested] conditions should apply to any permission given.

Additional comments received 9 August:

I am happy with the revisions to the engineering layout as shown on Drawing No. 2070/E/1C which adequately addresses the amendments requested in our comments dated 11 July 2013.

BAA Safeguarding

- 8.3 The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

NATS Safeguarding

- 8.4 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly NATS has no safeguarding objection to the proposal.

ECC Archaeology

- 8.5 The Historic Environment Record shows that the development area has been previously archaeologically evaluated. Therefore no archaeological recommendations are being made on this application.

Environment Agency

- 8.6 We have very little to comment on other than to reiterate our comments at outline application stage regarding surface water management and advise that prior to commencement of development, the developer should contact the Lead Local Flood Authority, Essex County Council, with regards to the proposed SuDS design.

Anglian Water

- 8.7 Wastewater Treatment: The foul drainage from this development is in the catchment of Great Dunmow STW that at present has available capacity for these flows.

Foul Sewerage Network: The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. we will then advise them of the most suitable point of connection.

NHS Property Services

- 8.8 Raises a holding objection and requests a financial contribution of £40,800 for the provision of additional healthcare services arising from the development. The provision of the requested financial contribution would lift the holding objection.
[NB financial contributions cannot be required from reserved matters applications and any request for financial contributions should have been made during the course of the outline planning application]

ECC Ecology

- 8.9 I understand that some of the details in the previous ecological reports had be amended due to requirements for screening and alterations to road levels which would cause shading in areas which were supposed to be of an open nature for invertebrates. My previous advice about keeping the grassy open areas (along the road in north of balancing pond 1) rather than trees still applies. However, I appreciate that the correct balance of the many issues remains the decision of the Local Planning Authority.

Landscape Officer

- 8.10 The general disposition of proposed planting and the species mixtures are considered to be acceptable. However, I do have concern over the lack of understory planting within the tree belt at the junction of the by-pass with the Dunmow Road. I advise that the 'Copse Type B' planting [hawthorn dominant] is applied throughout the full extent of the proposed tree belt as an understory in order to strength the woodland character and screening, as opposed to just having just a stand of trees.

9 REPRESENTATIONS

- 9.1 Original Plans:
6 representations, including from the Dunmow Society and the Great Dunmow Neighbourhood Plan Steering Group, received objecting to the proposals. Period expired 19 July. Main points:
- Object to new dwellings being built as a result of the need for the bypass to be completed
 - No building on the Little Easton side of the new road should be permitted
 - The youth shelter is poorly designed, raises health and safety issues as a result of needing to cross the bypass to reach it
 - Increased housing doesn't address the infrastructure requirements.
 - Development should be rejected until the community plan and associated Development Management Document are completed, approved and published
 - Concerned that the application does not contain a reference to flood risk or foul water disposal.
 - Dunmow Water Treatment works is unable to sustain any further development.

- Youth shelter is isolated from the development

Great Dunmow Neighbourhood Plan Steering Group:

- There has been no consultation with the neighbourhood planning process. The Steering Group is approaching a position from which policies can be confidently written that will reflect the wishes of local residents. This process should be given appropriate weight – even in the absence of an approved Neighbourhood Plan – as suggested by NPPF paragraph 216.
- The number of 2.5 storey buildings will adversely impact the look and feel of that approach to Dunmow. This approach to Dunmow is identified in the Dunmow Town Design Statement as being “a collection of low buildings interspersed with a number of trees and buffered by hedges”, and the quantity of 2.5 storey buildings at this approach is not in keeping with this quality. Furthermore, the impact that this will have on the approach to “the settlement and historic core” will contravene Policy SP6 (Draft Local Plan 2012).
- Preservation of the town’s rural feel has been identified as a principal concern for residents of Dunmow, as well as preserving the character of the built environment. It is felt that the design of buildings in the Sector 4 proposal does not do this, and the design of the proposed flats and the affordable housing particularly fails in this regard, being more suited to an urban setting.
- The design of affordable housing should be indistinguishable from that of market housing and it is felt that this has not been achieved. It is also objected to the fact that the apartment blocks are 3 storeys high, and these should be reduced to 2 storeys.
- The proposed youth shelter is objected to, and should be removed entirely. In a recent meeting with the developer, which Great Dunmow Town Council attended, the developer stated that this youth shelter was a planning condition imposed by UDC at the outline planning permission stage, and that it was only included in accordance with this. We would like to see it removed as it would attract antisocial behaviour, and would be difficult to access owing to having to cross the busy bypass.

9.2 Revised Plans:

1 representation commenting on the proposals from Sustrans Ranger and 2 representations received objecting to the proposals. Period expired 4 October.

Additional points raised:

- Several hundred houses have been approved by the Council in the vicinity of the site; these have not been built or sold.
- We do not know the effects of building on a flood plain – the effect of run off is unknown at this point
- There is no co-ordinated public transport link between the several developments the Council has already given permission for.
- Support for the submission made by the Steering Group of the Great Dunmow Neighbourhood Plan

Sustrans Ranger comments:

- Disappointed to find no improvements in infrastructure for non-motorised users.
- Cycleway layout details proposed only show the same provision as on the previous application.
- Previous requests for a bridleway or cycleway/footway to be provided adjacent to the by-pass continuously from the Tesco roundabout to the junction with the B184 – these have not been considered
- Previous documents show provisional provision for cycleways/footways within the development, request that these are shown clearly on finalised drawings

10 APPRAISAL

The issues to consider in the determination of the application are:

- A Access
- B Design
- C Vehicle Parking Standards
- D Affordable Housing
- E Housing Mix
- F Delivery of North-West ByPass

A Access

- 10.1 The proposed access arrangements have been considered by Essex County Council, as the Local Highway Authority, and they have indicated that they have no objections subject to the imposition of conditions. The access arrangements are therefore acceptable and comply with the requirements of ULP Policy GEN1.

B Design

- 10.2 The design of the dwellings and flats reflects the local vernacular and accords with the provisions of the Essex Design Guide. The design of the flats has been revised and they are now compatible with both the proposed dwellings on the site and the character of the local area. General details of the proposed external materials have been submitted with the application. These are acceptable in principle however further manufacturer's details will be required in order to meet the requirements of condition 10 attached to the outline permission.
- 10.3 It is noted that there are concerns with regard to the height of the two and a half storey buildings proposed within the development and the visibility of these buildings when viewed from the bypass and wider views across the countryside. The applicant has provided cross sections of the proposed development which include a visual representation of the mitigation that would be achieved by the proposed planting over a period of years.
- 10.4 The proposed two and a half storey buildings are higher than the two-storey dwellings however the difference in height would not be so materially different that the higher properties would be particularly prominent. The visual prominence would be further reduced as a result of the proposed landscaping and as such the two and a half storey properties are acceptable.
- 10.5 The proposed dwellings have been designed to take into account Lifetime Homes Standards and 7 of the flats have been designed to be fully wheelchair accessible. The Council's Access and Equalities Officer has considered the submitted details and has confirmed that they comply with the required standards. The provision of fully wheelchair accessible flats is set out in the S106 and the proposal therefore complies with the requirements of the S106.
- 10.6 The proposed garden areas for the dwellings and communal areas for the flats meet the standards set out in the Essex Design Guide for residential amenity. In addition the distances proposed between the dwellings and orientation and layout of the proposed dwellings would prevent any materially detrimental overlooking or loss of privacy from occurring within the development.

- 10.7 It was a requirement of the outline planning permission that a youth shelter forms part of the development. The proposed youth shelter building would have an appropriate design and would be located within an area of public open space between the bypass and Mill End Road to Little Easton. The concerns regarding its proposed location are noted however the applicant has indicated that Officers from Essex Police have specified that this is their preferred location.
- 10.8 The Council's Landscape Officer has indicated that the majority of the structural landscaping is acceptable however he has recommended that additional planting is added within the tree belt at the junction of the bypass. If the application is considered to be acceptable this could be addressed by way of a condition.

C Vehicle Parking Standards

- 10.9 The proposed development generally accords with both the county and locally set adopted parking standards. There are 12 plots with parking which are under the requirements however 10 of these relate to the affordable flats in blocks 1 – 3 where an excess of visitor parking has been provided. Overall on the site, 41 visitor spaces have been indicated although the standards would only require 32 visitor spaces. In light of the excess number of visitor spaces in close proximity to the flats which have a deficit of parking spaces, if these visitor spaces are taken into account the development would only have an overall deficit of 3 parking spaces. On this basis, the proposal is considered to be acceptable.

D Affordable Housing

- 10.10 The S106 agreement attached to the outline planning permission specifies the number and type of affordable housing to be provided. It also states that the affordable housing should be in groups of no more than 25 units. Although the Council would normally seek groups of no more than 10 units, the larger groupings have already been agreed for this site and it is not possible to insist on smaller groupings. Notwithstanding this, the applicant has revised the originally proposed layout and split the affordable housing into three groups of 25, 18 and 7 units. The proposed affordable housing provision meets the requirements of the S106 and is therefore acceptable in this instance.

E Housing Mix

- 10.11 ULP Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2 and 3 bedroom market dwellings. The Council's stance is that "significant" will equate to approximately 50% of the dwellings. This proposal does not meet this requirement however since the original submission of the application, the applicant has increased the number of 3 bedroom market dwellings proposed and has provided justification for the lack of 2 bedroom dwellings and further 3 bedroom dwellings.
- 10.12 The applicant has indicated that the design and access statement submitted with the outline application contained a masterplan which detailed the overall form and content of the development in relation to the final section of the bypass and the northern part of Great Dunmow. This also showed, through a detailed layout relating to the number and type of dwellings, that it was possible to ensure the development would integrate satisfactorily with the surroundings and addressed the concerns of the Planning Inspector in relation to the previous appeal.

10.13 The outline permission required the provision of 40% affordable housing, a substantial amount of public open space, financial contributions for education provision and highways works and the completion of the northwest bypass. It also required the dwellings to be constructed to Level 4 of the Code for Sustainable Homes. These requirements have placed a higher financial cost on the development and, when taken in conjunction with the original indication at outline stage that the market dwellings would comprise 3, 4 and 5 bedroom dwellings, the applicant feels that it would be unreasonable to require the provision of 2 bedroom dwellings and additional 3 bedroom properties. The applicant has also provided information detailing the number of 1, 2 and 3 bedroom properties compared to 4+ bedroom properties within Sectors 2 and 3 of Woodlands Park. This information indicates that 52.03% of that development comprises 1, 2 or 3 bedroom properties. In light of the above, in this instance, the proposed mix is considered to be acceptable.

F Delivery of North-West ByPass

10.14 The Committee will be aware that the outline application approved on this site secures the delivery of the by-pass within a given timeframe. The highway works need to be completed by 29 January 2014, in accordance with the Highway Agreement with Essex Highways. The reserved matters contained within this current application contain the landscaping details for the by-pass itself. The landscaping works cannot therefore take place until the details are approved. Subject to approval the developer is confident that the landscaping works can be implemented in time for the highway to be ready to pass to Essex Highways.

11 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposed access arrangements are acceptable
- B The design and layout of the proposal is acceptable
- C The proposed parking arrangements comply with the adopted standards
- D The affordable housing provision complies with the requirements of the S106 agreement
- E The proposed mix of units is acceptable
- F The landscaping details are acceptable and facilitate the provision of the North-West ByPass

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. Notwithstanding the submitted details relating to the external materials to the buildings, before the commencement of the development manufacturer's details of the proposed materials shall be submitted to and approved in writing. Subsequently the development shall be implemented in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

2. Notwithstanding the submitted landscaping details contained within the application, before the commencement of development a further landscape plan shall be submitted to and approved in writing by the local planning authority. This plan shall indicate additional understory planting within the tree belt at the junction of the bypass

with the Dunmow Road. Subsequently the development shall be implemented in accordance with the approved details.

Reason: To strengthen the woodland character and screening of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

3. Prior to the occupation of any dwelling, two bus stops shall be provided at a location to be agreed on the B184 near to the roundabout with the northwest bypass. Details of the bus stops, including their location, carriageway markings, raised kerbs, shelter, footway connections and uncontrolled crossing point, flag and pole shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Subsequently the bus stops shall be implemented in accordance with the approved details.

REASON: In the interests of the accessibility of the development in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

4. Prior to the occupation of any dwelling, a footway/cycleway link shall be provided to connect i. Sector 3 with Sector 4, ii. Sector 4 with the B184 and iii. the Helena Romanes School site with the wider Woodlands Park site. Details of the proposed footway/cycleway links shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Subsequently the development shall be implemented in accordance with the approved details.

REASON: In the interests of highway safety, efficiency and accessibility in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

Characteristics of Plots for Sector 4, Great Dunmow

| Plot | No of bedrooms | Parking spaces | Garden area (m ²) | Affordable/market |
|------|----------------|----------------|---|-------------------|
| 1 | 3(4) | 3 +1 | 156 | Market |
| 2 | 3(4) | 3 | 105 | Market |
| 3 | 3(4) | 3 | 127 | Market |
| 4 | 5 | 2 | 192 | Market |
| 5 | 3(4) | 2 +1 | 123 | Market |
| 6 | 3(4) | 4 | 145 | Market |
| 7 | 3(4) | 3 | 121 | Market |
| 8 | 4 | 3 | 154 | Market |
| 9 | 3 | 3 | 167 | Market |
| 10 | 4 | 4 | 286 | Market |
| 11 | 4 | 4 | 151 | Market |
| 12 | 3 | 2 | 100 | Affordable |
| 13 | 3 | 2 | 109 | Affordable |
| 14 | 2 | 2 | 59 | Affordable |
| 15 | 2 | 2 | 52 | Affordable |
| 16 | 2 | 2 | 63 | Affordable |
| 17 | 2 | 2 | 84 | Affordable |
| 18 | 2 | 2 | 65 | Affordable |
| 19 | 2 | 2 | 64 | Affordable |
| 20 | 2 | 2 | 52 | Affordable |
| 21 | 1 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 22 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 23 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 24 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 25 | 1 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 26 | 1 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 27 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 28 | 1 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 29 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 30 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |

| | | | | |
|----|------|----|---|------------|
| 31 | 1 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 32 | 1 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 33 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 34 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 35 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 36 | 2 | 1 | Communal area for flats in blocks 1-3 = 550 | Affordable |
| 37 | 5 | 4 | 210 | Market |
| 38 | 5(6) | 4 | 112 | Market |
| 39 | 2 | 2 | 101 | Affordable |
| 40 | 2 | 2 | 105 | Affordable |
| 41 | 3 | 2 | 115 | Affordable |
| 42 | 3 | 2 | 103 | Affordable |
| 43 | 2 | 2 | 105 | Affordable |
| 44 | 2 | 2 | 78 | Affordable |
| 45 | 2 | 2 | 65 | Affordable |
| 46 | 2 | 2 | 68 | Affordable |
| 47 | 3 | 2 | 171 | Affordable |
| 48 | 3 | 2 | 157 | Affordable |
| 49 | 3 | 2 | 100 | Affordable |
| 50 | 3 | 2 | 103 | Affordable |
| 51 | 3 | 2 | 103 | Affordable |
| 52 | 3 | 2 | 104 | Affordable |
| 53 | 3 | 2 | 102 | Affordable |
| 54 | 3 | 2 | 101 | Affordable |
| 55 | 3 | 2 | 100 | Affordable |
| 56 | 3 | 2 | 100 | Affordable |
| 57 | 3(4) | 2 | 134 | Market |
| 58 | 4(5) | 4 | 165 | Market |
| 59 | 4(5) | 4 | 239 | Market |
| 60 | 4(5) | 4 | 342 | Market |
| 61 | 3 | 3 | 167 | Market |
| 62 | 5(6) | 3 | 119 | Market |
| 63 | 4(5) | 4 | 166 | Market |
| 64 | 4 | 4 | 160 | Market |
| 65 | 5 | 4 | 271 | Market |
| 66 | 3(4) | 6? | 173 | Market |
| 67 | 4(5) | 4 | 276 | Market |
| 68 | 5(6) | 4 | 271 | Market |
| 69 | 4(5) | 4 | 268 | Market |
| 70 | 5 | 4 | 235 | Market |
| 71 | 4(5) | 3 | 195 | Market |

| | | | | |
|-----|------|----|--|------------|
| 72 | 4(5) | 4 | 205 | Market |
| 73 | 4 | 3 | 126 | Affordable |
| 74 | 2 | 2 | 72 | Affordable |
| 75 | 2 | 2 | 76 | Affordable |
| 76 | 1 | 1 | Communal area for flats in block 4 = 195 | Affordable |
| 77 | 1 | 1 | Communal area for flats in block 4 = 195 | Affordable |
| 78 | 1 | 1 | Communal area for flats in block 4 = 195 | Affordable |
| 79 | 1 | 1 | Communal area for flats in block 4 = 195 | Affordable |
| 80 | 4(5) | 3 | 121 | Market |
| 81 | 3 | 4 | 214 | Market |
| 82 | 4 | 2 | 205 | Market |
| 83 | 3(4) | 3 | 178 | Market |
| 84 | 4 | 4 | 184 | Market |
| 85 | 3(4) | 3 | 126 | Market |
| 86 | 4(5) | 4 | 246 | Market |
| 87 | 5 | 4 | 360 | Market |
| 88 | 5(6) | 4 | 246 | Market |
| 89 | 5(6) | 4 | 306 | Market |
| 90 | 5(6) | 4 | 230 | Market |
| 91 | 4(5) | 4 | 156 | Market |
| 92 | 4(5) | 4 | 154 | Market |
| 93 | 5 | 4 | 180 | Market |
| 94 | 3(4) | 4 | 232 | Market |
| 95 | 4(5) | 3 | 178 | Market |
| 96 | 4(5) | 4 | 211 | Market |
| 97 | 3(4) | 5 | 110 | Market |
| 98 | 3(4) | 3 | 130 | Market |
| 99 | 4 | 4 | 202 | Market |
| 100 | 4(5) | 3 | 257 | Market |
| 101 | 3(4) | 4 | 178 | Market |
| 102 | 5 | 4 | 211 | Market |
| 103 | 5 | 4 | 209 | Market |
| 104 | 4(5) | 4 | 133 | Market |
| 105 | 4(5) | 3 | 272 | Market |
| 106 | 5(6) | 4 | 297 | Market |
| 107 | 5 | 4 | 150 | Market |
| 108 | 4(5) | 4 | 231 | Market |
| 109 | 5 | 4 | 300 | Market |
| 110 | 4 | 4 | 148 | Market |
| 111 | 4(5) | 5? | 295 | Market |
| 112 | 3(4) | 5? | 260 | Market |
| 113 | 4 | 4 | 236 | Market |
| 114 | 5 | 4 | 327 | Market |
| 115 | 4(5) | 4 | 223 | Market |
| 116 | 5(6) | 4 | 162 | Market |

| | | | | |
|-----|------|---|---|--------|
| 117 | 5(6) | 4 | 203 | Market |
| 118 | 4(5) | 4 | 224 | Market |
| 119 | 4(5) | 4 | 225 | Market |
| 120 | 5 | 4 | 300 | Market |
| 121 | 4(5) | 4 | 230 | Market |
| 122 | 4(5) | 4 | 197 | Market |
| 123 | 4(5) | 4 | 249 | Market |
| 124 | 3(4) | 3 | 121 (garden including area outside application site area = 290) | Market |
| 125 | 5 | 4 | 196 (garden including area outside application site area = 326) | Market |

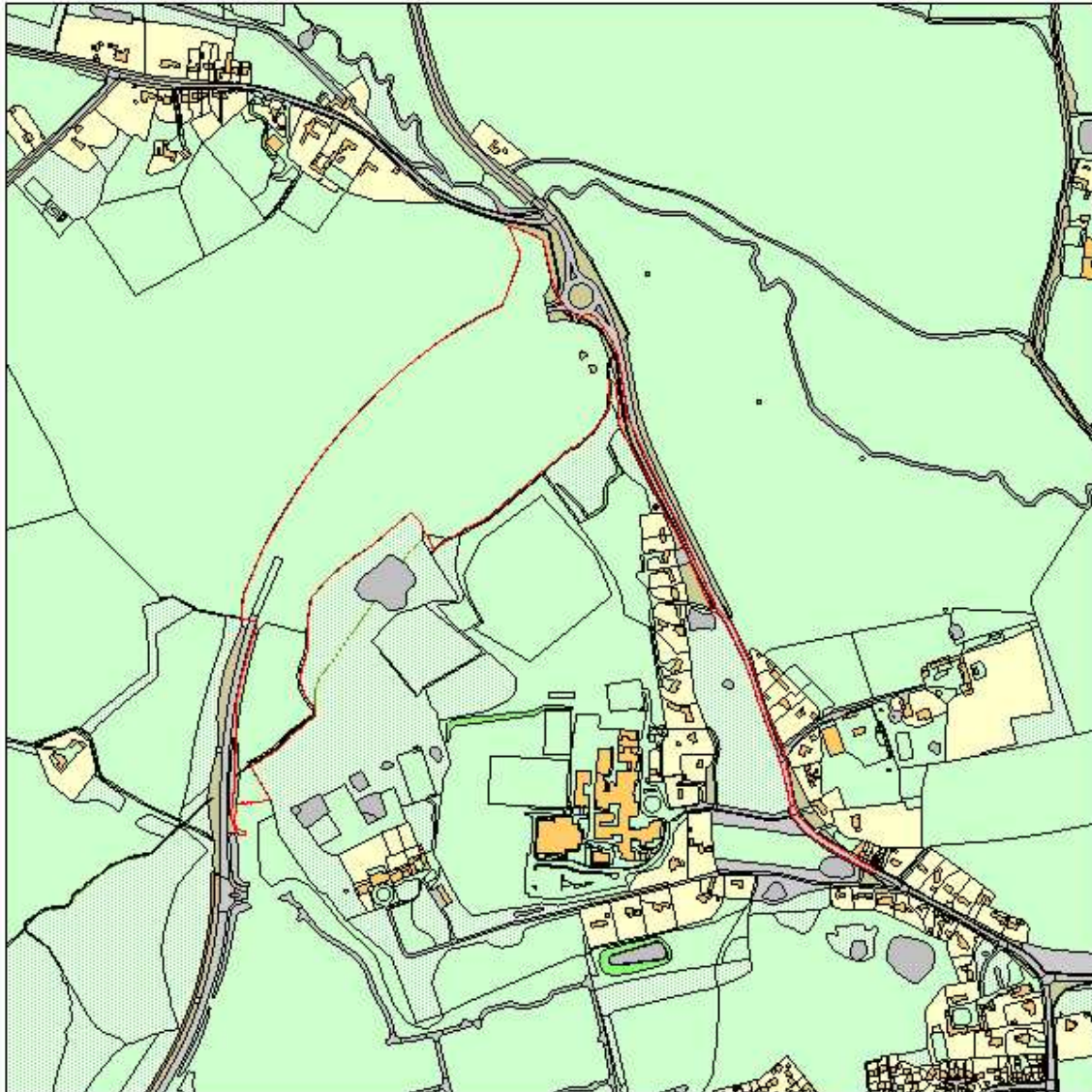
Figures in brackets indicate rooms which are not identified on the plans as bedrooms but could be used as such.

UTT/13/1663/DFO

Sector 4 Woodlands Park Gt Dunmow



GIS by ESRI (UK)



Scale : 1:7500

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|--------------|-----------------------------|
| Organisation | Uttlesford District Council |
| Department | Planning & Building Control |
| Comments | |
| Date | 11 October 2013 |
| SLA Number | N/A |