



Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

SUPPLEMENTARY PACK

Planning Committee

Date: Wednesday, 31st August, 2022

Time: 10.00 am

Venue: Council Chamber - Council Offices, London Road, Saffron Walden,
CB11 4ER

Chairman: Councillor S Merifield

Members: Councillors G Bagnall, J Emanuel, P Fairhurst, R Freeman,
G LeCount, M Lemon (Vice-Chair), J Loughlin, R Pavitt and M Sutton

ITEMS WITH SUPPLEMENTARY INFORMATION PART 1

Open to Public and Press

16 Planning Committee Presentations

3 - 80



Uttlesford District Council

Chief Executive: Peter Holt

For information about this meeting please contact Democratic Services

Telephone: 01799 510369, 510410 or 510548

Email: Committee@uttlesford.gov.uk

General Enquiries

Council Offices, London Road, Saffron Walden, CB11 4ER

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Fax: 01799 510550

Email: uconnect@uttlesford.gov.uk

Website: www.uttlesford.gov.uk

Planning Committee

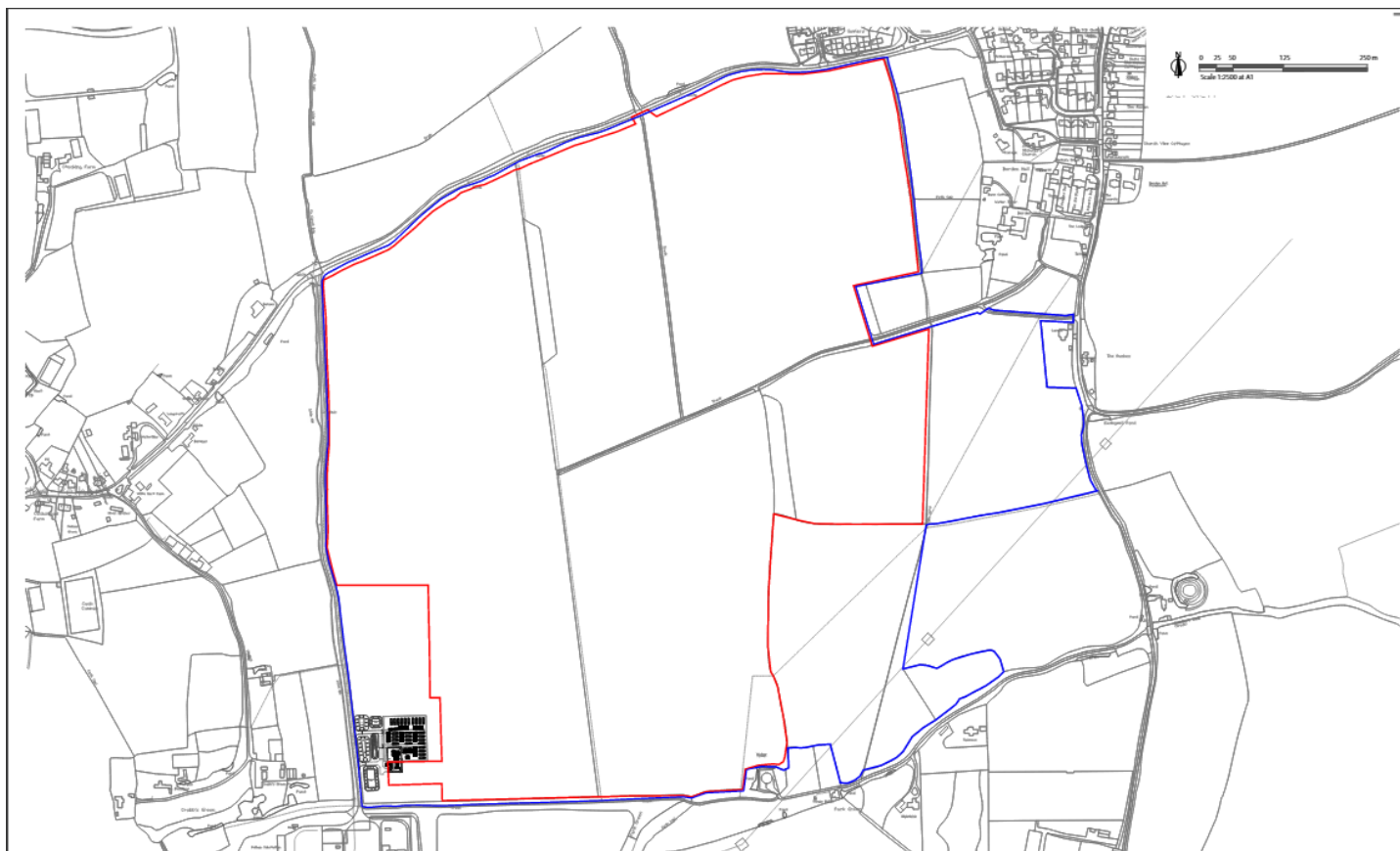
31st August 2022

UTT/22/2046/PINS
Land At Berden Hall Farm
Dewes Green Road
Berden

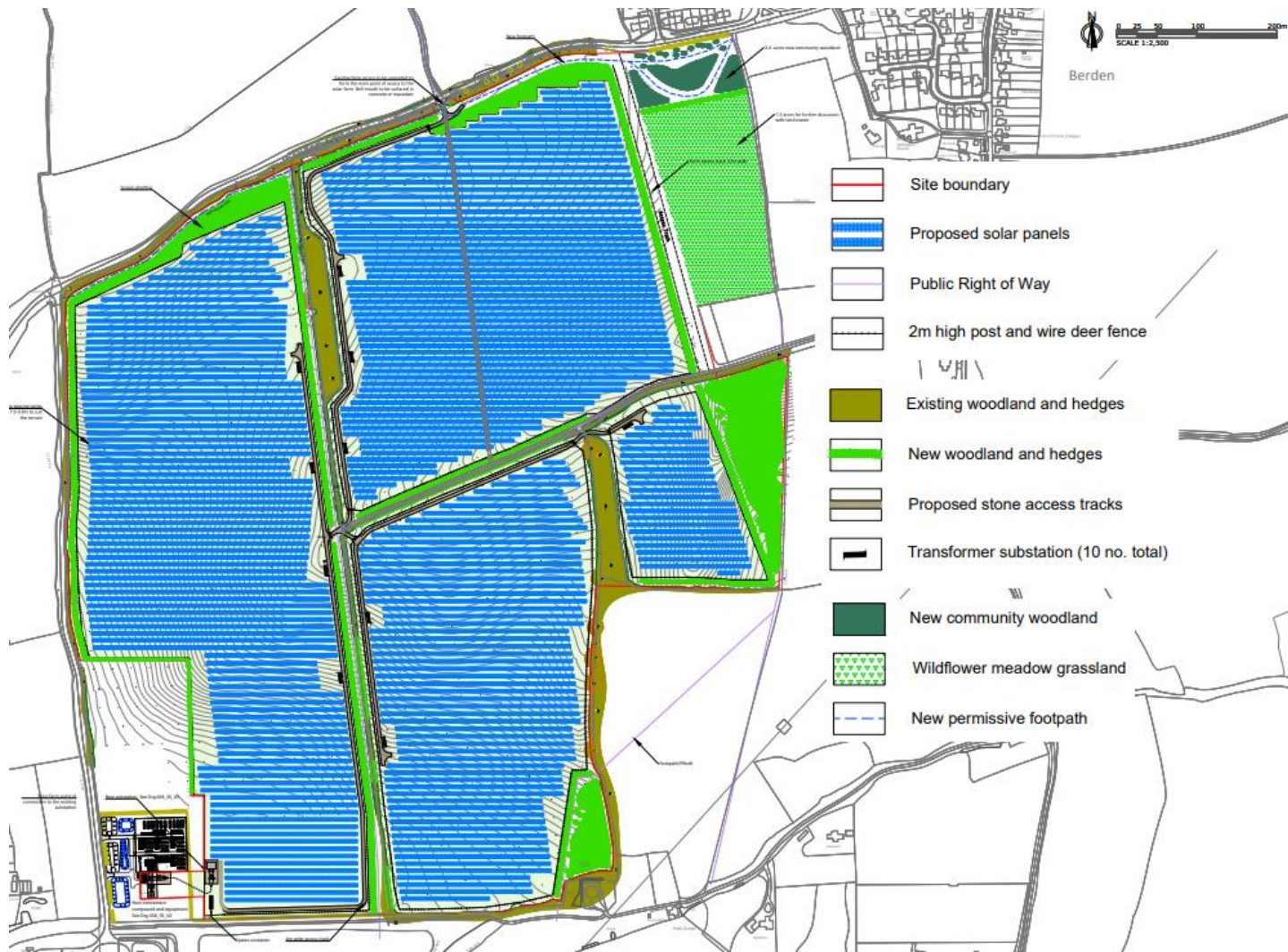
Proposal

- Construction of a ground mounted solar farm with a generation capacity of up to 49.99MW.
- Electricity demands of approximately 15,200 homes, annually.
- Site selected due to its proximity to the existing Pelham Substation and the high solar irradiance associated with the area.
- 5 hectares of land included within the development for landscape improvements and biodiversity net gain.
- The proposal also includes the establishment of a new permissive footpath.
- Estimated lifespan of up to 40 years and is long-term temporary and reversible.

Site Location



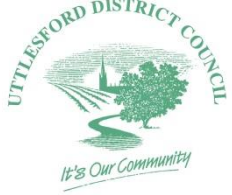
Proposed Plan



Visualisations



Visualisations



Visualisations



Visualisations



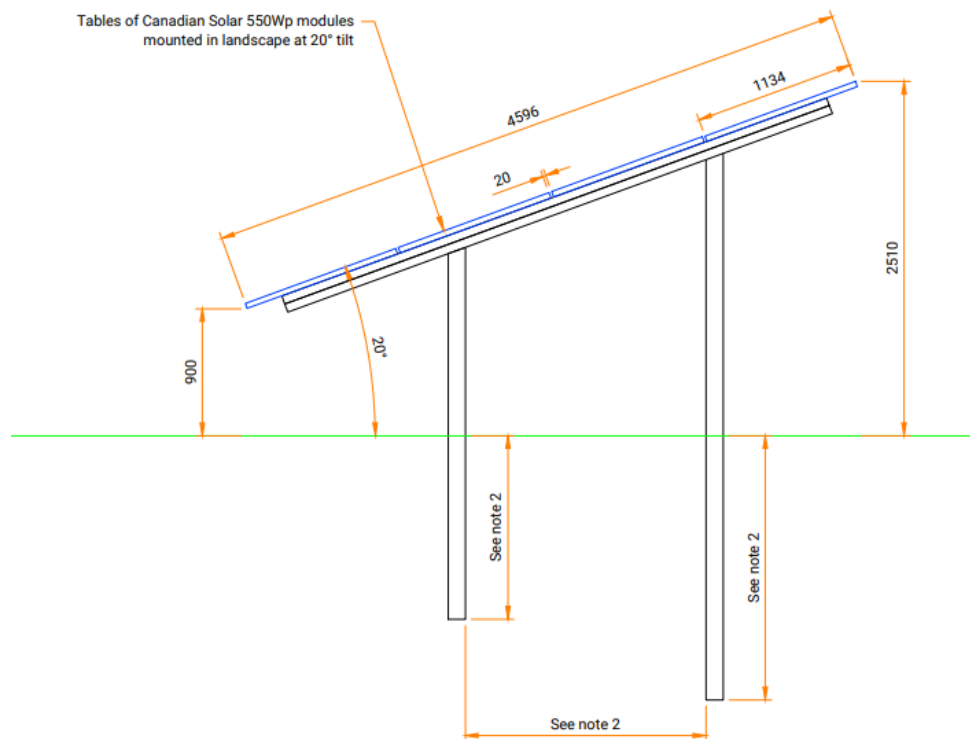
Visualisations



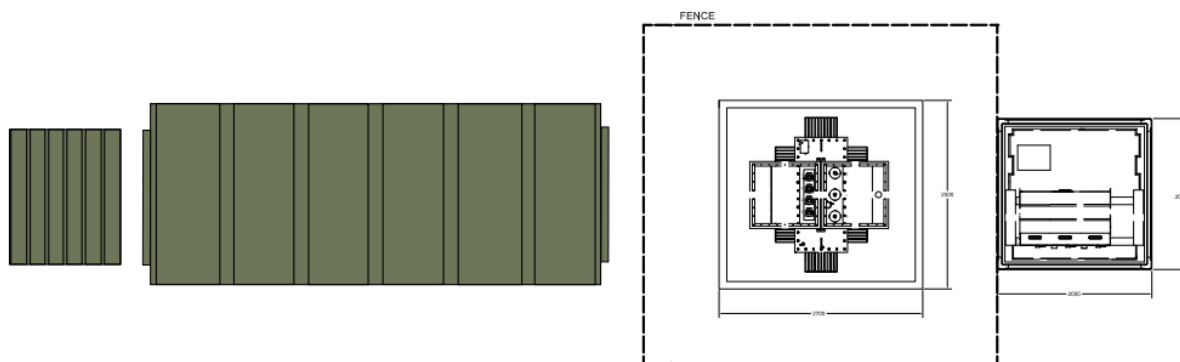
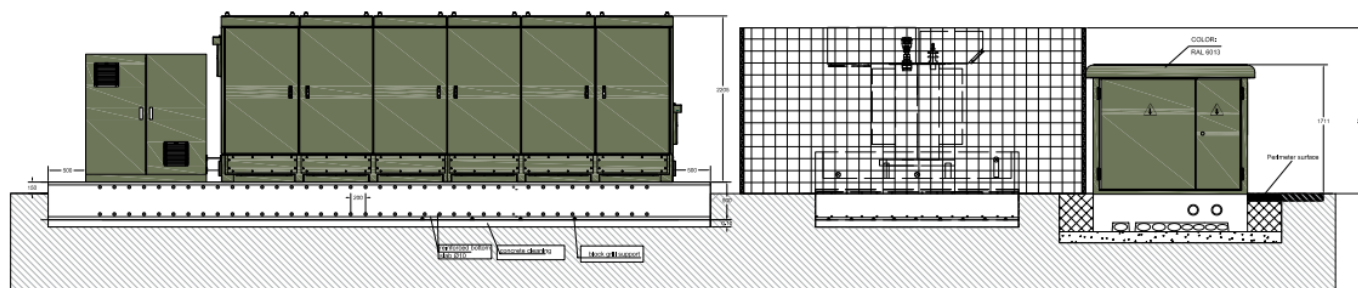
Visualisations



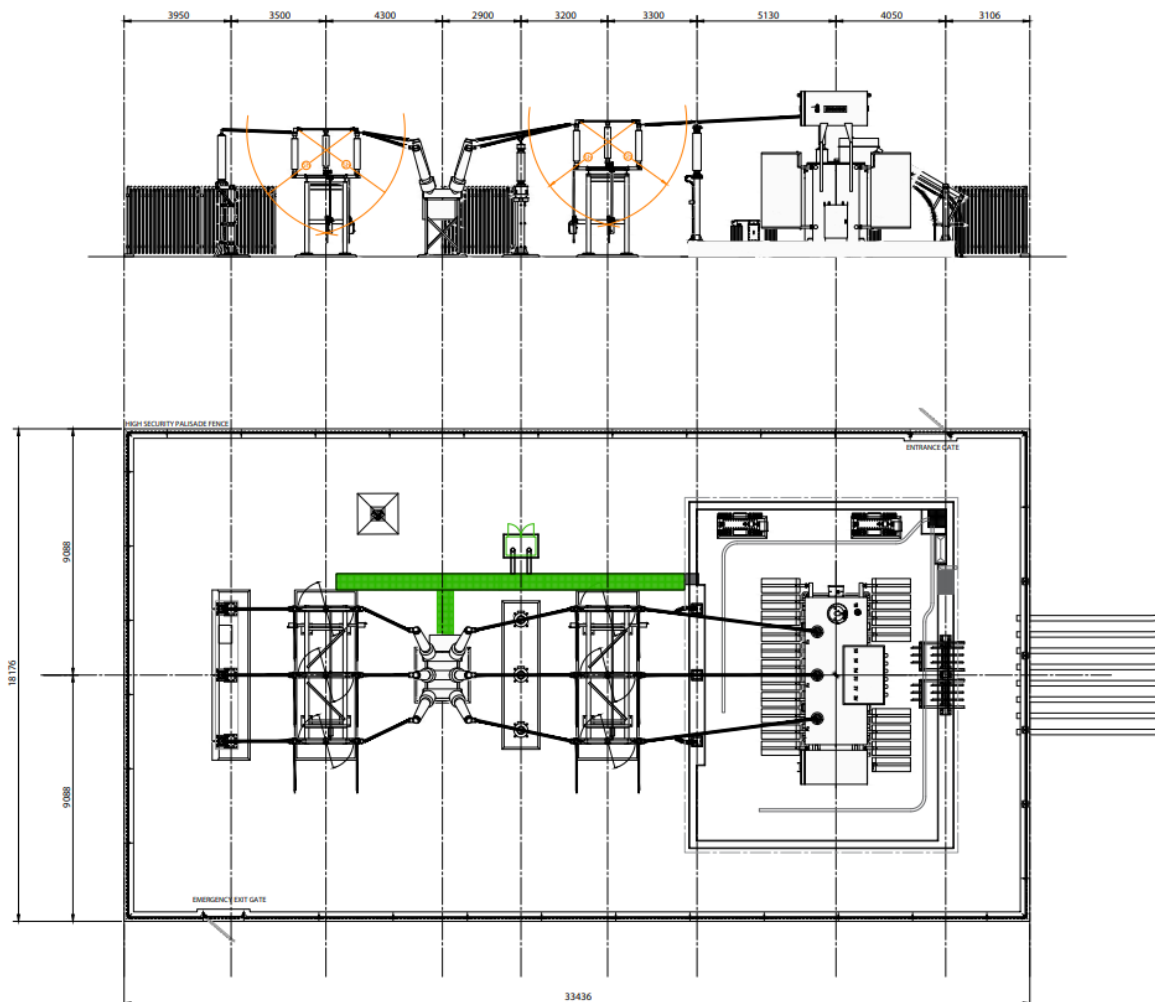
Indicative Panel Details



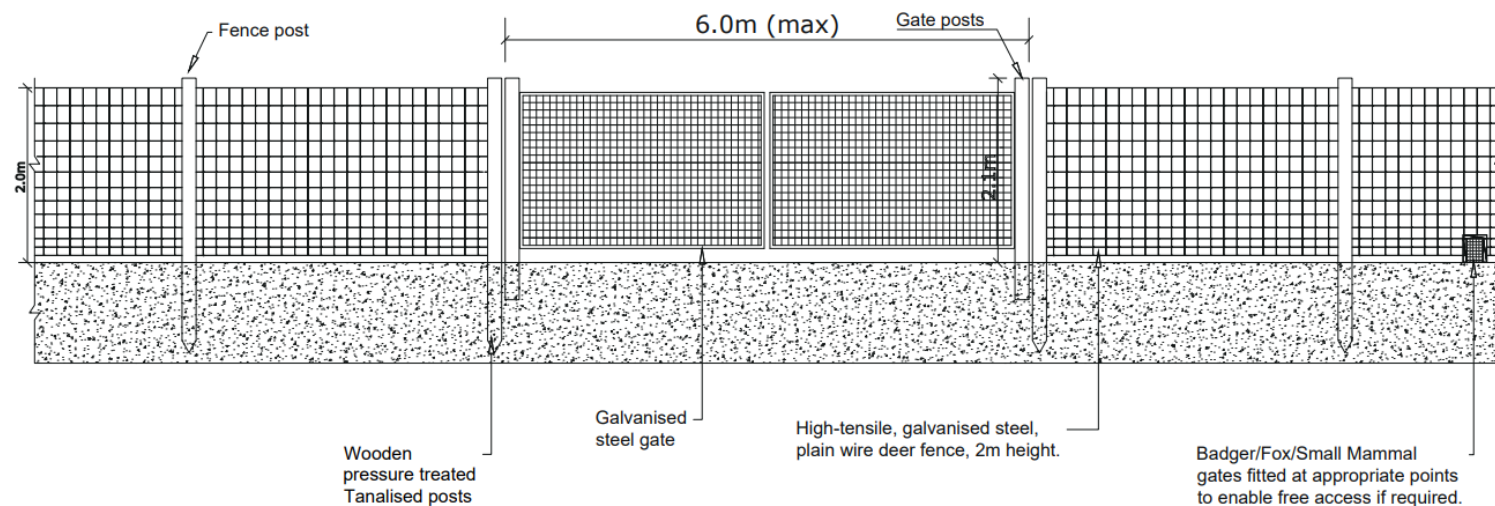
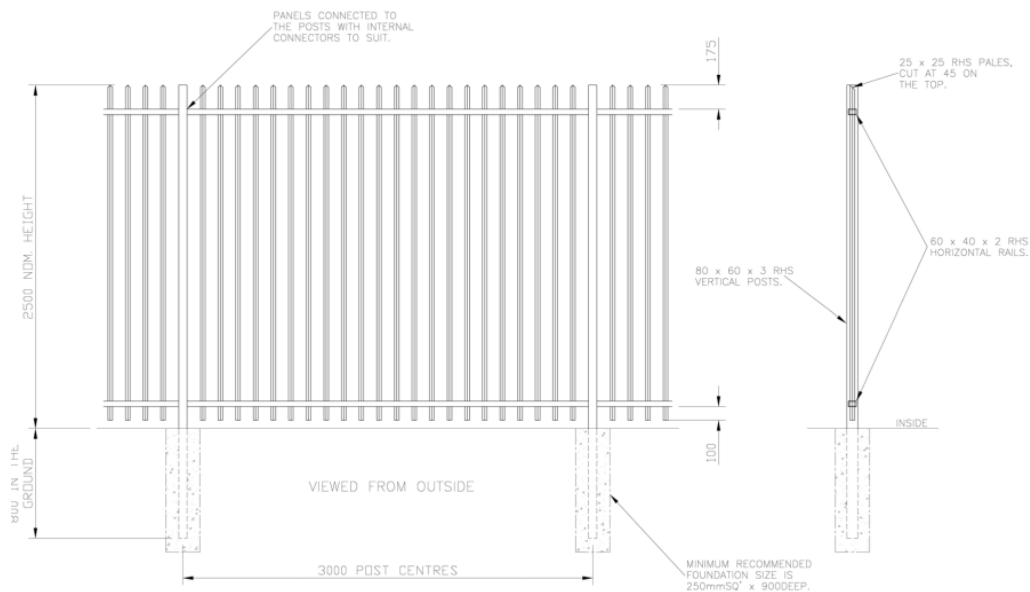
Indicative Inverter and Transformer Block Details



Indicative Inverter and Transformer Block Details



Indicative Fence Details



Summary

- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- Less than substantial effect on the significance of heritage assets and their setting.
- Would not result in a total loss of agricultural land and there could be options for alternative agricultural use to take place alongside the operation of the site.
- The need to tackle climate change, as recognised in legislation and energy policy, represents a very significant benefit of the scheme that is considered to outweigh the limited harm.
- Once decommissioned, there would be no residual adverse landscape effects, leaving an enhanced landscape through hedgerow planting and biodiversity net gain.

UTT/21/3596/OP

Moors Fields, Station Road, Little
Dunmow

Site Location Plan



Development Framework Plan



Illustrative Master Plan



Character Areas



Landscape Edge

Character Area 1. Landscape Edge	
Density	20 dph
Storey heights	2 storeys
Dwelling types	Detached (frequent)
	Semi-detached (common)
	Terraced (none)
	Apartments (none)
Linked dwellings	Occasional
Wall materials	Red brick (occasional)
	Smooth pastel render (frequent)
	Horizontal wooden cladding (common)
Roof materials	Brown tiles
	Red tiles
Doors colours	Muted tones
Windows	Casement Windows
	White frames
Window details	Vertical brick headers to brick properties in the



Development Core

Character Areas 2. Development Core	
Density	30 - 35 dph
Storey heights	2 storeys
Dwelling types	Detached (minimal)
	Semi-detached (frequent)
	Terraced (common)
	Apartments (minimal)
Linked dwellings	Common
Wall materials	Red brick (frequent)
	Smooth pastel render (common)
	Horizontal wooden cladding (occasional)
Roof materials	Brown tiles
	Grey slate
Doors colours	Strong tones
Windows	Casement Windows
	White frames
Window details	Vertical brick headers to brick properties in the

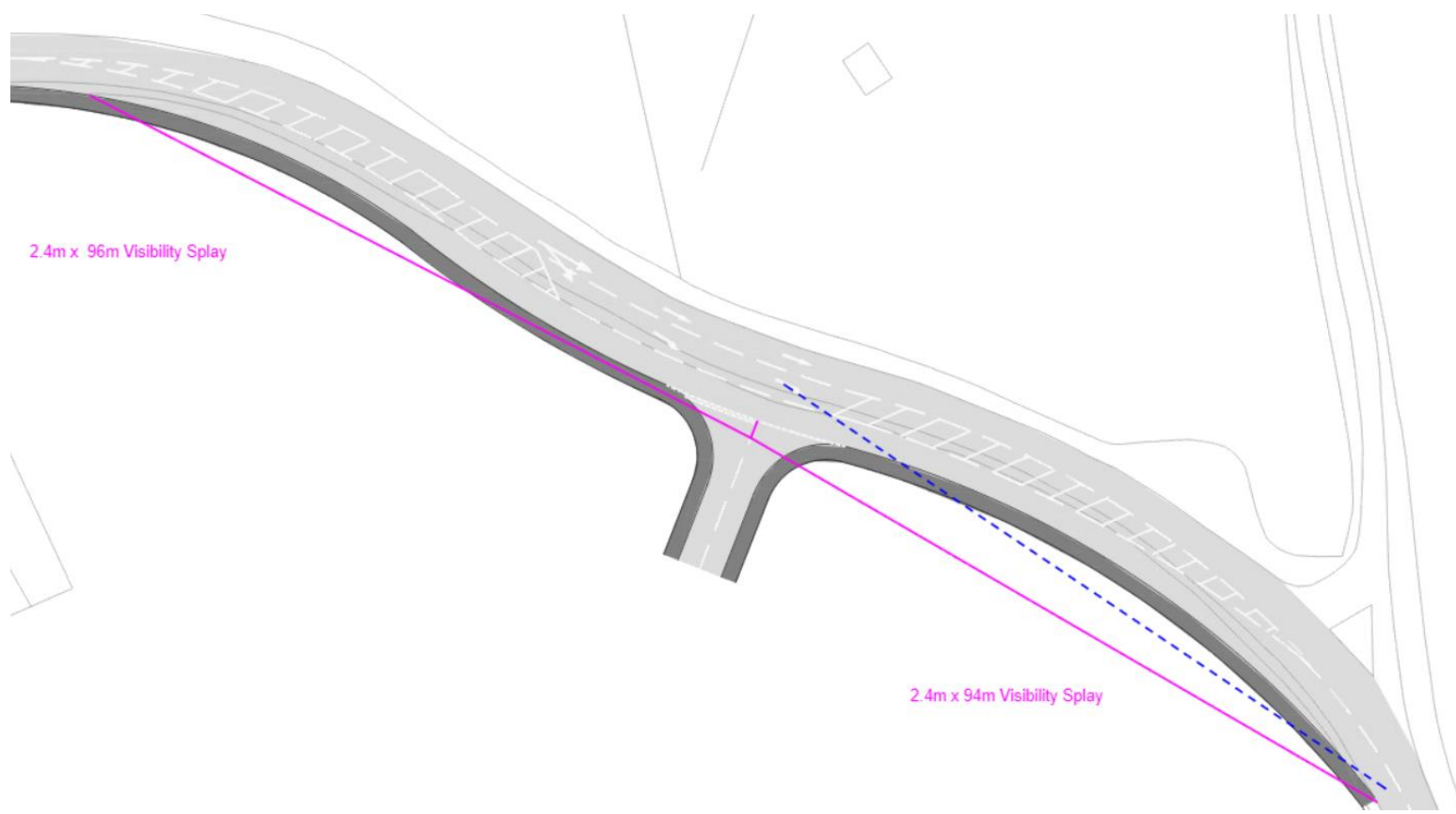


Neighbourhood Edge

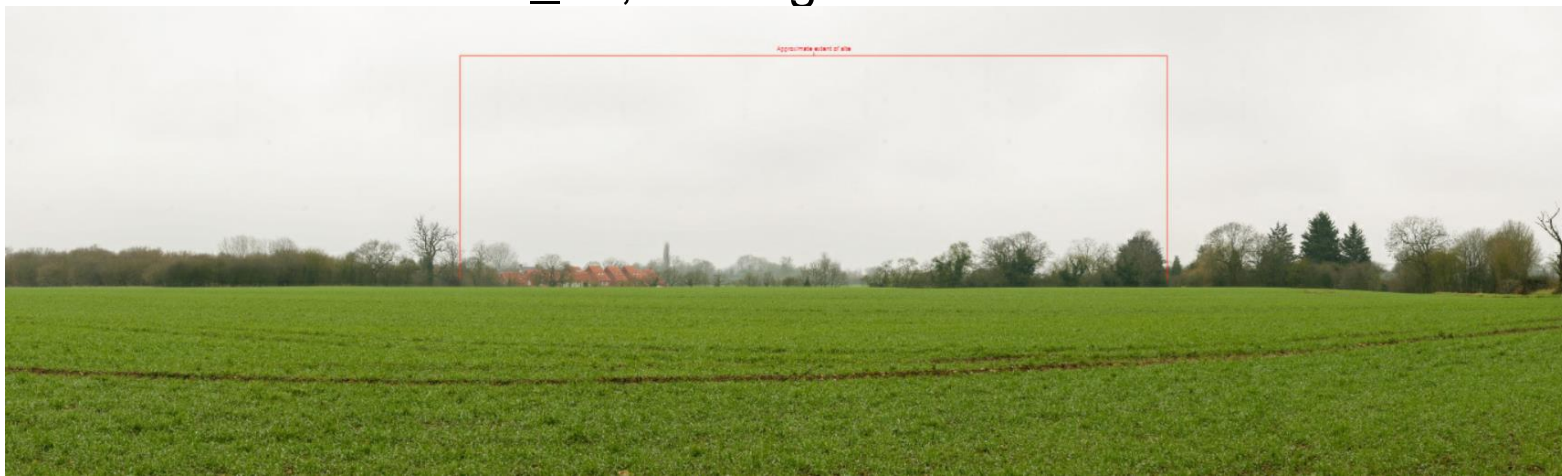
Character Area 3. Neighbourhood Edge	
Density	35 - 40 dph
Storey heights	2 and 2.5 storeys
Dwelling types	Detached (minimal)
	Semi-detached (frequent)
	Terraced (frequent)
	Apartments (minimal)
Linked dwellings	Common
Wall materials	Red brick (frequent)
	Smooth pastel render (occasional)
	Horizontal wooden cladding (none)
Roof materials	Grey slate
	Red tiles
Doors colours	Strong tones
Windows	Casement Windows
	White frames
	Gable fronted dormers
Window details	Vertical brick headers to brick properties in a



Site Access



View from PRow 35_20, looking east across the site



View from PRow 35_37 (bridleway) looking north across the site



View taken from Station Road looking south across the site



UTT/22/1598/DOV

Land North of Shire Hill Farm, Shire Hill,
Saffron Walden, Essex.

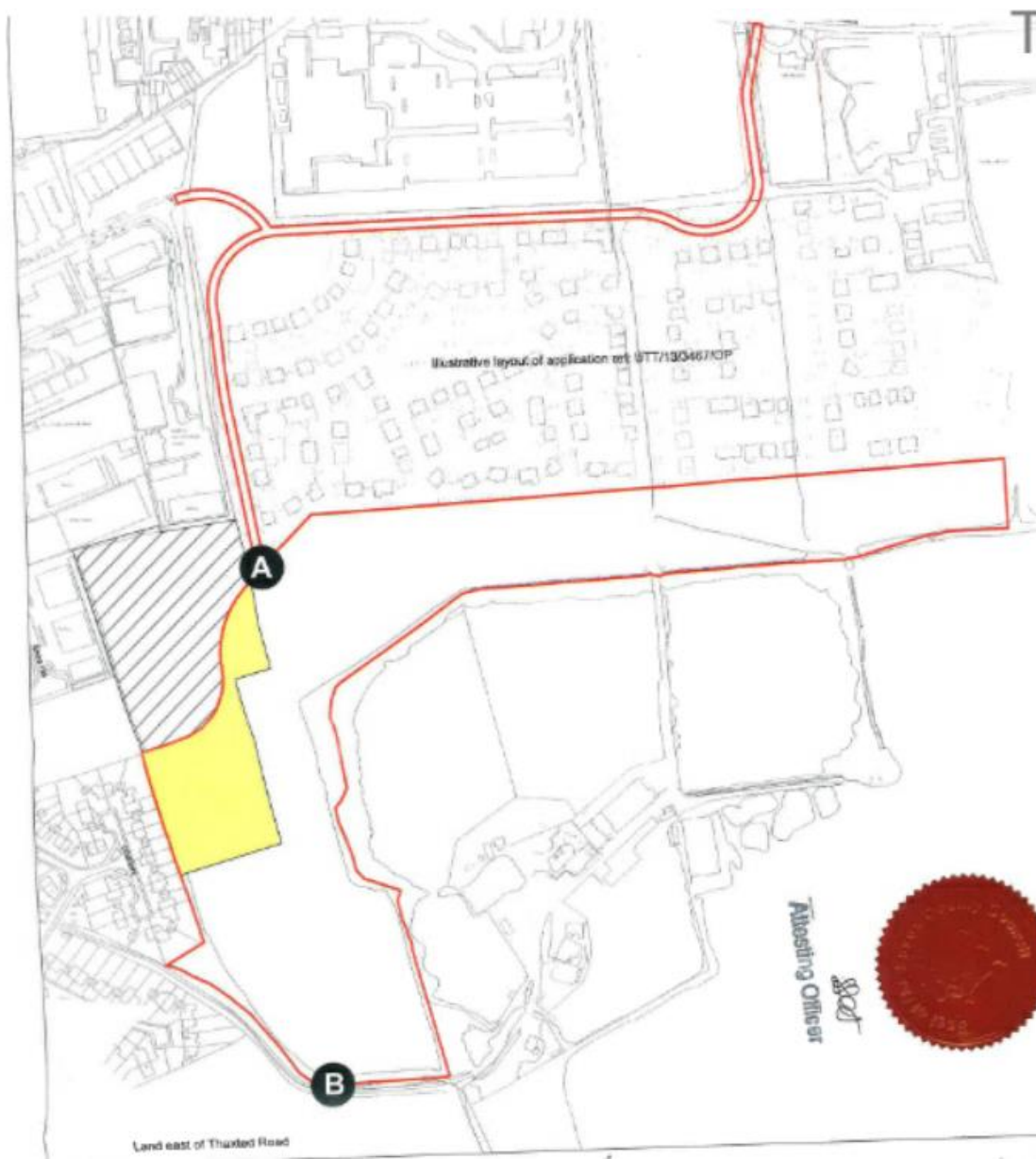
Illustrative Site Plan Approved Under Outline Application ref: UTT/17/2832/OP



Location of Proposed Spine Road



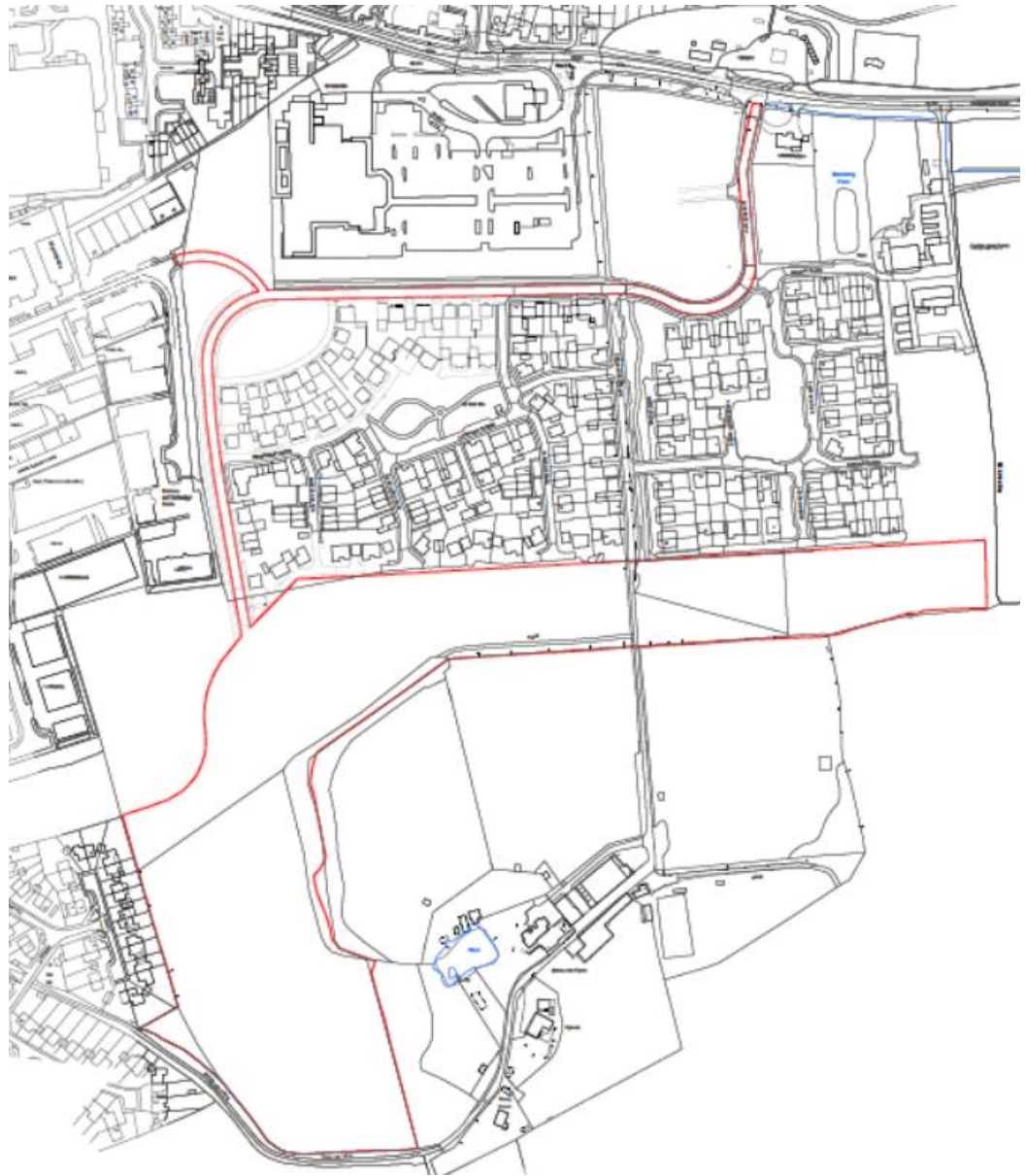
Copy of Plan Attached to S106 Legal Agreement



UTT/21/3565/DFO

Land North Of Shire Hill Farm,
Saffron Walden

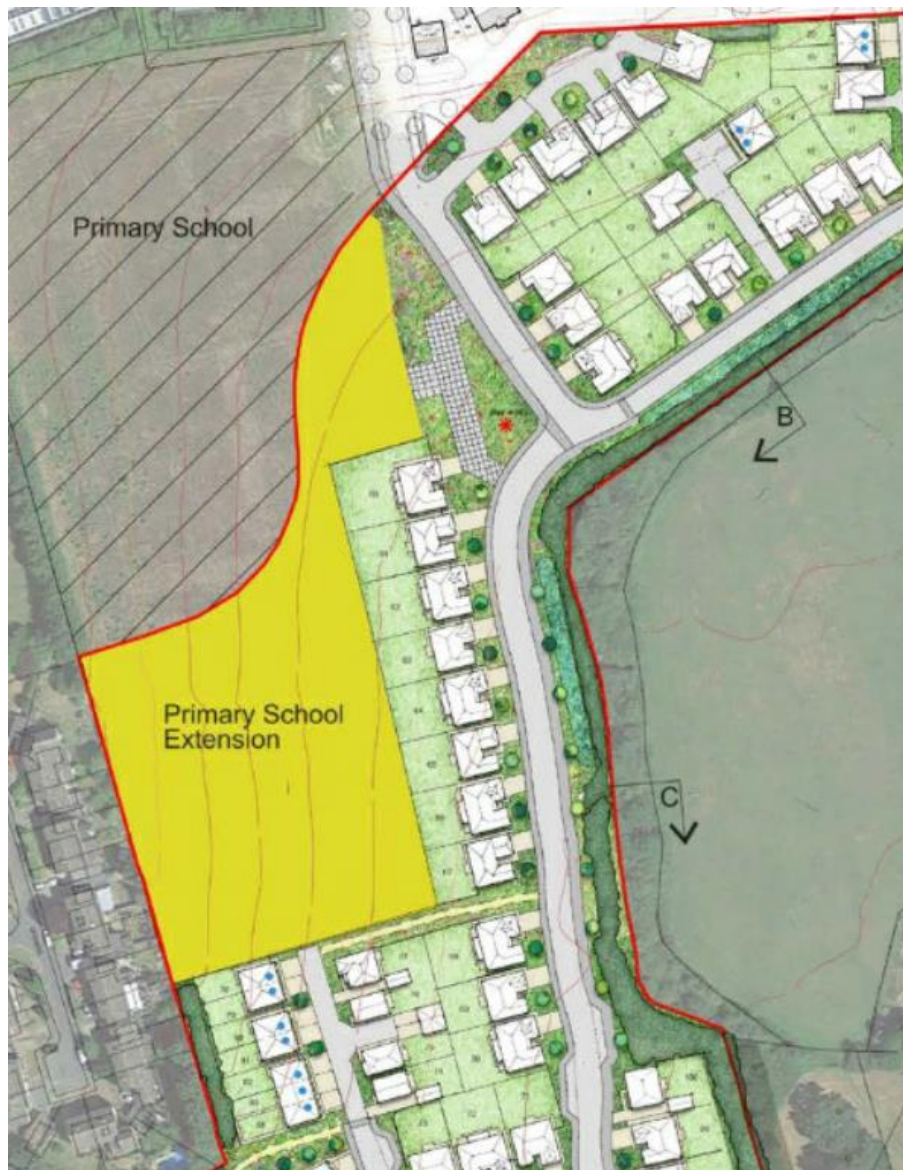
Site Location Plan



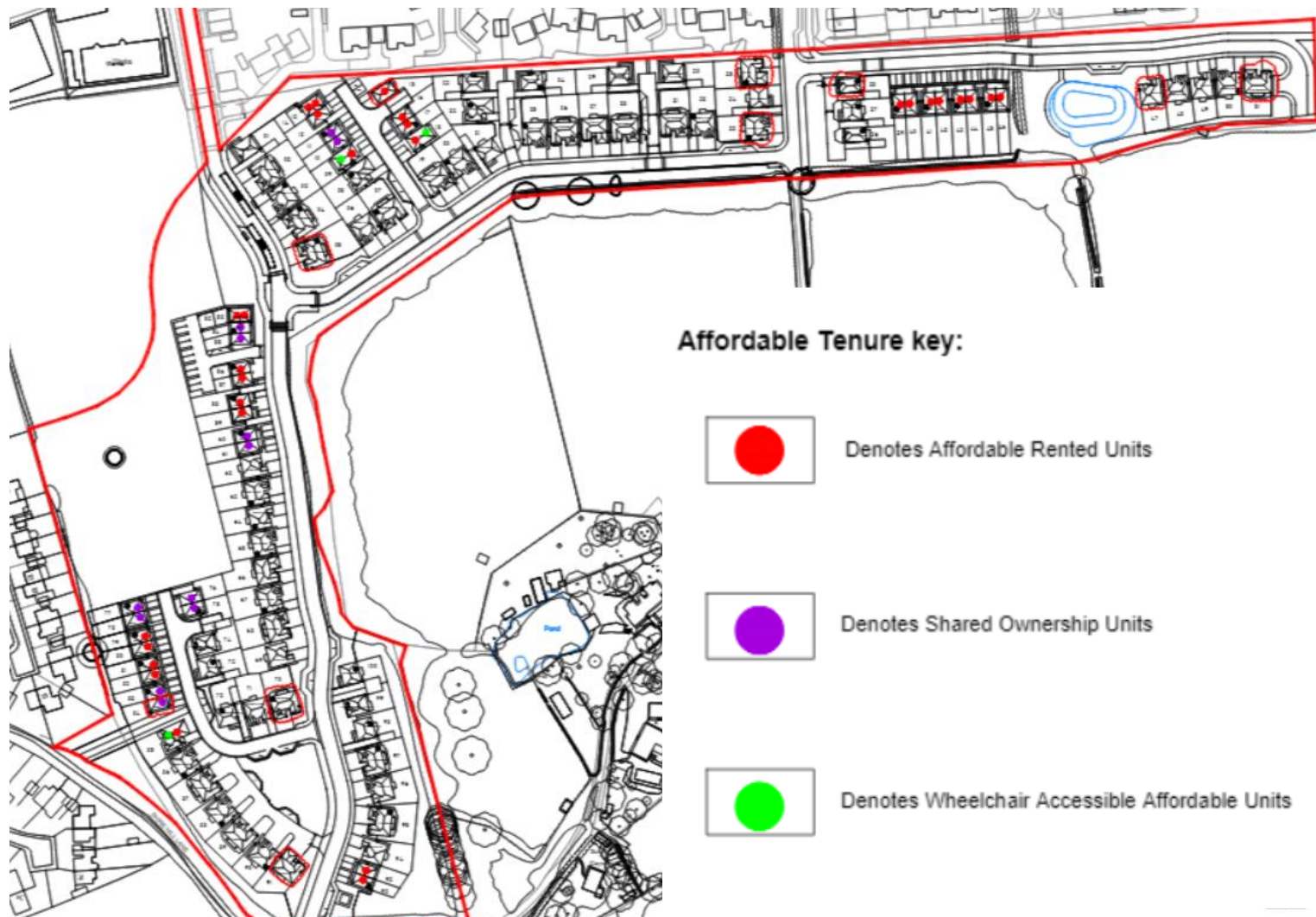
Proposed Master Plan



Allocated School Land



Affordable Housing



Storey Heights



House Styles



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Chester



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Harrogate



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Hadleigh



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Hampstead

House Types



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Leamington



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Richmond



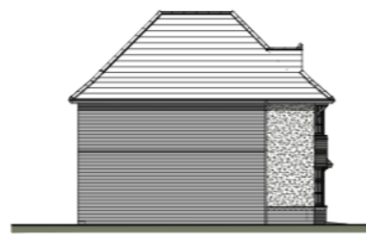
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Tweed

Stratford

Street Scene



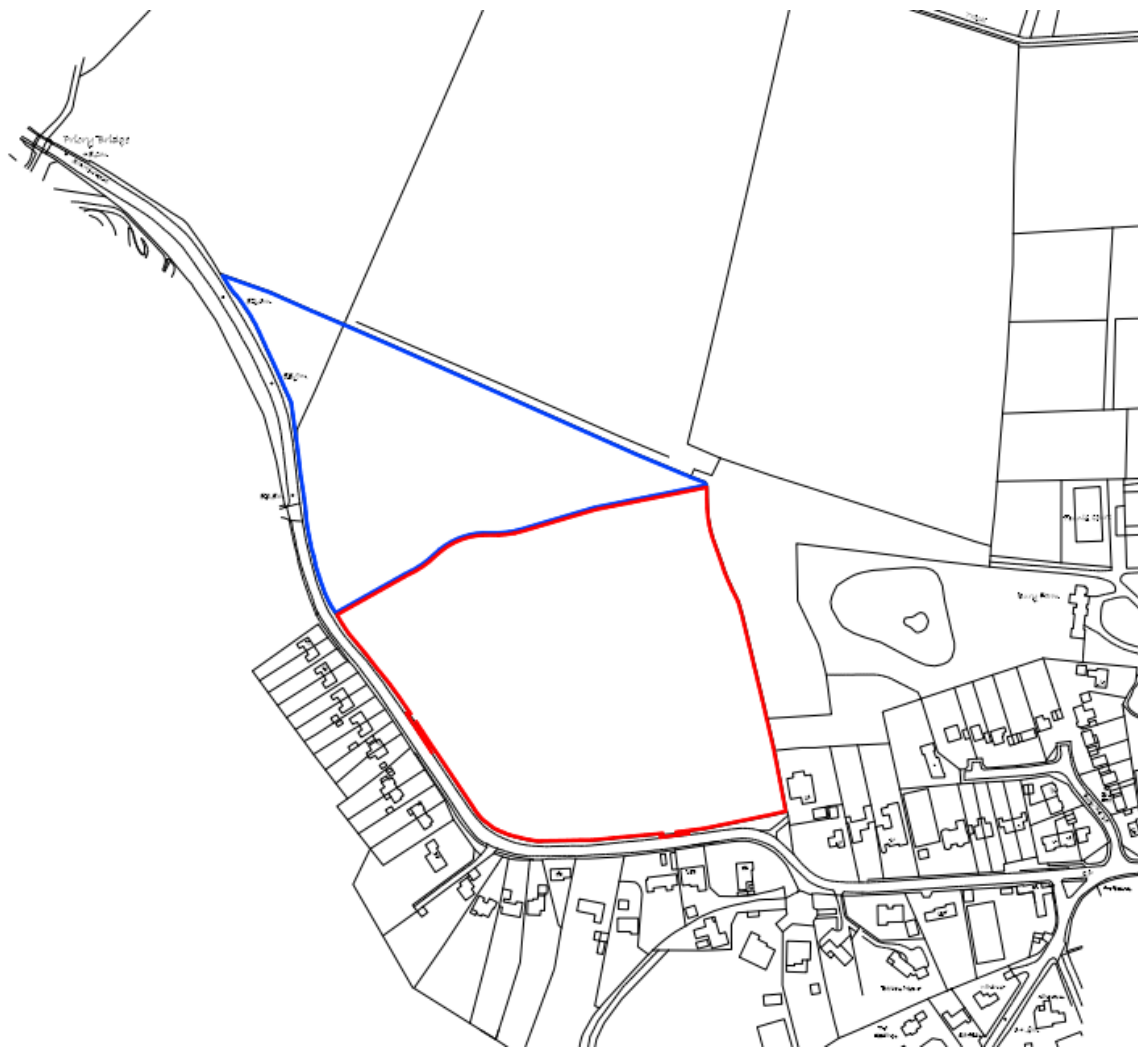
STREETSCENE A-A



UTT/22/1078/DFO

**Land West of Bury Farm,
Station Road,
Felsted**

Site Location Plan



Site Layout Plan



Tenure Plan



House Types



Alder

Bosworth (Semi) - Affordable



Willow

Earlswood

House Types

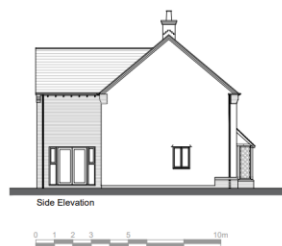


Juniper



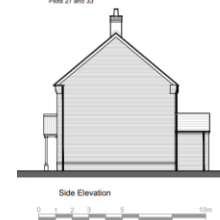
No.	Date	Description	Issued	By	Approved	Notes
Client: Mulberry Homes						
Project: Land off Station Road, Potters						
Drawing: Mulberry Elevations						
Scale: 1:100 @ A1						
Date: April 2018						

Mulberry



No.	Date	Description	Issued	By	Approved	Notes
Client: Mulberry Homes						
Project: Land off Station Road, Potters						
Drawing: Oak Elevations						
Scale: 1:100 @ A1						
Date: April 2018						

Oak



No.	Date	Description	Issued	By	Approved	Notes
Client: Mulberry Homes						
Project: Land off Station Road, Potters						
Drawing: Pine Elevations						
Scale: 1:100 @ A1						
Date: April 2018						

Pine

House Types



Front Elevation Post 24 and 28 Side Elevation Rear Elevation



Side Elevation

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client: Mulberry Homes Project: Land off Station Road, Fulsud Drawing: Pine Half Weatherboard Elevations Scale: 1:100 @ A1 Date: April 2010 Drawn by: J. J. [unreadable] Checked by: [unreadable]							



Front Elevation Side Elevation



Rear Elevation Side Elevation

Pine (Weatherboard)



Front Elevation Side Elevation Rear Elevation Side Elevation



Ground Floor Plan First Floor Plan

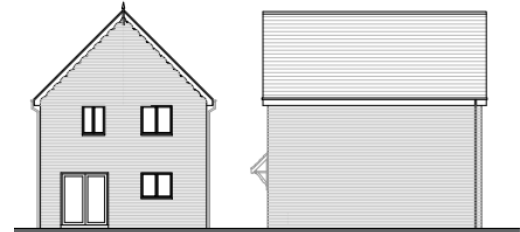
No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client: Mulberry Homes Project: Land off Station Road, Fulsud Drawing: Shipley Plans and Elevations Scale: 1:100 @ A1 Date: April 2010 Drawn by: J. J. [unreadable] Checked by: [unreadable]							



Redwood



Front Elevation Side Elevation



Rear Elevation Side Elevation

Shipley - Affordable

Ash - Affordable

Medical Centre Floorplans and Elevations



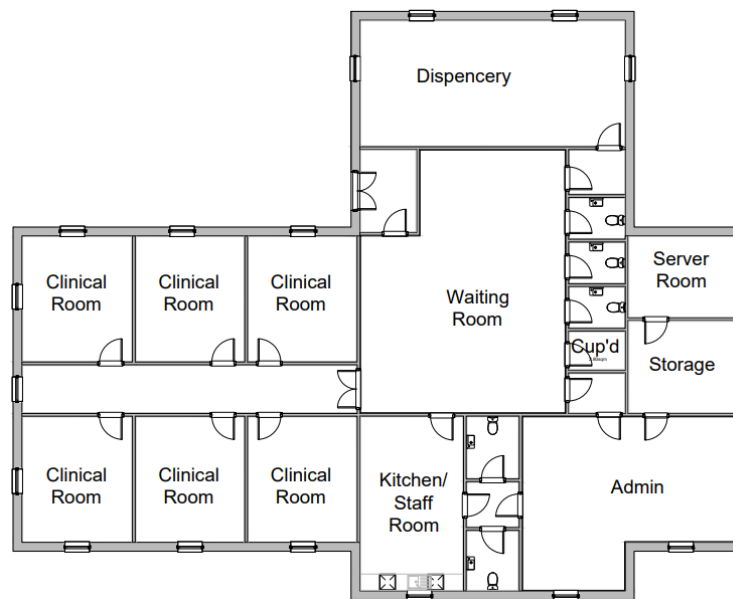
Side Elevation

Front Elevation



Side Elevation

Rear Elevation



Indicative Street Scenes



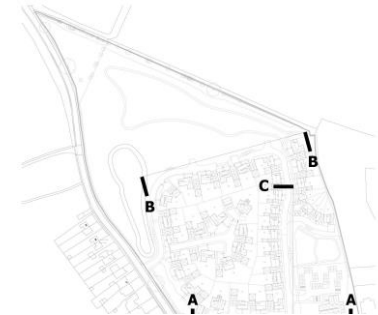
Elevation A-A



Elevation B-B



Elevation C-C



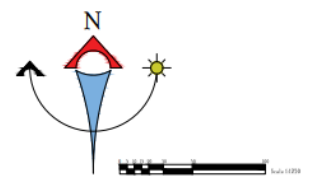
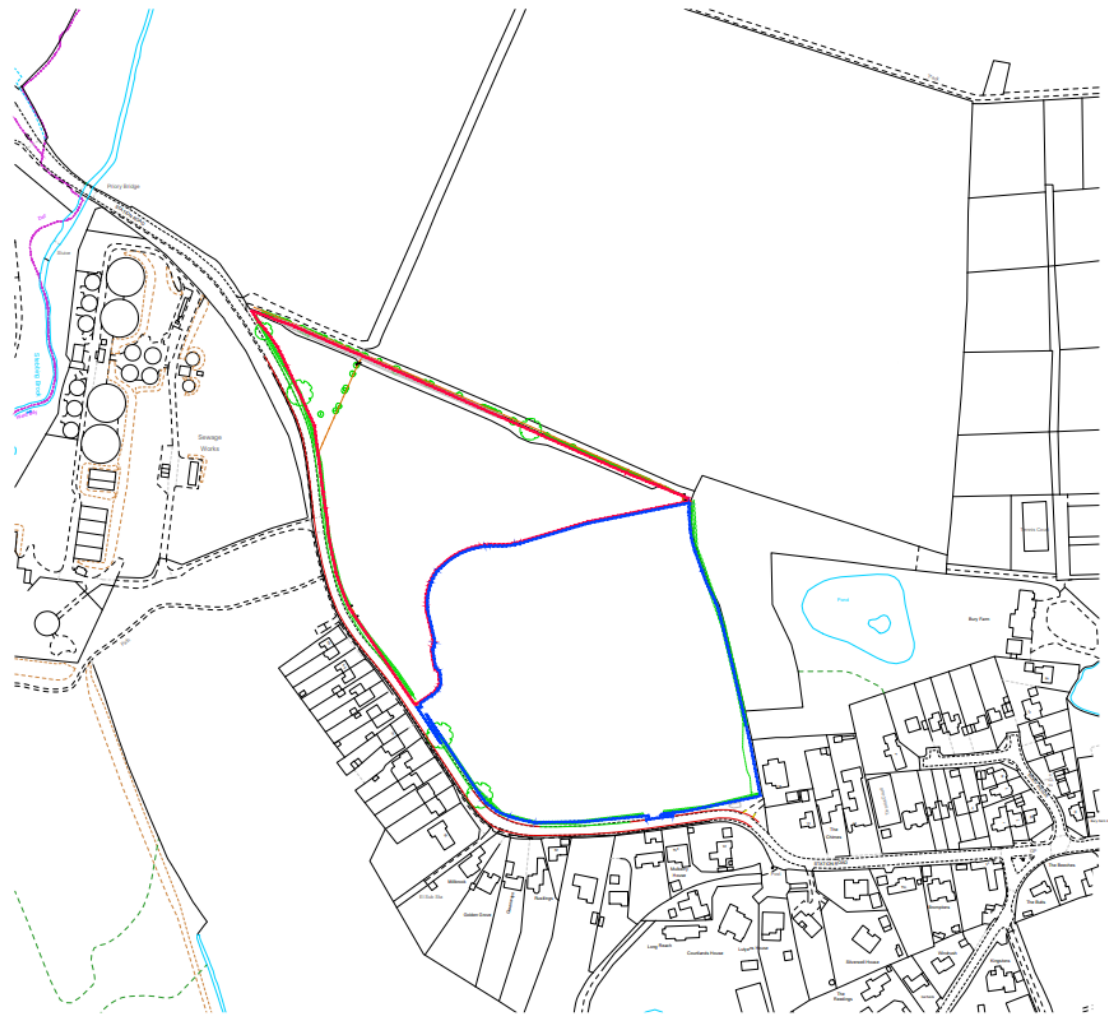
Landscape Masterplan



UTT/22/1080/FUL

**Land West of Bury Farm,
Station Road,
Felsted**

Site Location Plan



No.	Date	Amendment	By	Date	Amendment	By

Client: **Mulberry Homes**
 Project: **Leed off Station Road**
 Phase: **Final**

Drawing: **Location Plan**

Scale: **1:1000** (Site) / **1:1000** (Plan)
 Date: **April 2024** / **17/04/2024**

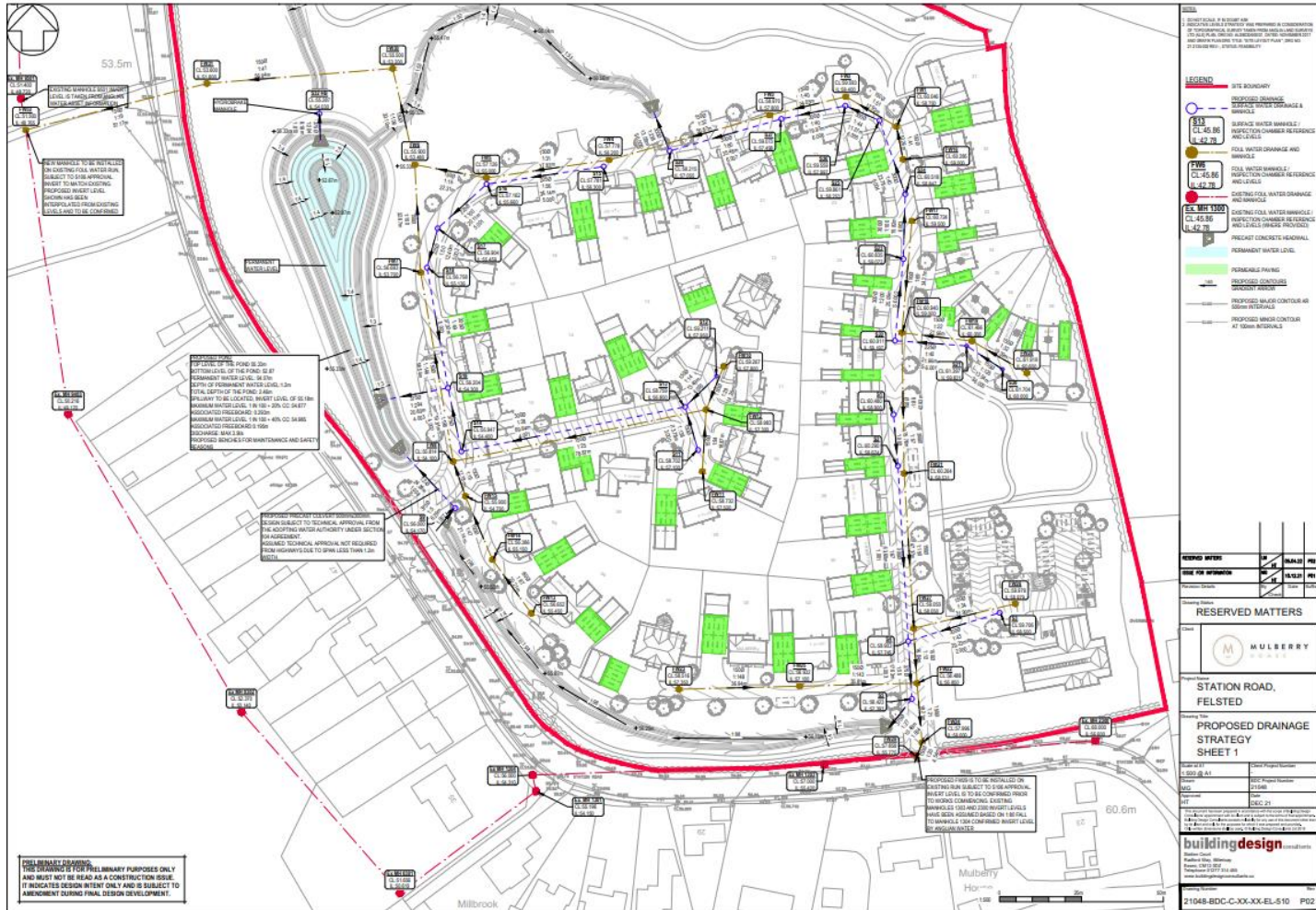
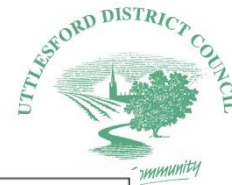
GRAFIK

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Landscape Masterplan



Proposed Drainage Strategy



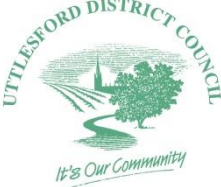
Views of northern element of site



UTT/22/1103/DFO

Land To The West of Stortford Road,
Clavering

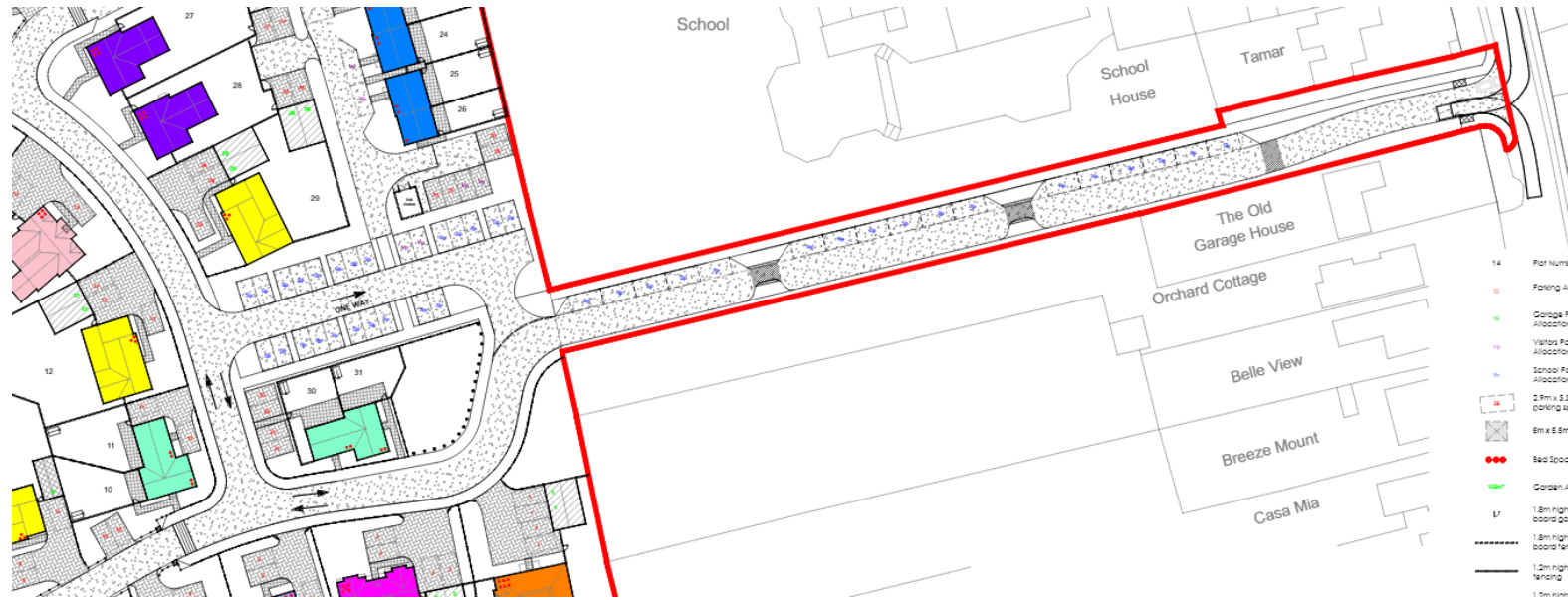
Location Plan



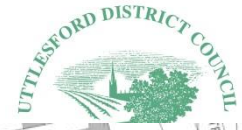
Layout Plan










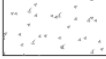

Proposed Access and Parking Area

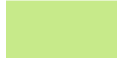
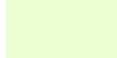
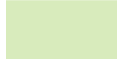



Landscaping Plan

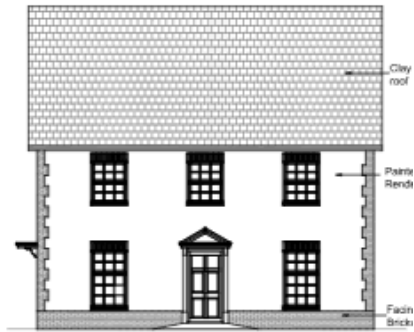


-  1.8m high close board gate
-  1.8m high close board fencing
-  1.2m high chain link fencing
-  1.2m high Post & Rail fencing

-  Block Paving Buff
-  Paving Grey
-  Paving
-  Road
-  Low level planting with bark

-  Front Grass
-  Rear Grass
-  Wild Grass
-  Mown Grass

Housing Types



Housing Types



Proposed Materials



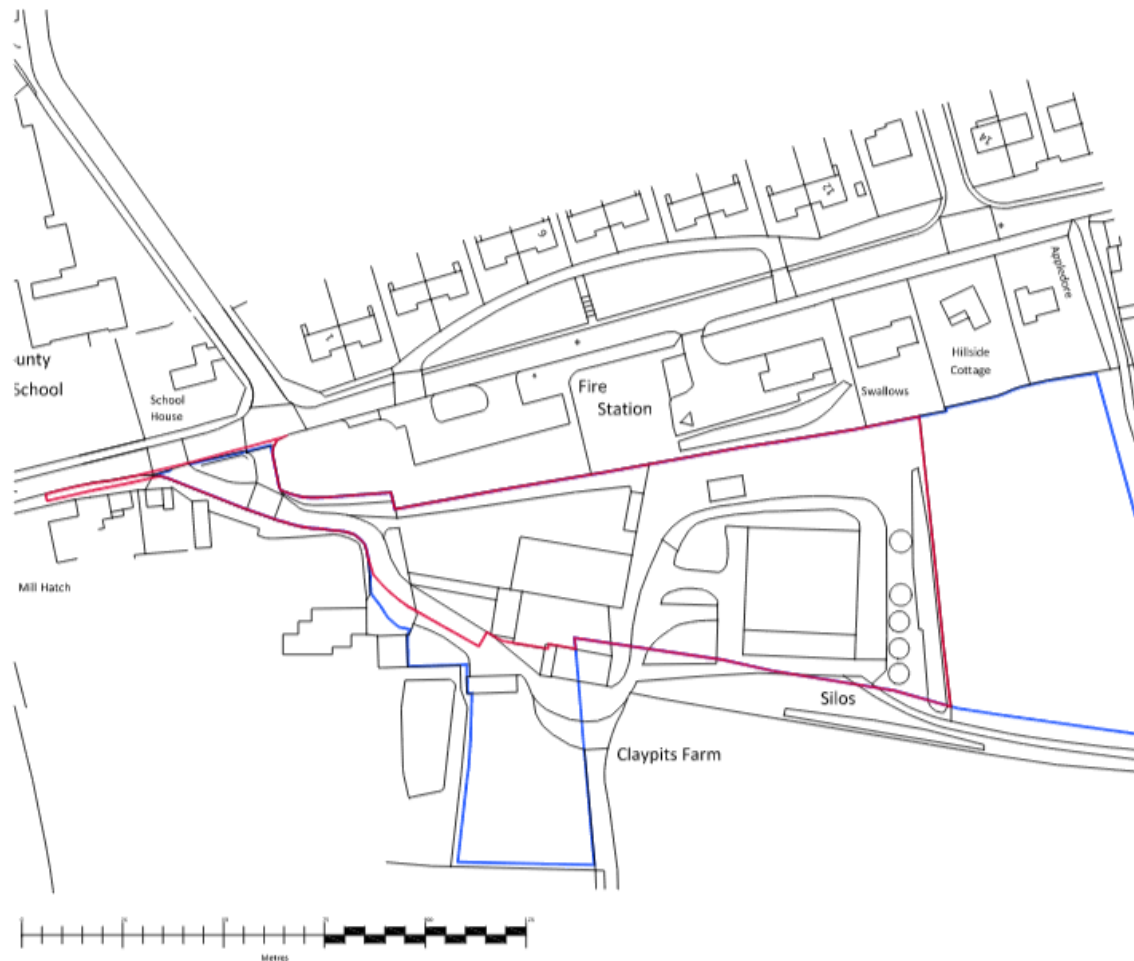
Material options



UTT/22/1020FUL

**Claypits Farm,
Bardfield Road,
Thaxted,
Essex CM6 2LW**

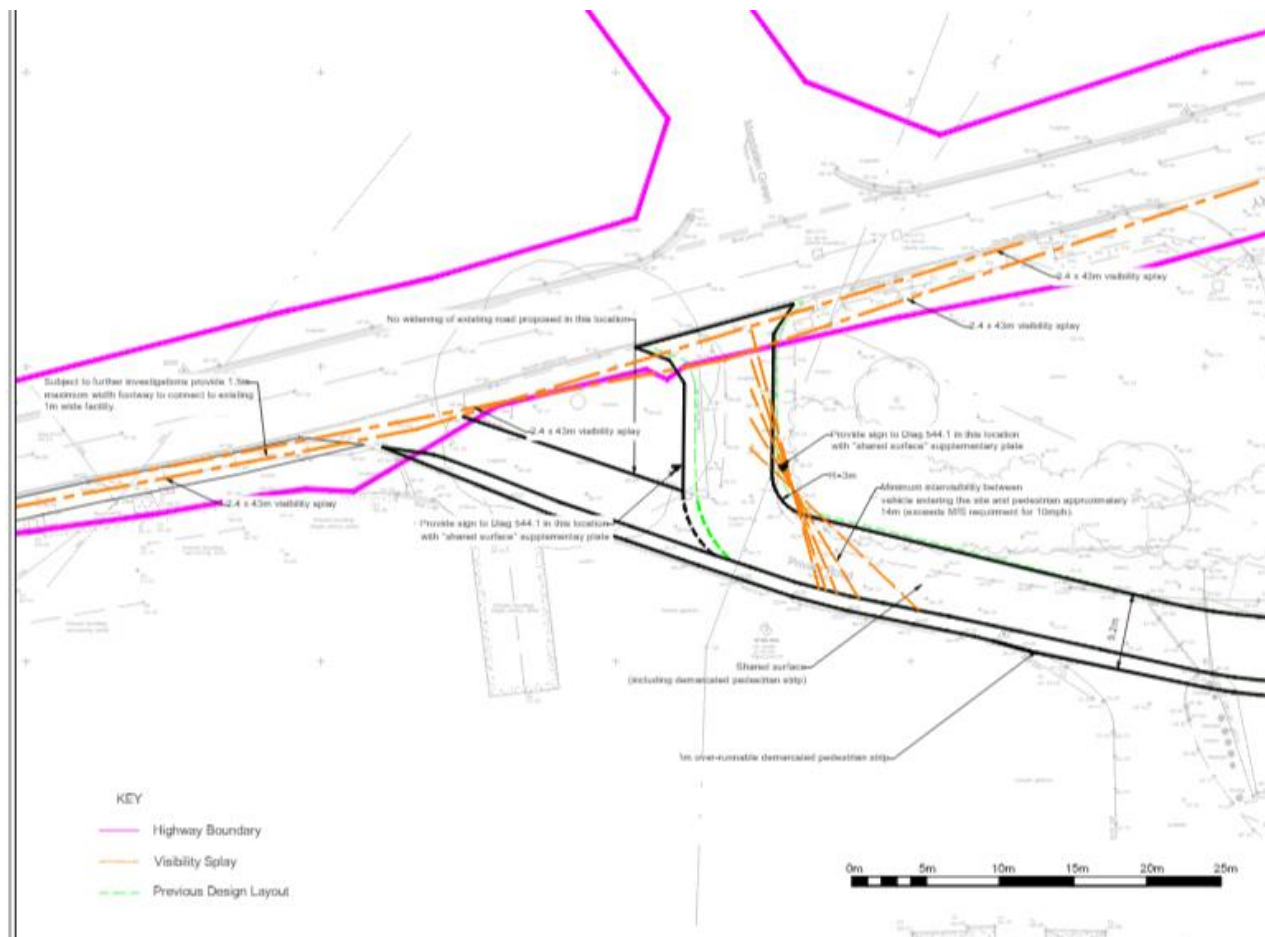
Location Plan



Proposed Site Layout



Proposed Access



Tree survey submitted with UTT/20/0614/OP

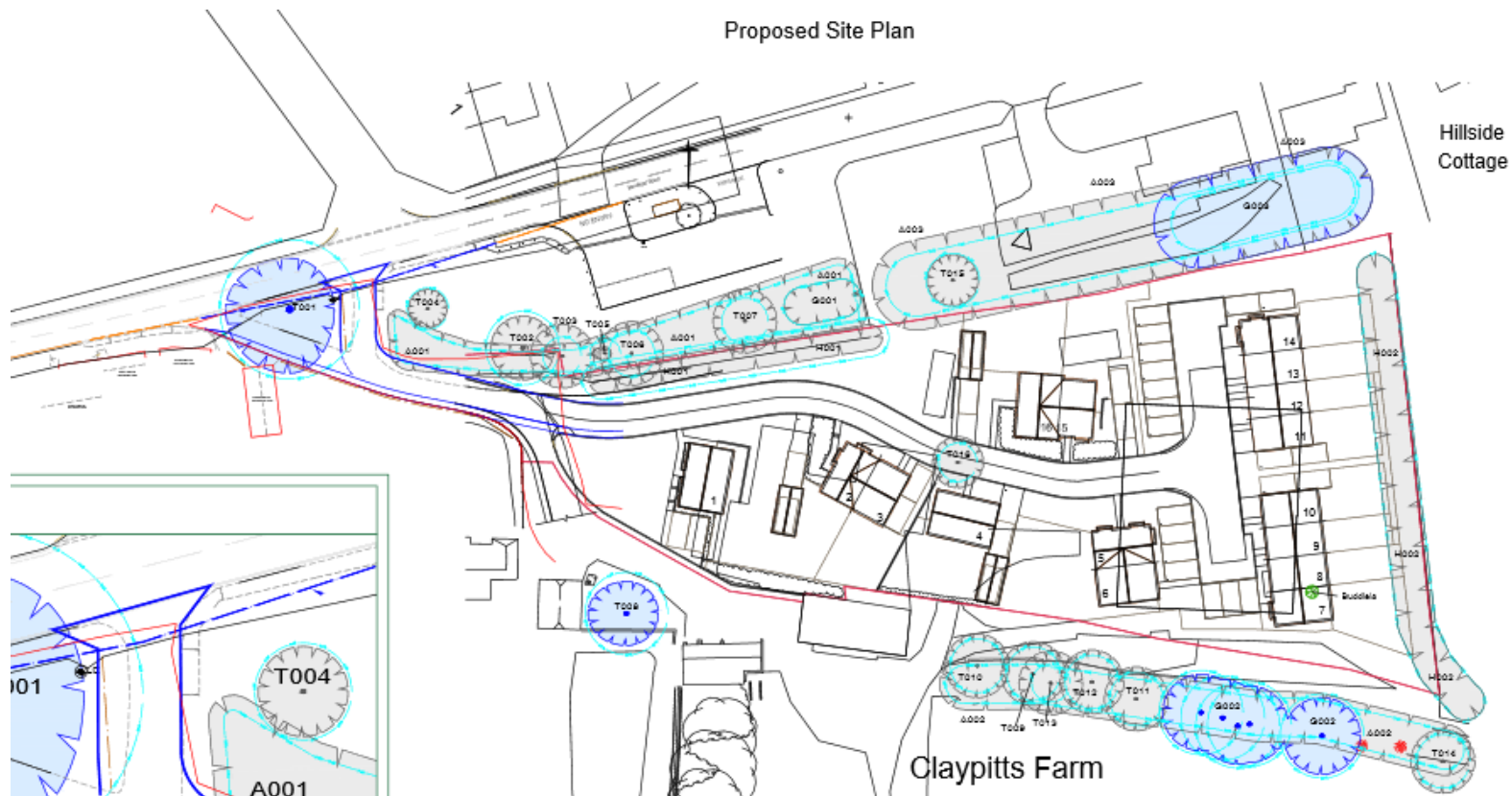
Existing Site Plan



Photos of site access



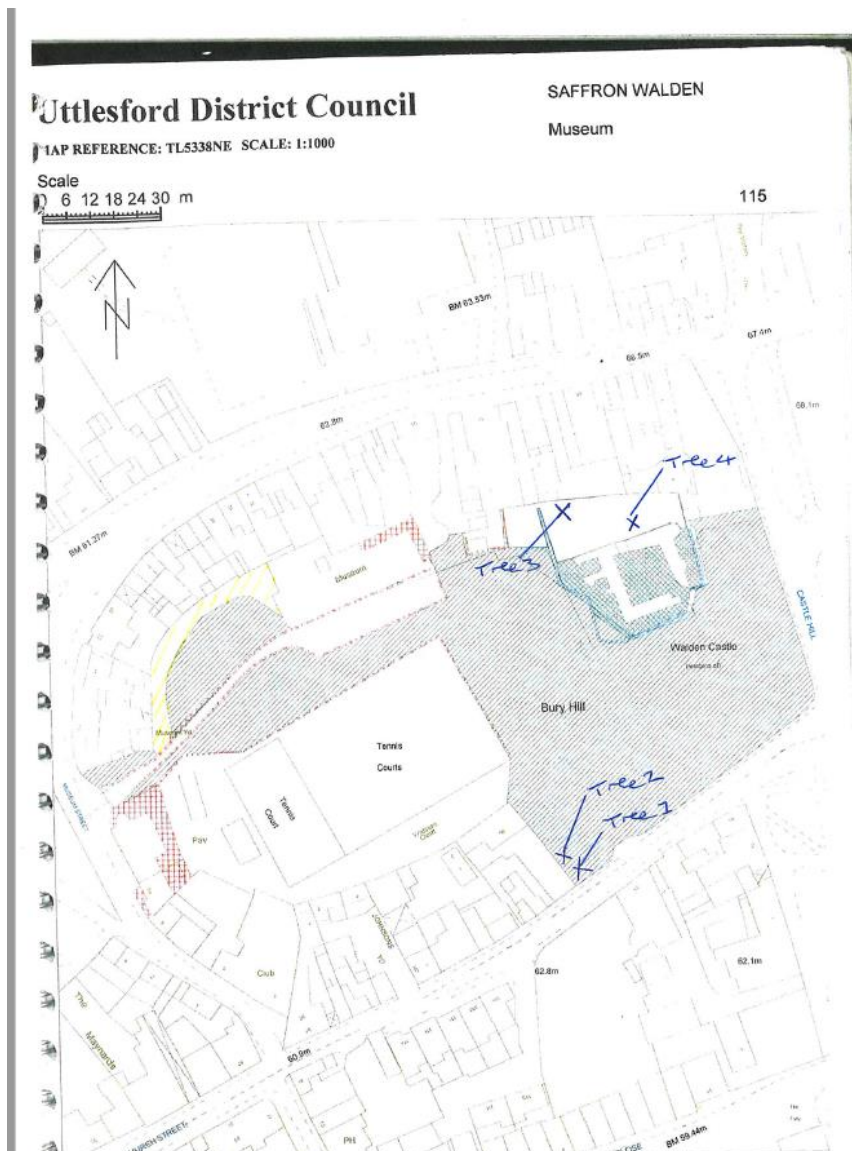
Proposed under UTT/20/0614/OP



UTT/22/2192/TCA

**Saffron Walden Museum
SAFFRON WALDEN**

Site Plan – showing location of trees



Tree no.4 from 54B





Base of leaning sycamore tree



Tree No.3 from 54B





Trees 1 & 2

