

Planning Committee 22nd February 2023

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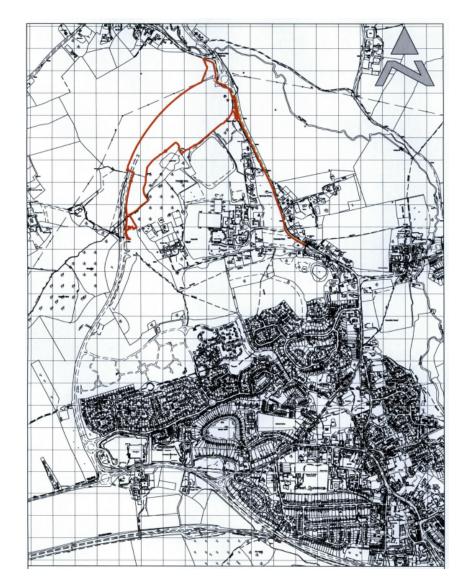


UTT/22/1508/DOV & UTT/22/2052/FUL

Sector IV Woodlands Park Parsonage Downs Dunmow



Site Location



Proposed Variation



- To reduce the Affordable Housing requirement from 40% on site to 23.7%;
- Disposing of the land required for the Affordable Housing to a registered provider for £1 and;
- To pay an off-site contribution of £46,000 towards the provision of Affordable Housing.

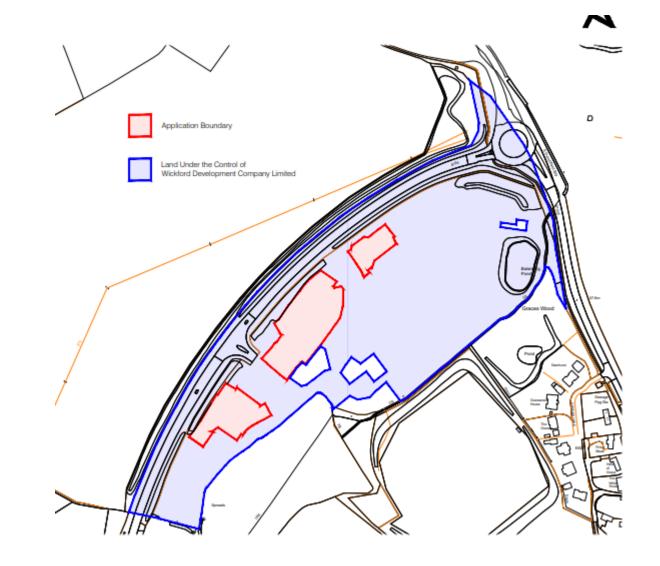


Land to be sold





Site Location





Site Location





Extant Scheme





Proposed Changes



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Proposed Changes

Affordable Housing						
Bedrooms	Units Approved	%	Units Proposed	%		
4	1	2	0	0		
3	14	28	3	10.7		
2	26	52	18	64.3		
1	9	18	7 (inc 2 x Bungalows	25		
Totals	50	100	28	100		



Proposed Changes

Market Housing						
Bedrooms	Units Approved	%	Units Proposed	%		
5	18	24	20	22.2		
4	38	50.7	38	42.2		
3	19	25.3	32	35.6		
Totals	75	100	90	100		



Amenity Space

1040m² of communal amenity area. There are also 10 flats with private balconies. As the extant per permission.

Design - Market







Front Elevation Scale 1:100 Side Elevation

Design - Market





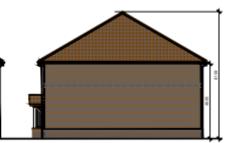


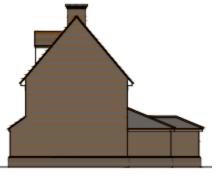
Front Elevation

Side Elevation



Front Elevation Scale 1:100





Side Elevation

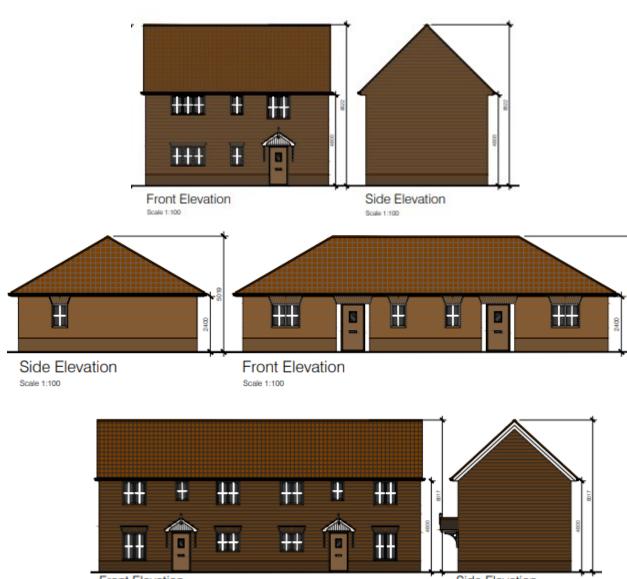


Front Elevation

Side Elevation

Design - Affordable





Front Elevation Scale 1:100 Side Elevation

Summary



• Following the FVA the revised contribution would equate to what is reasonably viable on the site and would enable an affordable residential scheme to be built out.

• A clause would prevent the occupation of more than 65 Open Market Housing Units until the Affordable Housing Land has been transferred to an Approved Body and the construction of the Affordable Housing Units has been commenced (over 10 units currently occupied).

- Extant permission a material consideration, albeit limited as the applicant suggests this is not financially viable.
- The physical amendments to proposal would be minor and the addition of 3 affordable housing units to an approved cluster of 25 would not warrant refusal of the application.



UTT/22/3178/DFO

Land East And North Of Clifford Smith Drive Watch House Green Felsted



Location Plan





Site Layout Plan





Landscape Plan





Tenure Plan





Materials Plan





Garden Area Plans





Outdoor Gym and Lap Play Area





Street Scenes



Street Scene A-A





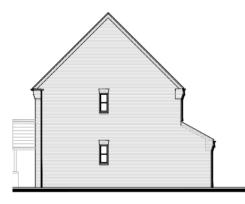
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Examples of Elevations



Front Elevation









Front Elevation

Side Elevation

Rear Elevation

Front Elevation

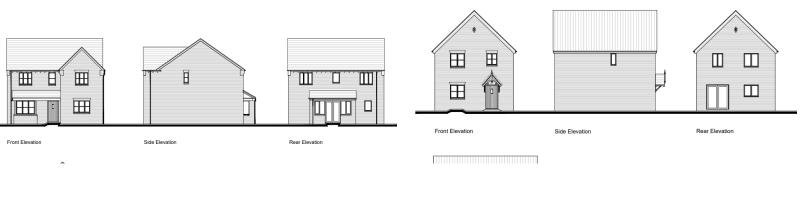
Side Elevation

Rear Elevation

Side Elevation



Examples of Elevations









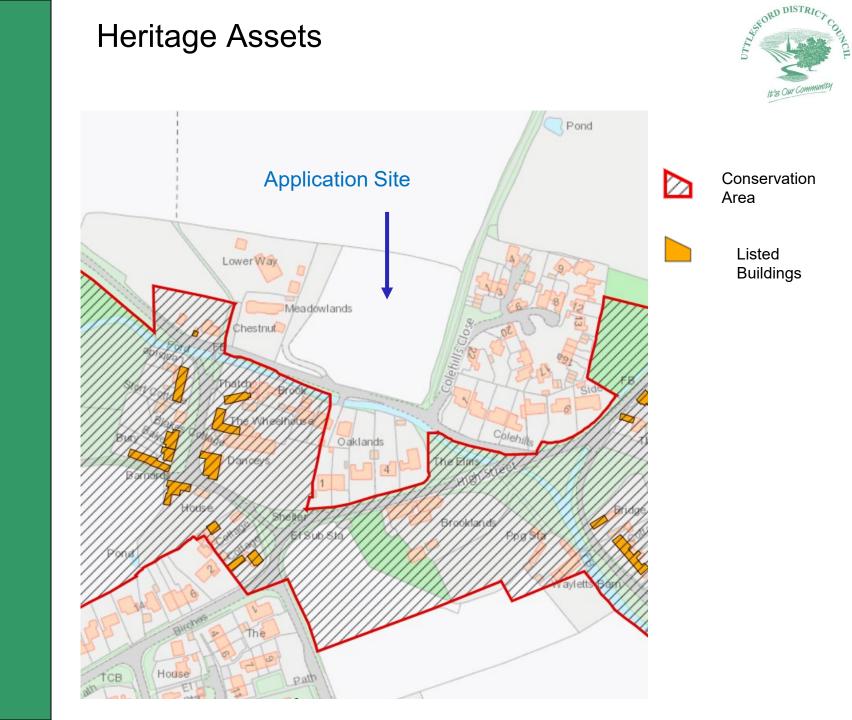
UTT/22/1718/FUL

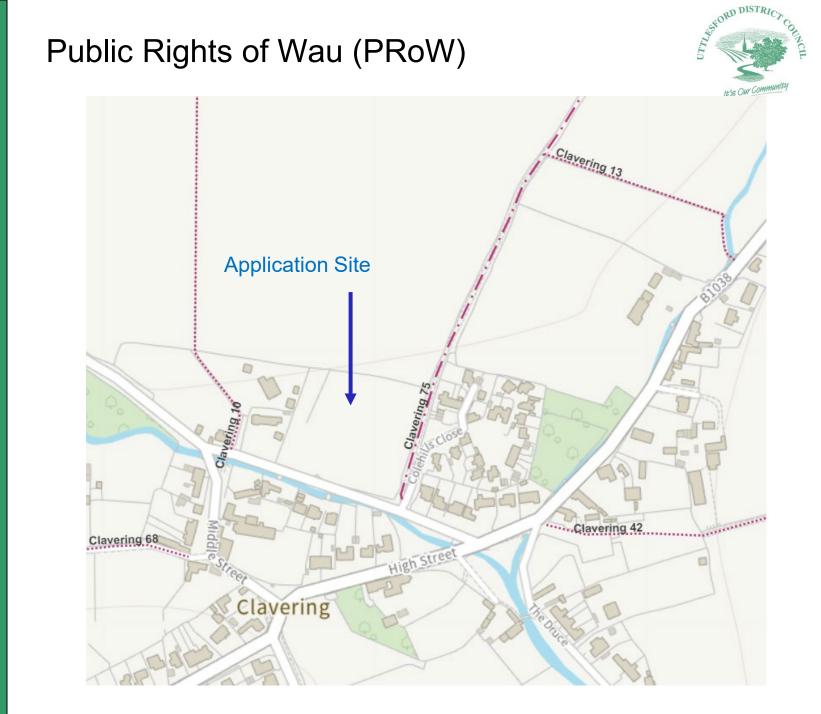
Land West Of Colehills Close Middle Street Clavering

Site Location



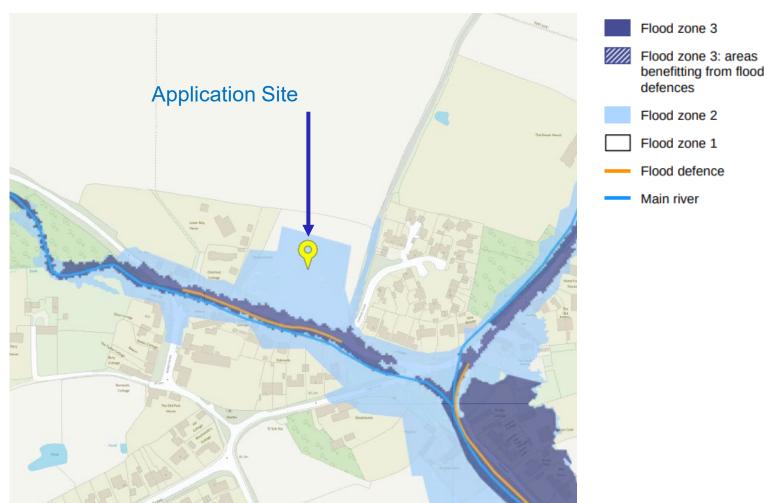












Proposed Site Layout











Proposed Elevations for Plots 1 to 4

House Types





F



BBB

ΗA

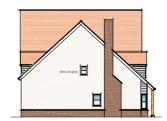
Side (west) Elevation

Front (south) Elevation

Plot 6 Proposed Elevations

H

Θ



BB

Side (west) Elevation

Side (east) Elevation



FIFF



Plot 9 Proposed Elevations







LESSORD DISTRICT COLUMN

Side (east) Elevation

Plot 7 Proposed Elevations



Side (south) Elevation

Front (west) Elevation





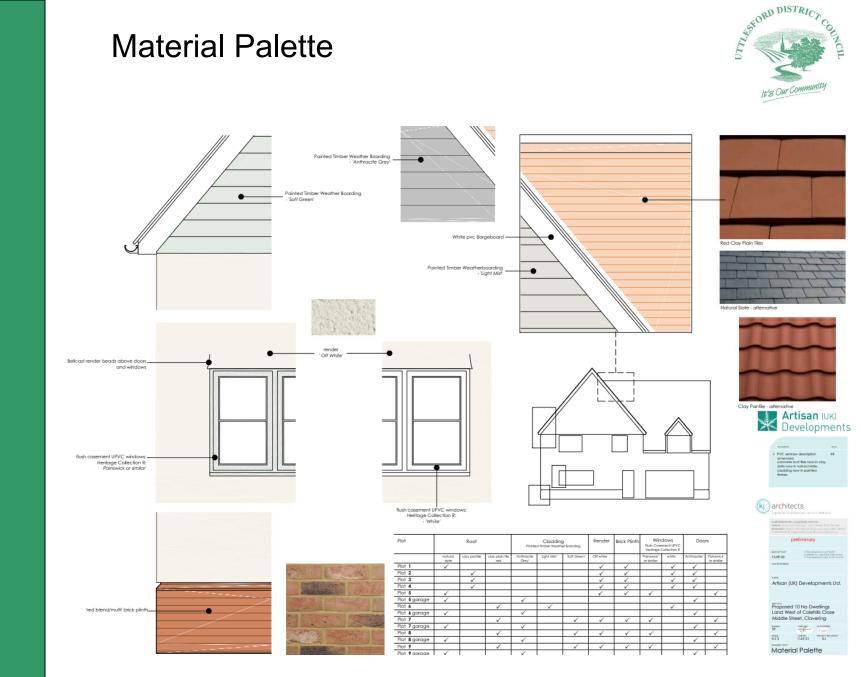
Side

Plot 10 Proposed Elevations

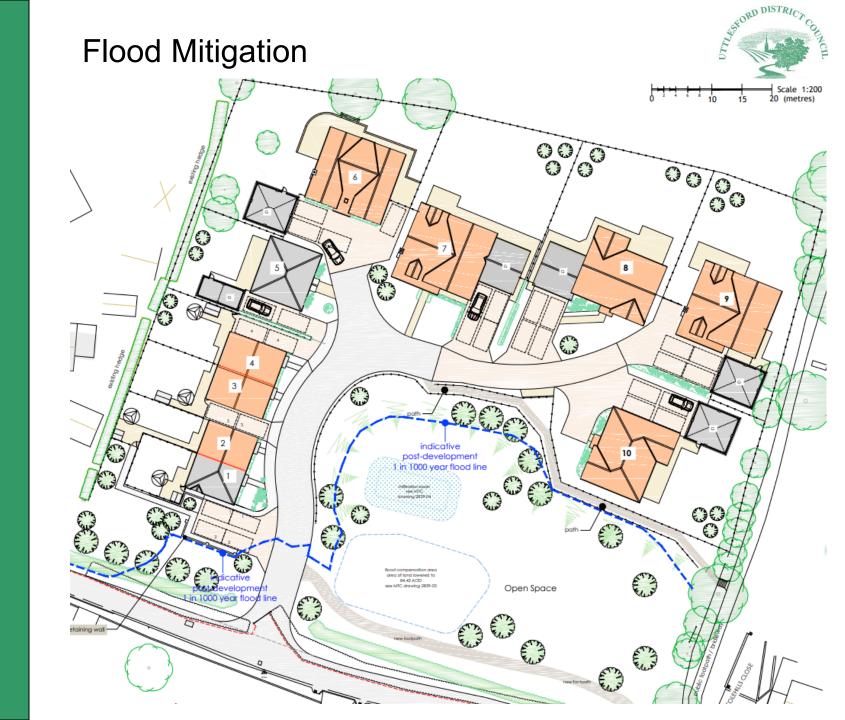


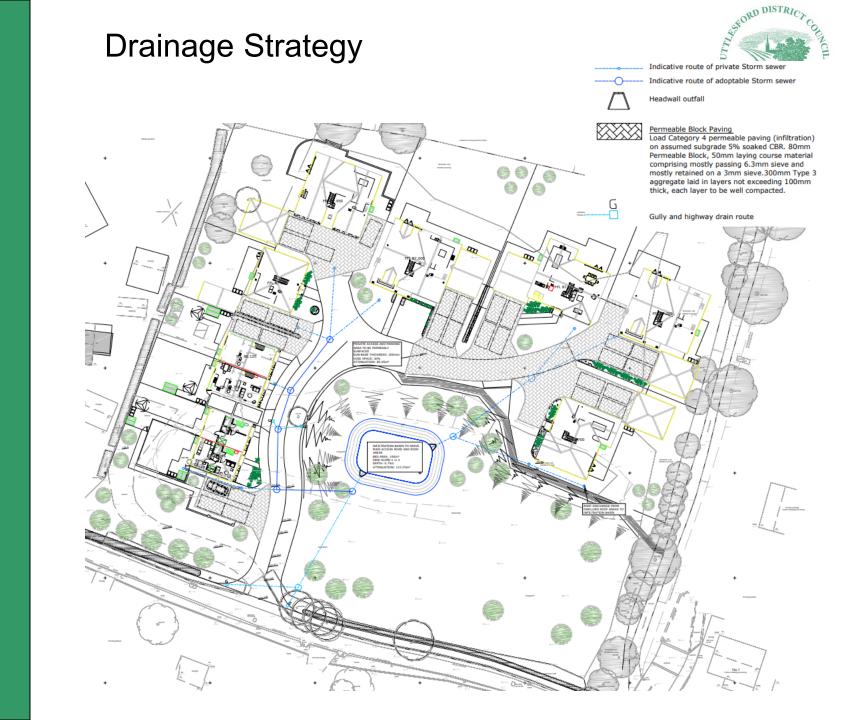
Proposed Access



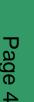


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Site Photos





View looking East along Lower Way



View looking West along Lower Way







View from within site looking East

Existing Vehicle Access

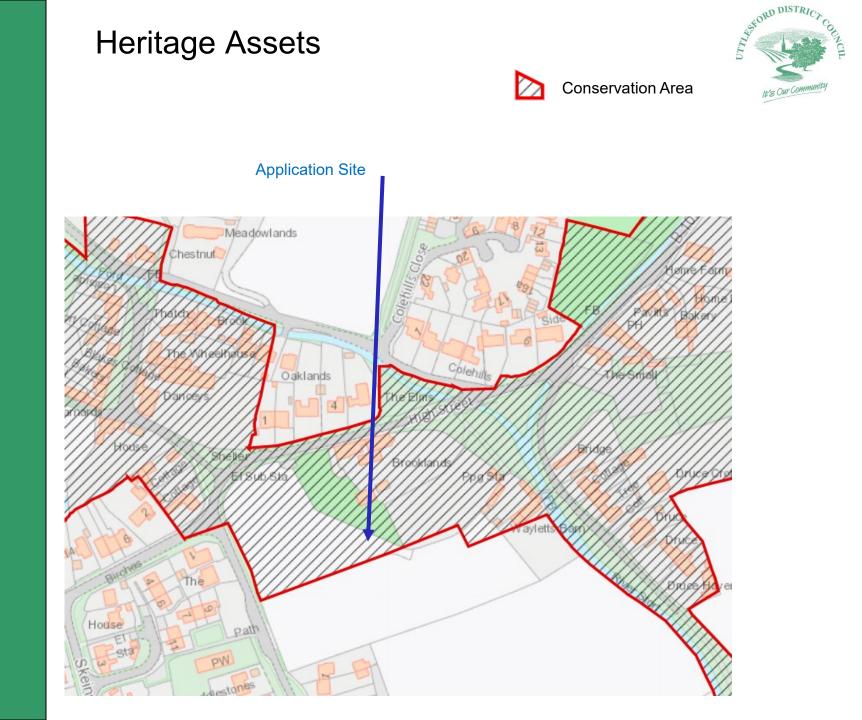


UTT/22/3164/FUL

Brooklands Farm High Street Clavering

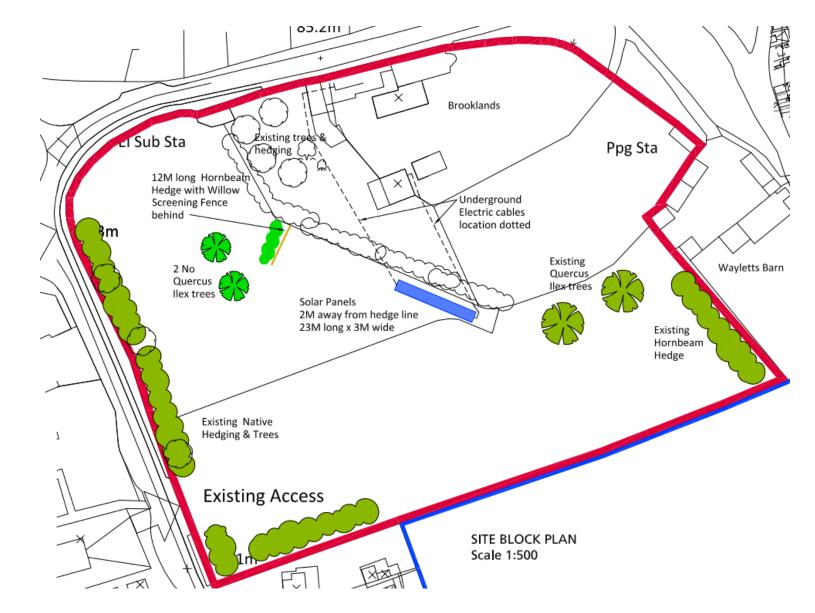


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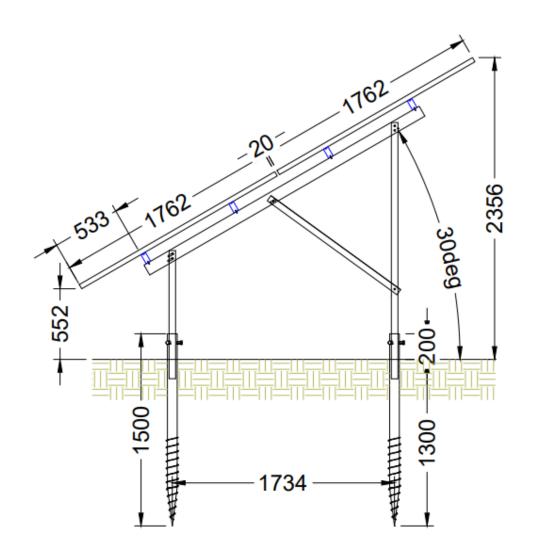


Proposed Block Plan





Cross Section of Solar Arrays

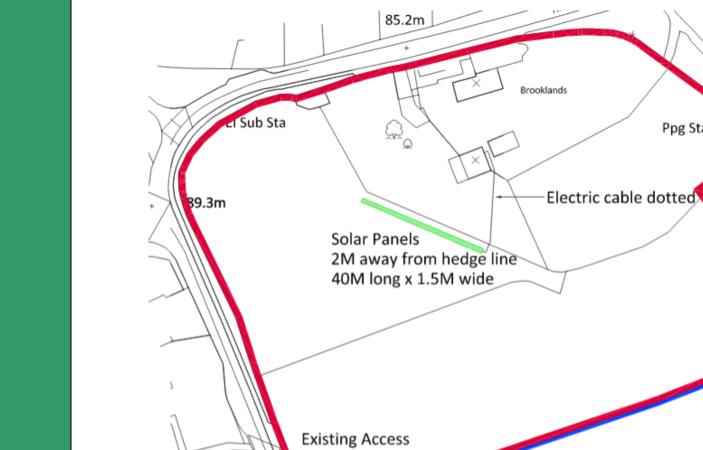


Previous Refused Application ref: UTT/21/3394/FUL



Wayletts Barn

Ppg Sta



92.1m

-81

SITE BLOCK PLAN Scale 1:500