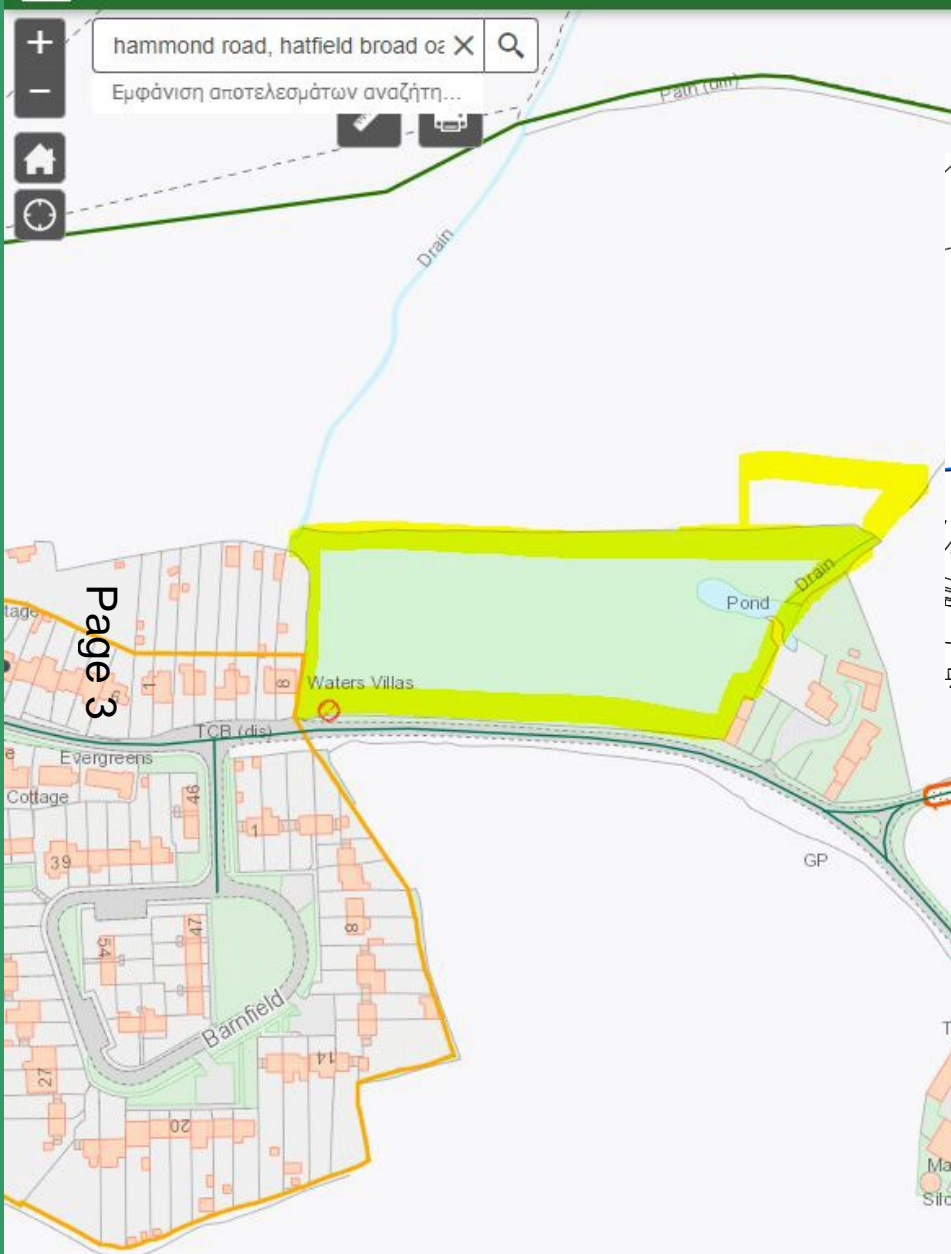
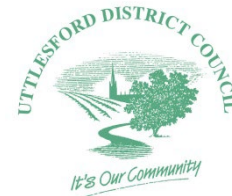


Planning Committee

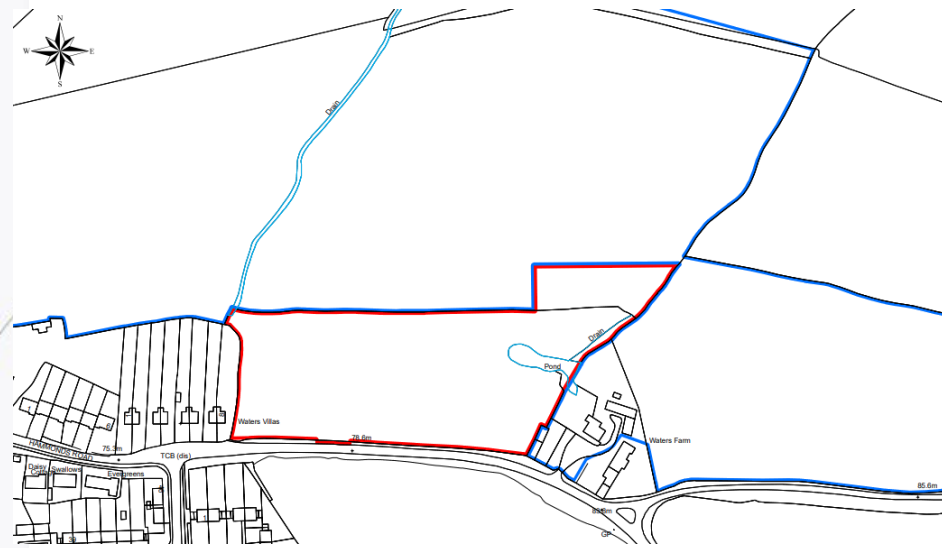
19th April 2023

UTT/22/1014/OP

**Land North Of
Hammonds Road
Hatfield Broad Oak**



Page 3



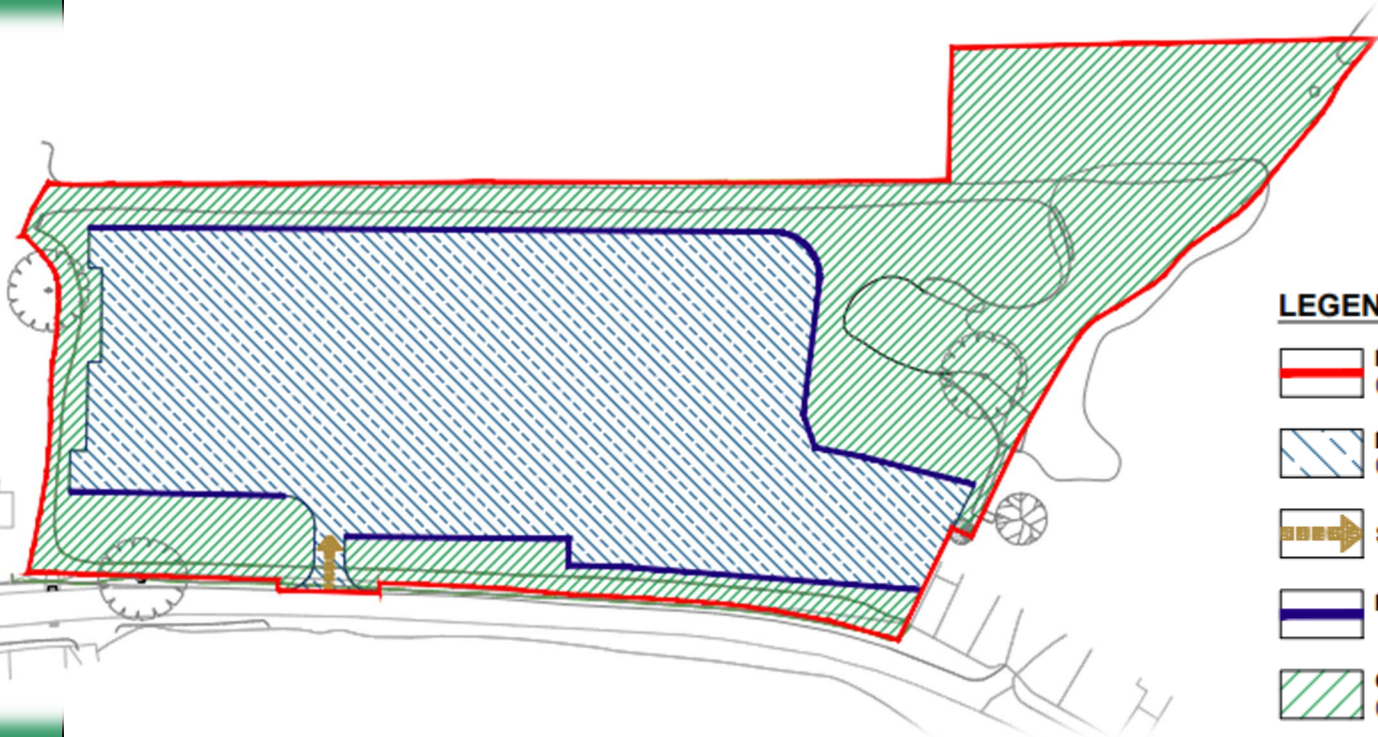
Application site

Constraints








Parameter plan

Page 4



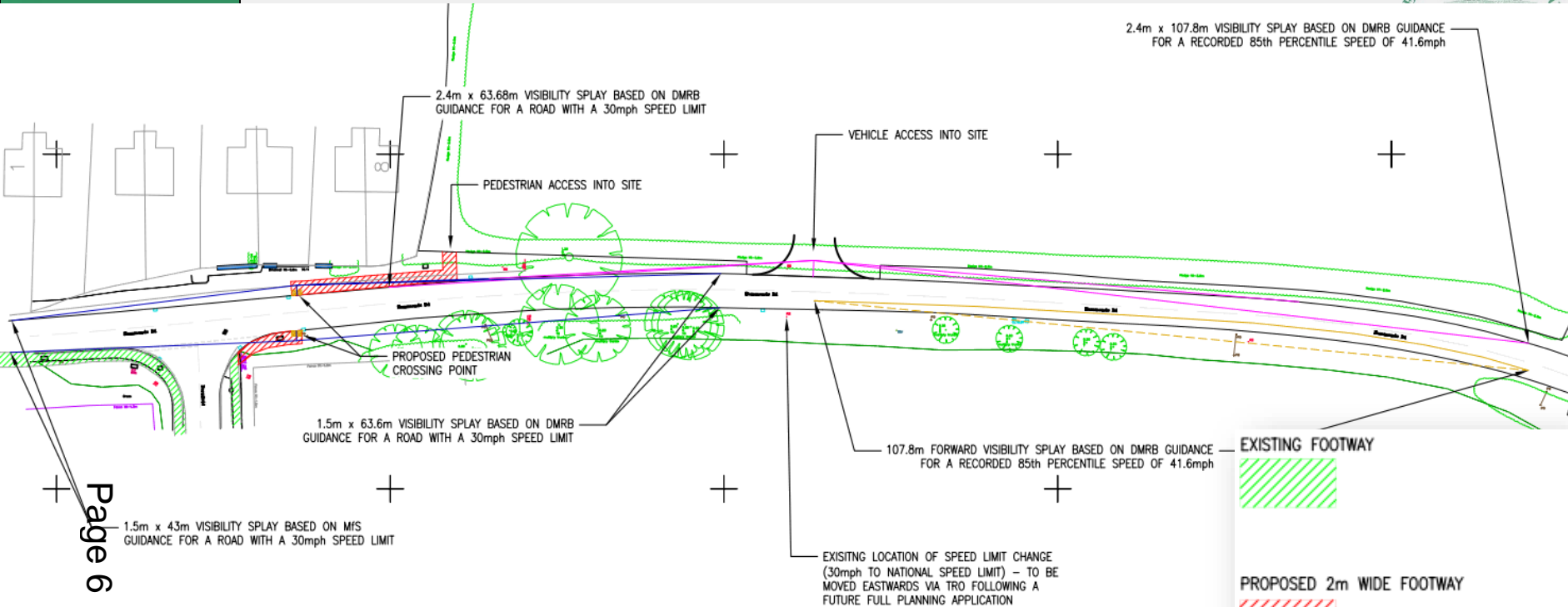
LEGEND

-  **RED LINE BOUNDARY**
(1.82ha - 18,200m²)
-  **DEVELOPABLE AREA**
(0.96ha - 9,605m²)
-  **SITE ACCESS**
-  **FRONTAGES**
-  **OPEN SPACE**
(0.86ha - 8,595m²)



Indicative Masterplan

KEY	
	<i>Site Boundary</i>
	<i>Existing Vegetation</i>
	<i>Proposed Tree Planting</i>
	<i>Proposed Units</i>
	<i>Proposed Open Green Space</i>
	<i>Proposed Ecological Buffer</i>
	<i>Proposed Amphibian Reserve</i>
	<i>Proposed Vehicle Access</i>
	<i>Proposed Pedestrian Routes</i>
	<i>Existing Pond</i>
	<i>Proposed SuDS</i>
	<i>Proposed Rear Gardens</i>



Page 6

Highway works & visibility splays

EXISTING FOOTWAY



PROPOSED 2m WIDE FOOTWAY



PEDESTRIAN GATE OR VEHICLE CROSSOVER TO EXISTING DWELLINGS



VISIBILITY FROM PROPOSED ACCESS



FORWARD VISIBILITY TO VEHICLE WAITING TO RIGHT TURN INTO PROPOSED ACCESS



VISIBILITY AT PROPOSED PEDESTRIAN CROSSING POINT





1



2



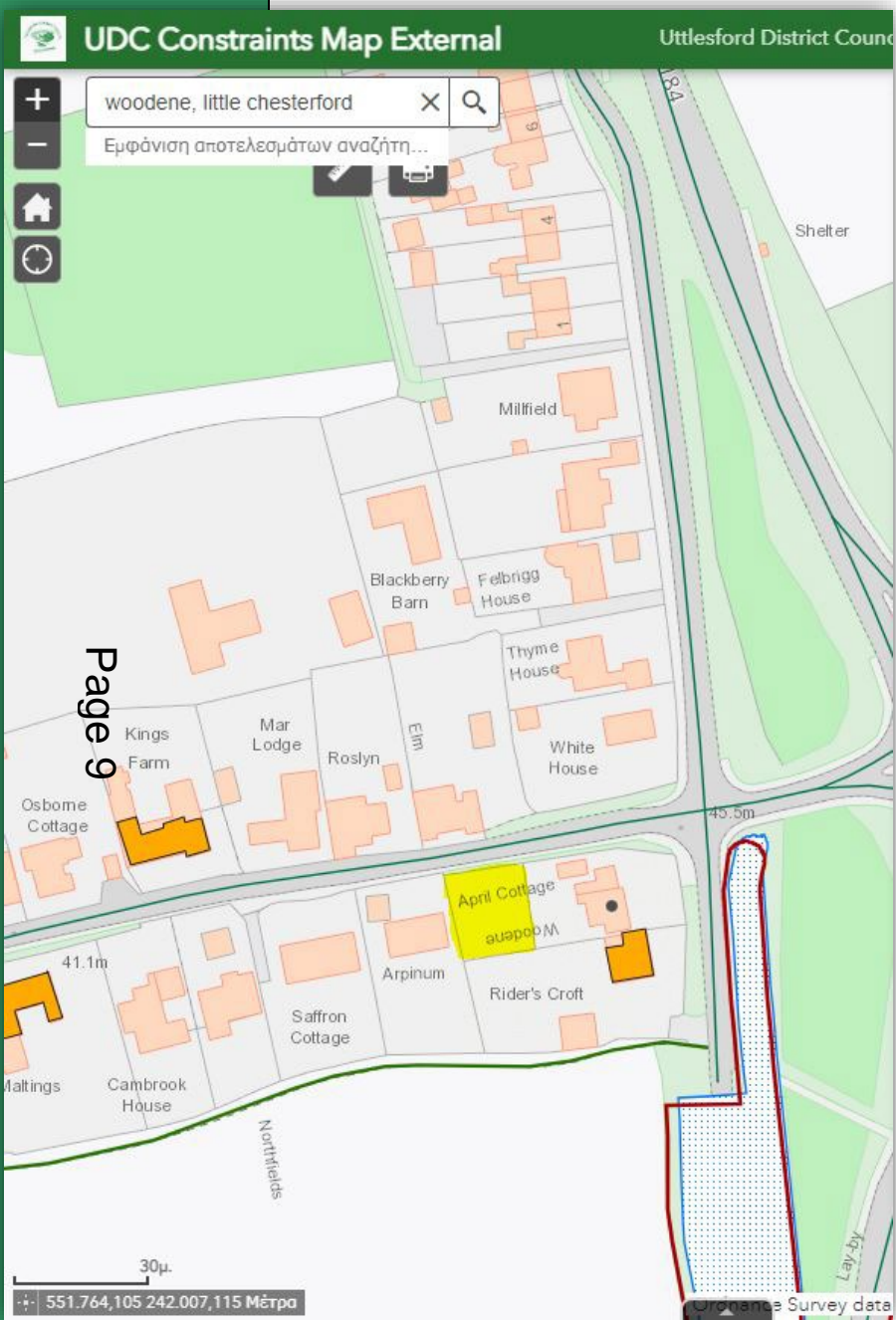
6



7

UTT/22/3321/OP

**Land Rear Of Woodene
High Street
Little Chesterford**



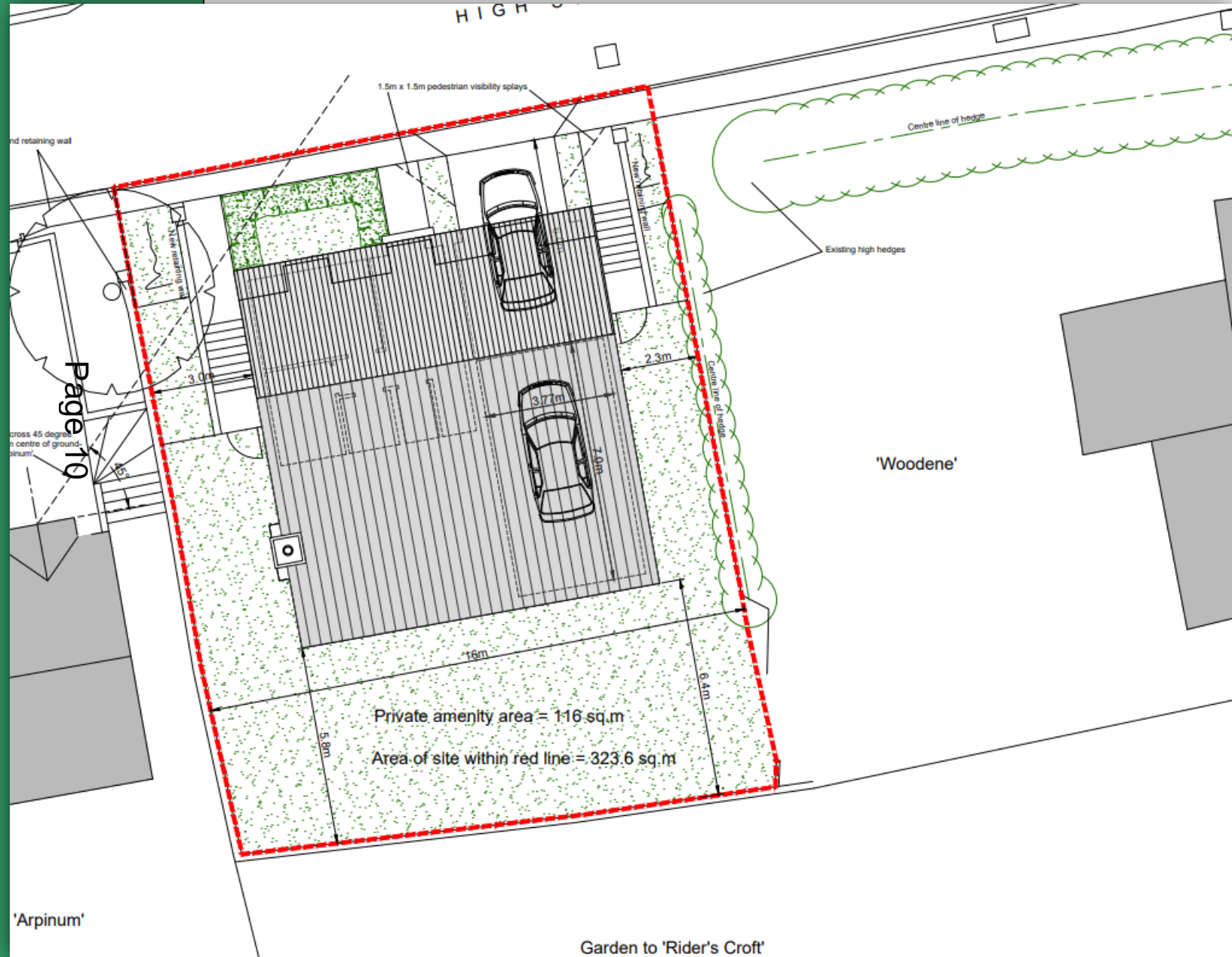
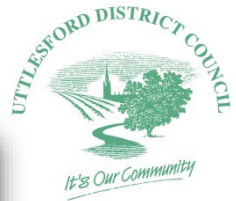
Constraints



Application site



Indicative block plan



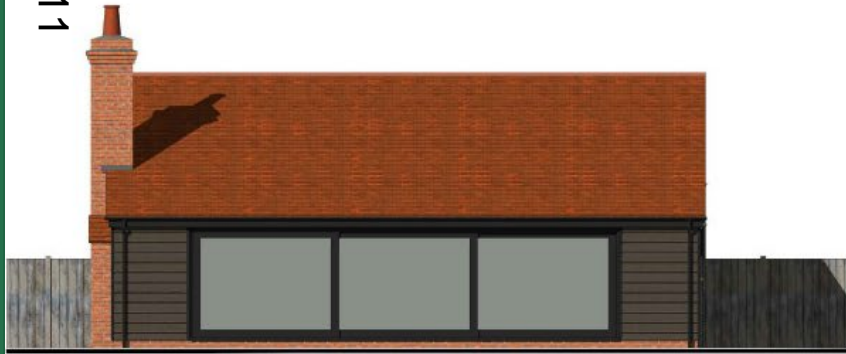
Indicative elevations



Front Elevation



East Elevation

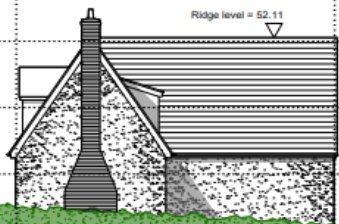


South Elevation



West Elevation

'April Cottage'



Application site



'Arpinum'



Indicative streetscene



Indicative 3D



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1



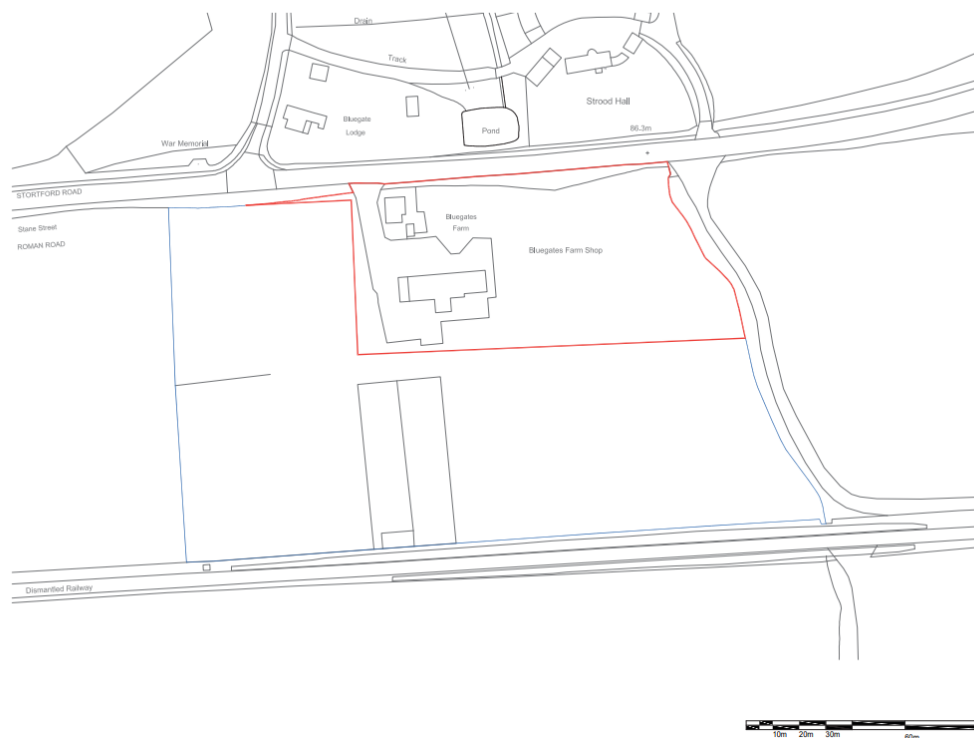
2

UTT/22/1752/FUL

Change of Use from B1 to mixed use
comprising Class E (former B1) and B8
(storage and distribution) |

Bluegates Farm Stortford Road
Great Dunmow Essex CM6 1SN

Site Location Plan



REAL8
GROUP

The MedBIC
Alan Cherry Drive Chelmsford
Essex - CM1 1SQ
e: enquire@real8.co.uk
t: 01245 407502
www.real8.co.uk

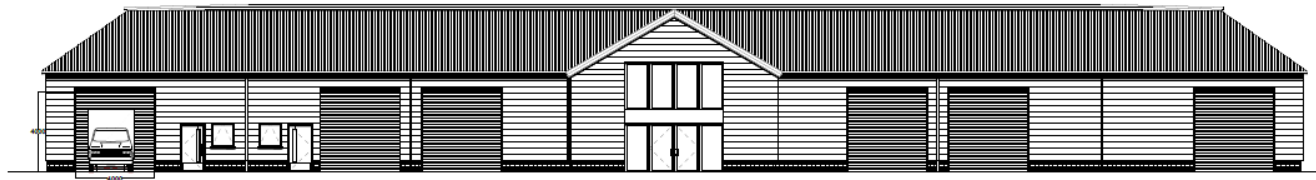
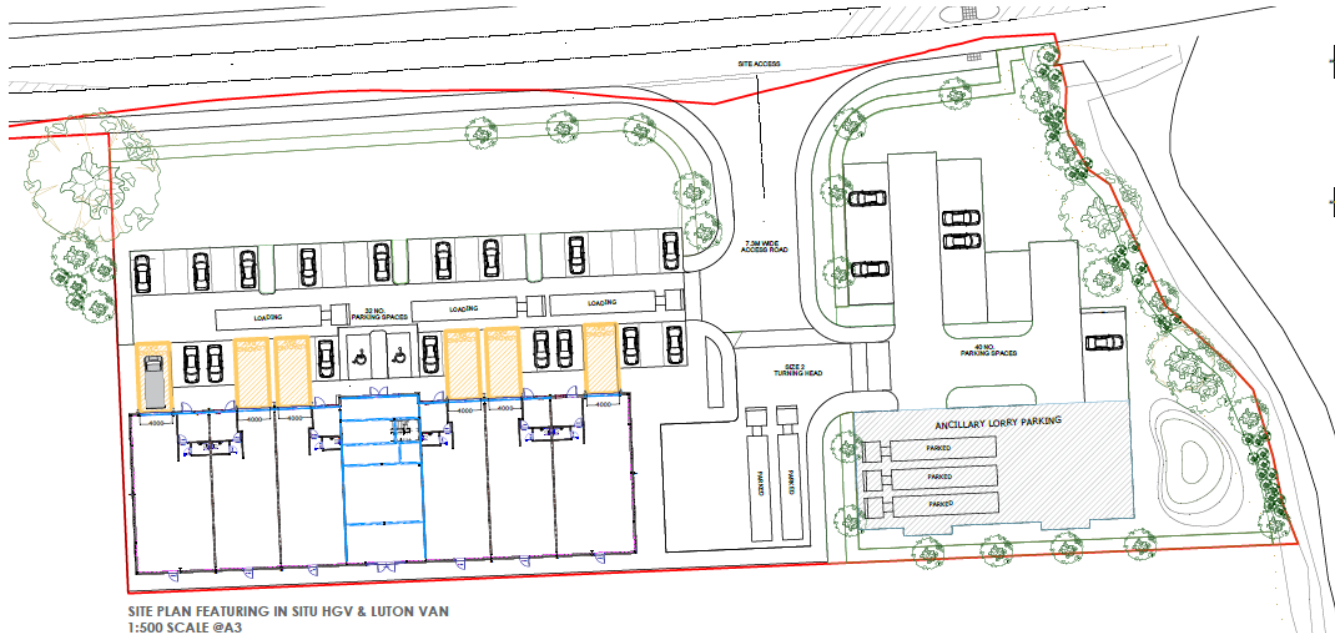
DRAWING:
LOCATION PLAN

CLIENT:
CORRINGALES LTD

SITE ADDRESS:
BLUEGATES FARM S
TORTFORD ROAD
TAKELEY
CM1 1SN

DATE: 07.01.22 SCALE: 1:1250@A3 DRAWN BY: NC REV: --

Proposed Masterplan and Elevations



FRONT ELEVATION VS LUTON VAN
1:200 SCALE @A3

REA GROUP
ARISE
ALAN CHERRY DRIVE
CHILMARKTON
ESSEX
CM1 1SD

PROJECT:
BLUESCATES FARM

DRAWING TITLE:
SITE PLAN VS LOGISTICS VEHICLES
DEMONSTRATION

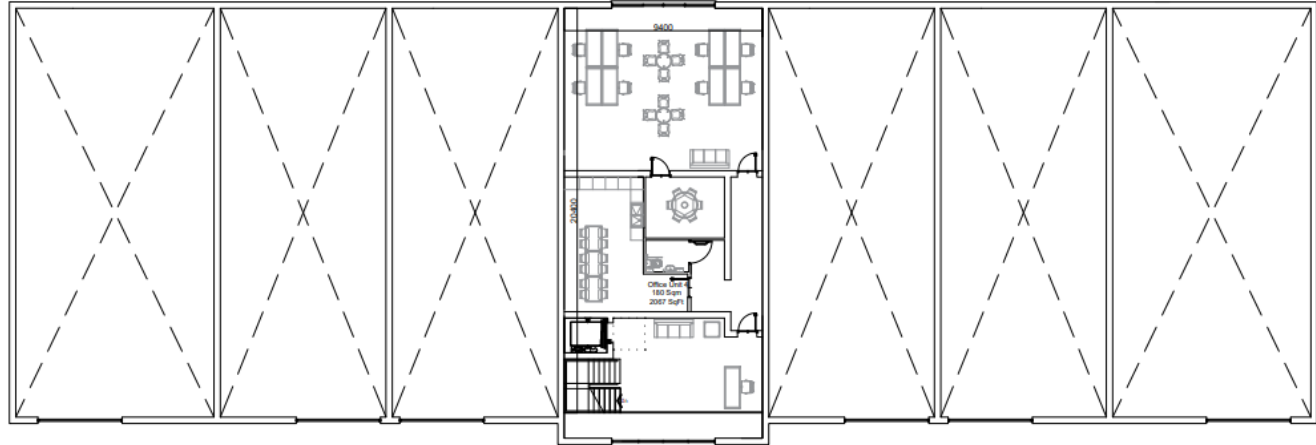
Drawing No:
RB.10025.106

CLIENT:
CORRINGALES

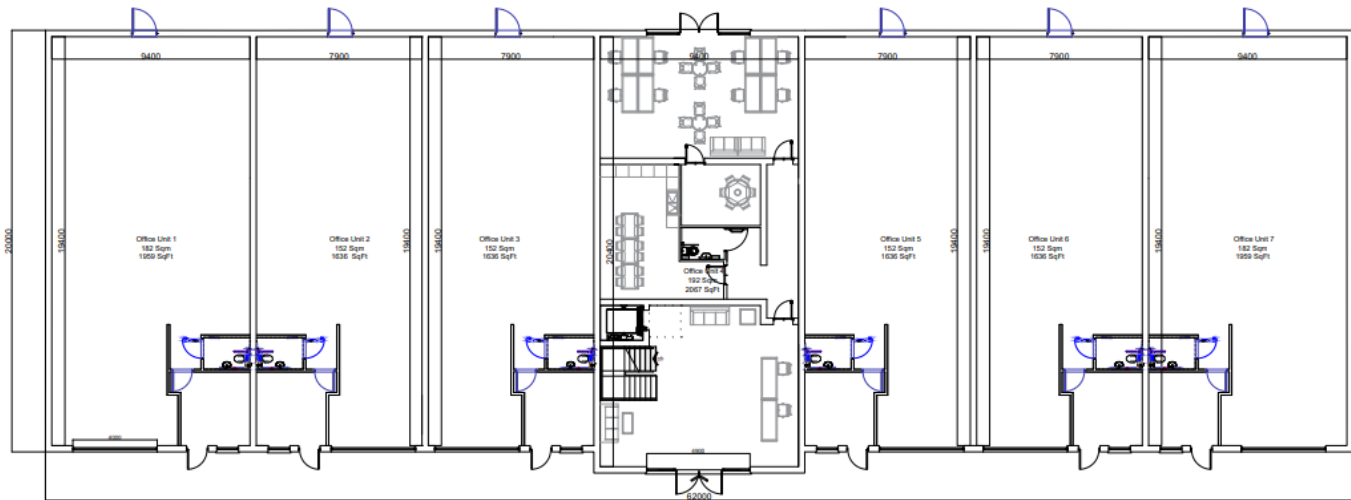
OUR ADDRESS:
BLUESCATES FARM
TAXLEY

DATE: 10/11/2023 10:00 AM
SCALE: 1:500 @A3
DRAWN BY: [Name]

Proposed Floorplans

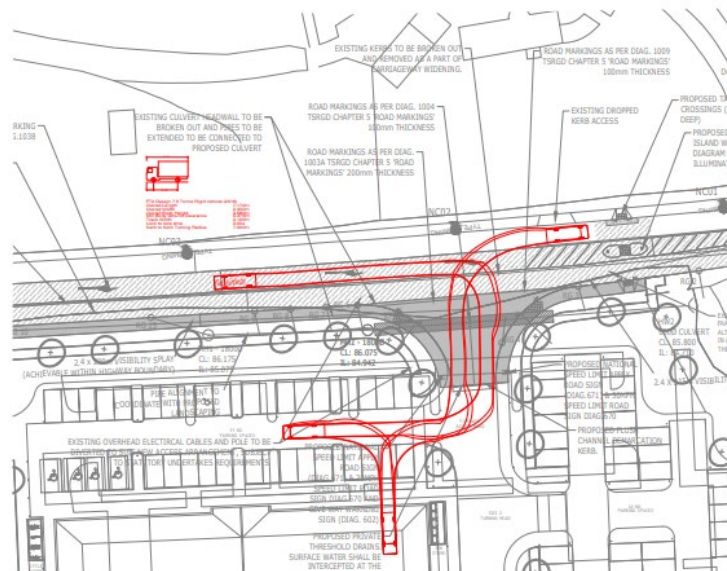
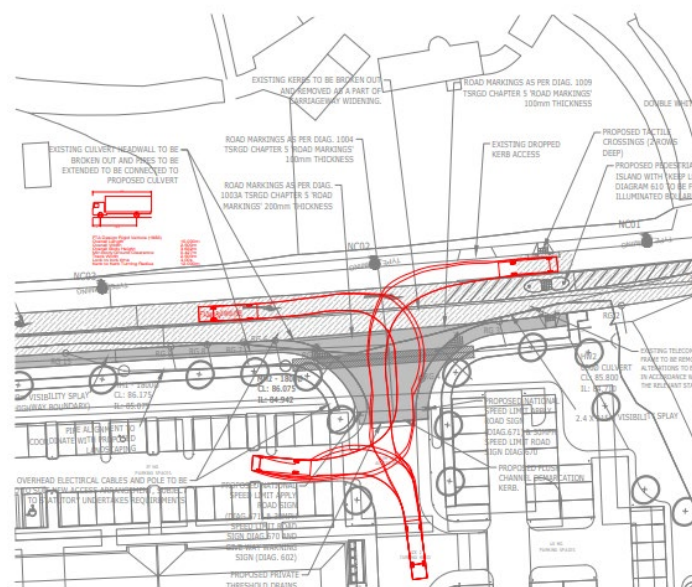
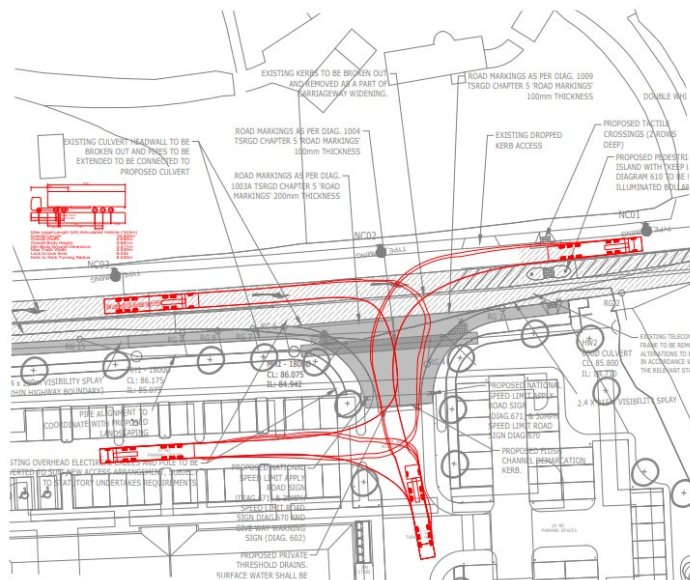


FIRST FLOOR



GROUND FLOOR

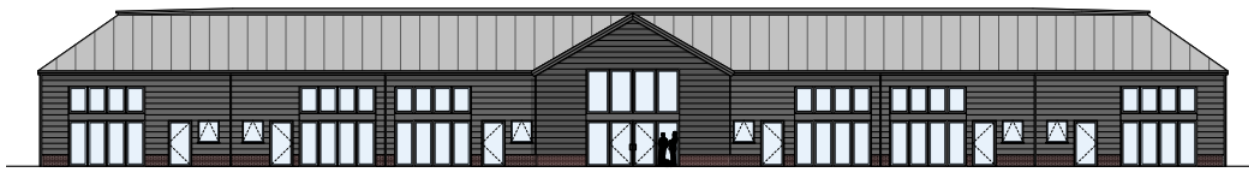
Vehicle Tracking Plans



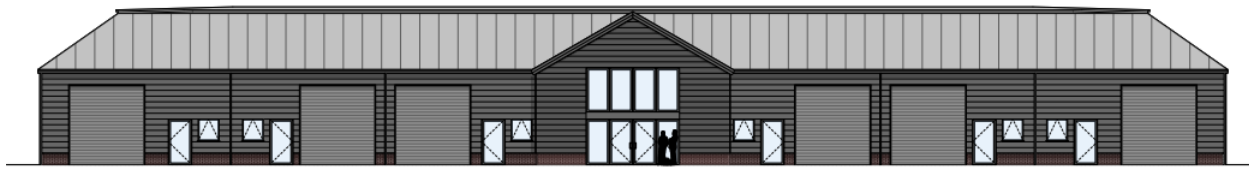
Site Photographs



Previously Approved Elevations – UTT/22/0198/NMA



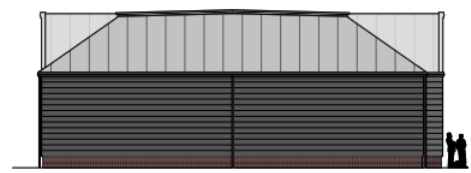
1 Proposed North Elevation
Scale: 1:100



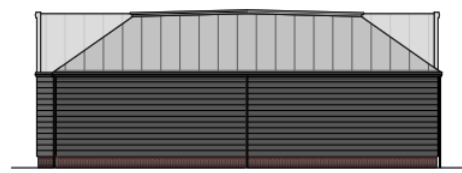
2 Proposed North Elevation with security shutters down
Scale: 1:100



3 Proposed South Elevation
Scale: 1:100



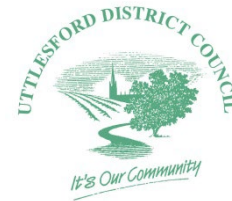
4 Proposed East Elevation
Scale: 1:100



5 Proposed West Elevation
Scale: 1:100



UTT/22/0198/NMA – Masterplan



UTT/22/3020/FUL

Newport Road

SAFFRON WALDEN

Location Plan



Photo 1



Photo 2



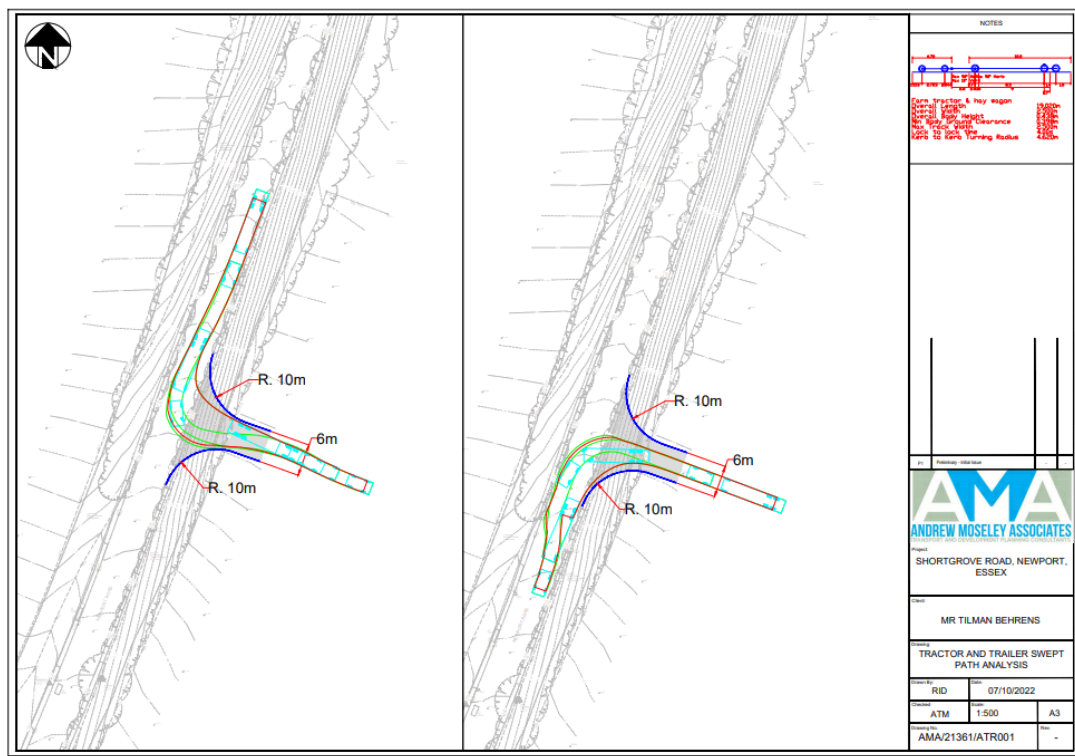
Photo 3



Photo 4



TRACTOR AND TRAILER SWEEP PATH ANALYSIS



Summary

- The proposed access can achieve the required visibility splays
- No objections from Highways
- The proposals will not have any undue adverse effects on ecology or landscape.