

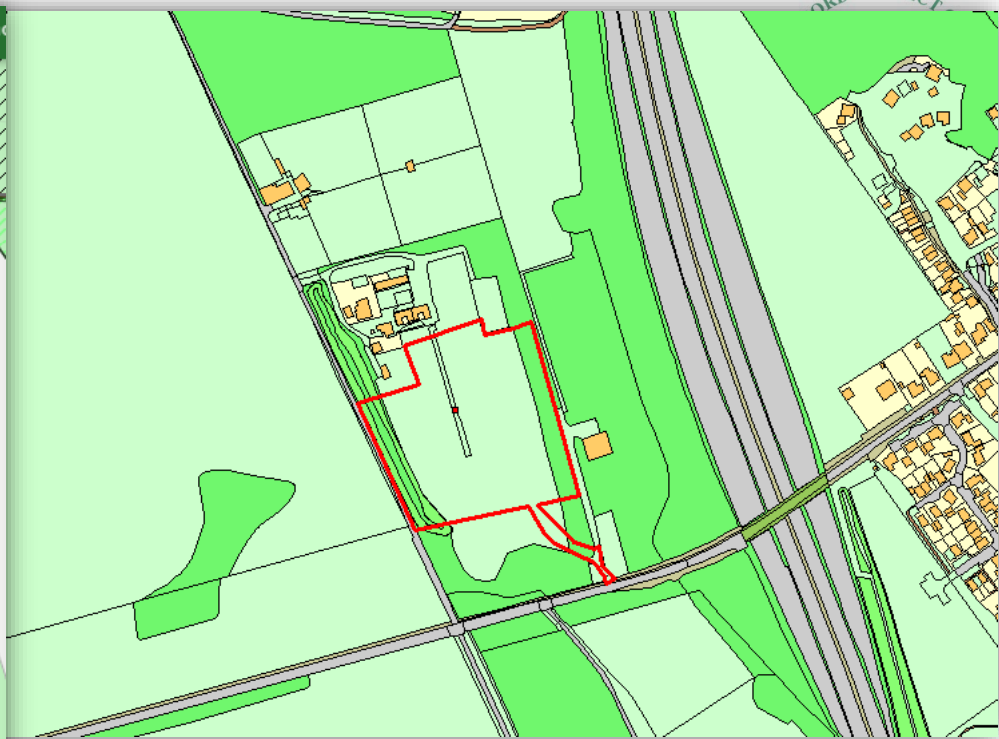


# Planning Committee

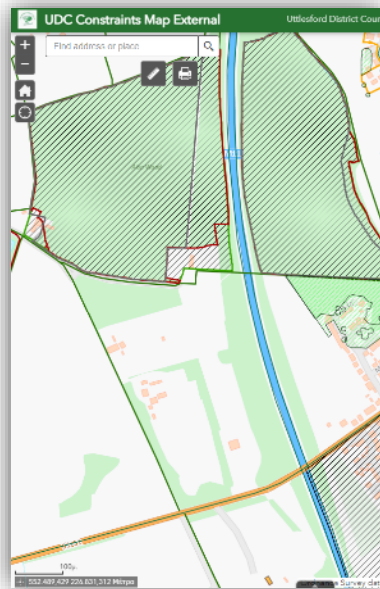
## 22 November 2023

# UTT/23/2193/PINS

Land At Eastfield Stables May Walk  
Elsenham Road  
Stansted

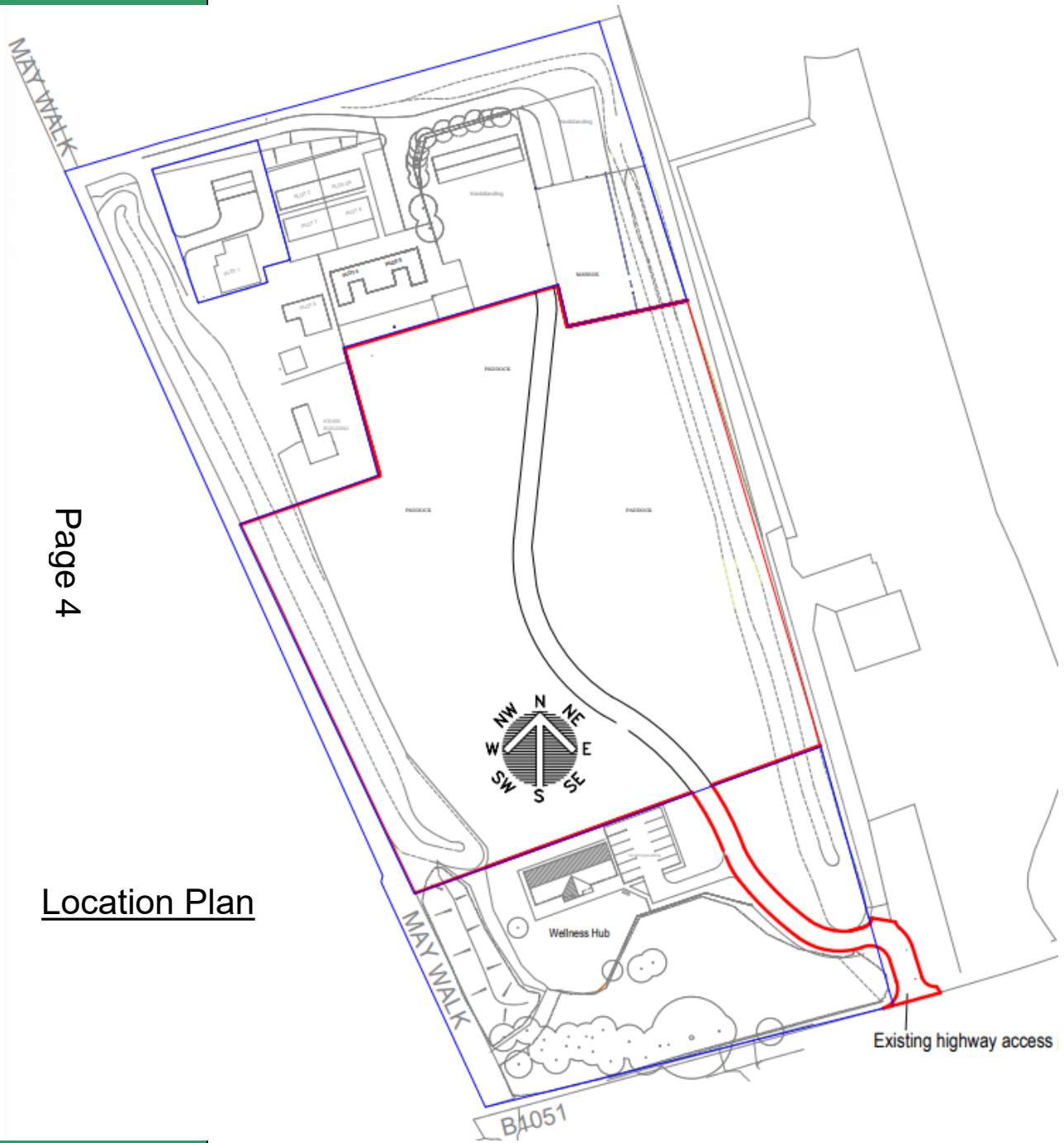


Application site



Page 3

Constraints



Page 4

Location Plan



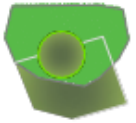


Proposed Site Layout

**LEGEND**

Page 5

Internal road to be a Type F minor access road 6m wide. Entrance from B1256 has been approved at appeal, reference APP/C1570/W/22/3291446 UTT/21/2687/FUL.



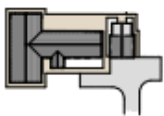
Existing landscaped earth bunds, trees, shrubs and hedging.



Existing built form



Wellness Hub under construction July/August '23



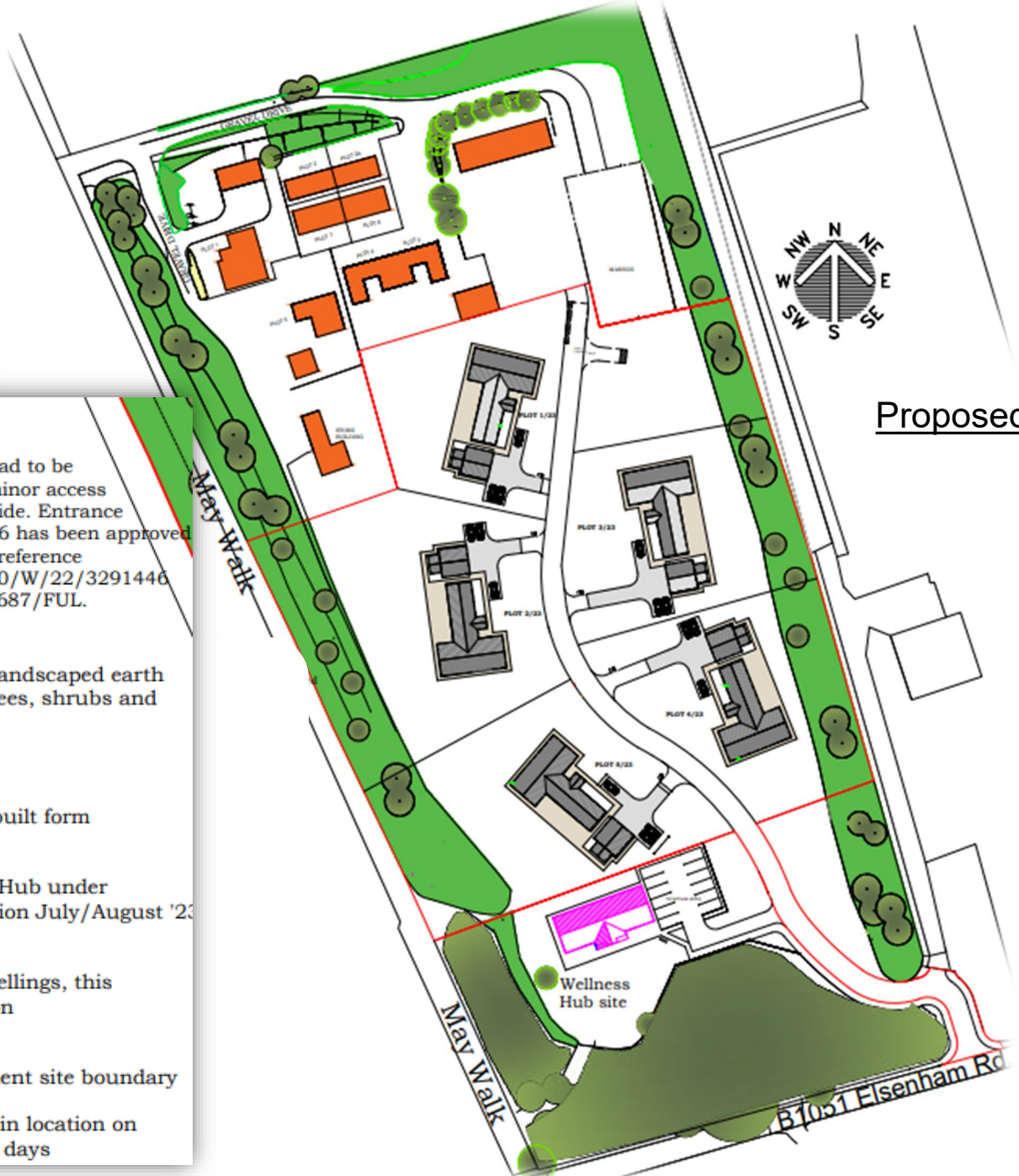
5 new dwellings, this application



Development site boundary

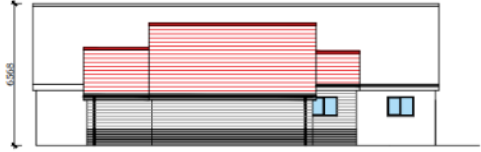


Wheelie bin location on collection days





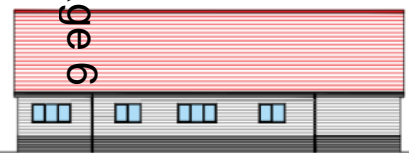
Elevation A



Elevation B



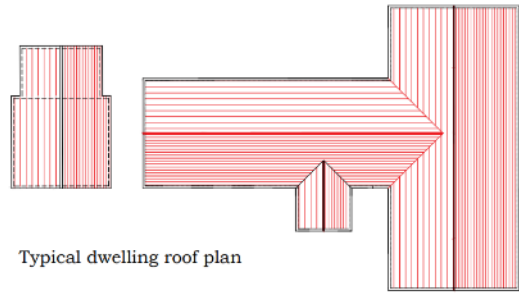
Elevation C



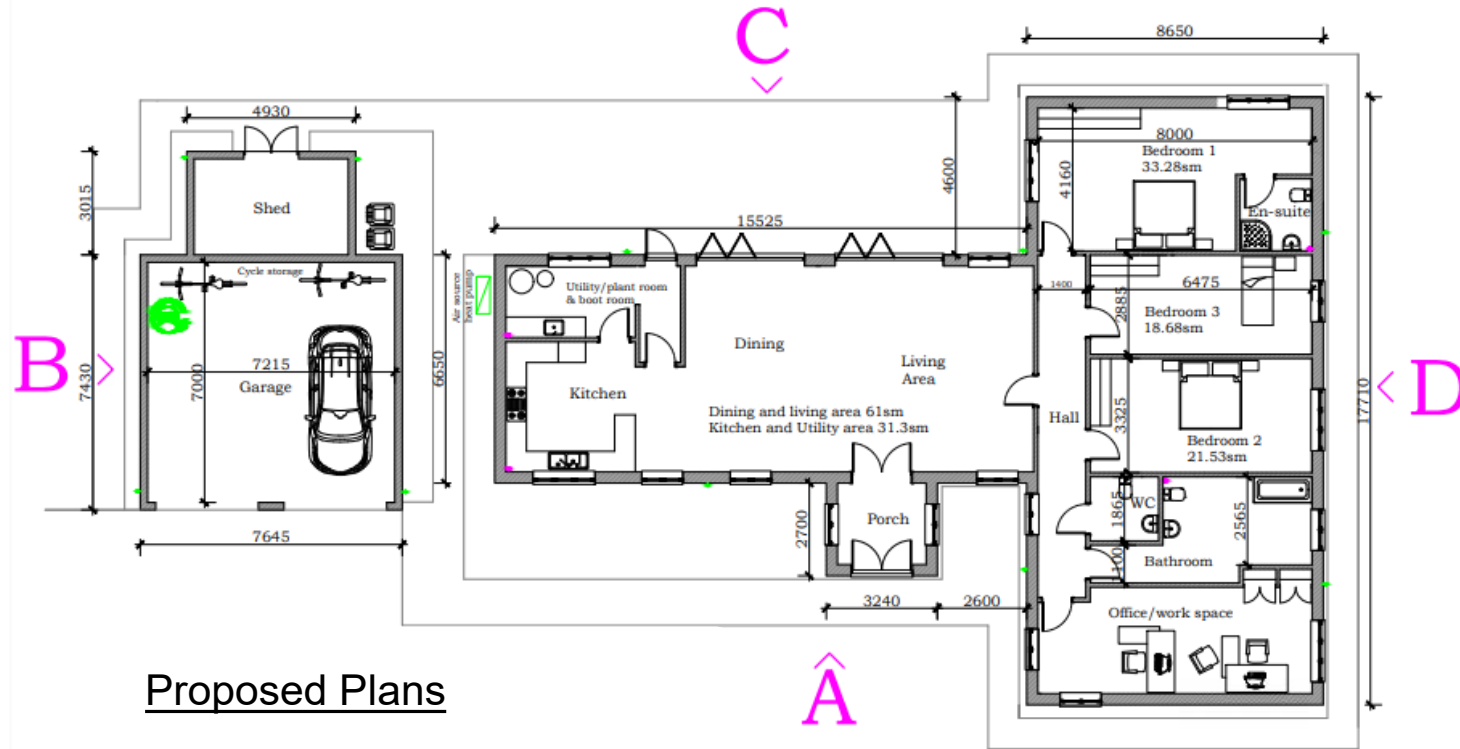
Elevation D

Proposed Elevations

Roof Plan



Typical dwelling roof plan



Page 6





Photographs

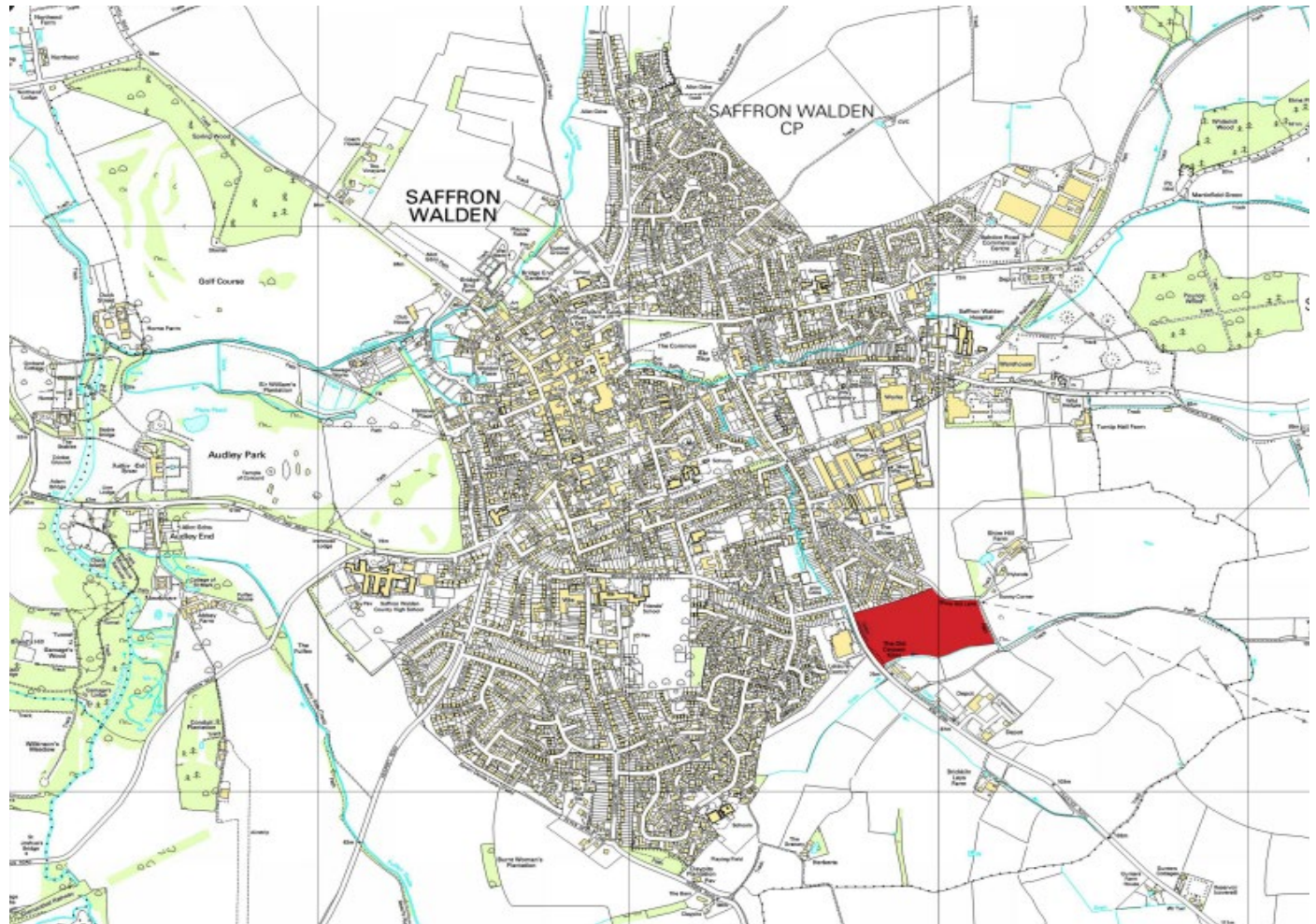


# UTT19/2838/DOV

Land East of Thaxted Road, Saffron  
Walden



# Site Location Plan







# Site Layout



# UTT/22/2997/OP

Land Between Walden Road and  
Newmarket Road, Great Chesterford



# Location of Site




# Heritage Assets



## LEGEND

 Site Boundary

### Scheduled Monuments

 Roman Fort, Roman Town and Roman and Anglo Saxon Cemeteries (NHLE1013484)

 Romano Celtic Temple (NHLE1017453)





# Flood Zones



# Proposed Framework Plan




 Site Boundary (30.17 ha / 74.55 ac)

 Up to 2 Storey Residential Development (C3 Use) - Includes a Minimum of 10% Public

 Open Space  
To accommodate: SUDs Features; Existing and Proposed Landscape Planting; Children's Play Facilities; Biodiversity Enhancement Areas; Acoustic, Amenity and Landscape Buffers and one Temporary Cafe Structure.

 Main Site Access - All modes

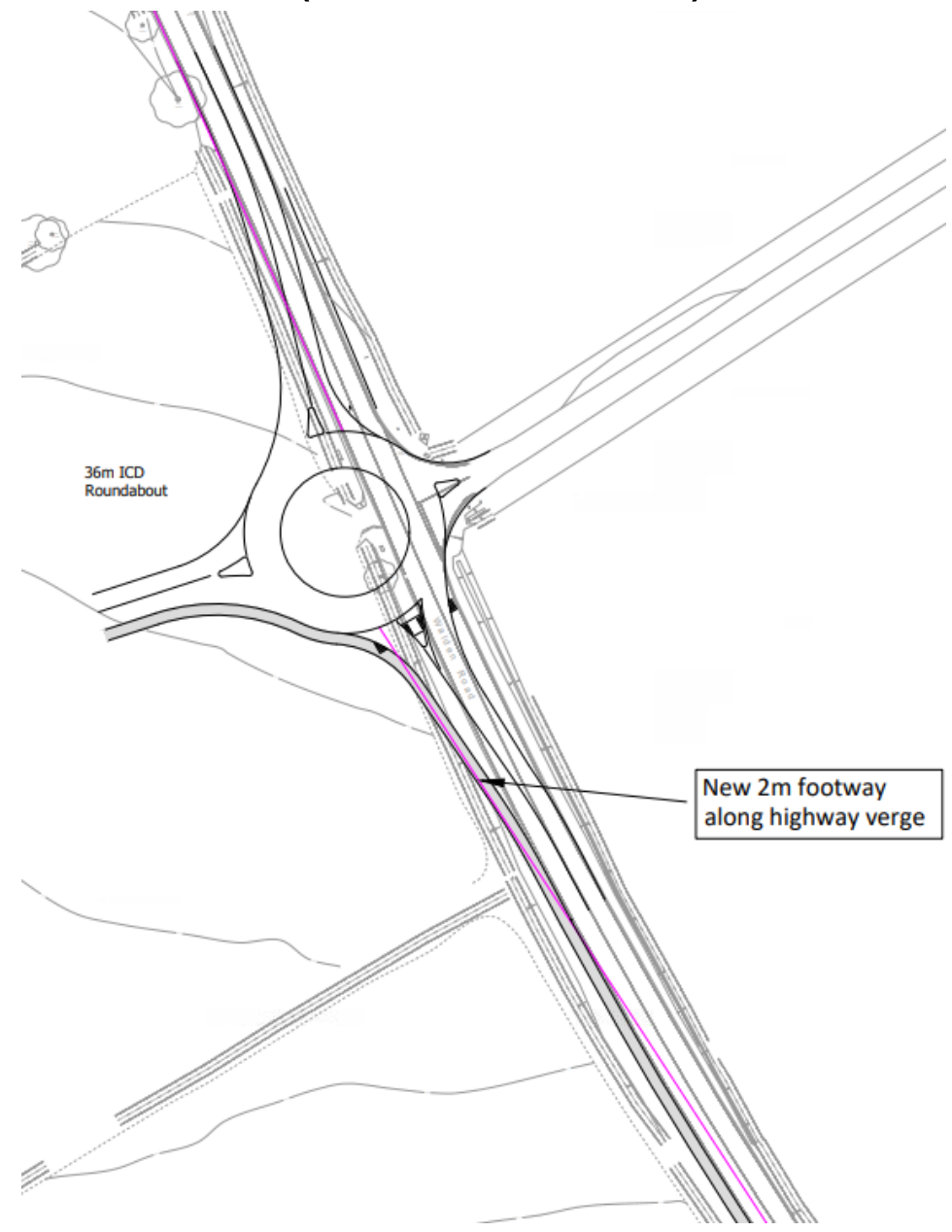
 Approximate Location for Community Cafe / Retail Unit (F2 (a&b) Use Class) - Maximum 50sqm building footprint



# Illustrative Masterplan



# Proposed Access (Walden Road)



# Proposed Access (Newmarket Road)





# Access Visability



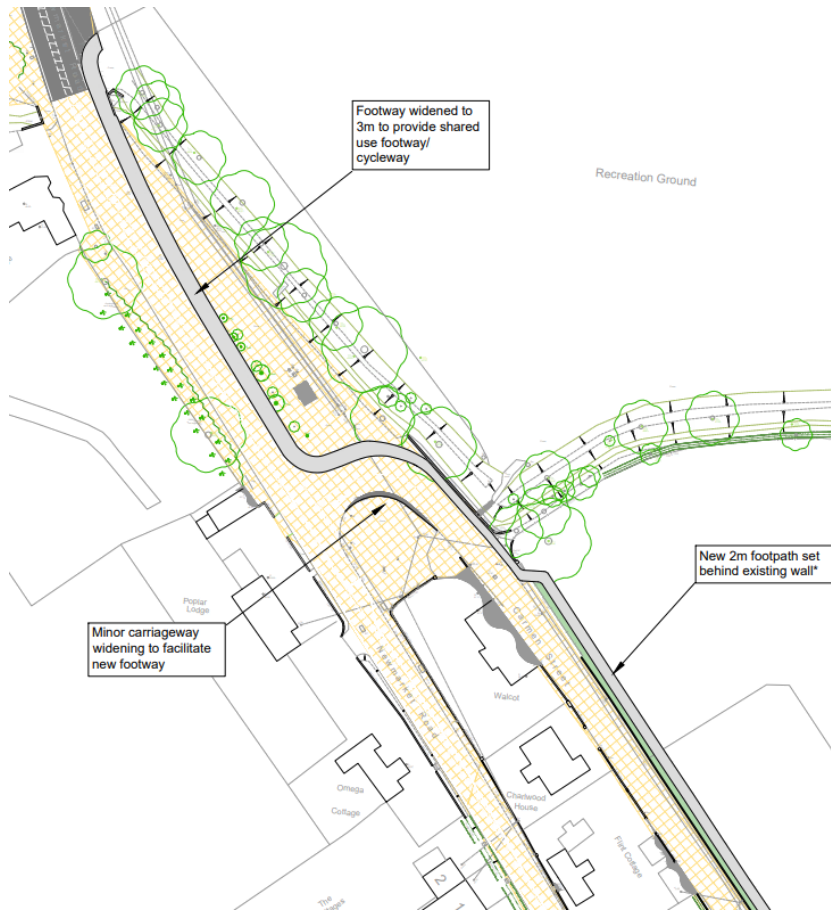
Newmarket Road - Looking North



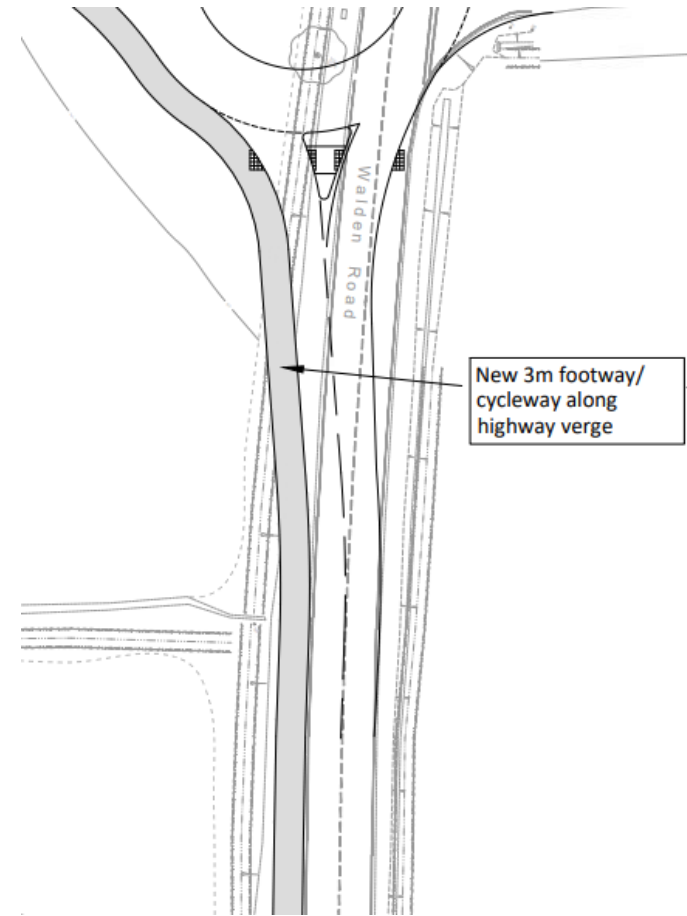
Walden Road - Looking South



# Proposed Footpaths

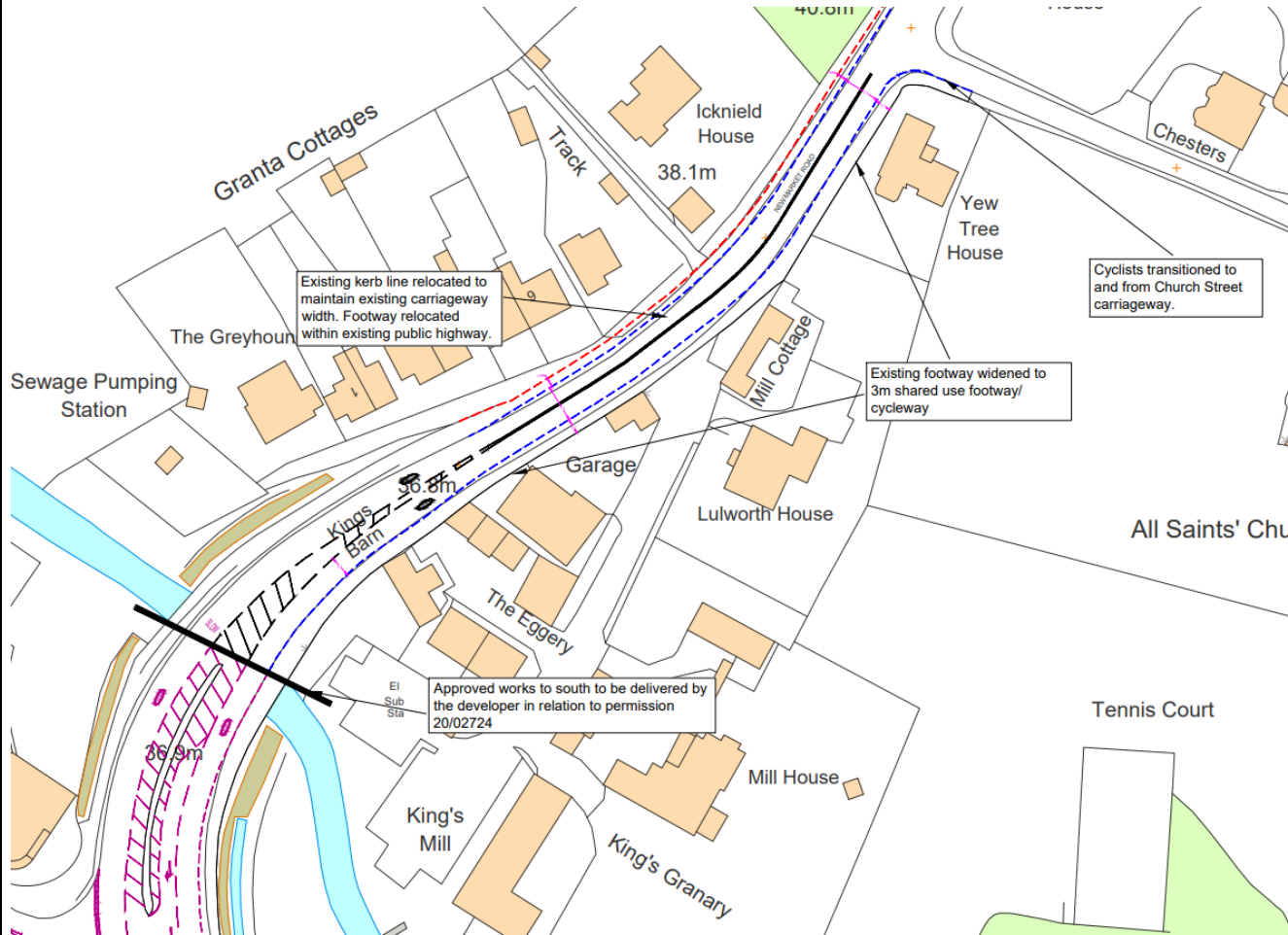


Newmarket Rd



Walden Rd

# Off Site Works



- Existing Kerb Line
- - - Proposed Kerb Line
- - - Proposed Back of Footway
- - - 20/02724 Works

# Illustrative Visualisation







Representative Viewpoint 1 (Centre) - Public footpath 17/12 on southern boundary of Site near Chesterfords Community Centre



Representative Viewpoint 4 (Centre) - Layby entrance on B1383 Newmarket Road to west of Site



Representative Viewpoint 6 (Right) – Junction of B184 Walden Road and Park Road to east of Site



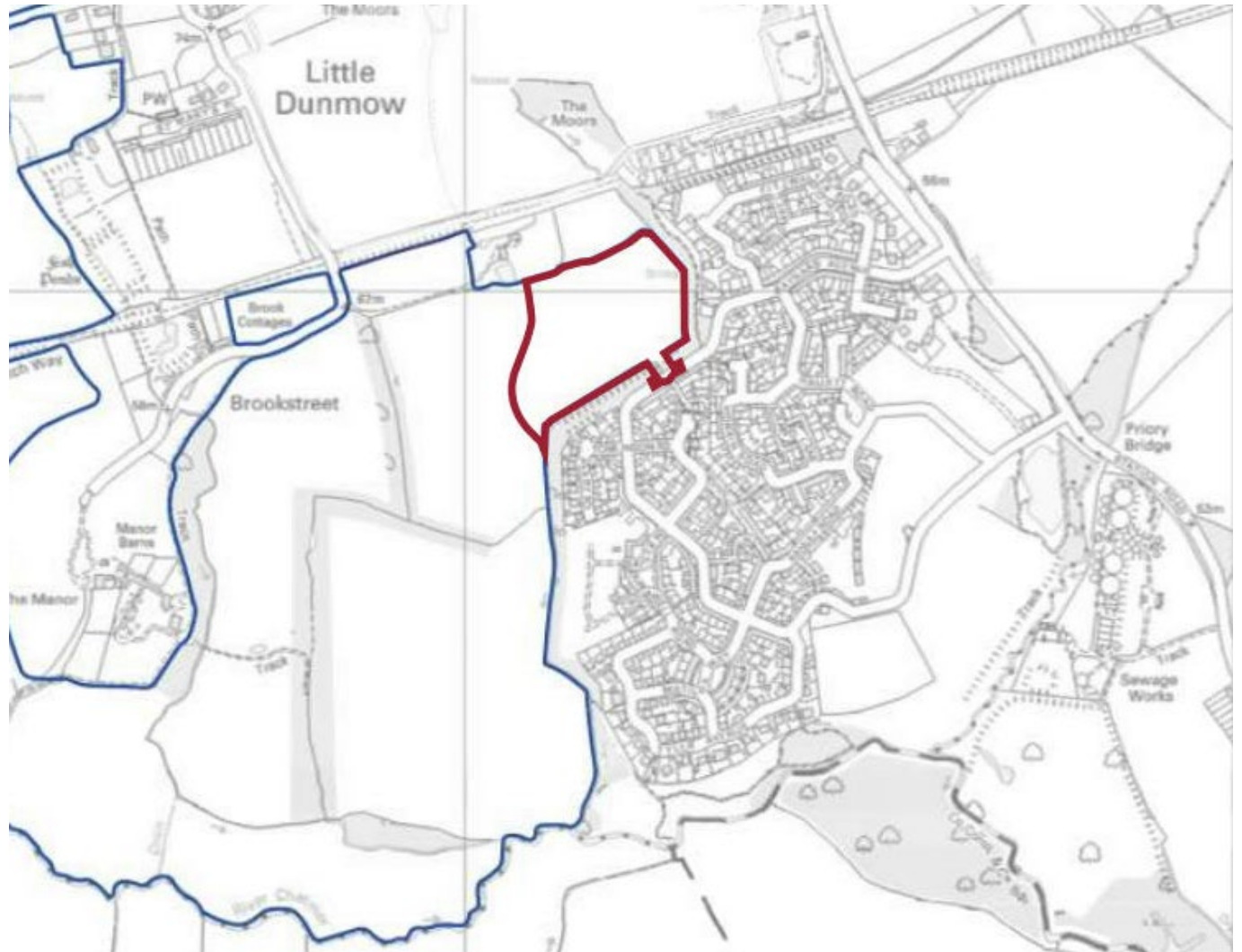
Representative Viewpoint 6 (Left) – Junction of B184 Walden Road and Park Road to east of Site

# UTT/22/3470/OP

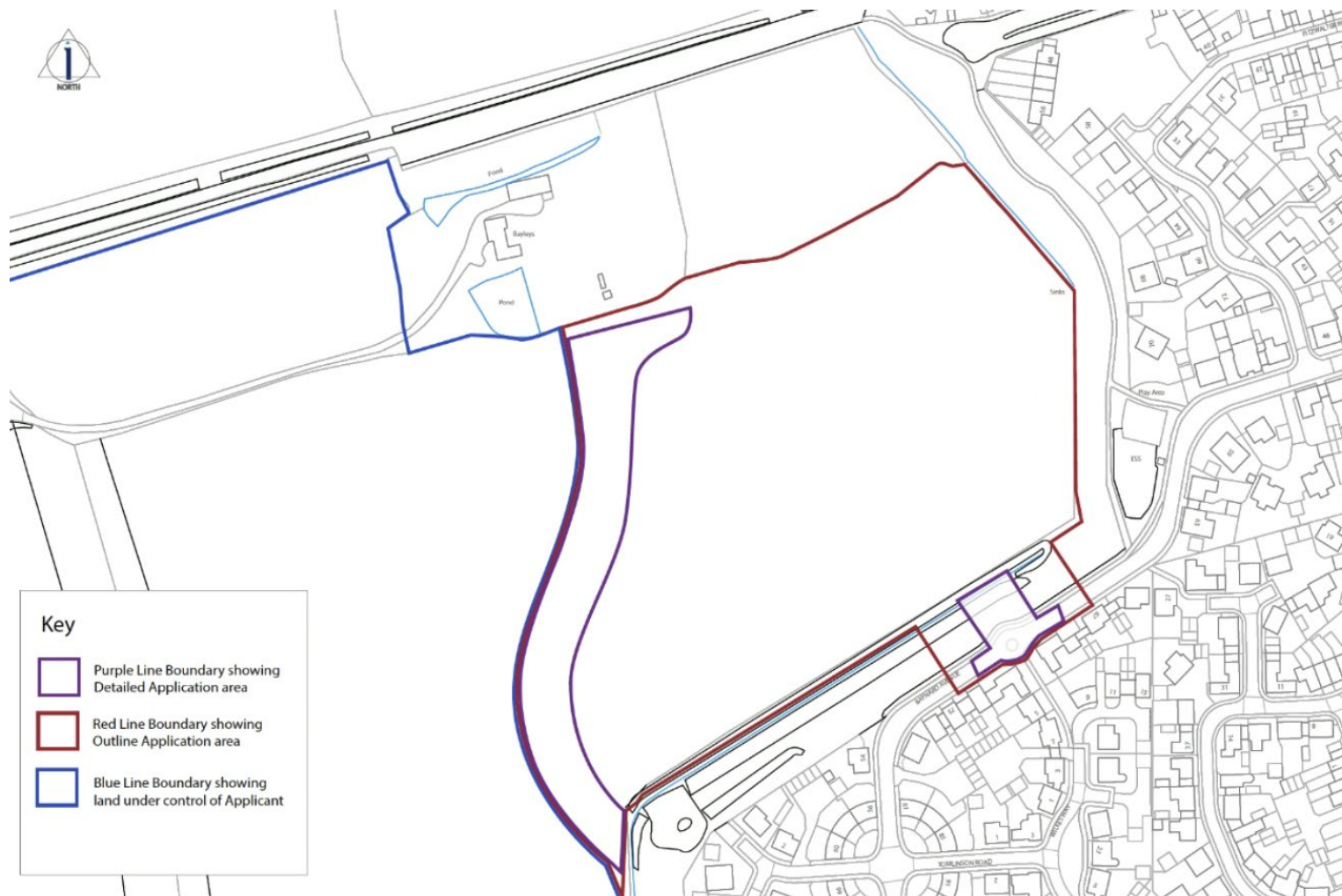
Land North of Baynard Avenue, Flich  
Green



# Location Plan



# Site Plan





Deferred on the 30<sup>th</sup> August 2023 in order to consider an alternative access.

Although there are no changes to the application, the applicant has provided additional information including:

- Access Options Appraisal - Consideration of potential alternative access into the proposed development.  
  
Construction Vehicle Route Option- Details of how a construction access might be achieved from Brook Street should that be considered necessary.
- Parking Survey to identify the nature of current parking on Baynard Avenue.
- Trip Generation Technical Note- Actual trip generation of Flich Green as it currently exists has been undertaken revealing the trip generation is actually lower than was assumed in the Transport Assessment.
- Cross section of the boundary between the site and the proposed development.

# Site Photos

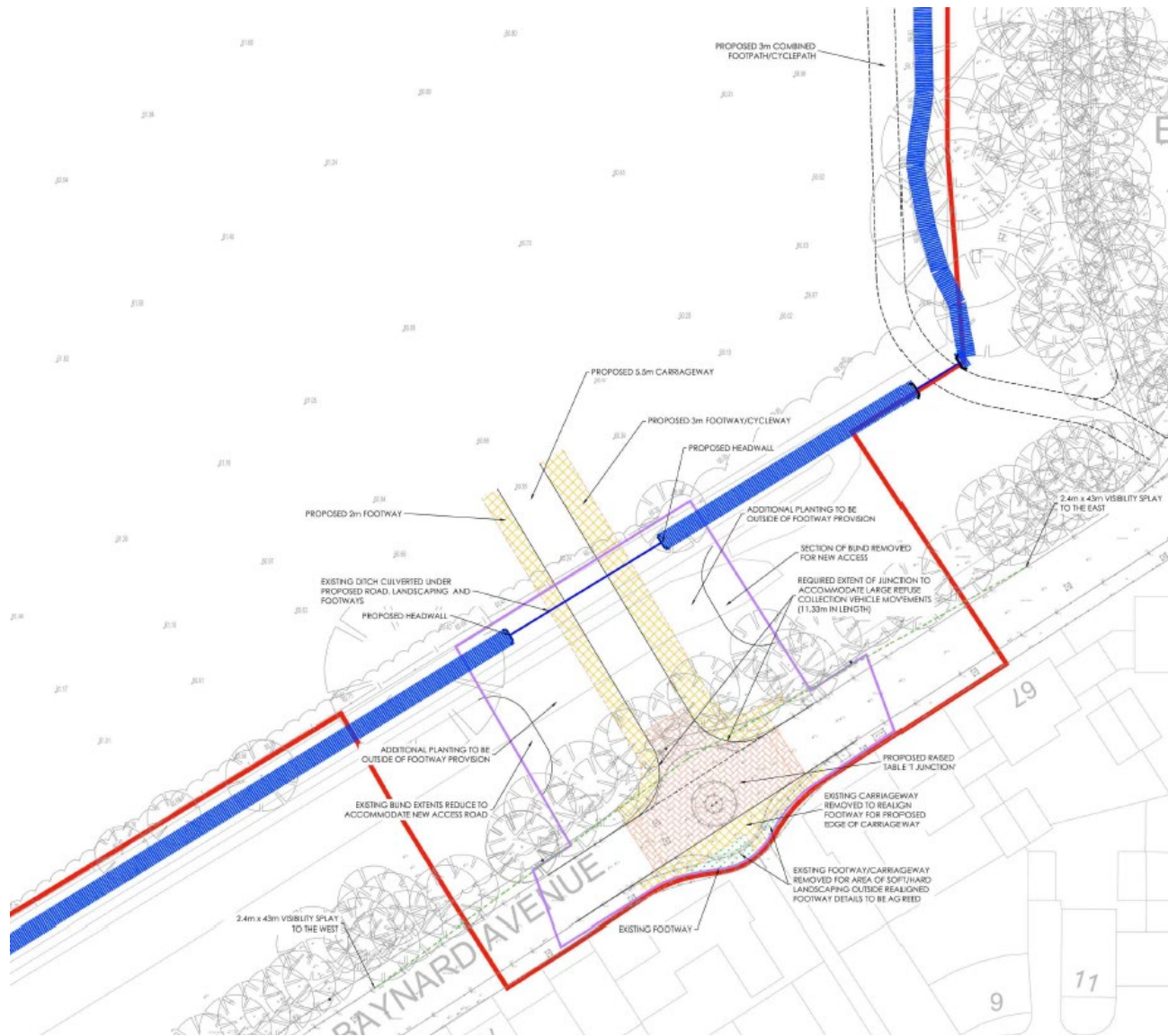


# Proposed Access Location





# Proposed Access



# Illustrative Layout



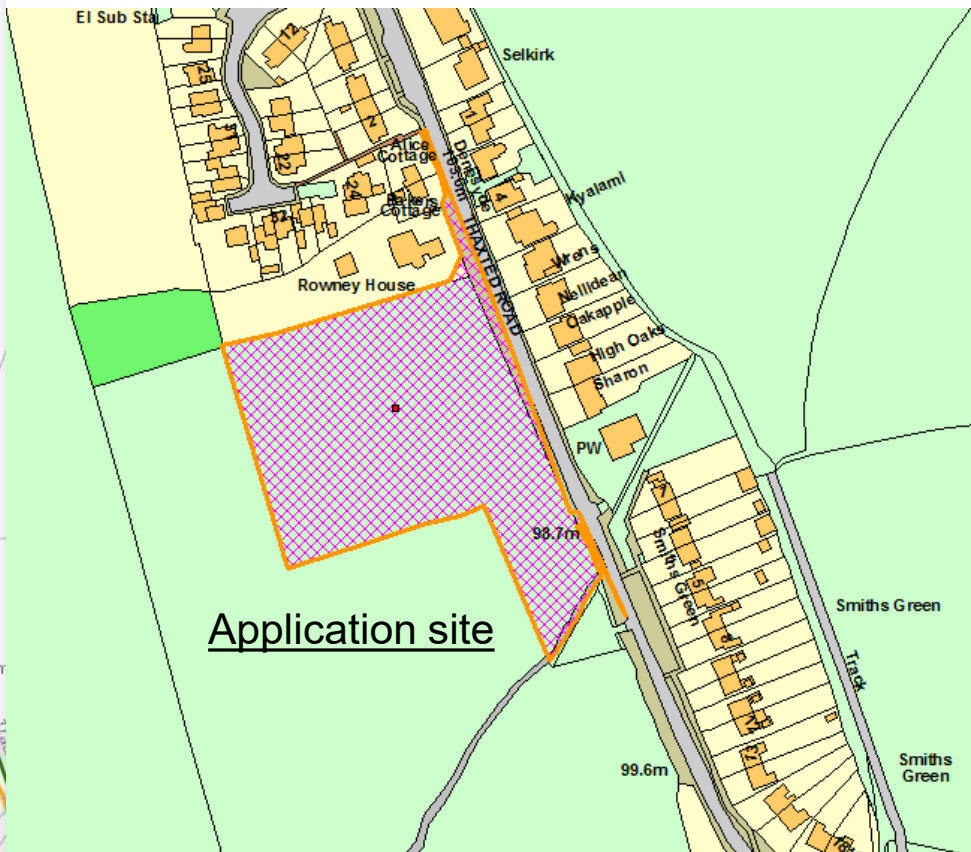
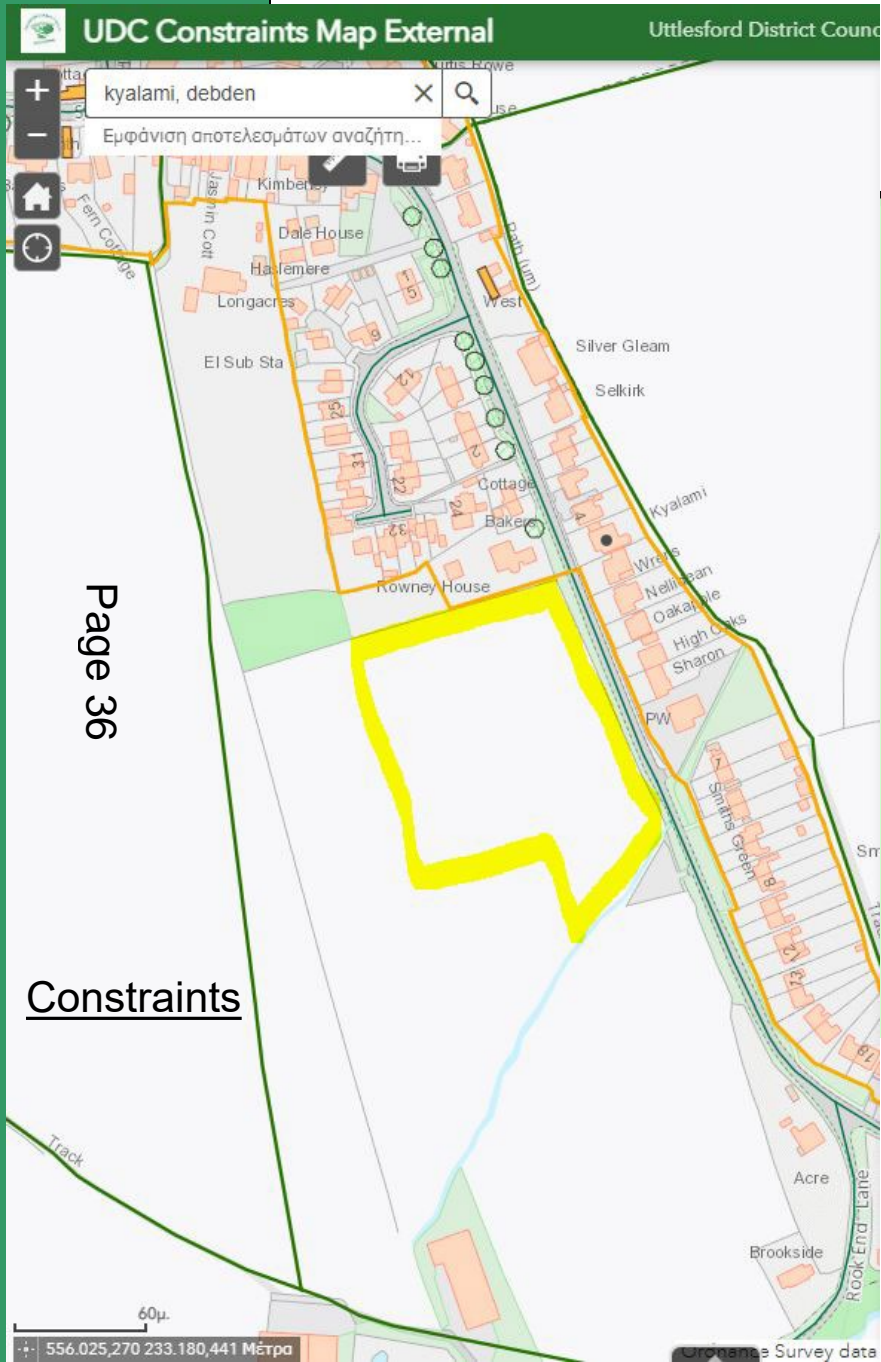
# Land Use Parameter Plan



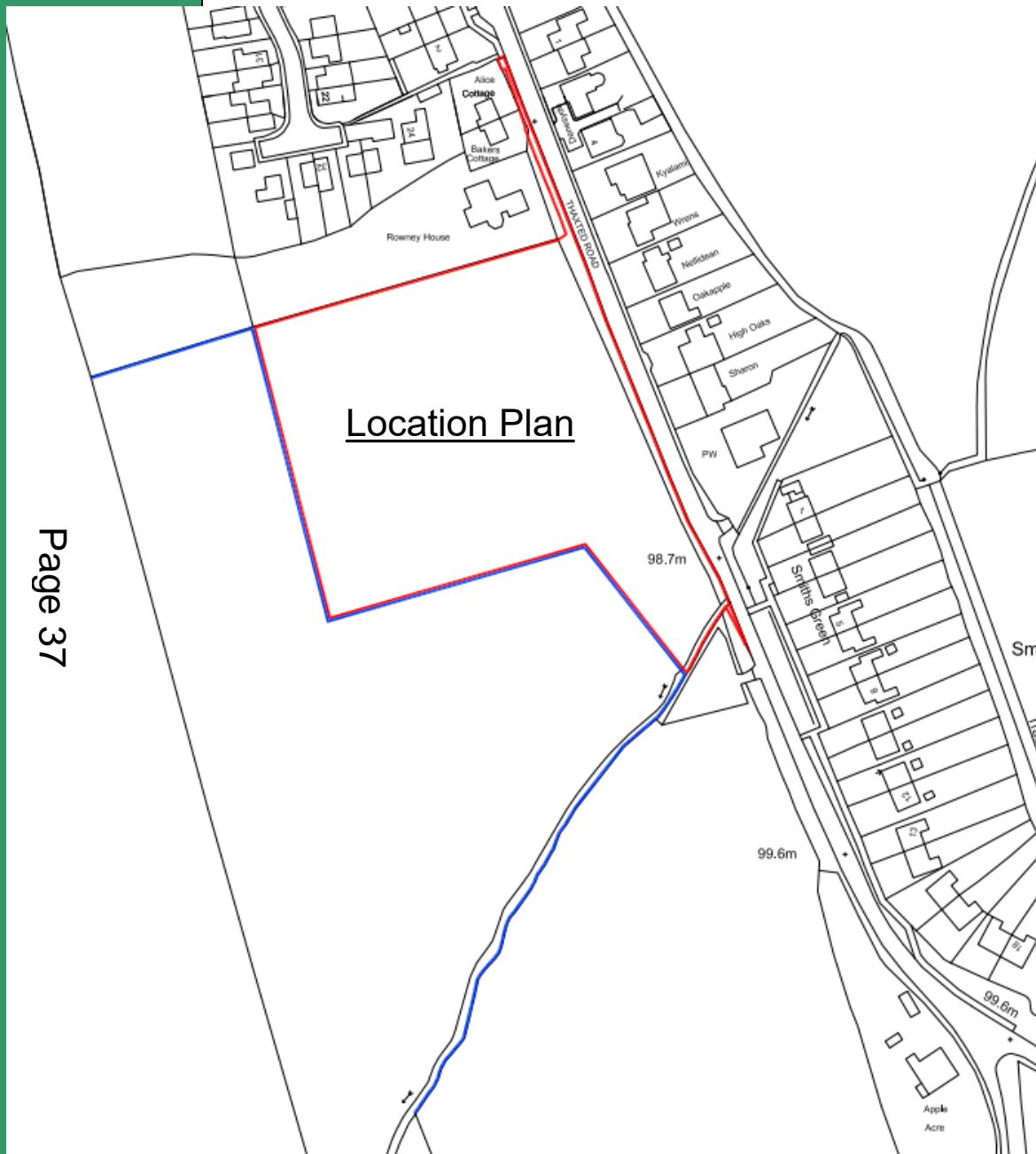
# UTT/23/0878/DFO



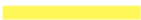











## Land To The West Of Thaxted Road Debden









-  Application site boundary.
-  Land under applicants control.
-  Highways boundary.
-  Visibility splay (size as noted).
-  +10.000 Existing spot level.
-  +10.000 Proposed spot level.
-  Overhead services.
-  Existing hedge/scrub to be retained.
-  Existing hedge/scrub to be removed.
-  Proposed mixed native hedge planting.
-  Existing tree (retained) and root protection area (RPA) dashed.
-  Existing tree removed.
-  Proposed tree planting.
-  Highways service margin.

Page 38



## Proposed Block Plan



Affordable rent housing plot.



Shared ownership housing plot.

Affordable Housing

Rowley House

THAXTED ROAD

Md

Dene







Section AA – From Thaxted Road



Section BB – plots 3 / 24



Page 40



Section CC – plots 13-17 / 9



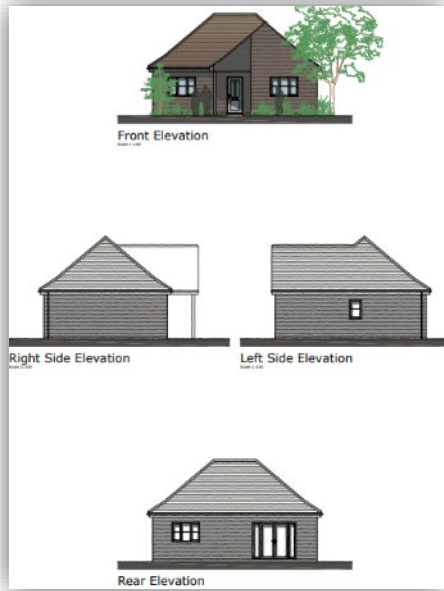
Section DD – plots 25 / 18



**House Type A**  
(plots 1-2, 19-20)



**House Type C (plots 4-5)**



**House Type F (plot 18)**



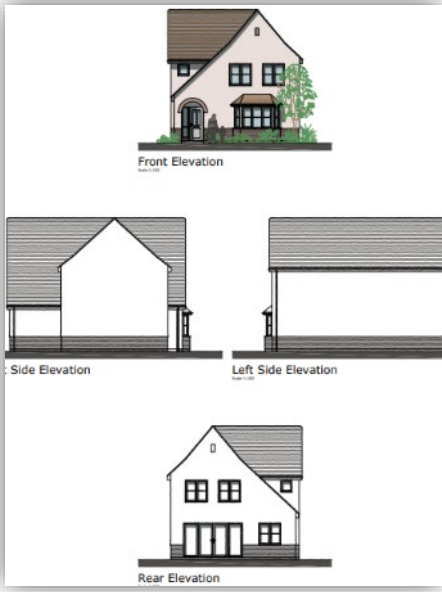
**House Type H (plot 25)**

Page 41

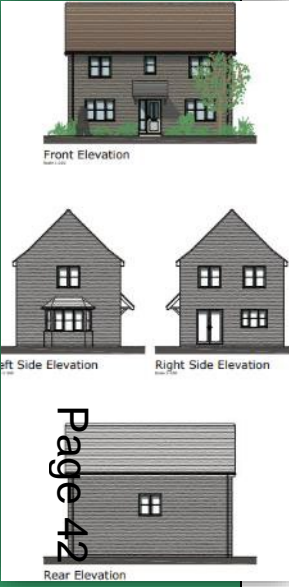
**House Type D**  
(plots 6-7, 21-22)

**House Type E (plots 8-9)**

**House Type G (plots 23-24)**



**Proposed Elevations**



**House Type A**  
 (plots 1-2, 19-20)



**Plot 10**

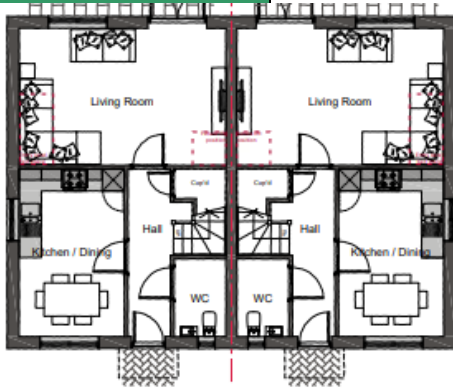


**Plots 13-17 (flats)**

Page 42

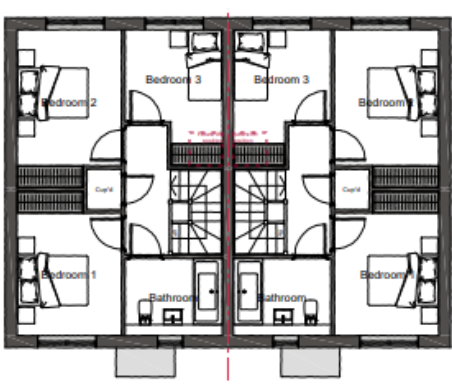
**Proposed Elevations**



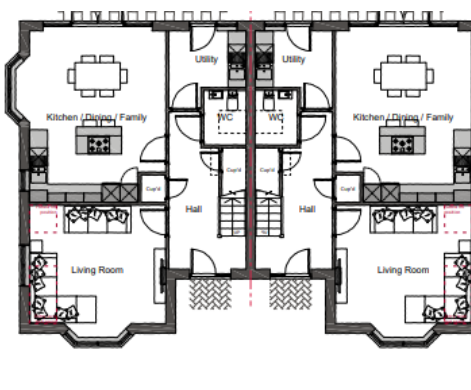


Ground Floor Plan

**House Type A (plots 1-2, 19-20)**

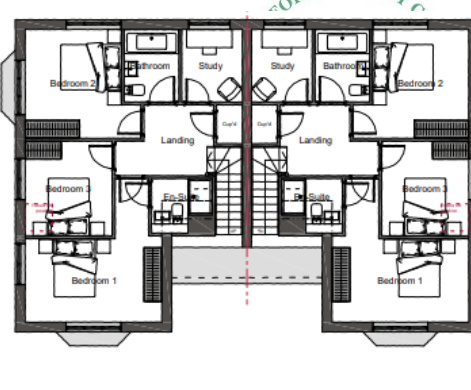


First Floor Plan

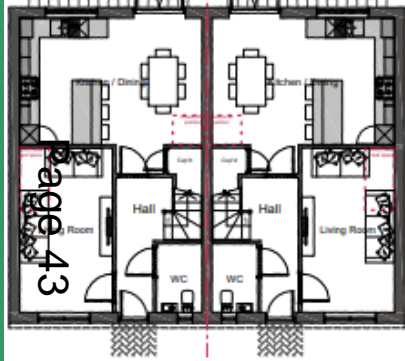


Ground Floor Plan

**House Type C (plots 4-5)**

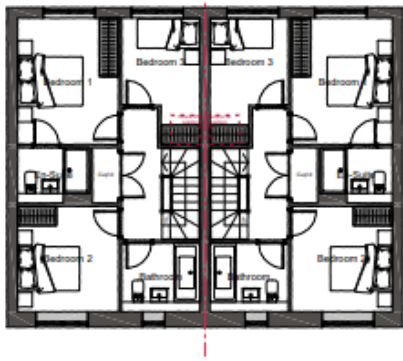


First Floor Plan

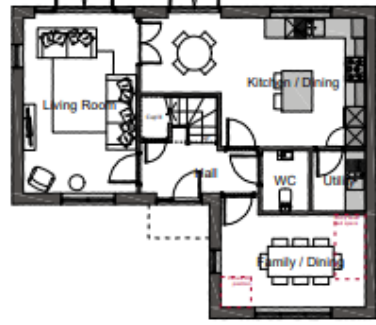


Ground Floor Plan

**House Type D (plots 6-7, 21-22)**

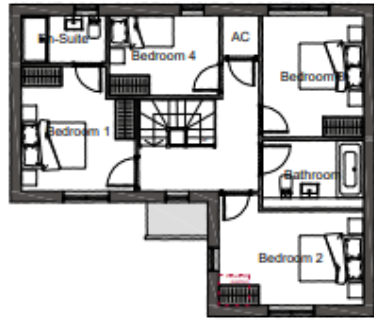


First Floor Plan

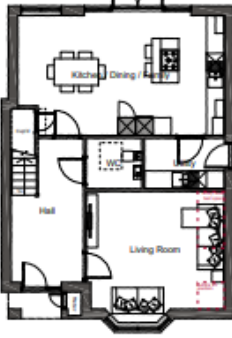


Ground Floor Plan

**House Type E (plots 8-9)**

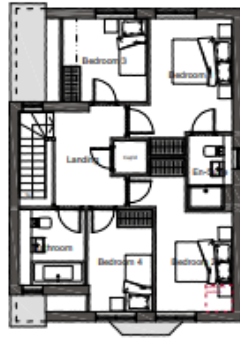


First Floor Plan



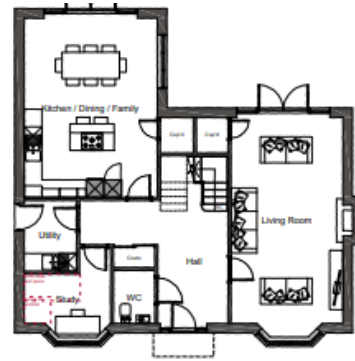
Ground Floor Plan

**House Type G (plots 23-24)**



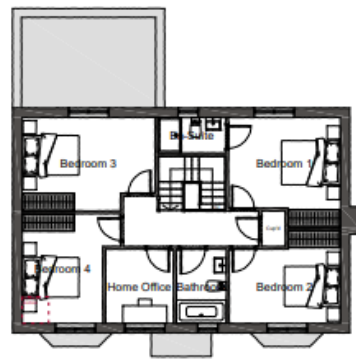
First Floor Plan

**Proposed Floor Plans**

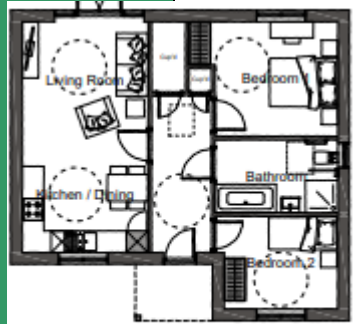


Ground Floor Plan

**House Type H (plot 25)**



First Floor Plan



Ground Floor Plan

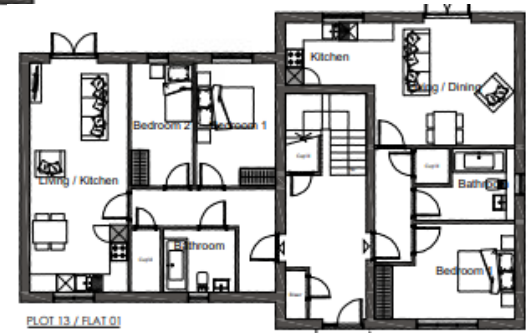
House Type F (plot 18)



Ground Floor Plan

First Floor Plan

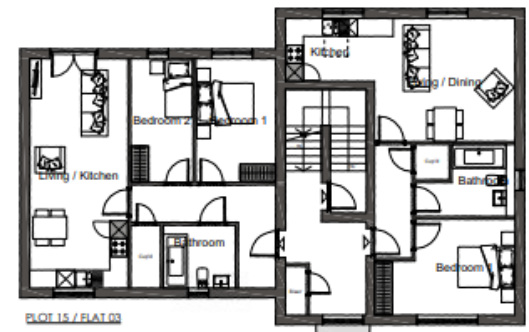
Plot 3



PLOT 13 / FLAT 01

PLOT 14 / FLAT 02

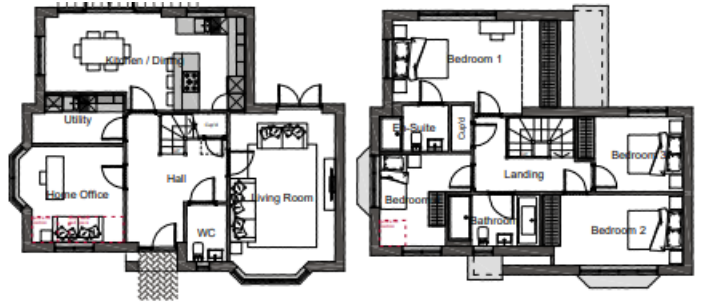
Ground Floor Plan



PLOT 13 / FLAT 01

PLOT 14 / FLAT 04

First Floor Plan



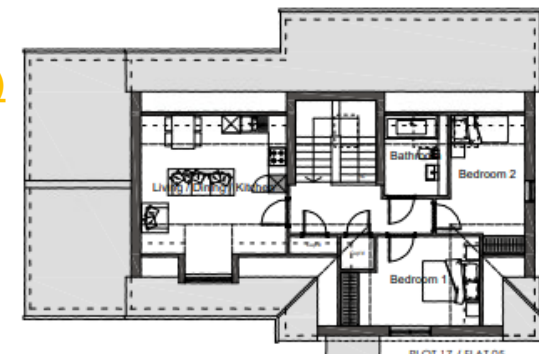
Ground Floor Plan

First Floor Plan

Plot 10

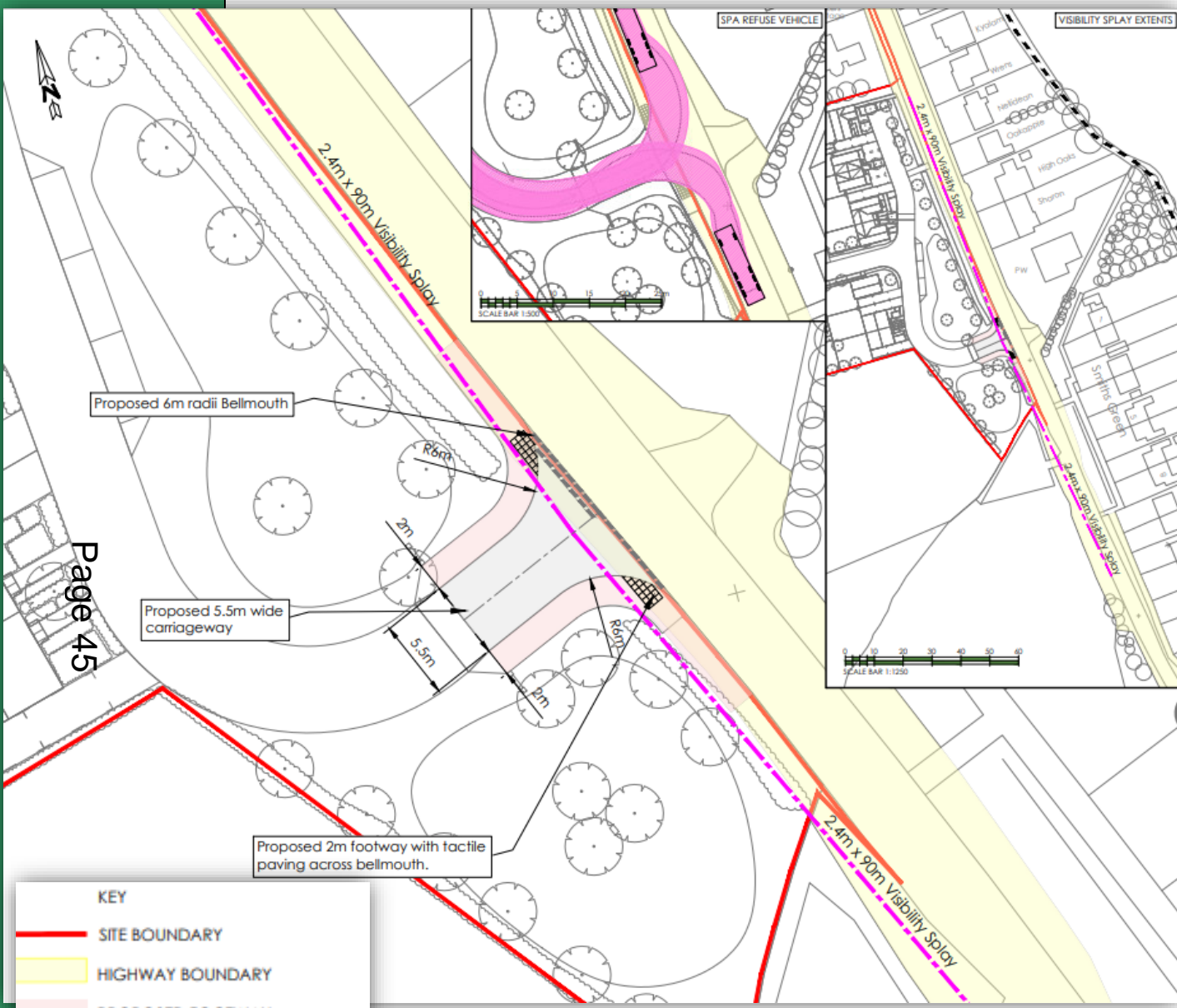
Plots 13-17 (flats)

Proposed Floor Plans



Second Floor Plan

PLOT 17 / FLAT 05



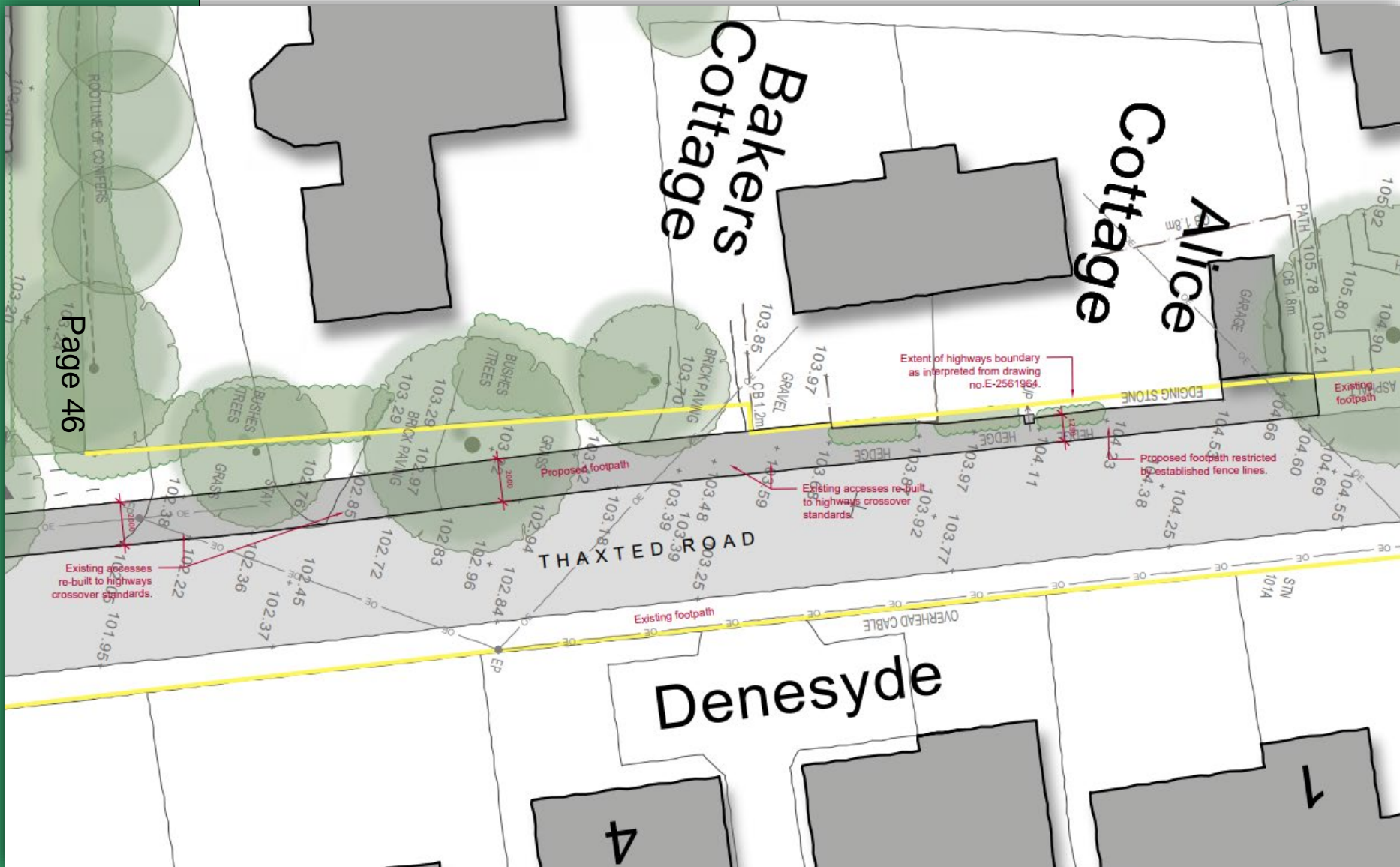
Page 45

**KEY**

- SITE BOUNDARY
- HIGHWAY BOUNDARY
- PROPOSED FOOTWAY
- PROPOSED VEHICULAR ACCESS
- VEHICULAR VISION SPLAY
- PROPOSED TACTILE PAVING
- PUBLIC RIGHT OF WAY FOOTPATH

## Visibility splays





**Footway connection**





**Photographs**



# UTT/23/1439/FUL

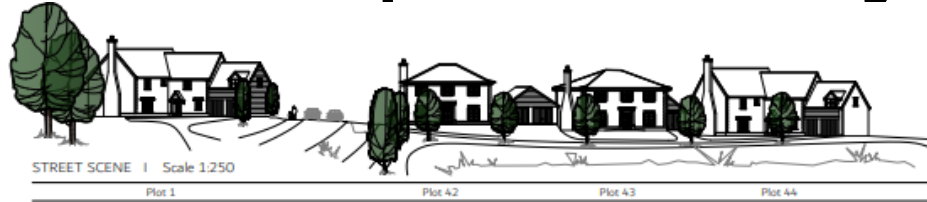
## Land East of the Stag Inn, Little Easton



# Site Location Plan




# Proposed Layout



House Number	House Type Description	Sq/ft	No.
978	3 Bed House (2 storey)	978	3
1060	3 Bed House (2 storey)	1060	3
1197	3 Bed Longhouse (1.5 storey)	1197	2
1317	3 Bed House (2 storey)	1317	2
1660	3 Bed House (2 storey)	1660	4
1768	4 Bed House (2 storey)	1768	2
2055	4 Bed House (2 storey)	2055	2
2101	5 Bed House (2 storey)	2101	2
2174	5 Bed House (2 storey)	2174	1
TOTAL 28 PLOTS			
<b>Allocation Area</b>			
House Number	House Type Description	Sq/ft	No.
549	1 Bed Longhouse (1 storey)	549	6
803	2 Bed House (2 storey)	803	2
803	2 Bed 3B/3 Longhouse (1.45)	803	1
1000	3 Bed House (2 storey)	1000	2
1238	3 Bed 3B/3 Longhouse (1.45)	1238	1
TOTAL 11 PLOTS			
<b>Shared Ownership</b>			
House Number	House Type Description	Sq/ft	No.
708	2 Bed Longhouse (1 storey)	708	1
808	2 Bed House (2 storey)	808	2
1008	2 Bed House (2 storey)	1008	2
TOTAL 7 PLOTS			
<b>All Build</b>			
House Number	House Type Description	Sq/ft	No.
802	House (2 storey)	802	3
TOTAL 3 PLOTS			

**KEY** (storey heights)

- Single Storey
- 1.5 Storey
- 2 Storey



**DENBURY HOMES**

PLANNING

Project:	Quack Street Little Easton, Essex	Reference: L11
Drawing:	Planning Layout	Date: 15/1/20
Plot Numbers:	44	Scale: 1:100

# Materials Plan



## KEY

### Walls

- █ Brickwork - Athena Blend
- █ Brickwork - Renaissance Red
- █ Brickwork - Saffron Buff
- █ Brickwork - Aldbury Multi Brick
- █ Brickwork - Old Cranleigh Brick
- █ Render - Gardens
- █ Render - Sandstone

### Plinths

- █ Brick Quoins (Contrast Buff)
- █ Brick Quoins (Contrast Red)
- █ Brick or Render Quoins (Colour relates to walls key)
- █ Brick Quoins - AAB Grey Stock
- █ Projecting Plinth (Colour relates to walls key)
- █ Projecting Plinth (Colour relates to walls key)
- █ Flush Plinth (Colour relates to walls key)
- █ Flush Painted Plinth (Black)

### Roofs

- █ Redland Ferntand Pantile Farmhouse Red
- █ Redland Ferntand Pantile Black
- █ Eternal Slate with lead roiled ridges & hips Black

### Diaper Work

- █ Diaper Work

### Boarding

- █ White Horizontal Weatherboarding
- █ Black Horizontal Weatherboarding

### Front Door Colours

- White
- Black - RAL 9022
- Anthracite Grey - RAL 7016
- Slate Grey - RAL 7015
- Agate Grey - RAL 7038
- Sapphire Blue - RAL 5011
- Charwell Green
- Emerald Green - RAL 6009
- Ruby Red - RAL 3011

Do not scale from this drawing to ascertain dimensions.  
Copyright for all designs and drawings shall remain with Denbury Homes Ltd in accordance with the Copyright Act.

North Arrow

**DENBURY HOMES**

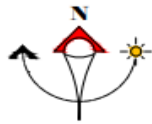
**PLANNING**

Project:	Duck Street, Little Easton, Essex	Project no:	1175
Drawing:	Materials Plan	Drawn by:	DLK
Plot Numbers:		Scale:	1:500 @ A1
		Drawn for:	DLK
		Project no:	1175

44



# Commercial Units in Context



**External Works Layout**

Scale 1-500



**Commercial Units Location**

Scale 1-2500



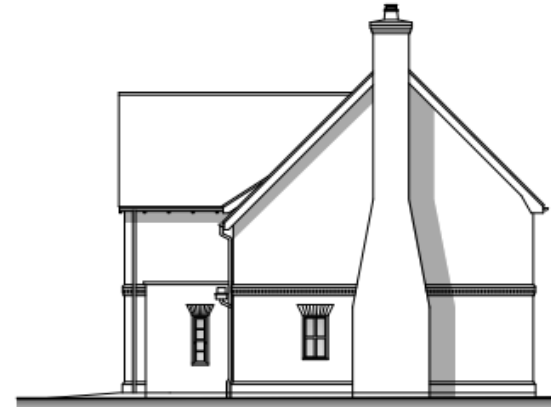
<p>Notes:          1. All work shall be done in accordance with the current editions of the British Standards.          2. The Designer shall be responsible for all design and drawings, and shall retain the liability for any errors and omissions with the Client's agreement.</p>	
Project no:	LD11
Drawing no:	005
Scale:	As Shown @ A3
Drawn by:	BD
Checked by:	BD
Project:	Duck Street Little Easton, Essex.
Drawing:	Commercial Units in Context
Plot Numbers:	
<p><b>DENBURY HOMES</b></p> <p><b>PLANNING</b></p>	



# Plot 39



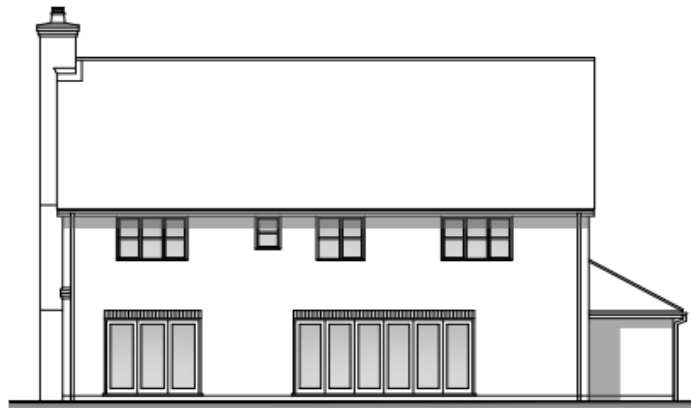
Front Elevation



Side Elevation



Side Elevation



Rear Elevation



We warrant that this drawing is a true and accurate representation of the information provided to us. We do not warrant that this drawing is a true and accurate representation of the information provided to us. We warrant that this drawing is a true and accurate representation of the information provided to us.

**DENBURY HOMES**

**PLANNING**

Project: Quick Street Little Easton, Essex.	Project no: L171
Drawing: House Type 2101 Elevations	Draw no: 2/208
Plot Numbers: 39	Scale: 1:100 @ A3
	Drawn by: BJS
	Date: 13-23



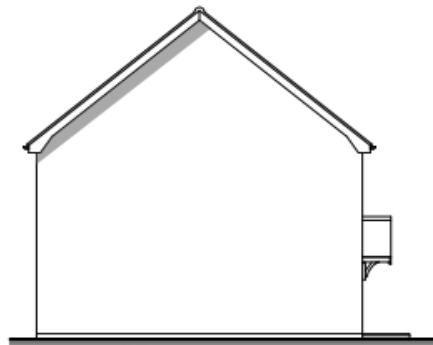
# Plots 3 - 5



Front Elevation



Side Elevation



Side Elevation



Rear Elevation



<small>The text on this drawing is uncontrolled information. Changes to all drawings will always start with Liberty Homes Ltd. in accordance with the Copyright Act.</small>	
Project no:	LIT1
Dwg no:	2-210
Scale:	1:100 @ A3
Drawing:	House Type 919 Elevations
Drawn by:	MS
Plot Numbers:	3-5
Date:	03-23



**DENBURY HOMES**

**PLANNING**

# UTT/23/2141/FUL

Land South Of  
Cornells Lane  
Widdington

**UDC Constraints Map External** Uttlesford District Council

cornells lane, widdington

Εμφάνιση αποτελεσμάτων αναζήτη...

PC

Pond

Ponds

Coltsgate

The Oaks

FB

Malthouse 1

Malthouse 2

Track

Poultry Houses

Brickclump Spring

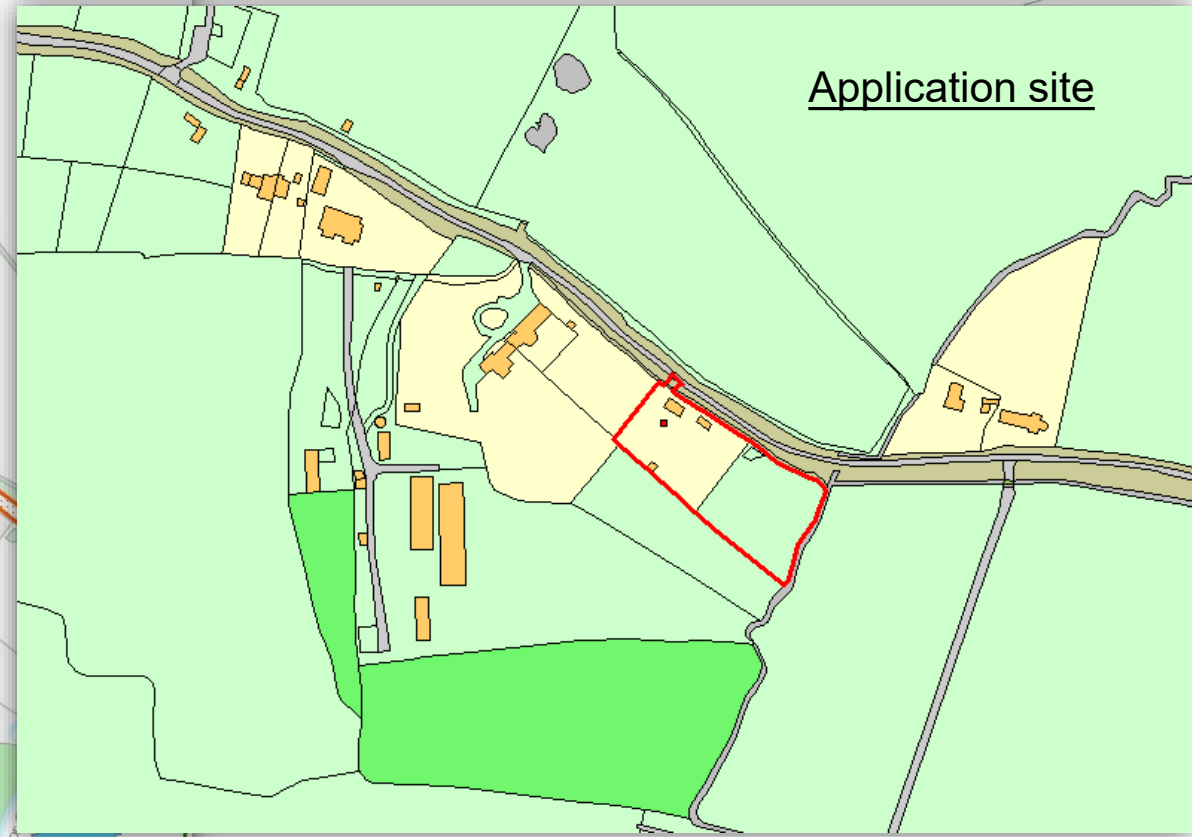
River Cam

Pond

60μ.

554.926,582 231.269,964 Μέτρα

© Ordnance Survey data

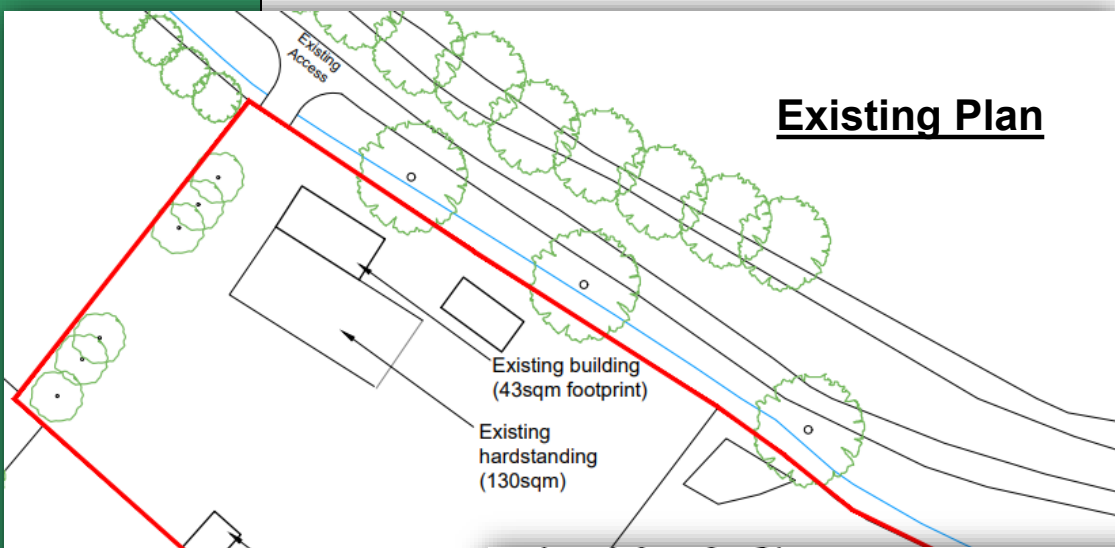


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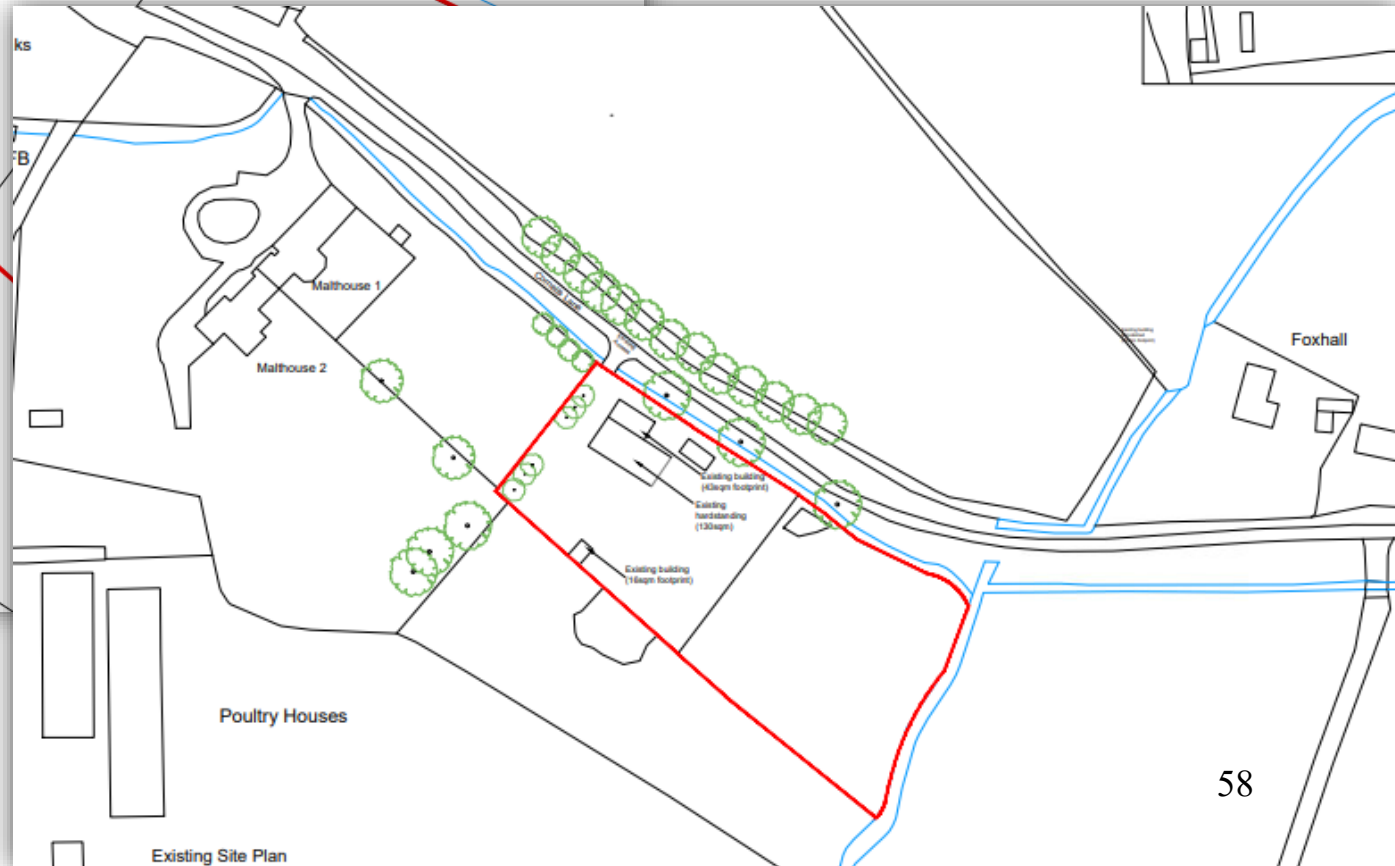
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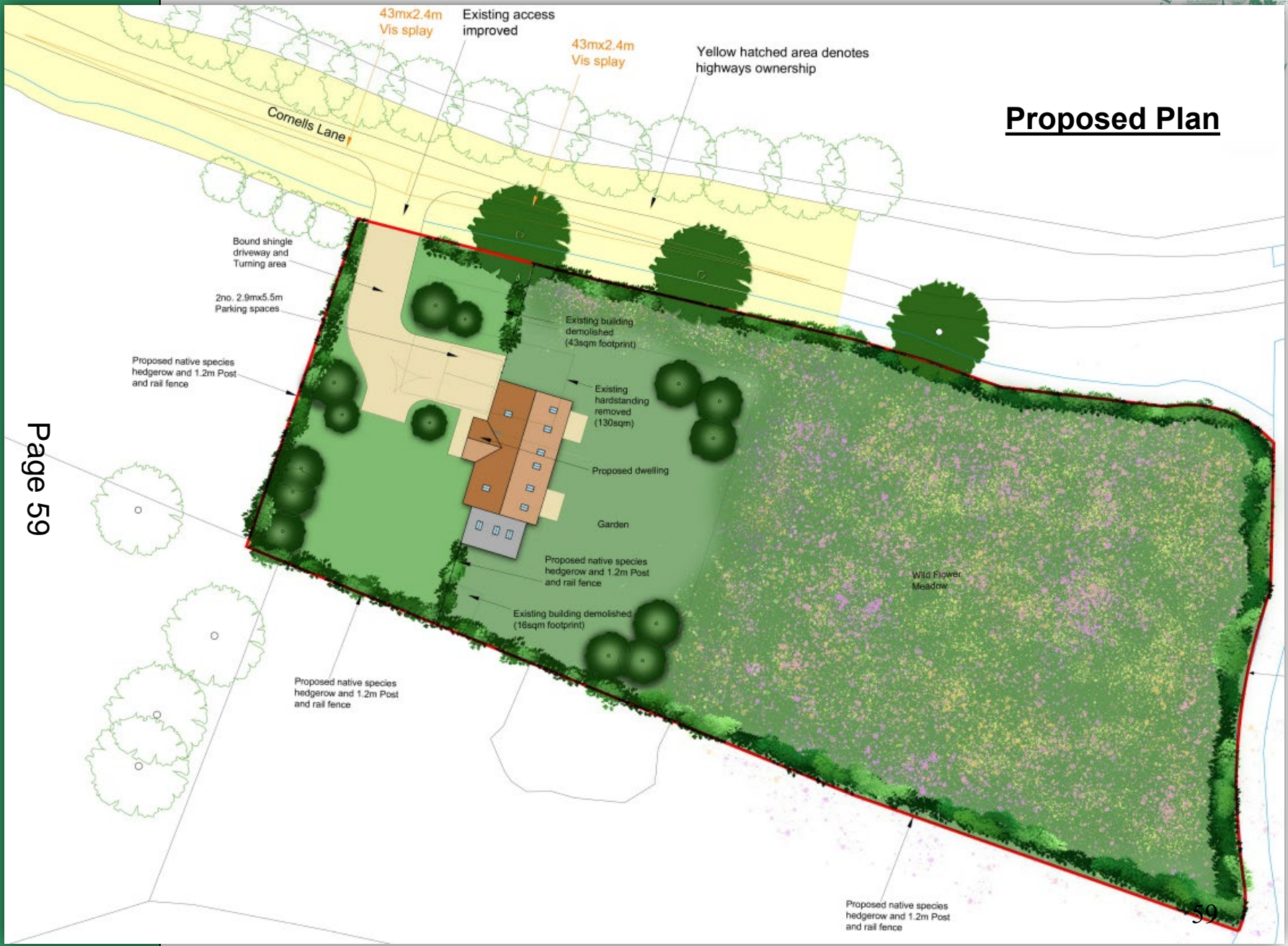
## Existing Plan



## Location Plan



# Proposed Plan



# Proposed Elevations & Plans



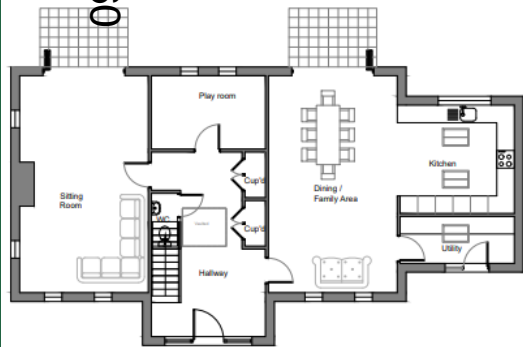
FRONT ELEVATION  
West

SIDE ELEVATION  
South

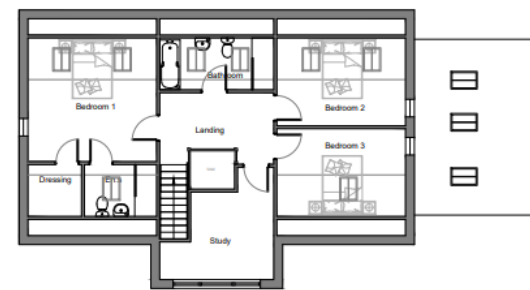
REAR ELEVATION  
East

SIDE ELEVATION  
North

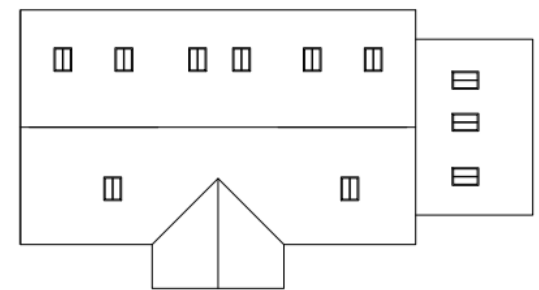
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN





Photographs

