

Planning Committee

10TH January 2024

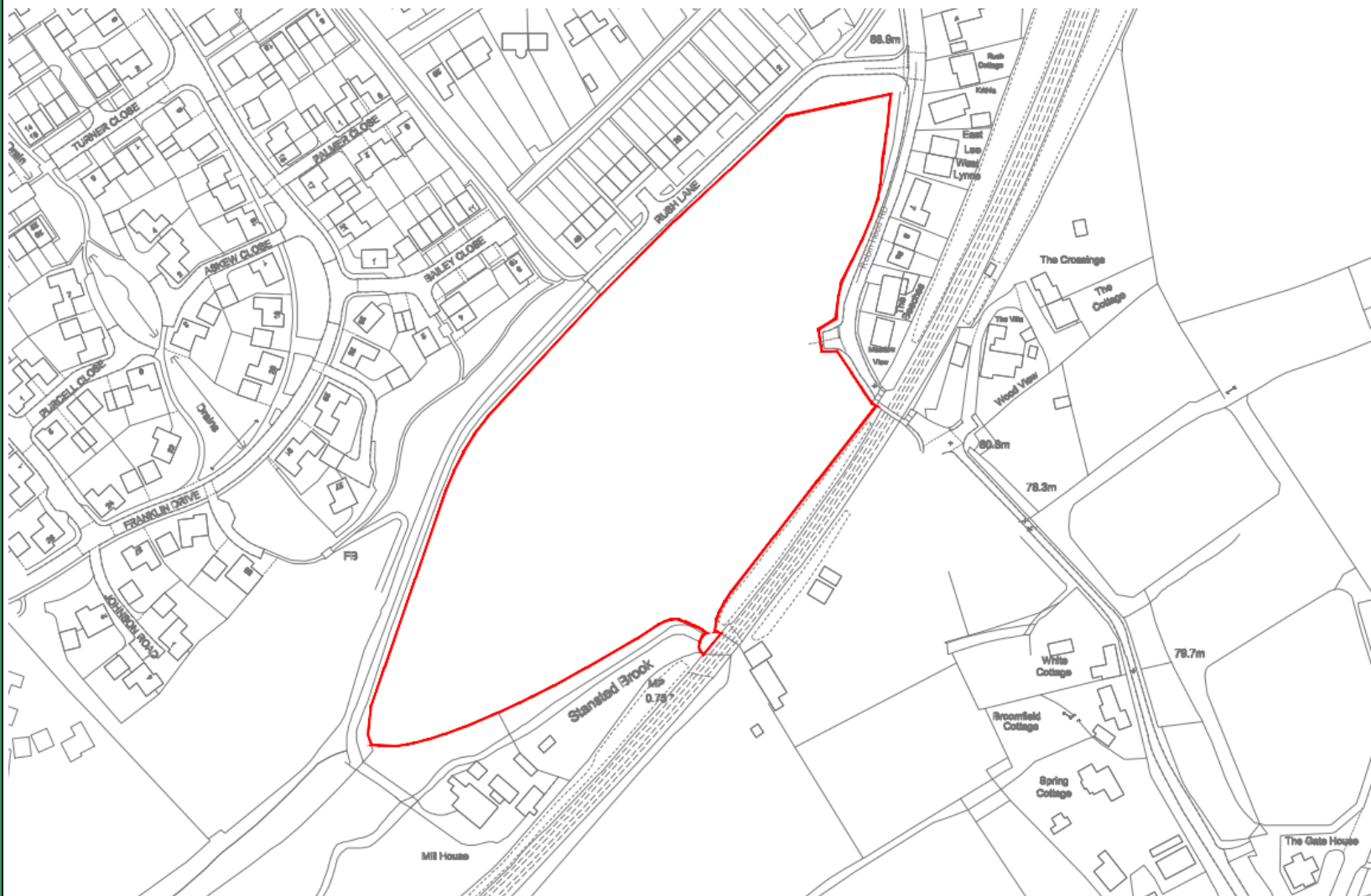
UTT/23/2622/PINS

Land South Of (West Of Robin Hood
Road)

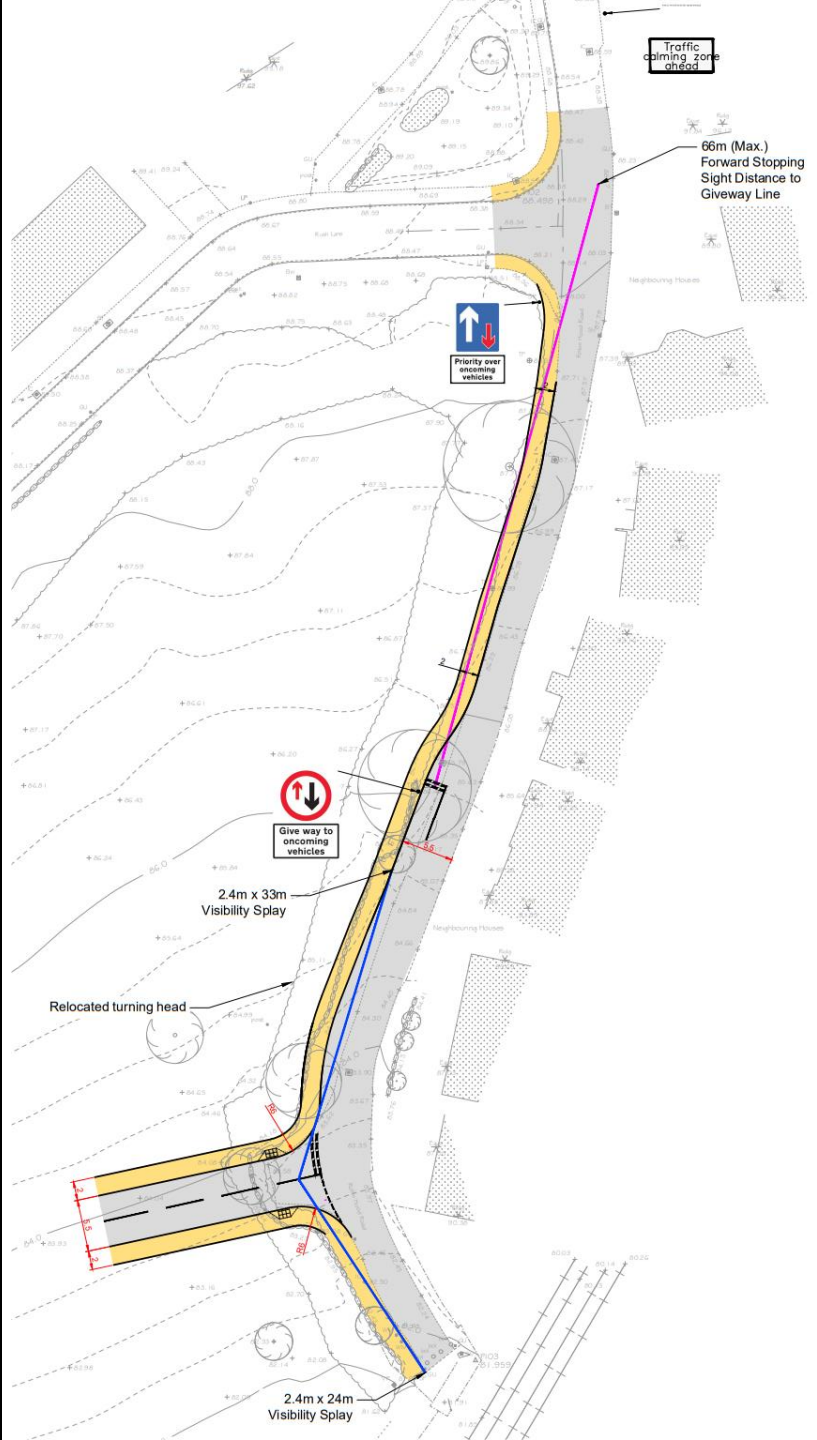
Rush Lane

Elsenham

Location Plan



Proposed Access



Indicative Parameters Plan



Indicative Layout



UTT/23/2810/PINS

Land To West Of Chelmsford Road
Hartford End
Felsted

Location Plan

This drawing is to be read in conjunction with all architectural drawings, schedules and specifications, and all relevant contractual information relating to the project. Refer any found discrepancies to Sustainable Planning Design Studio Ltd.



Proposed Illustrative Site Layout Plan

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Key:
v Visitor Parking Space



PROPOSED ILLUSTRATIVE SITE LAYOUT PLAN

02	Update to landscaping and bus stops	05.10.23
Rev	Amendment	Date

SPDSTUDIO
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RESIDENTIAL DEVELOPMENT
PROP ILLUSTRATIVE SITE LAYOUT PLAN
STOCKPLACE INVESTMENTS LTD
LAND AT CHELMSFORD ROAD
HARTFORD END
CM3 1JY
SPD306.300.02 1:1000 @ A3 05.10.2023
WWW.SPDS-STUDIO.CO.UK

Proposed Dwellings Heights Parameters

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Key:

- Site Boundary
- Up to 1 - Storey
- Up to 2 - Storey
- Up to 2.5 - Storey



01	Update to landscaping and bus stops	05.10.23
Rev	Amendment	Date

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RESIDENTIAL DEVELOPMENT
 PROP DWELLING HEIGHTS PARAMETER PLAN
 STOCKPLACE INVESTMENTS LTD
 LAND AT CHELMSFORD ROAD
 HARTFORD END
 CM3 1JY
 SPD306.302.01 1-1000 @ A3 05.10.2023
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PROPOSED DWELLING HEIGHTS PARAMETER PLAN

Proposed Illustrative Site Layout Plan

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Key:

- Site Boundary
- Developable Area
- Landscaped Open Space
- Access



Rev	Amendment	Date
01	Update to landscaping and bus stops	05/10/23

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RESIDENTIAL DEVELOPMENT
PROP LAND USE PARAMETER PLAN
STOCKPLACE INVESTMENTS LTD
LAND AT CHELMSFORD ROAD
HARTFORD END
CM3 1JY
SPD306.301.01 1:1000 @ A3 05.10.2023

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PROPOSED LAND USE PARAMETER PLAN

Photo looking North over development site



Photo looking South over development site



Photo looking West over development site



Assessment

The tilted balance is engaged and an assessment of this has been set out in section 13.18 of the committee report.

The overall harm caused by the proposal significantly and demonstrably outweighs the benefits of the development when assessed against the Framework taken as a whole.

This particularity includes:

The introduction of a sizable residential development to an area of open countryside. This would appear out of character with the rural character of the immediate and surrounding area.

The proposals will result in a significant loss to best and most versatile ('BMV') agricultural land.

The proposal would not encourage the use of movement by means other than driving of a car to local facilities.

Insufficient information to assess the harm to the setting of the heritage asset has been provided.

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)

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

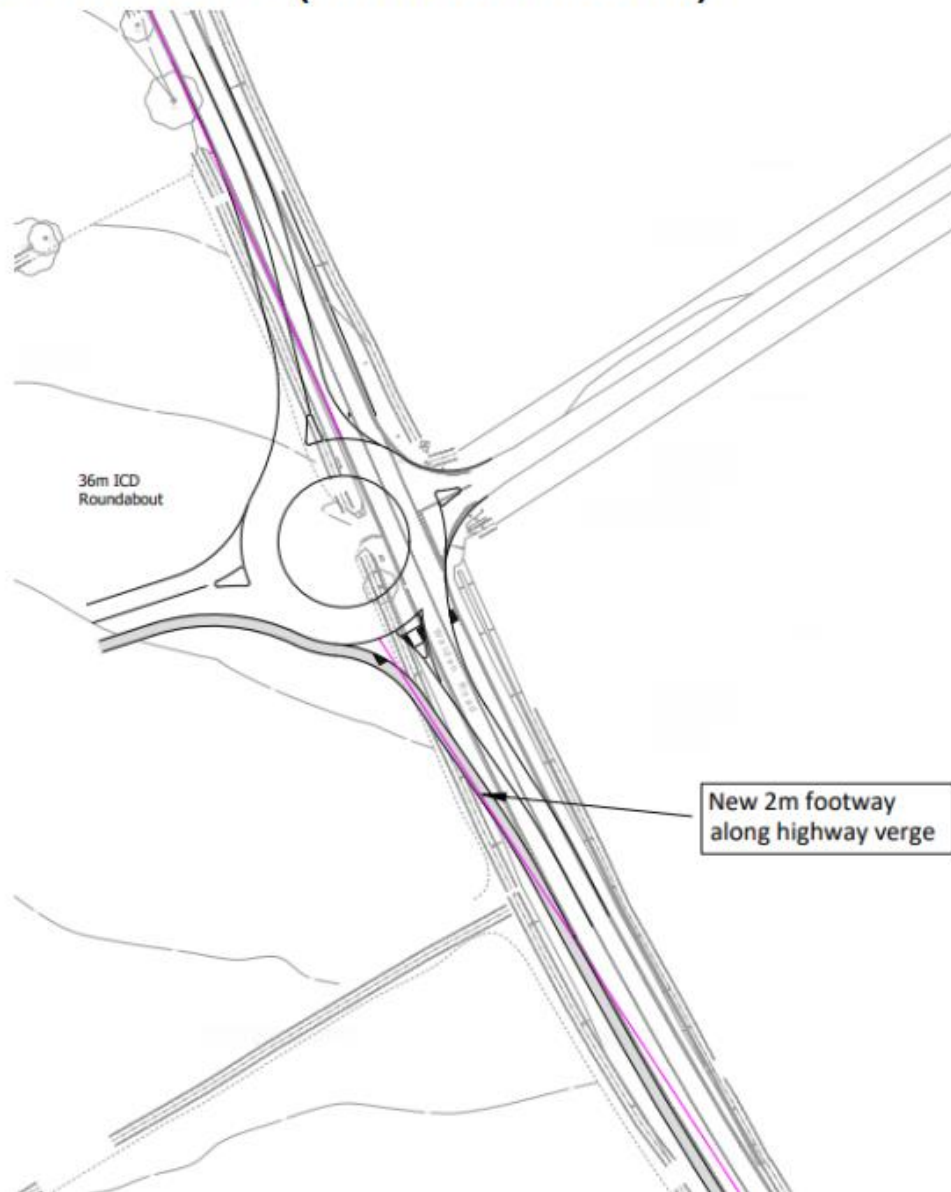
 Main Site Access - All modes

 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)



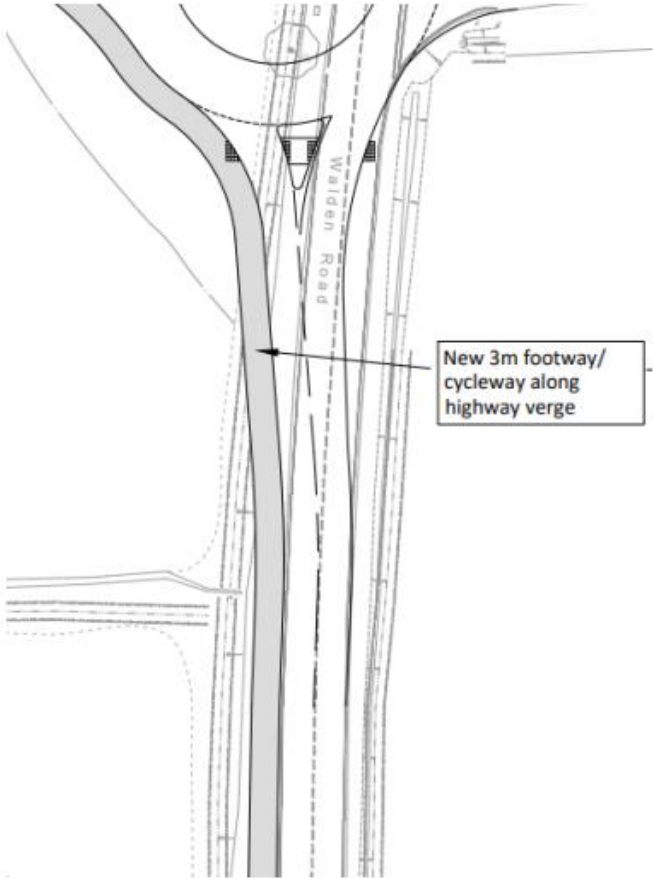
Access Visability



Proposed Footpaths

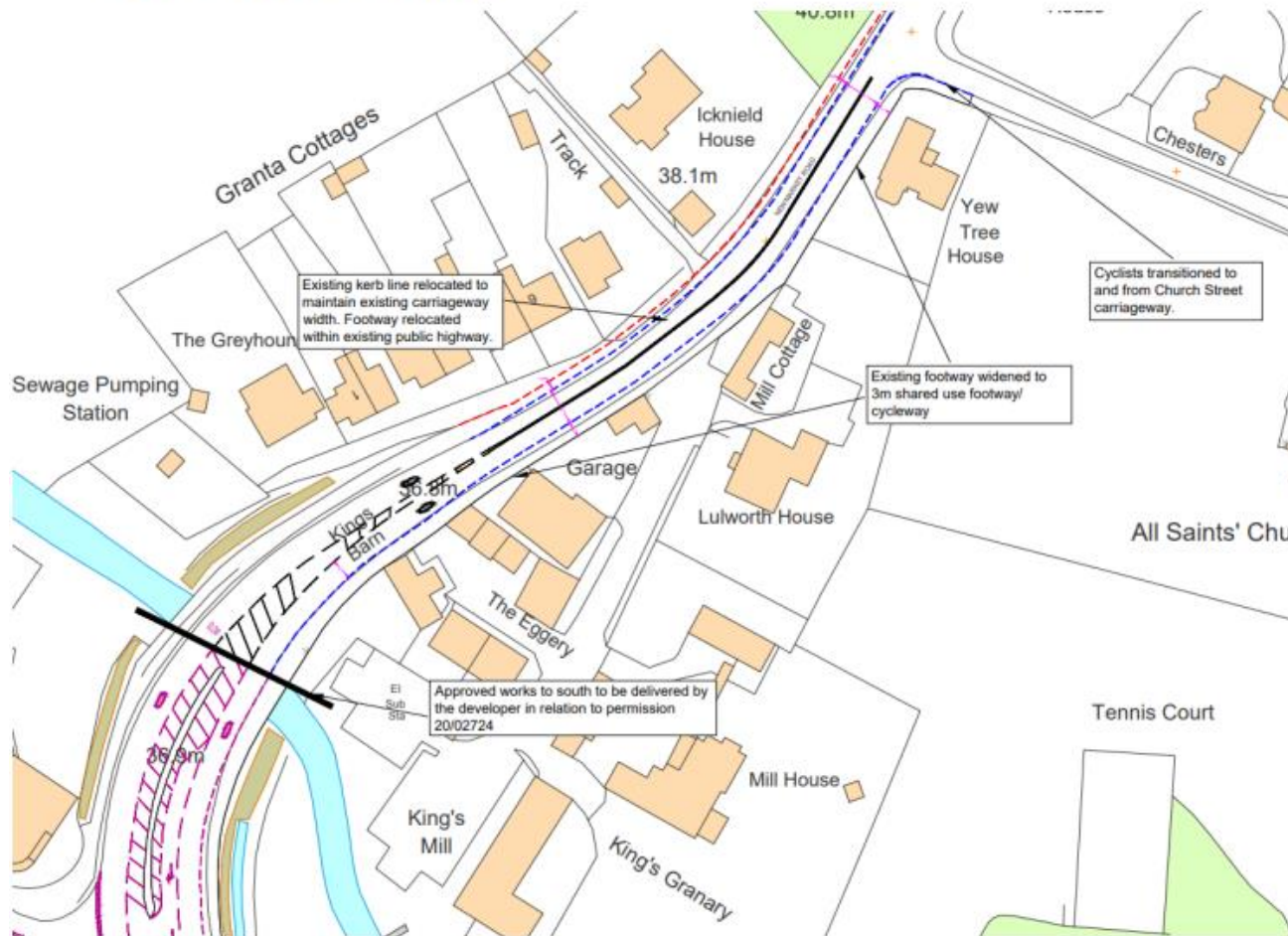


Newmarket Rd



Walden Rd

Off Site Works



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

Illustrative Visualisation



UTT/23/1439/FUL

Land East Of The Stag Inn

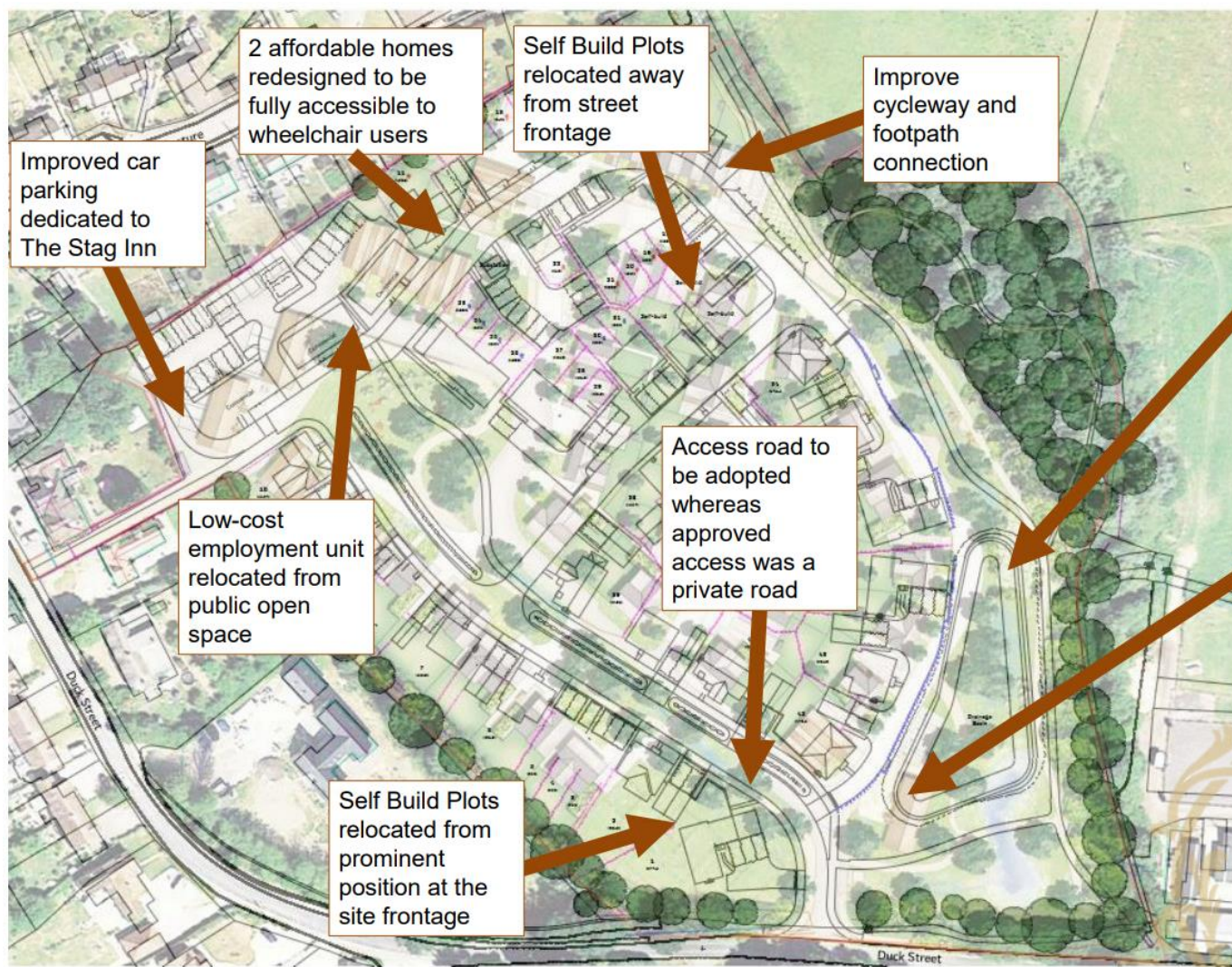
Duck Street

Little Easton

Summary



Design Development



Proposed Layout



Commercial Units



Front Elevation



Side Elevation



Front Elevation

Design Development

Context and Character

The Denbury Homes plans deliberately respond to local context in terms of built form, scale, materials and details respecting local traditional vernacular designs. This has meant that there has been a departure from the approved elevations resulting in a form and appearance of development which is more harmonious with the site circumstances.



Proposed Denbury Homes Design for Low-Cost Commercial Units contrasting with approved plan



Proposed Elevations



Front Elevation



Side Elevation

Proposed Elevations



Front Elevation



Front Elevation



Front Elevation

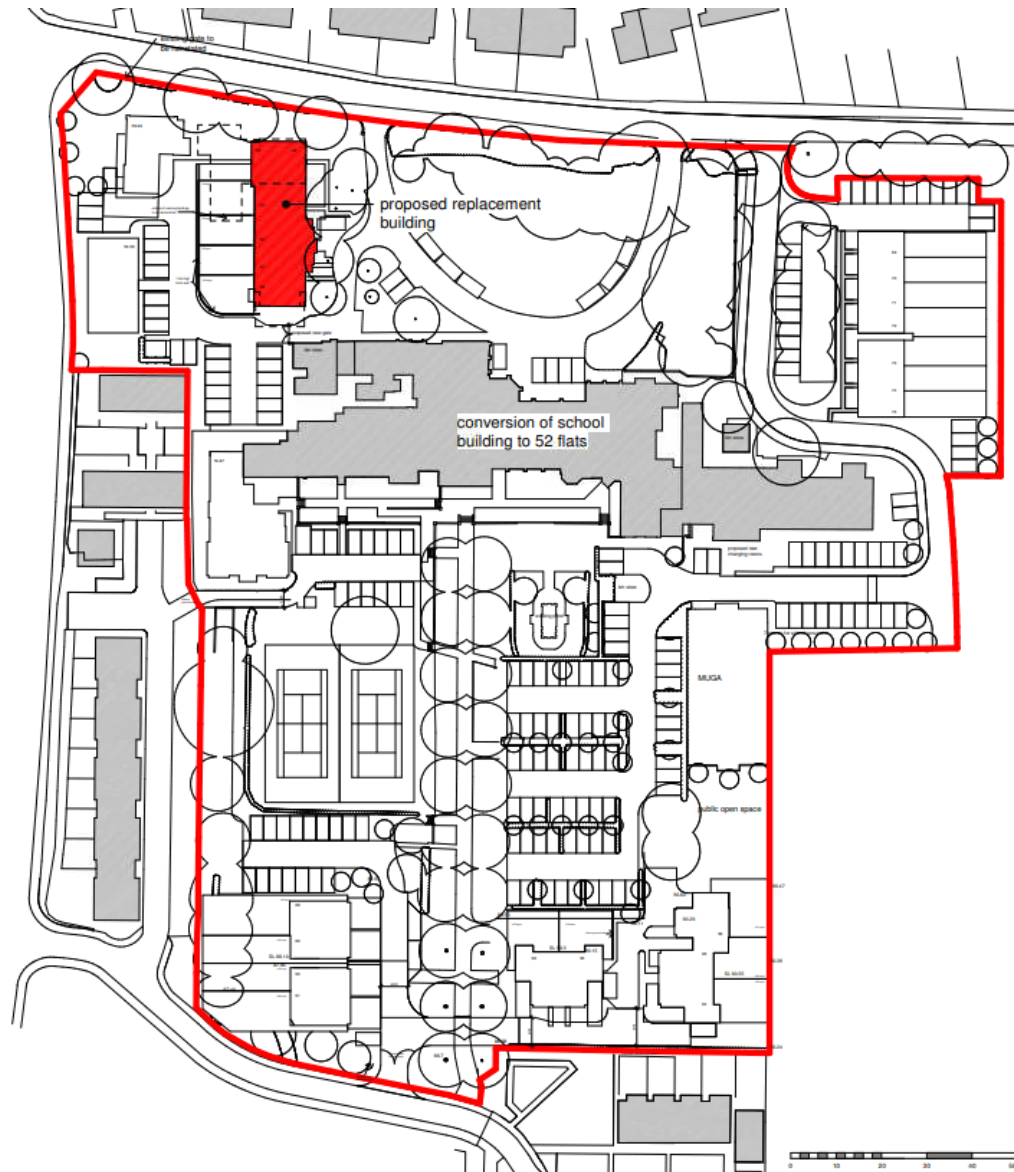


Front Elevation

UTT/23/1853/FUL

Former Friends School, Mount Pleasant
Road, Saffron Walden.

Location Plan



Proposed Elevations (Assembly Building)

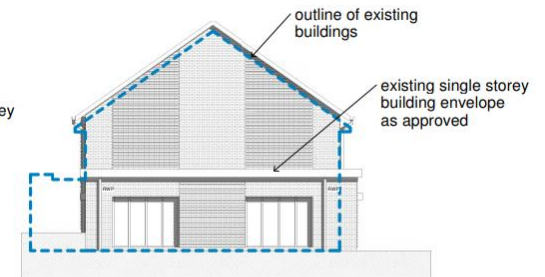
Front (east) elevation

1:100



Side (north) elevation

1:100



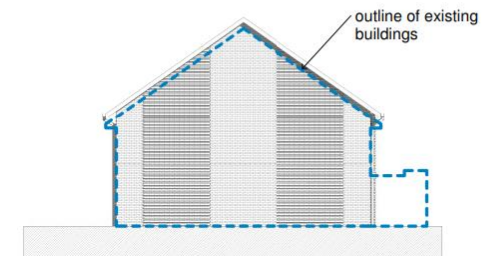
Rear (west) elevation

1:100

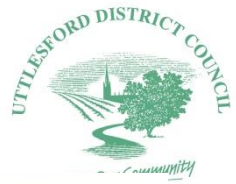


Side (south) elevation

1:100



Proposed Elevations

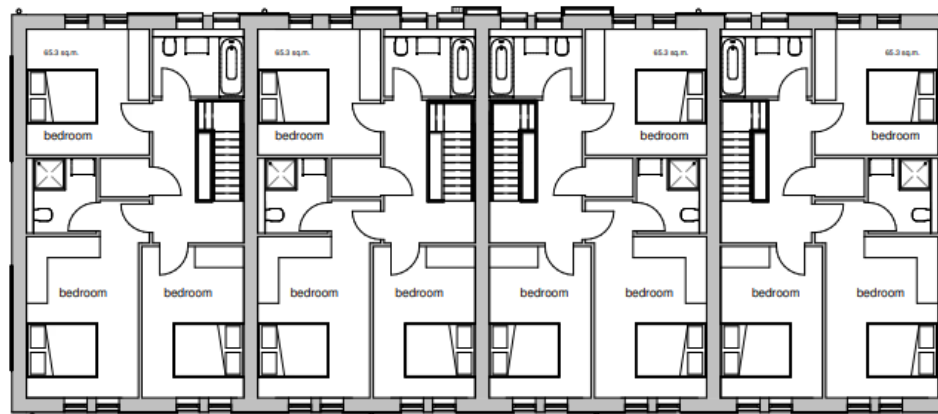


front (east) view



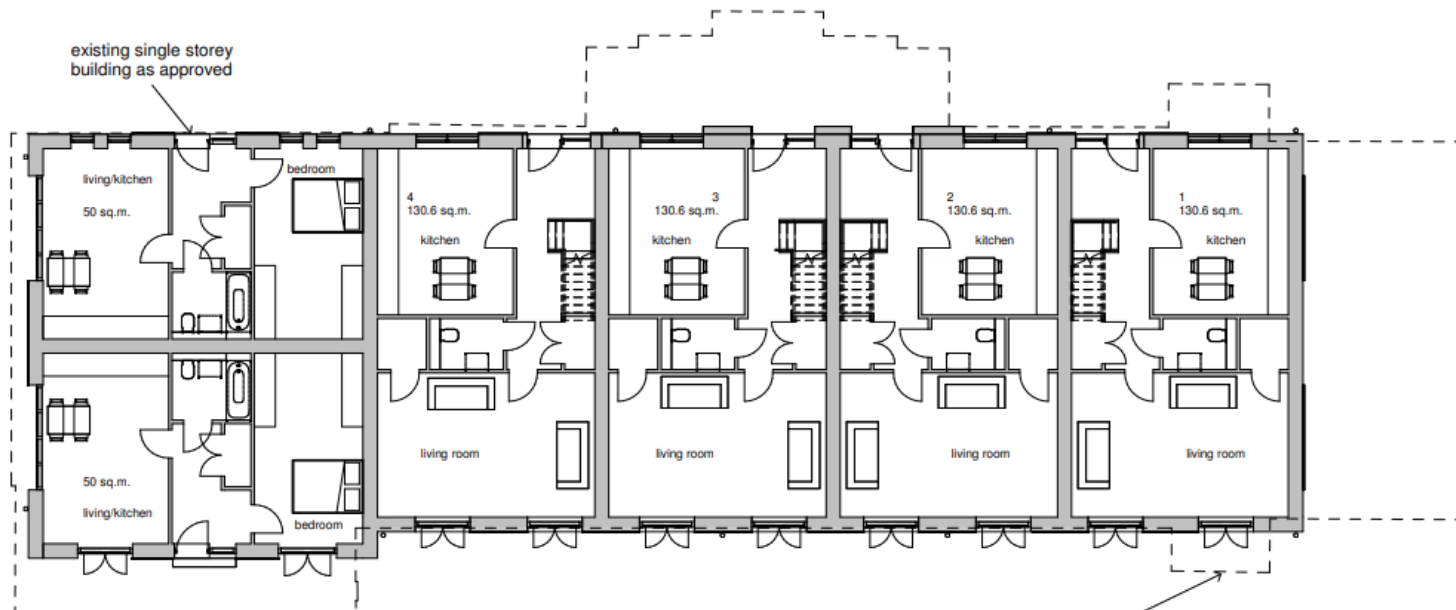
rear (west) view

Proposed Floor Plans (Assembly Building)

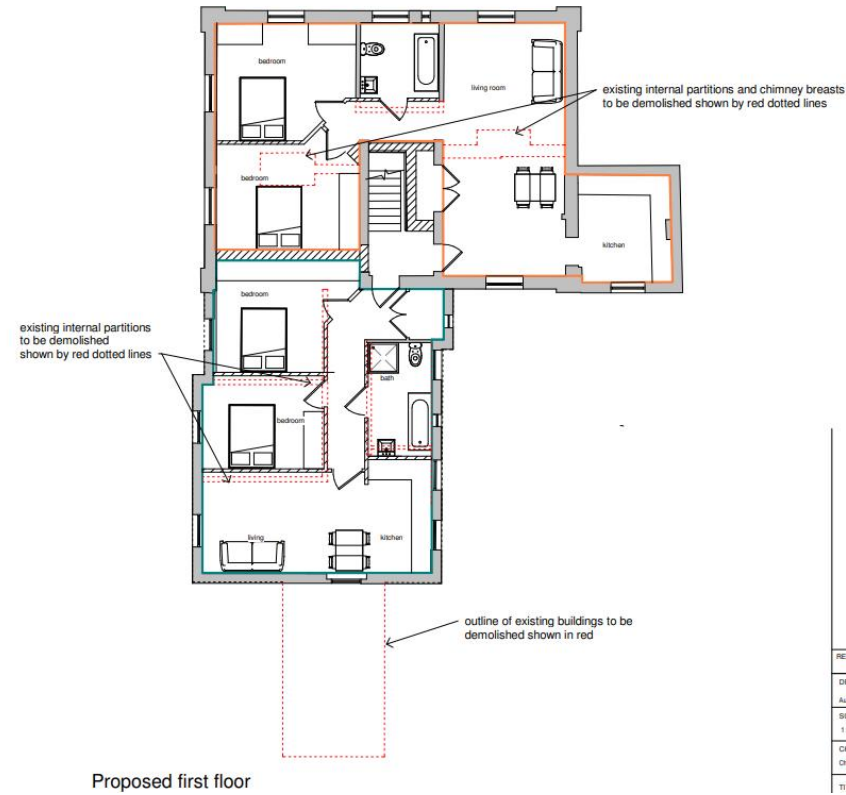
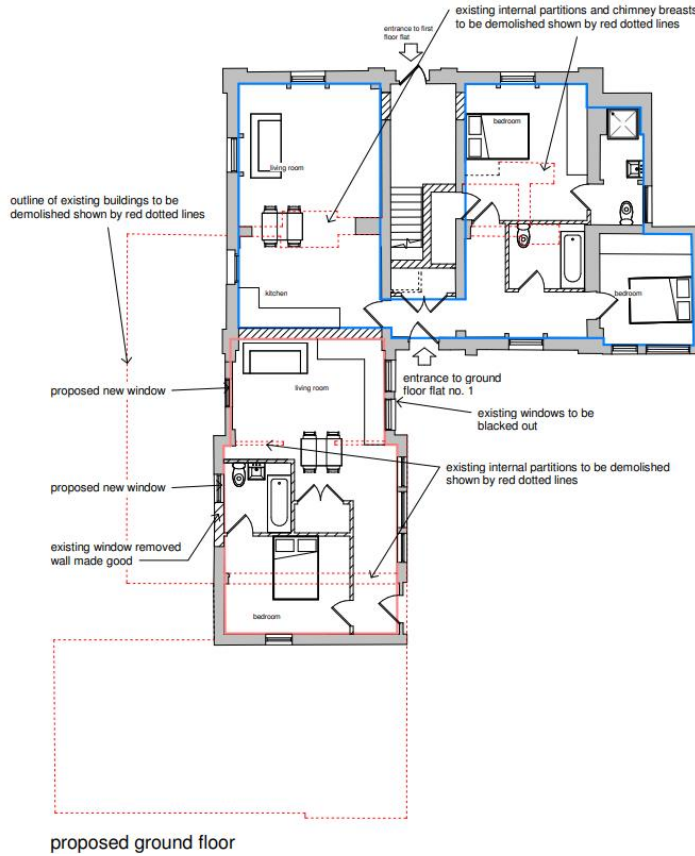


Assembly Hall ground floor proposed

1 : 100



Proposed Floor Plans (Croydon Building)



REI
DP
AW
BC
1:
CP
DN
T11

Proposed Elevation Plans (Croydon Building)



proposed new window aligned to first floor window
existing window to be removed
new window aligned to first floor window

West elevation

UTT/23/1046/FUL

Land South Of Radwinter Road

Radwinter Road

Background

- Reserved Matters Planning permission was granted to provide extra care housing (use Class C2). The development comprised of extra care units arranged as a 56-unit apartment block and 16 bungalows.
- 16 bungalows from Extra Care to (C2) to Retirement Living (C3).
- Affordable housing or Viability report with a contribution required.

Location Plan



Block Plan



Elevations



Recommendation

-Viability Report requested and reviewed.

-A figure of £640,000 has been agreed as the sum for the contribution in lieu of affordable housing.

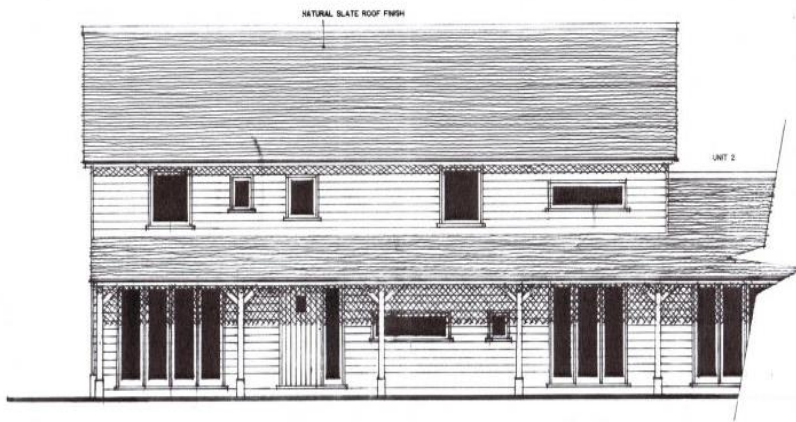
UTT/23/2575/FUL

**Cricket Willow Field Sparrows End
London Road
Newport**

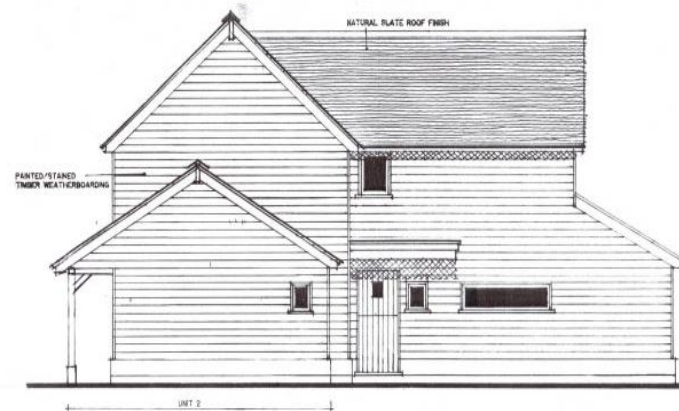
Aerial Site Photo



Proposed Elevations – Unit 1



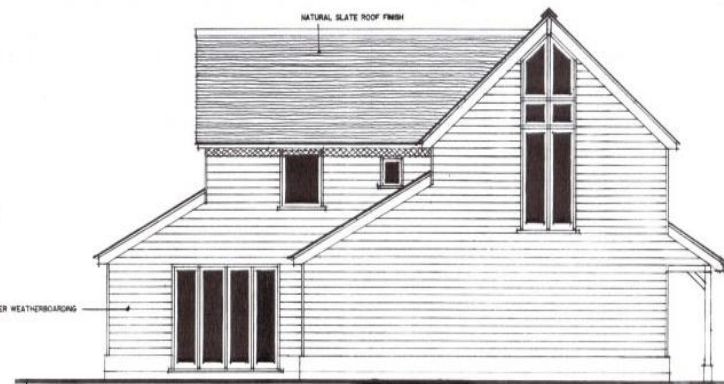
SOUTHERN ELEVATION



EASTERN ELEVATION



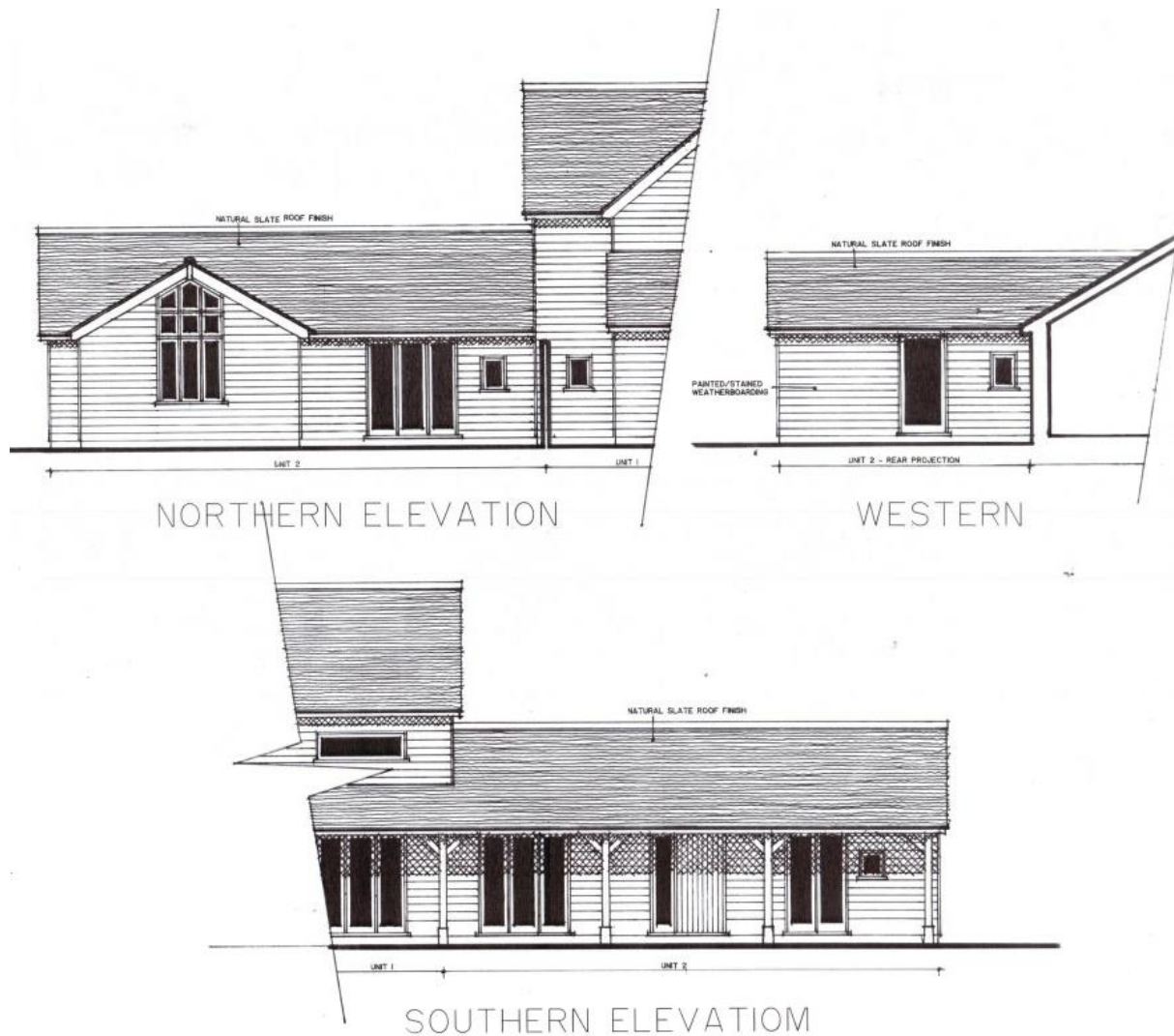
NORTHERN ELEVATION



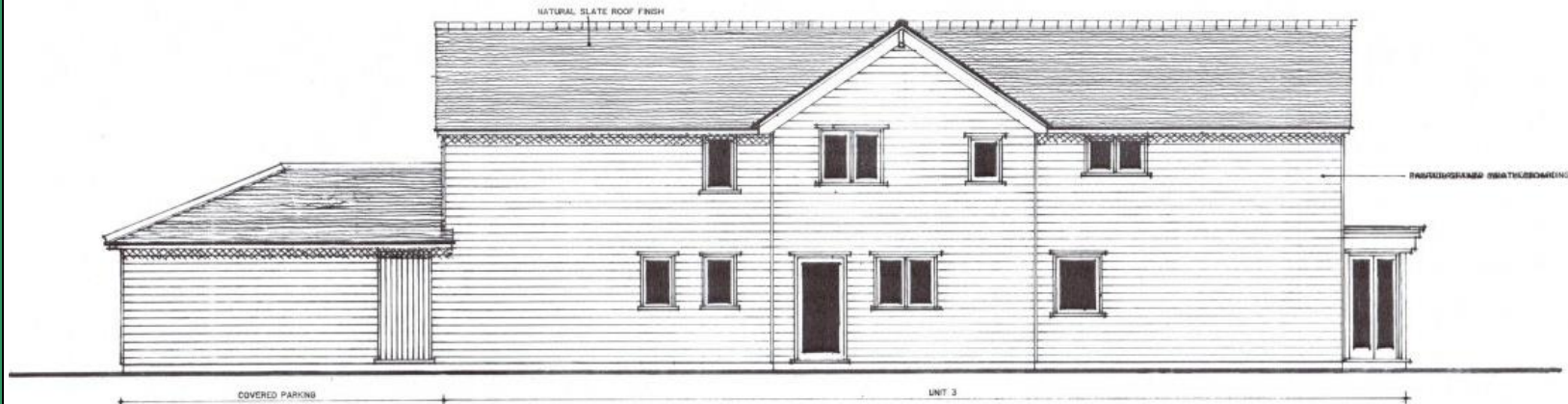
WESTERN ELEVATION



Proposed Elevations – Unit 2



Proposed Elevations – Unit 3



EASTERN ELEVATION

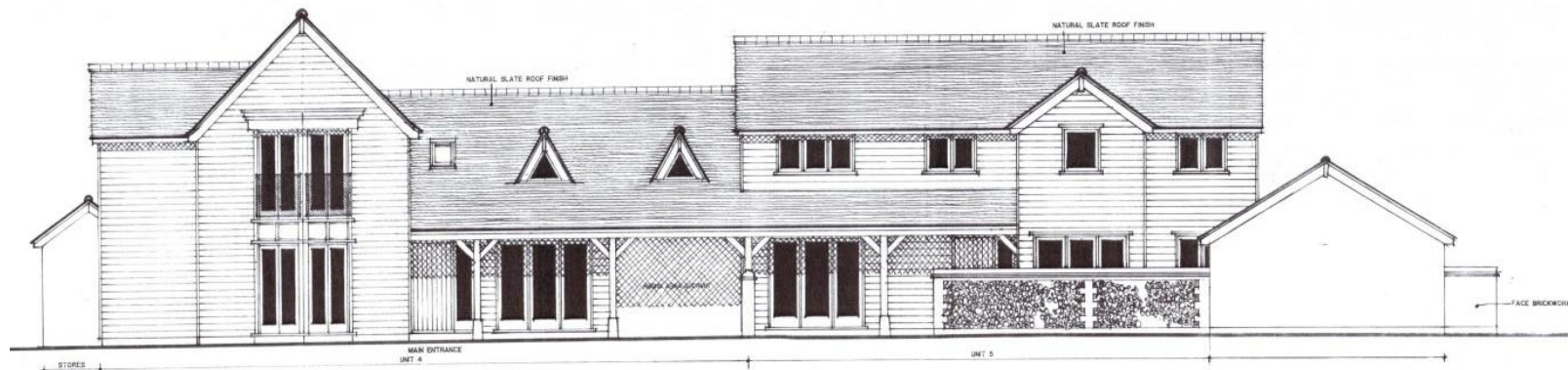


NORTHERN ELEVATION

Proposed Elevations – Units 4 & 5

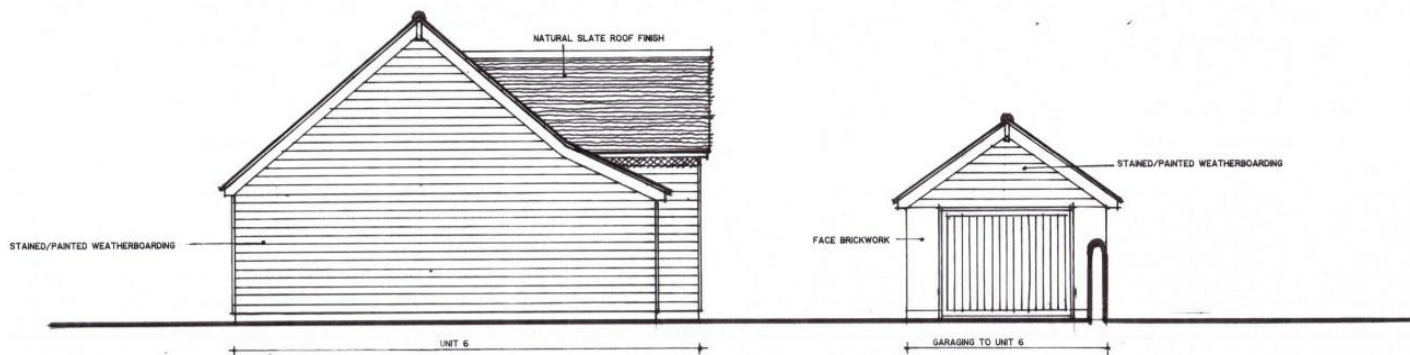


NORTHERN ELEVATION

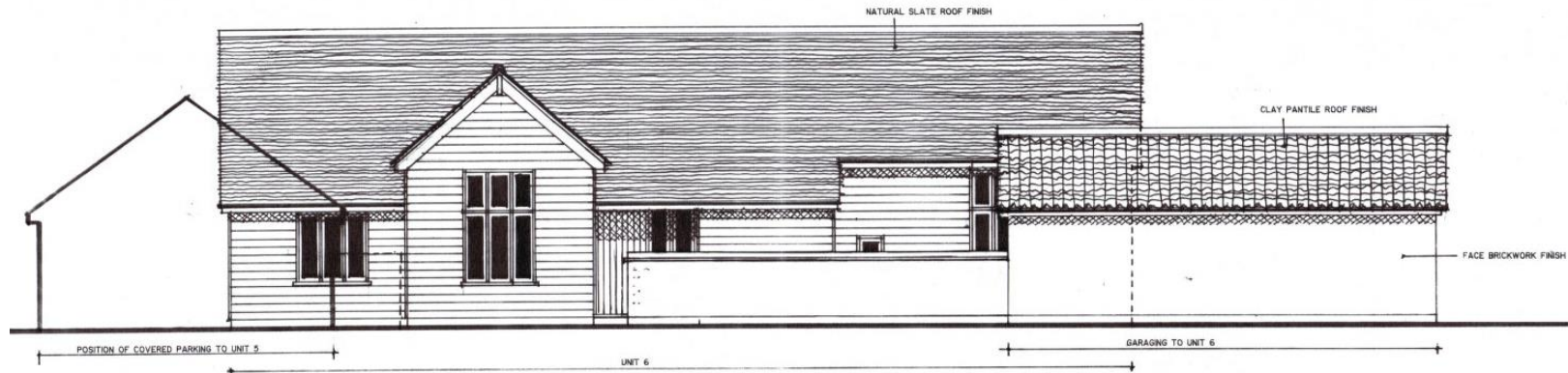


WESTERN ELEVATION

Proposed Elevations – Unit 6

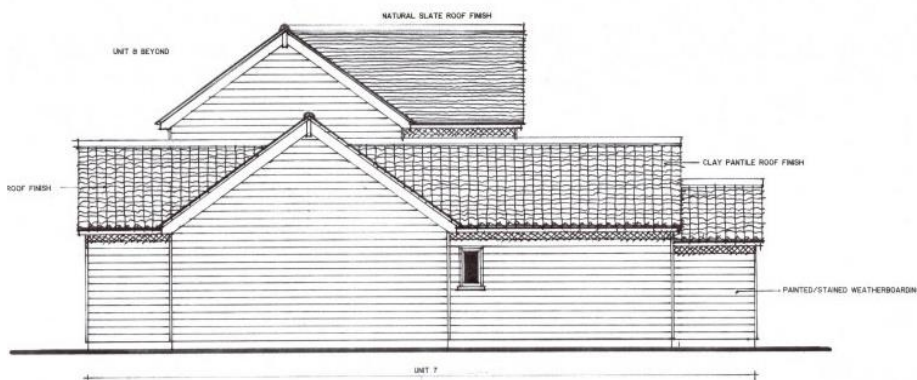


NORTHERN ELEVATION

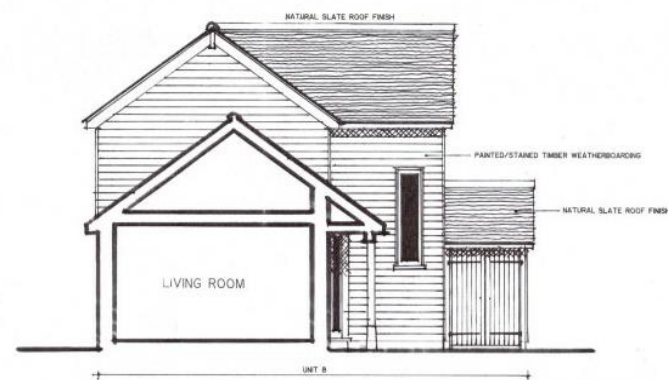


WESTERN ELEVATION

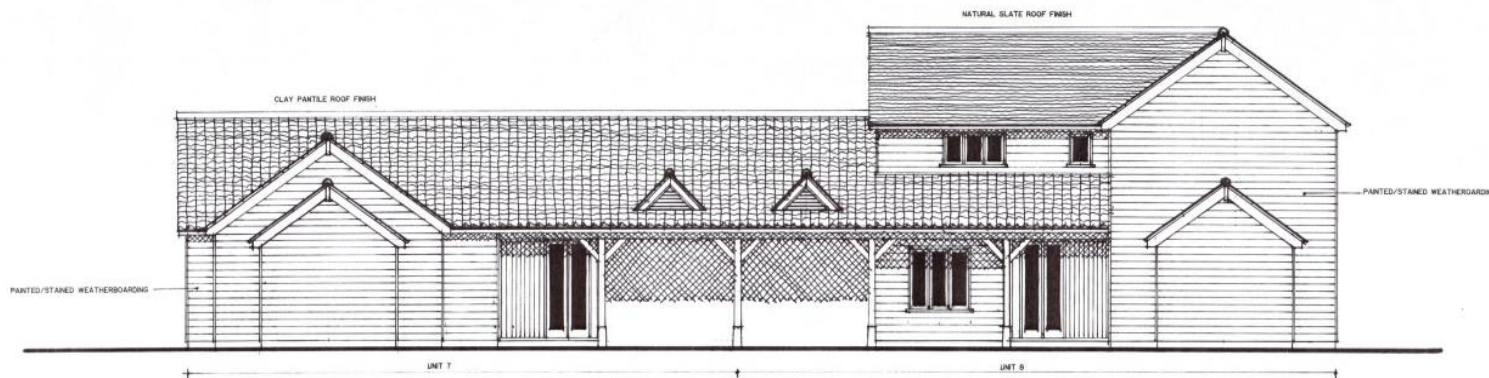
Proposed Elevations – Units 7 & 8



NORTHERN ELEVATION TO UNIT 7



NORTHERN ELEVATION TO UNIT 8



WESTERN ELEVATION TO UNITS 7 & 8

Proposed Elevations – Units 9 & 10

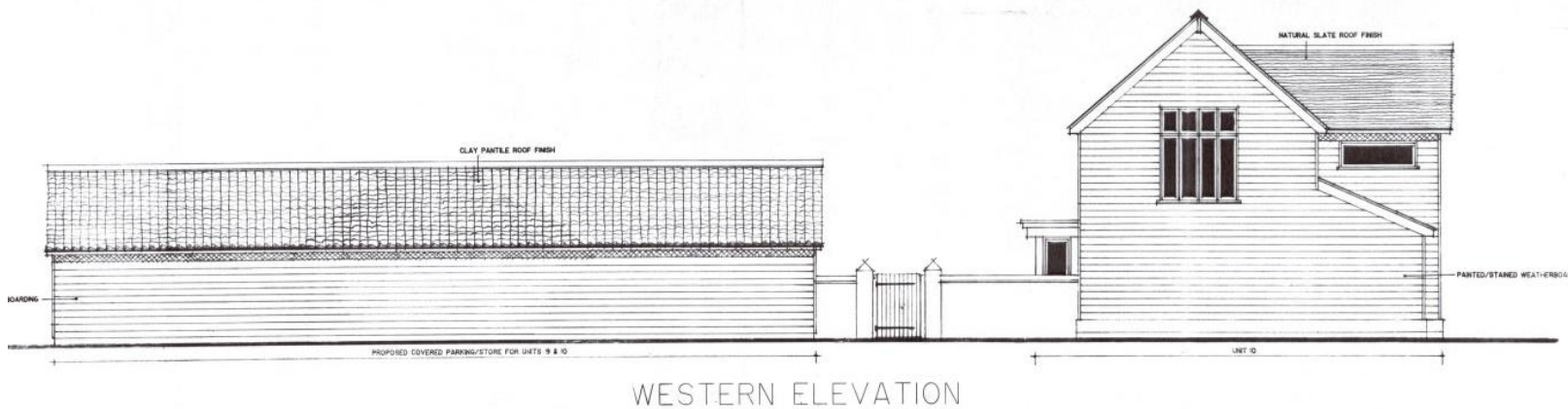


Photo opposite site looking North East



Photo opposite site looking East



Photo opposite site looking South East



Photo looking North East into development site



Photo looking South East into development site



Photo looking North over development site from Sparrowsend Hill



Photo looking North along the stream that runs to the rear of the site

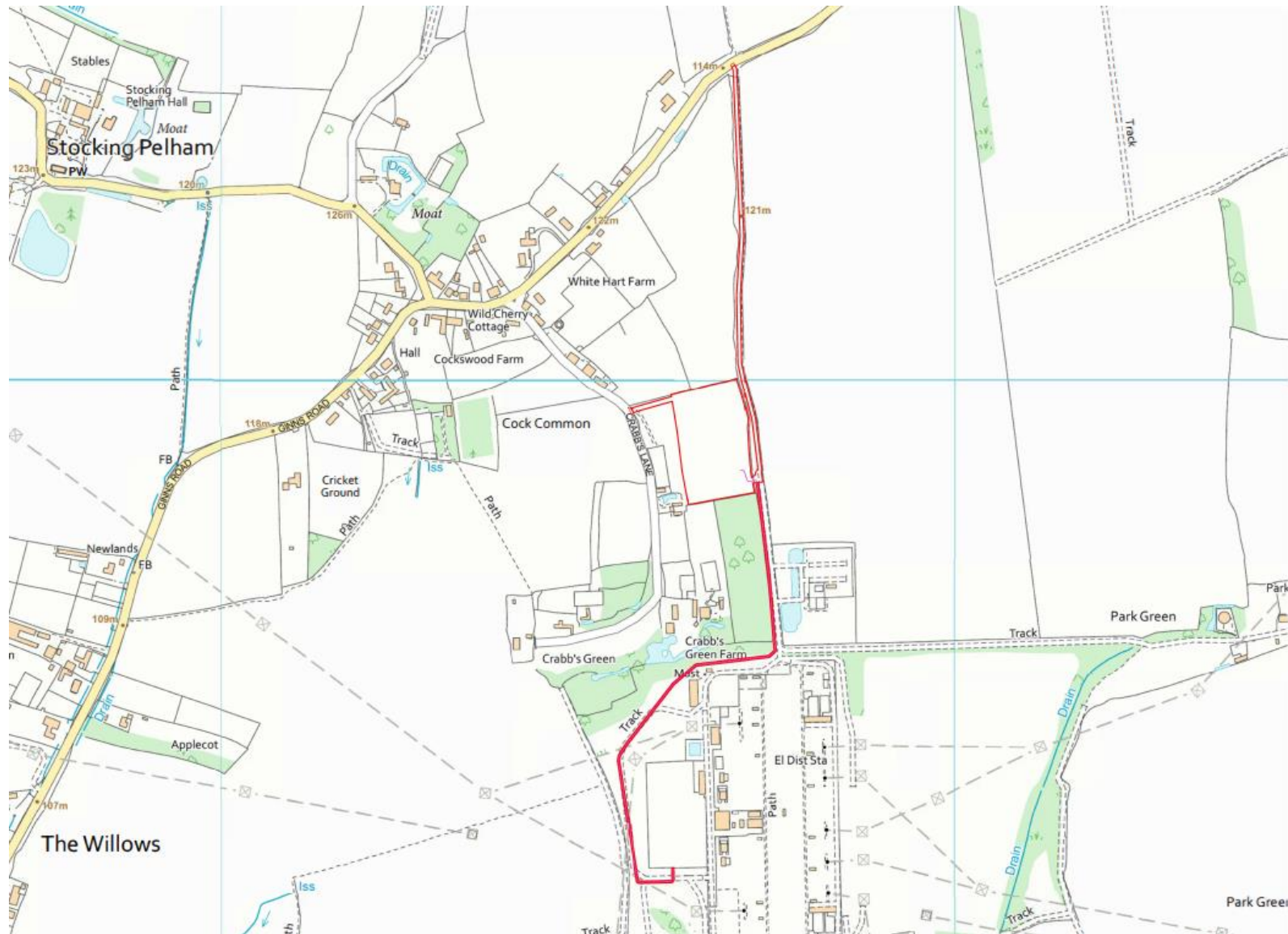


UTT/22/1203/FUL

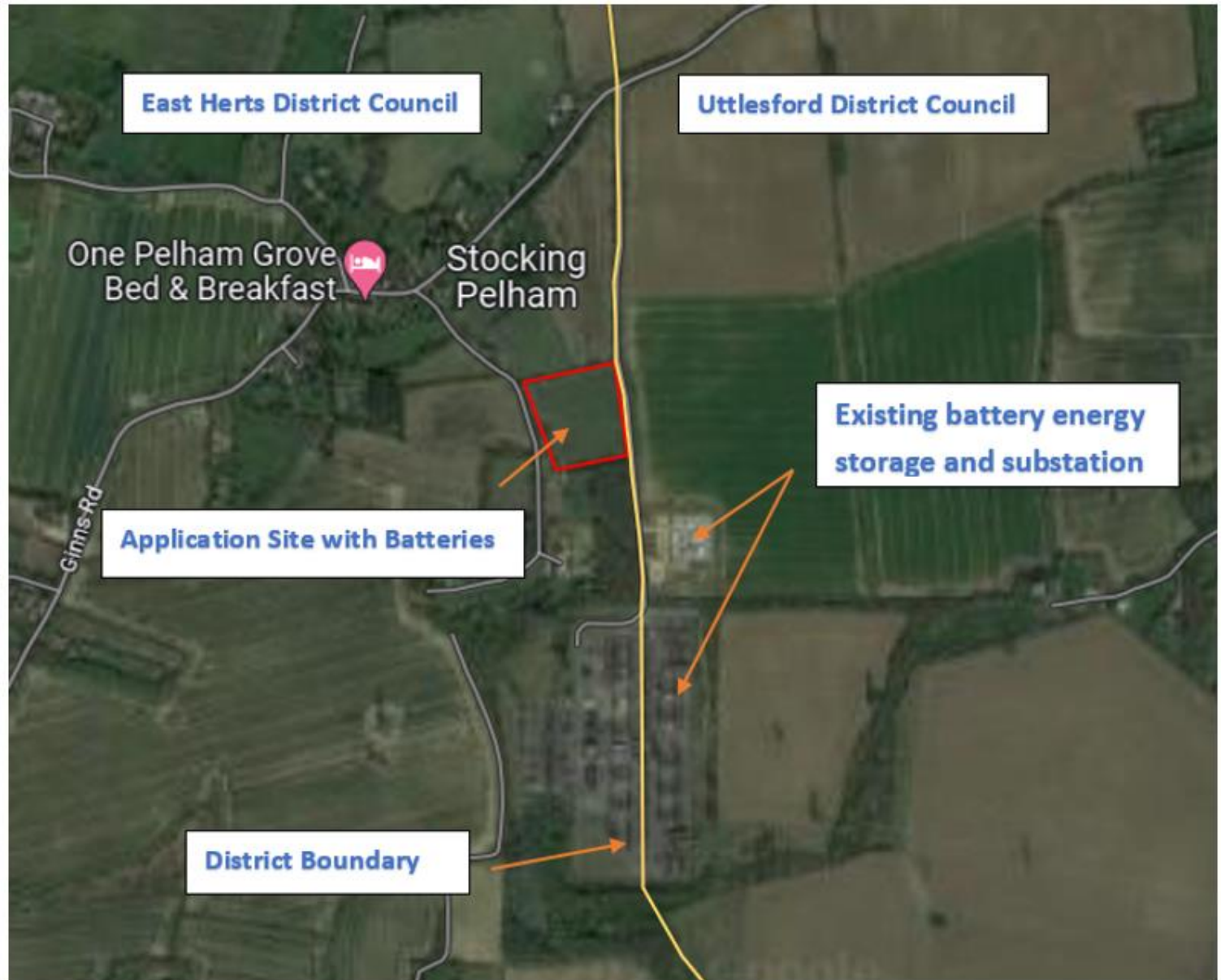
Land Off Pelham Road

BERDEN

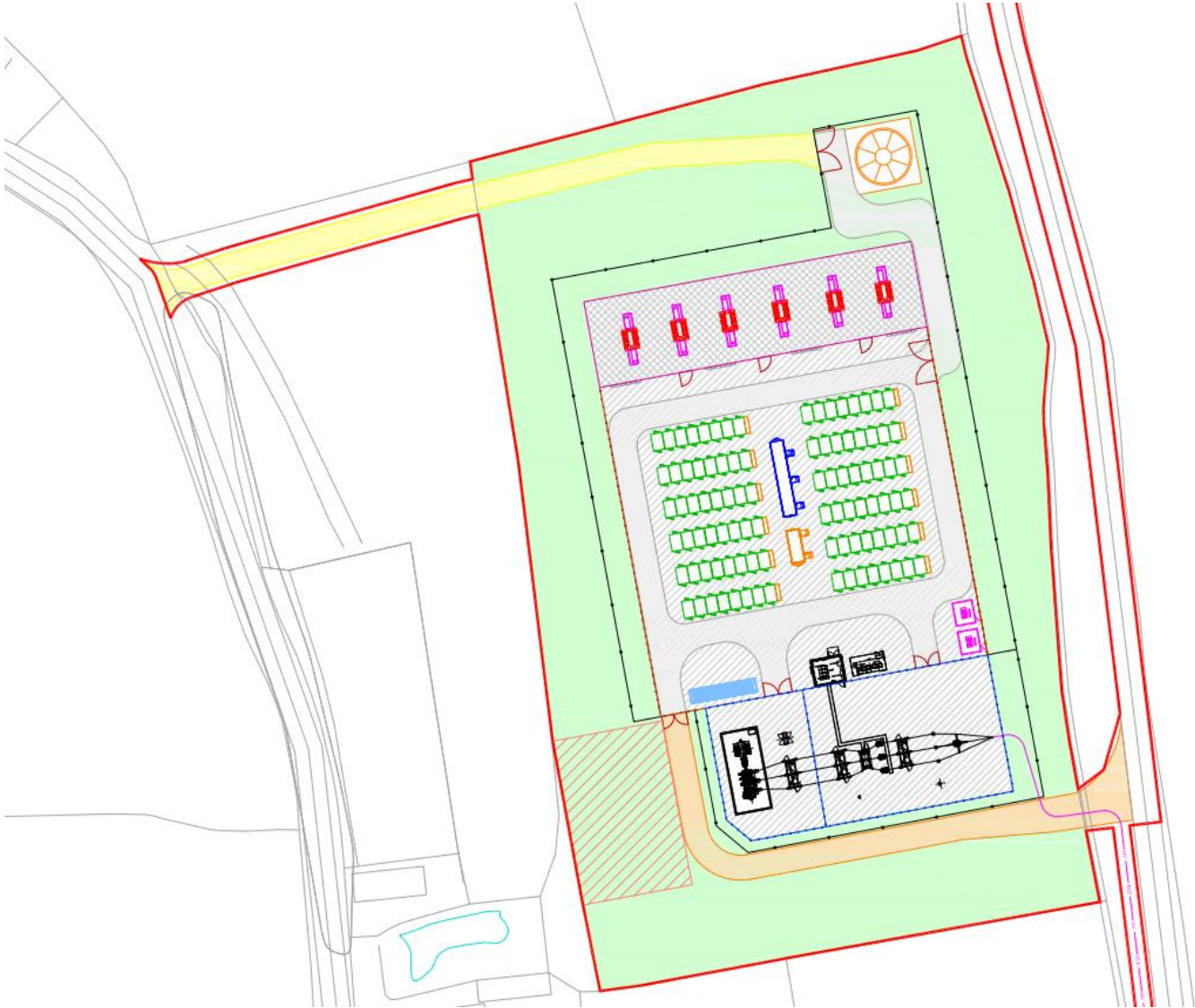
Site Location Plan



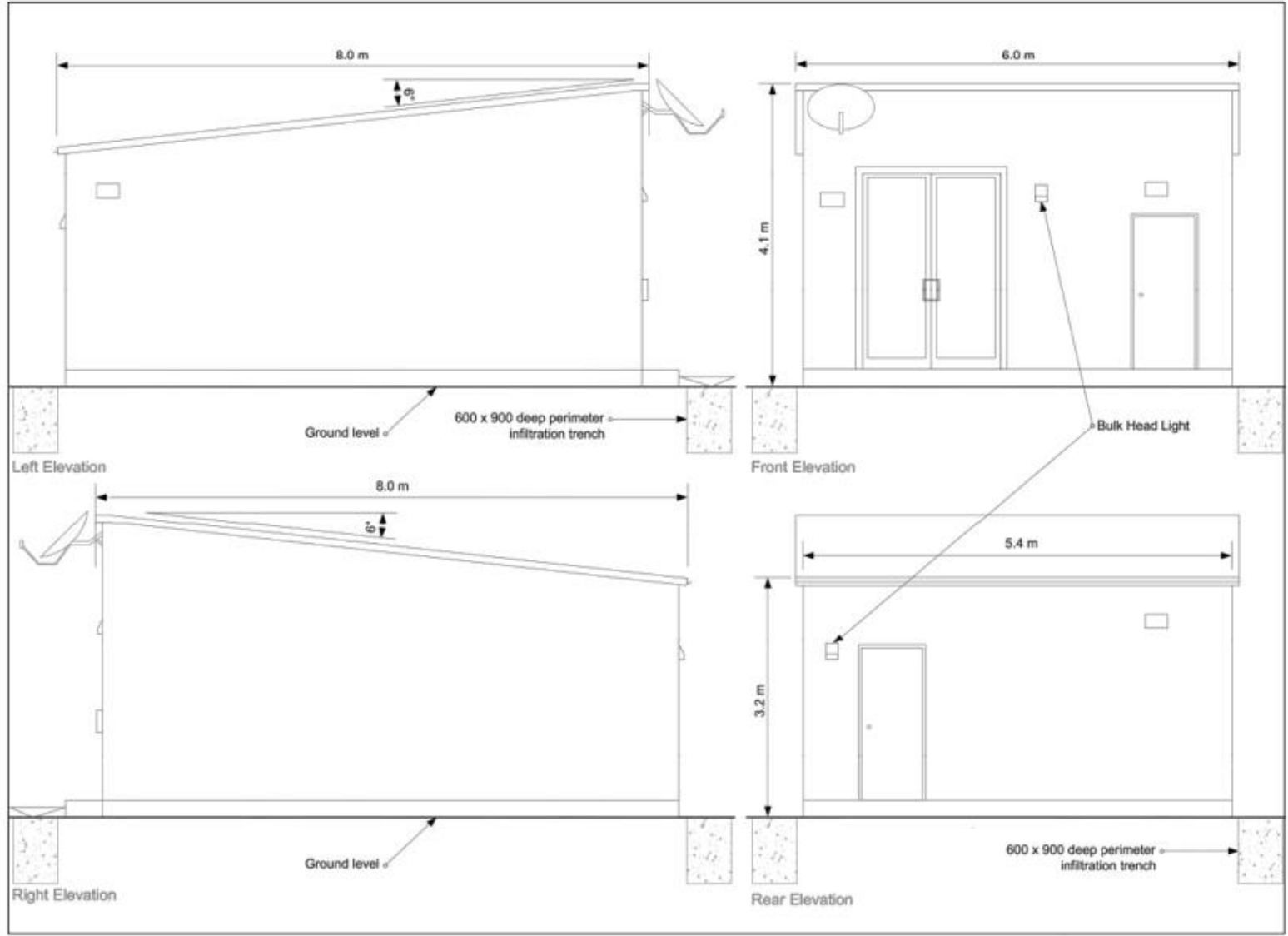
Site Plan Indicating District Boundaries



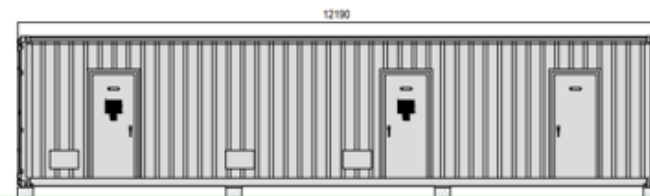
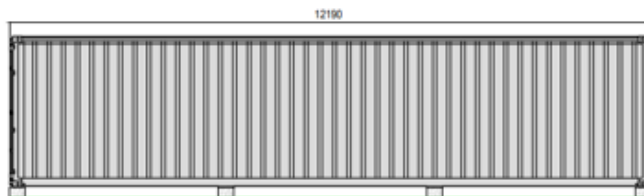
Proposed Works (Within Eash Herts District Council)



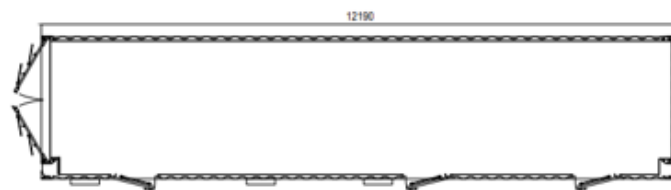
Substation Details



Switchgear Details



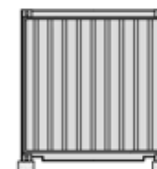
Side View



Birds Eye View




Front View



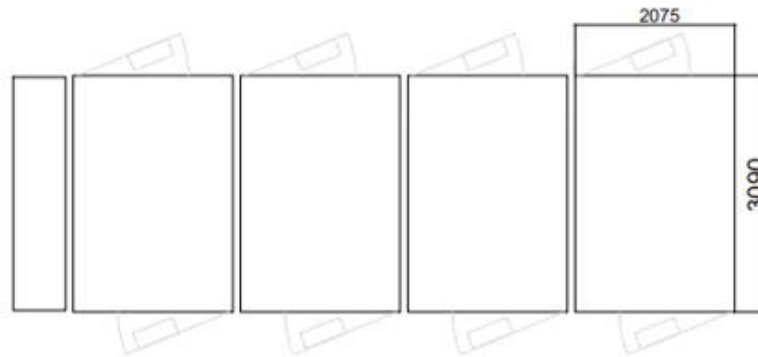
Wartsila GridSolve Quantum Details



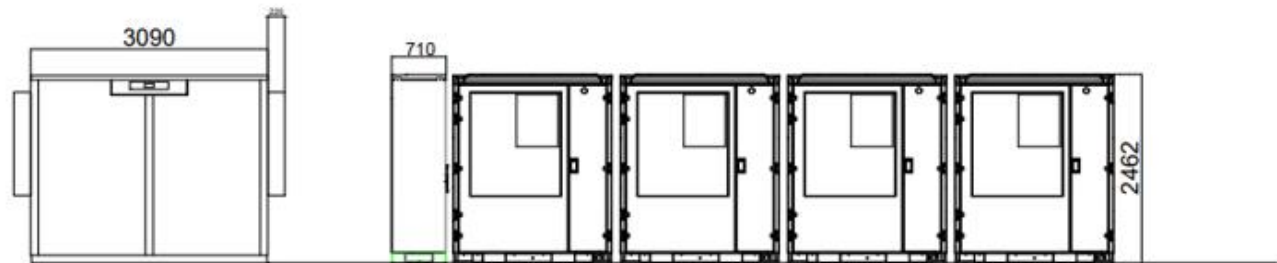
For Planning		
REVISION LOG		
REVISION	DATE	NOTES
01	01/10/2021	FIRST ISSUE
FORMAT A3@1:50		


141-145 Curtain Road, London, EC2A 3BA
www.renewableconnections.co.uk

Wartsila GridSolv Quantum Detail
Page 1 of 1
Drawing Number: RC-04



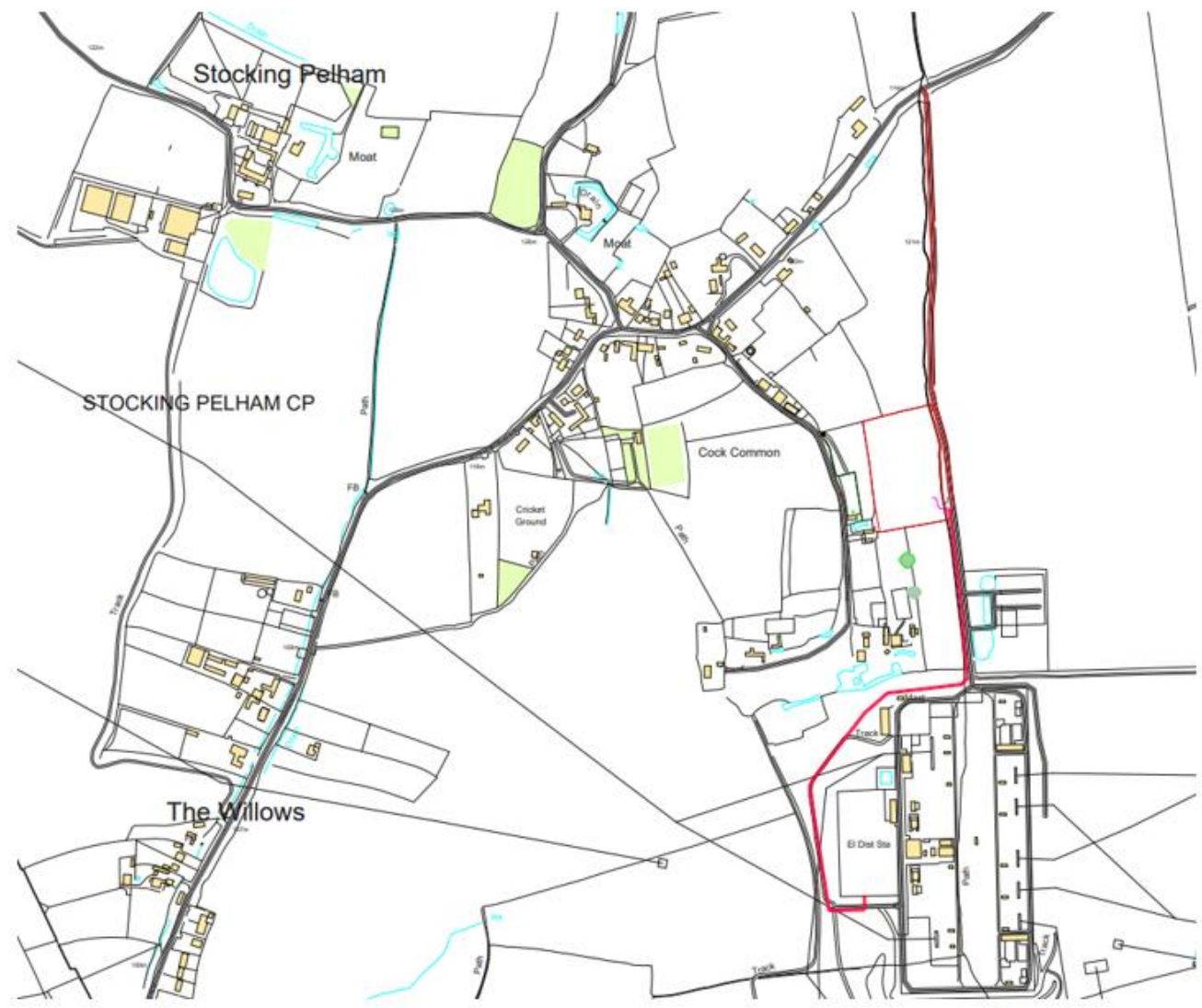
Plan View



Front View

Side View

Proposed Works within Uttlesford Council



Site Photos



SITE CONTEXT VIEW



Site Photo

