

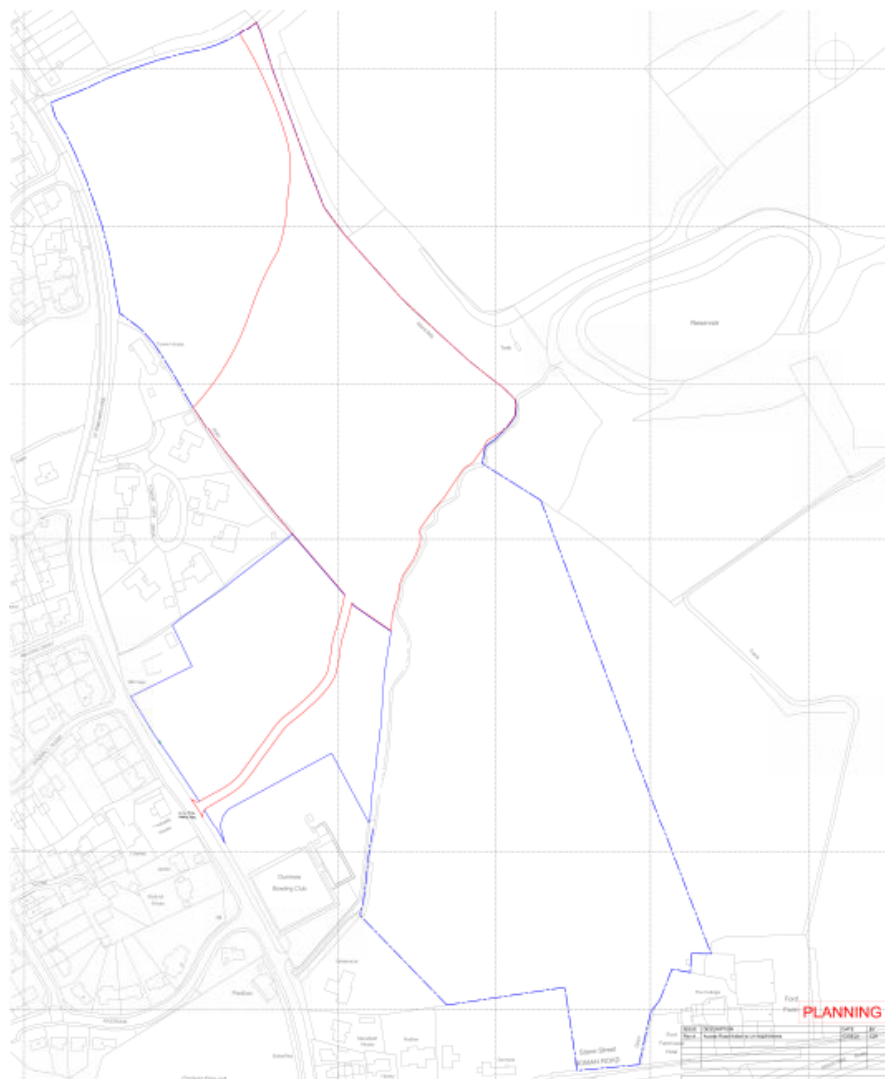
Planning Committee

1ST May 2024

UTT/22/2035/FUL

Land East Of St Edmunds Lane North Of
Tower View Drive
St Edmunds Lane

Location Plan



Proposed Site Layout



Application History

<p>UTT/20/1744/FUL</p>	<p>Proposed 30 no. self-build and custom dwellings.</p> <p>No affordable housing contribution.</p>	<ul style="list-style-type: none"> • 11 June 2021- UDC Refused • 28 November 2022 - Planning Inspector Dismissed Appeal • 27 April 2023- Judicial Review- Quashed Appeal Decision.
<p>UTT/22/2035/FUL</p>	<p>Erection of 30 no. new self-build and custom dwellings.</p> <p>Off-site financial contribution in lieu of the 8 Affordable Rental Properties.</p>	<ul style="list-style-type: none"> • 8 Feb- 2023, the Planning Committee resolved to grant planning permission subject to the affordable housing contribution. • On the basis of the recent high court decision, it is now proposed to remove the affordable housing element from the current resolution to grant permission.

UTT/24/0585/FUL

Old Cottage

Start Hill

Stane Street

Great Hallingbury

UDC Constraints Map External
Uttesford District Council

Αναζήτηση διεύθυνσης ή μέ

Constraints

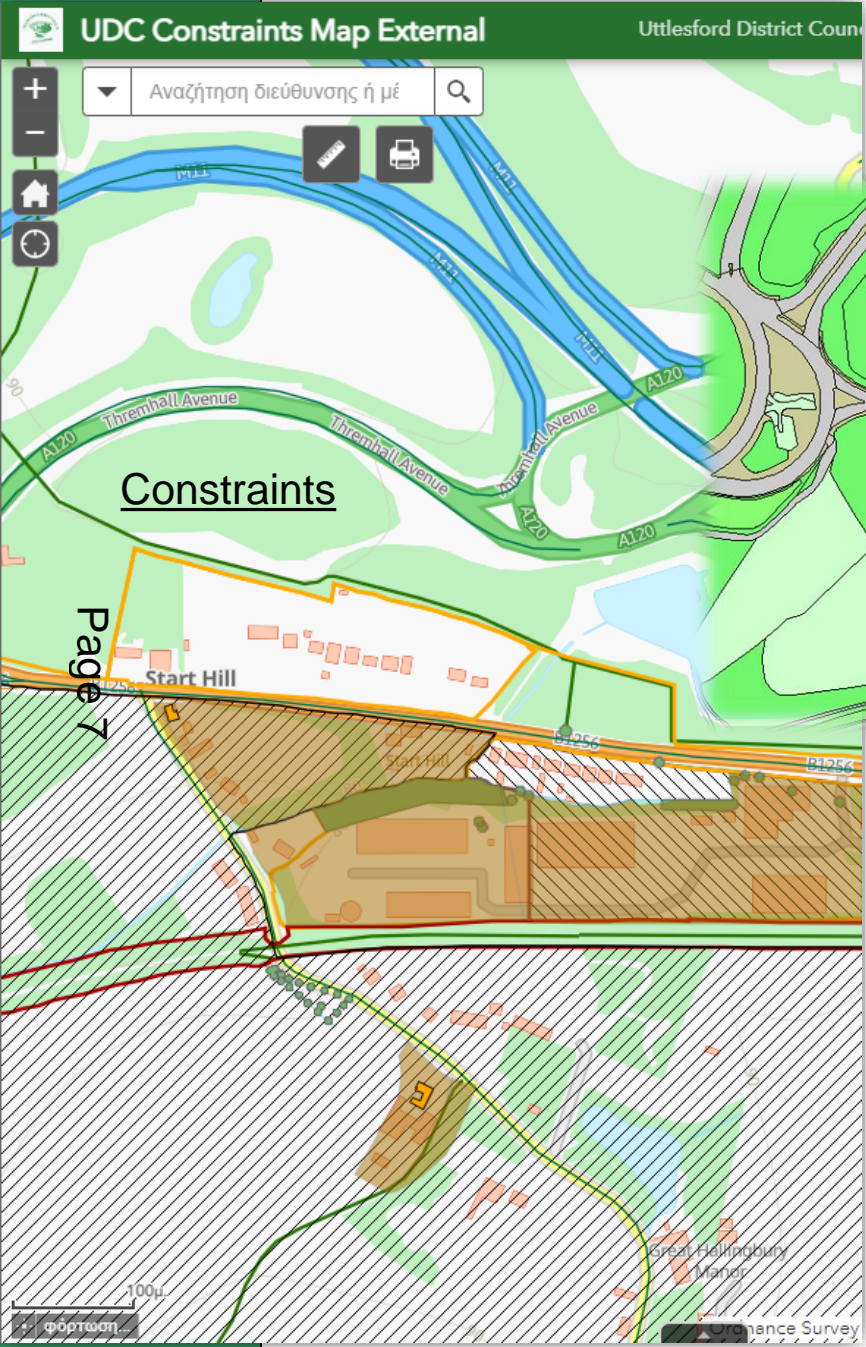
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Start Hill

Great Hallingbury Manor

100m

© Ordnance Survey



Application site



Revised Proposed Site Plan

White Cottage

Old Cottage

Start Hill



Page 8



Plot 1 (revised)



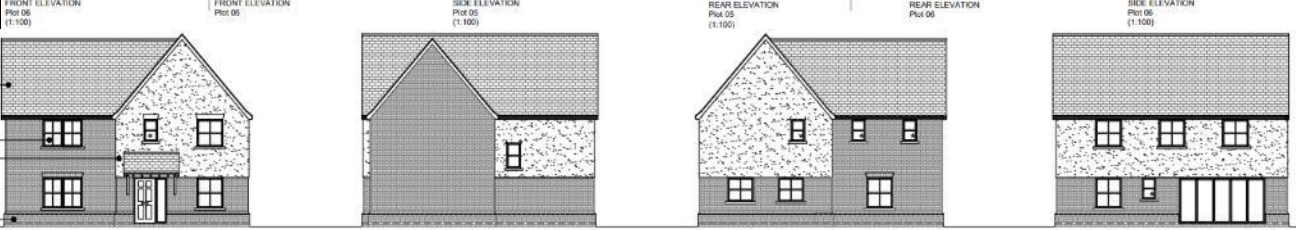
Plots 2, 3



Plot 4



Plots 5, 6



Plot 7



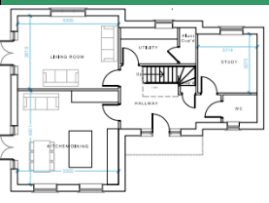
Plots 8, 9

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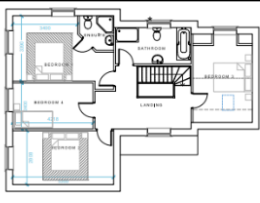
Proposed Elevations



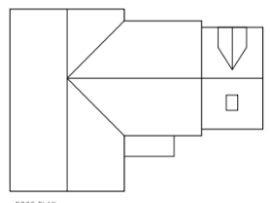
Plot 1 (revised)



GROUND FLOOR PLAN
PLOT 01
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH

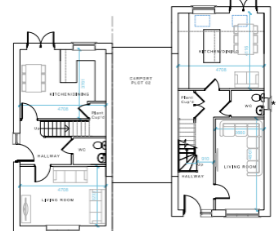


FIRST FLOOR PLAN
PLOT 01

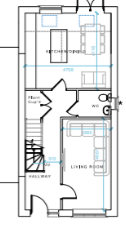


ROOF PLAN
PLOT 01

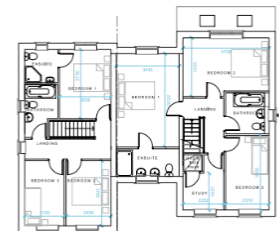
Plots 2, 3



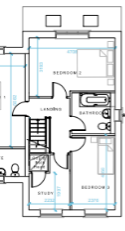
GROUND FLOOR PLAN
PLOT 02
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH



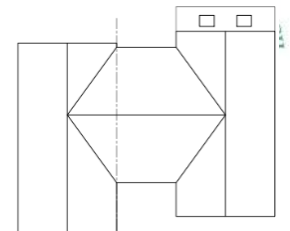
FIRST FLOOR PLAN
PLOT 02



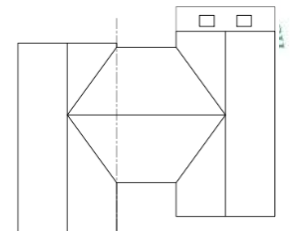
GROUND FLOOR PLAN
PLOT 03
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH



FIRST FLOOR PLAN
PLOT 03

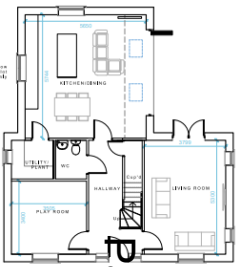


ROOF PLAN
PLOT 02

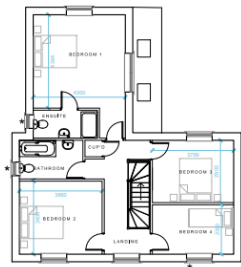


ROOF PLAN
PLOT 03

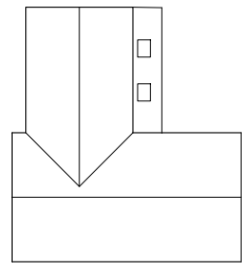
SWORD DISTRICT CP



GROUND FLOOR PLAN
PLOT 04
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH



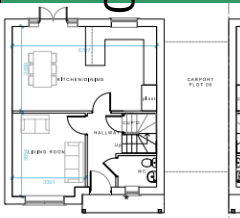
FIRST FLOOR PLAN
PLOT 04



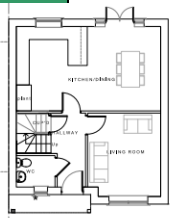
ROOF PLAN
PLOT 04

Plot 4

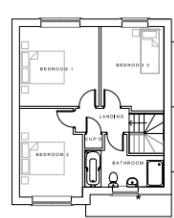
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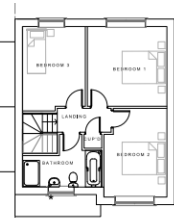
GROUND FLOOR PLAN
PLOT 05
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH



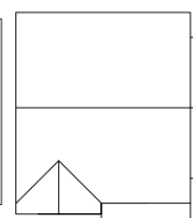
FIRST FLOOR PLAN
PLOT 05



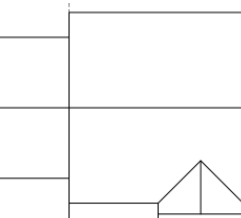
GROUND FLOOR PLAN
PLOT 06
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH



FIRST FLOOR PLAN
PLOT 06



ROOF PLAN
PLOT 06



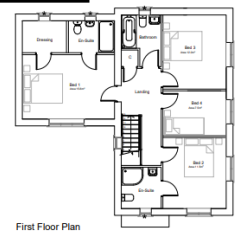
ROOF PLAN
PLOT 05

Plots 5, 6

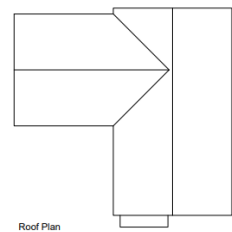
Plot 7



GROUND FLOOR PLAN
PLOT 07
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH

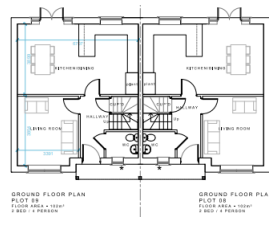


FIRST FLOOR PLAN
PLOT 07

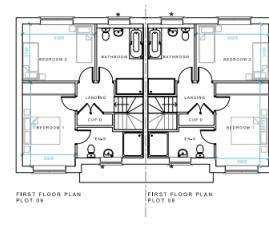


ROOF PLAN
PLOT 07

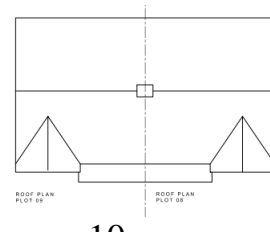
Plots 8, 9



GROUND FLOOR PLAN
PLOT 08
FLOOR AREA: 1100 sq ft
2 BED / 2 BATH

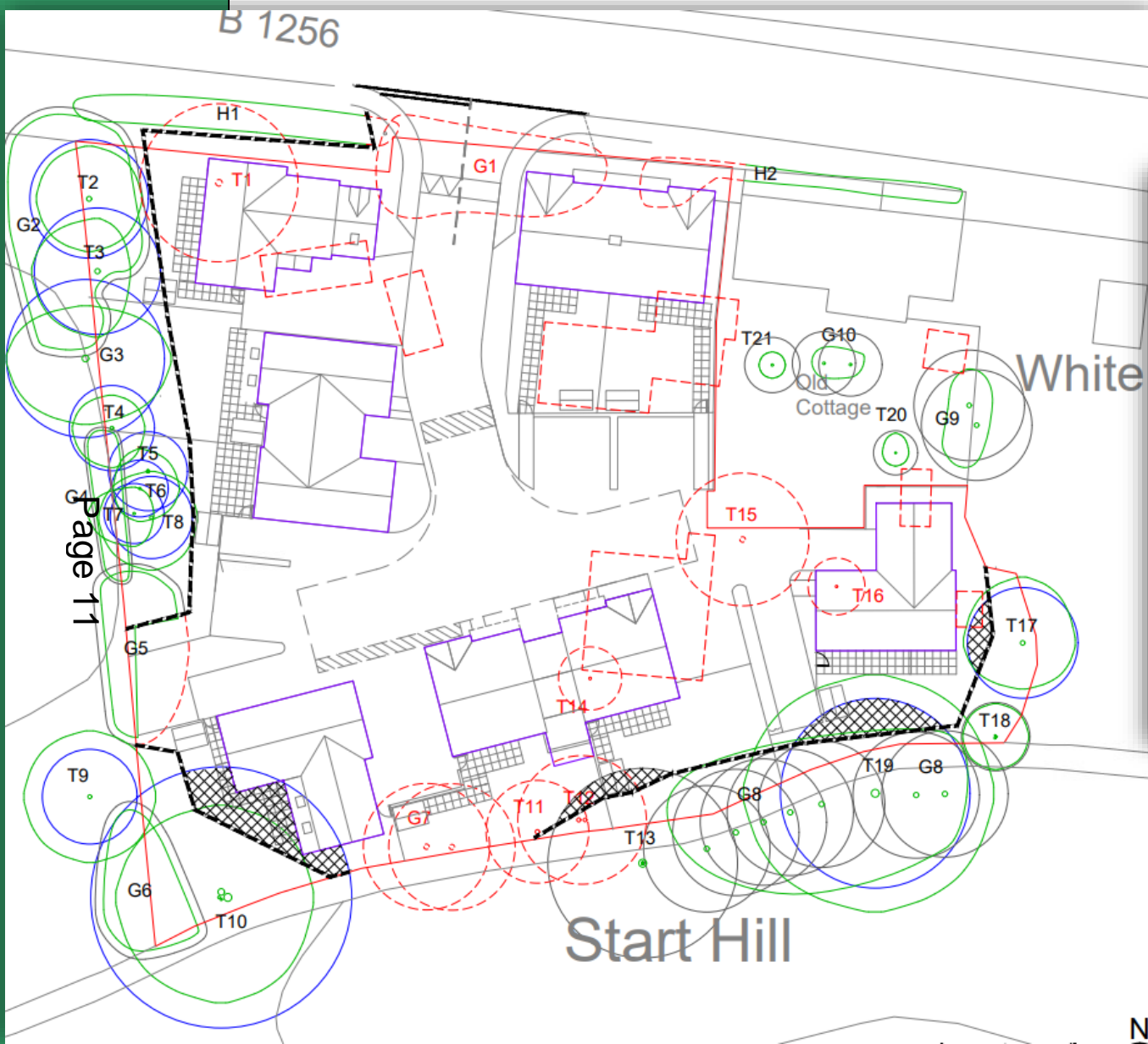











FIRST FLOOR PLAN
PLOT 08



ROOF PLAN
PLOT 08

Proposed Floor Plan & Roof Plans



	Crown spread tree/group
	A Category tree Root Protection Area
	B Category tree Root Protection Area
	C Category tree Root Protection Area
	Tree to be removed
	Tree Protection barrier
	Ground Protection
	Existing Building to be demolished
	Proposed Buildings / Hard surfaces

Tree Protection Plan

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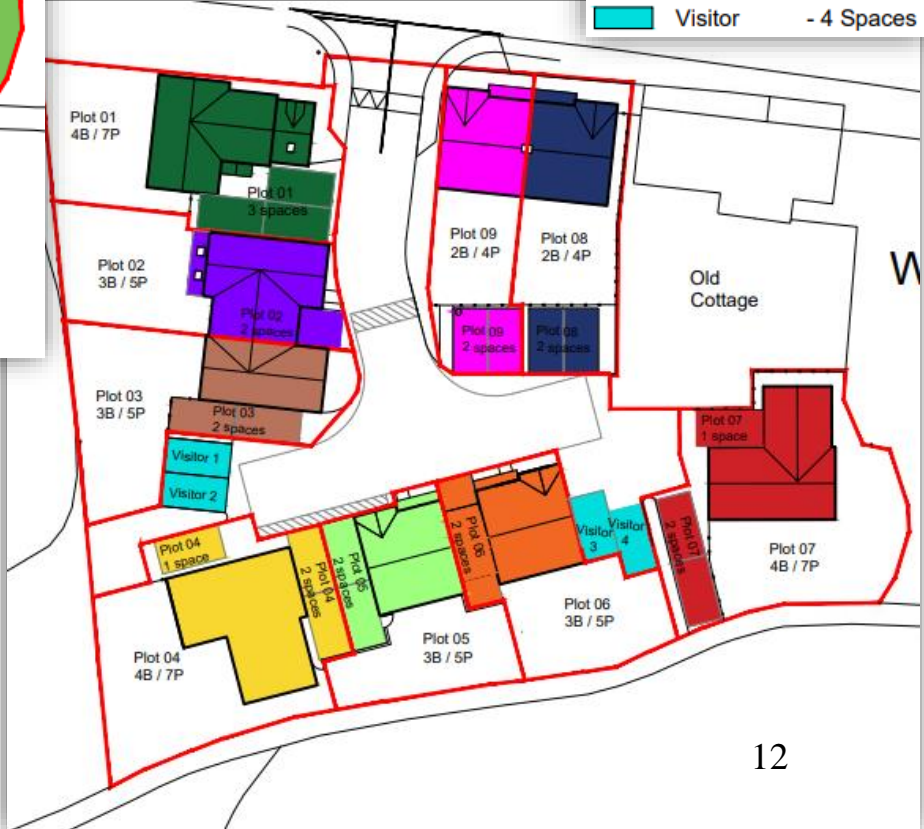


	Grasscrete (66sqm)
	Gardens (1059sqm)
	Other spaces (140sqm)

Site area total - 2900sqm
Green areas total - 1265sqm
Total green area = 43%

Gardens & parking

	Plot 01	- 3 Spaces
	Plot 02	- 2 Spaces
	Plot 03	- 2 Spaces
	Plot 04	- 3 Spaces
	Plot 05	- 2 Spaces
	Plot 06	- 2 Spaces
	Plot 07	- 3 Spaces
	Plot 08	- 2 Spaces
	Plot 09	- 2 Spaces
	Visitor	- 4 Spaces



Visibility splays



Photographs



UTT/23/2989/FUL

Springwell Paddock

Walden Road

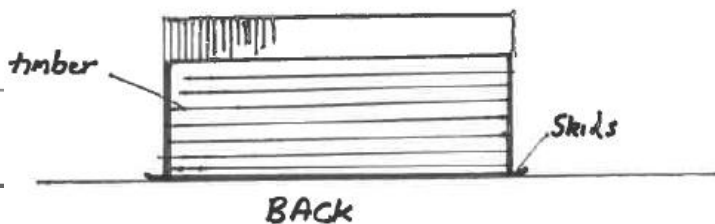
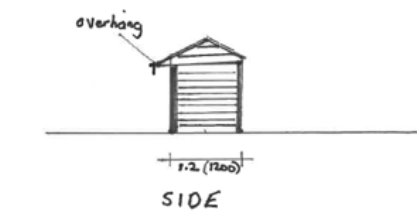
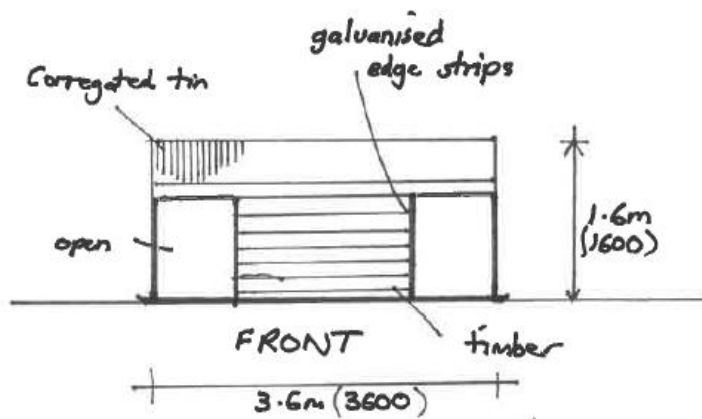
Little Chesterford

Site location plan



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The proposed development



The site in use for the keeping of sheep and goats (rare breed small herds). Images from 'Springwell Stud Farm' facebook page and officer site visit

Other matters in the site



Officer photograph showing a smaller sheep/goat shed (subject of this application) in front of one of the equestrian field shelter which are subject of live enforcement action and separate from this application.