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# **Planning Committee**

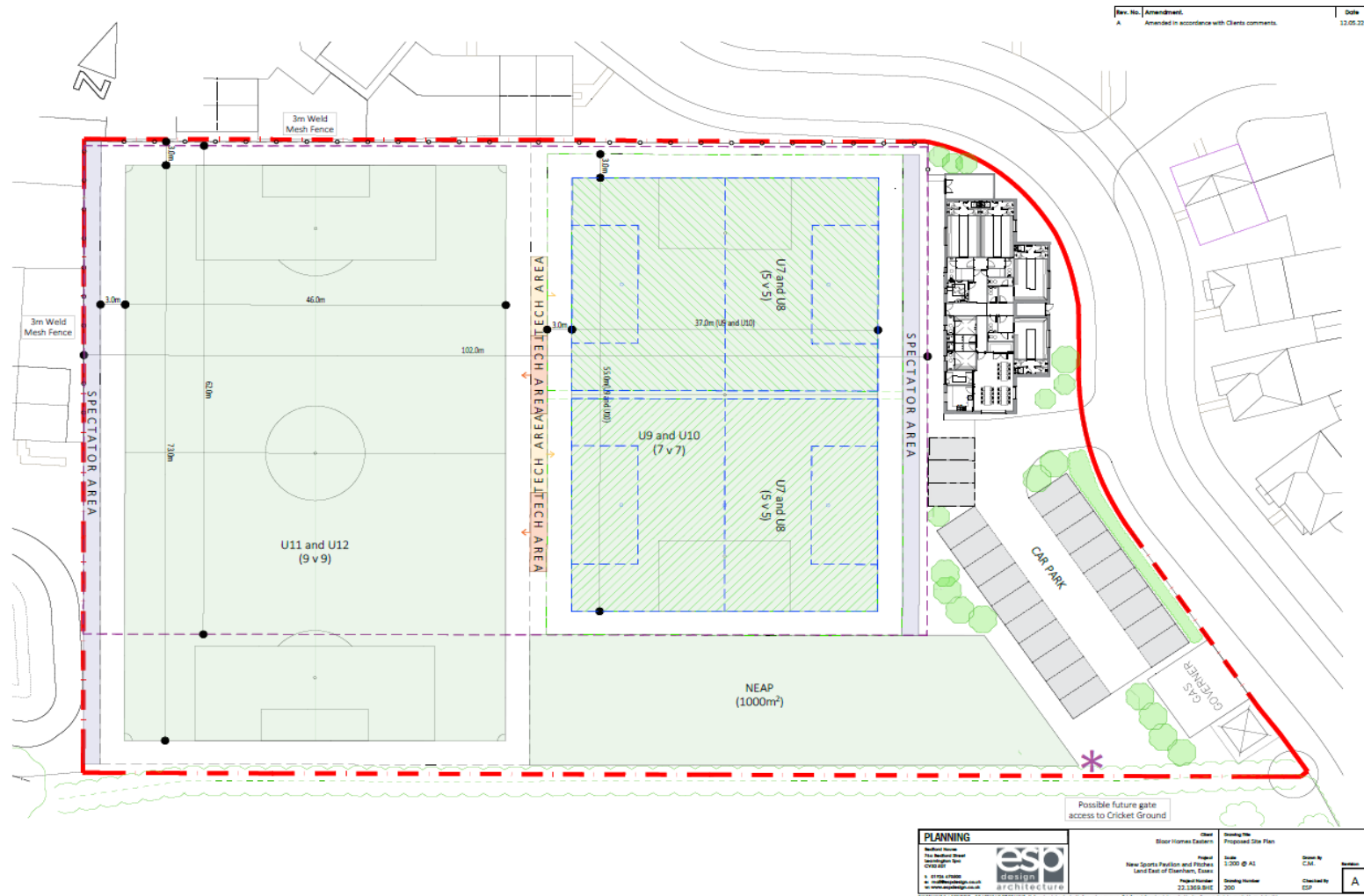
## **25.05.2022**

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# UTT/21/3269/DFO

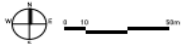
Land To The North West Of  
Henham Road  
Elsenham

# Revised Sports Site Plan





# Garden Sizes



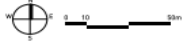
## LAND EAST OF ELSENHAM - GARDEN SIZE PLAN

# Garden Sizes

REV	DATE	COMMENT
0	19.03.21	PLANNING ISSUE
1	19.03.21	IMPROVED TYPING AND CLIENT COMMENTS
2	19.03.21	AMENDMENTS TO PLANS 20, 26, 27A, 31A, ADDITIONAL TREE ADDED, MINOR AMENDMENT TO LANDING
3	20.04.21	AMENDMENTS TO DRAWINGS ADDRESSING CLIENT COMMENTS TO SCHEME, ROAD ADDED, MINOR AMENDMENT RELATING TO PARKING COMMENTS, ADDITIONAL TREE ADDED, MINOR AMENDMENT TO LANDING
4	19.03.21	MINOR AMENDMENT TO LANDING

**KEY**

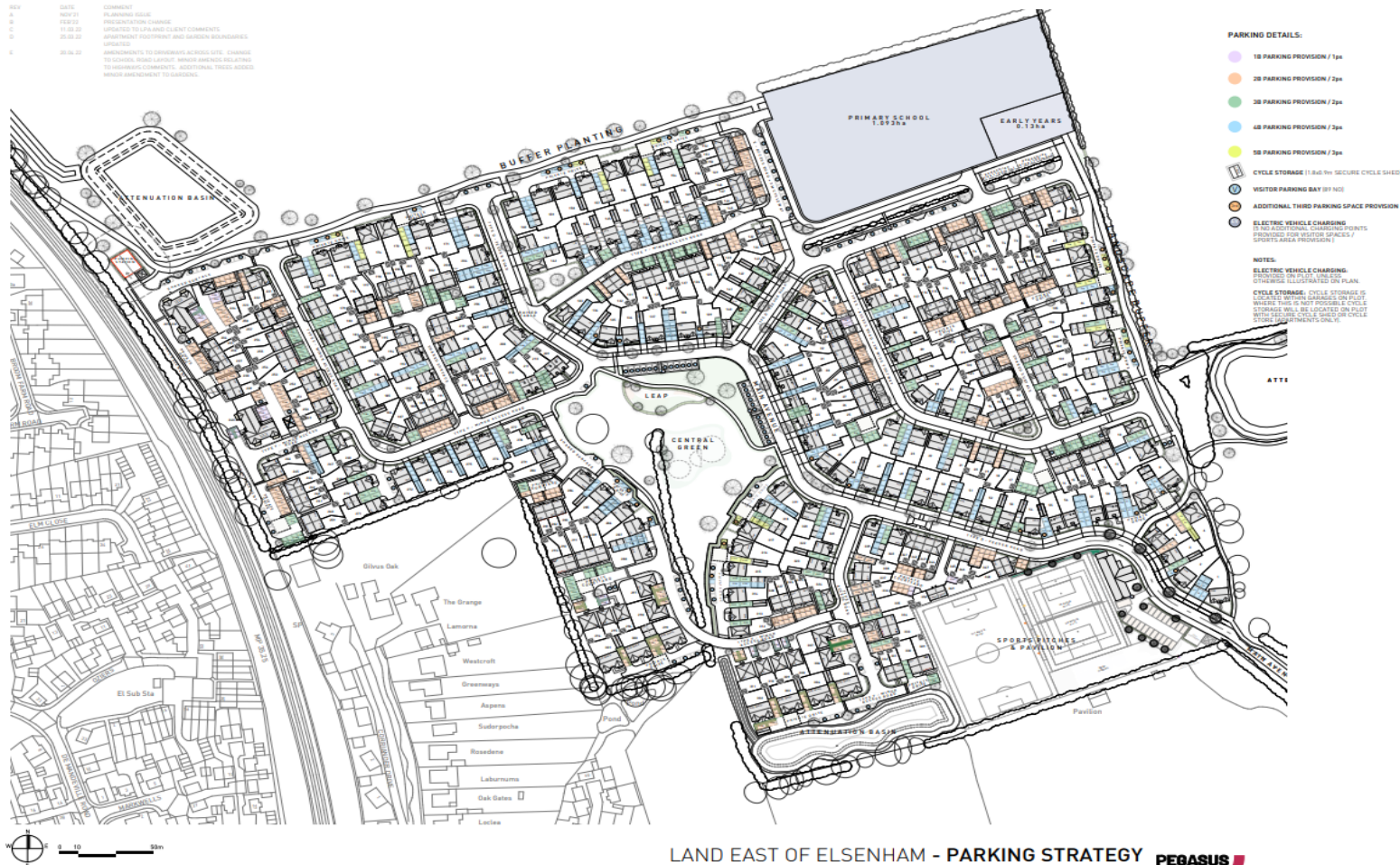
	100 - 110% TARGET GARDEN AREA
	→ 110% TARGET GARDEN AREA





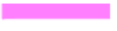
LAND EAST OF ELSENHAM - GARDEN SIZE PLAN

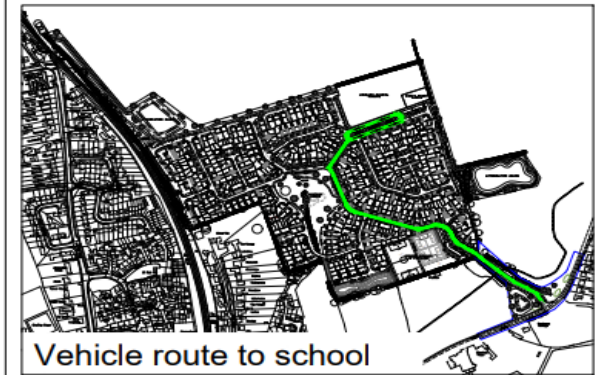
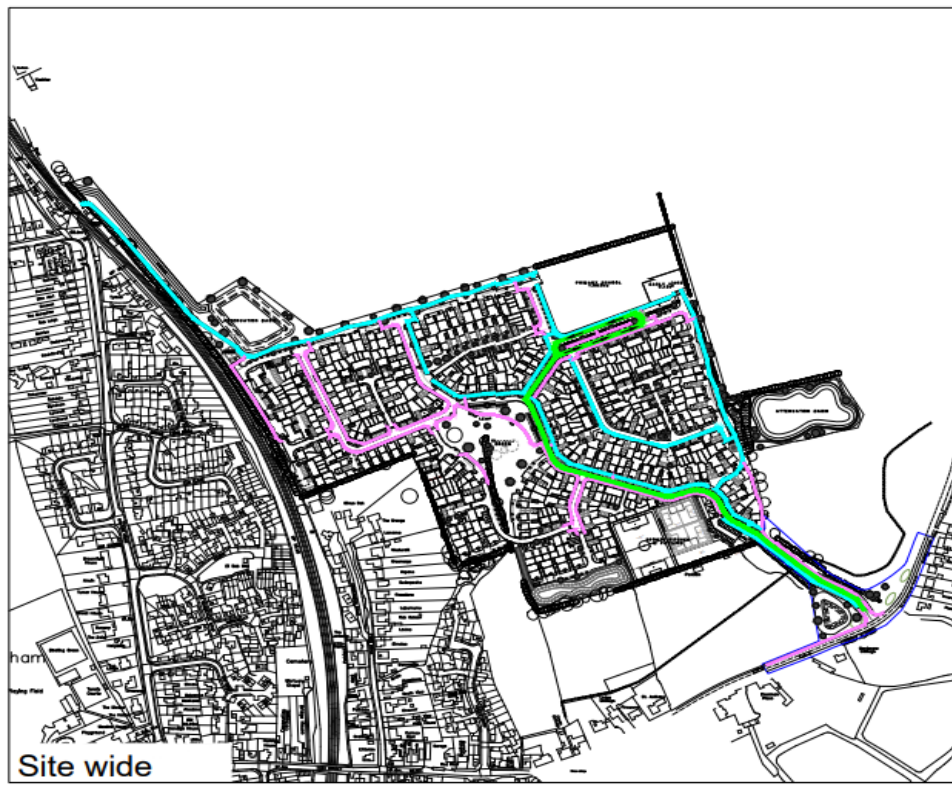
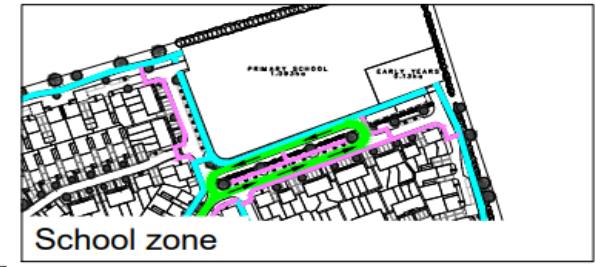
# Cycle and Parking Strategy

REV	DATE	COMMENT
01	19/10/21	PLANNING ISSUE
02	19/10/21	PROVISIONING CHANGES
03	19/10/21	UPDATED TO LIAISON AND CLIENT COMMENTS
04	19/10/21	APPOINTMENT PROVISION AND GARDEN REQUIREMENTS UPDATED
05	19/10/21	AMENDMENTS TO CONFORMANCE WITH CDM CHANGE TO EXISTING ROAD LAYOUT, MINOR AMENDS RELATING TO PARKING COMMENTS, GEOMETRICAL, TRUCK ACCESS, MINOR AMENDMENT TO GARDENS.



# Connectivity Plan

-  Cycle routes
-  Vehicle routes
-  Pedestrian routes









# Location Plan



# Approved Outline Parameters plan



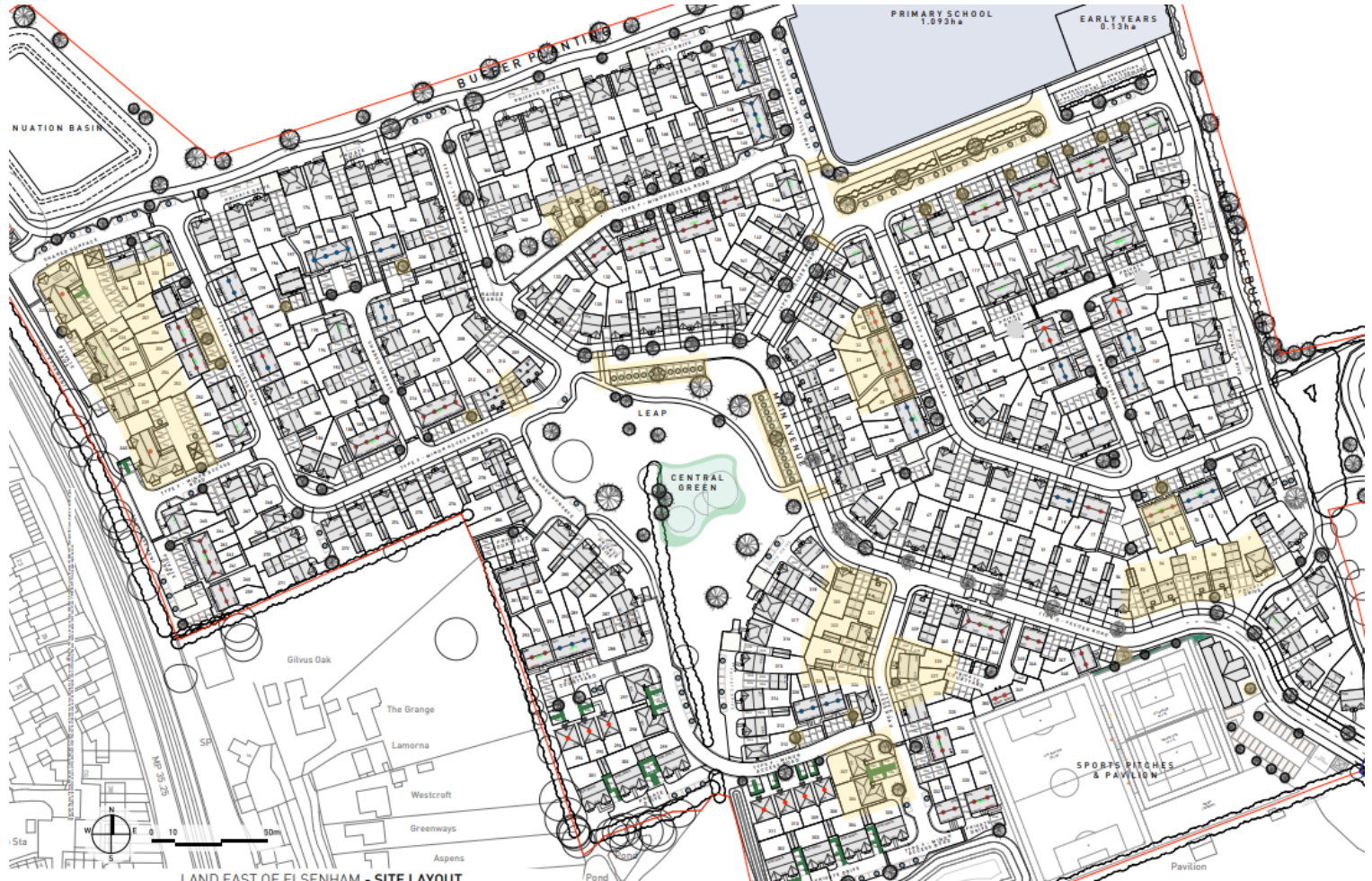
# Approved Parameters plan



# Proposed Site Layout



# Highlighted changes



LAND EAST OF ELSENHAM - SITE LAYOUT, HIGHLIGHTED CHANGES (1:500 B&W)

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk) | CONTACT US BY: 01223 300000 | APPROVED BY: M. MCC | DATE: 19/10/22 | SCALE: 1:500 B&W | DRAW: P21\_EPM\_01 | SHEET NO.: 001 - 1 | CLIENT: BLOOR HOMES

# Building Heights

COMMENT  
PLANNING ISSUE  
UPDATED TO LPA AND CLIENT COMMENTS

KEY TO BUILDING HEIGHTS

- 3 STOREYS
- 2.5 STOREYS
- 2 STOREYS
- 1.5 STOREY
- 1 STOREY





# Garden Areas


REV	DATE	COMMENT
0	08/07/11	SCHEMATIC
1	15/02/12	REVISIONS ISSUE
2	15/02/12	UPDATED TO LIAISON CLIENT COMMENTS AND COMMENTS TO PLATS 10-02, 10-11, ADDITIONAL TREES AS PER WIND FARM SITE VISITS
3	15/02/12	AMENDMENTS TO 2 BRICKS ADDRESS SITE, CHANGED TO SCHOOL ROAD LAND TO WIND FARM SITE RELATES TO HIGHWAYS COMMENTS, ADDITIONAL TREES AS PER WIND FARM COMMENTS TO GARDENS.



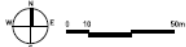
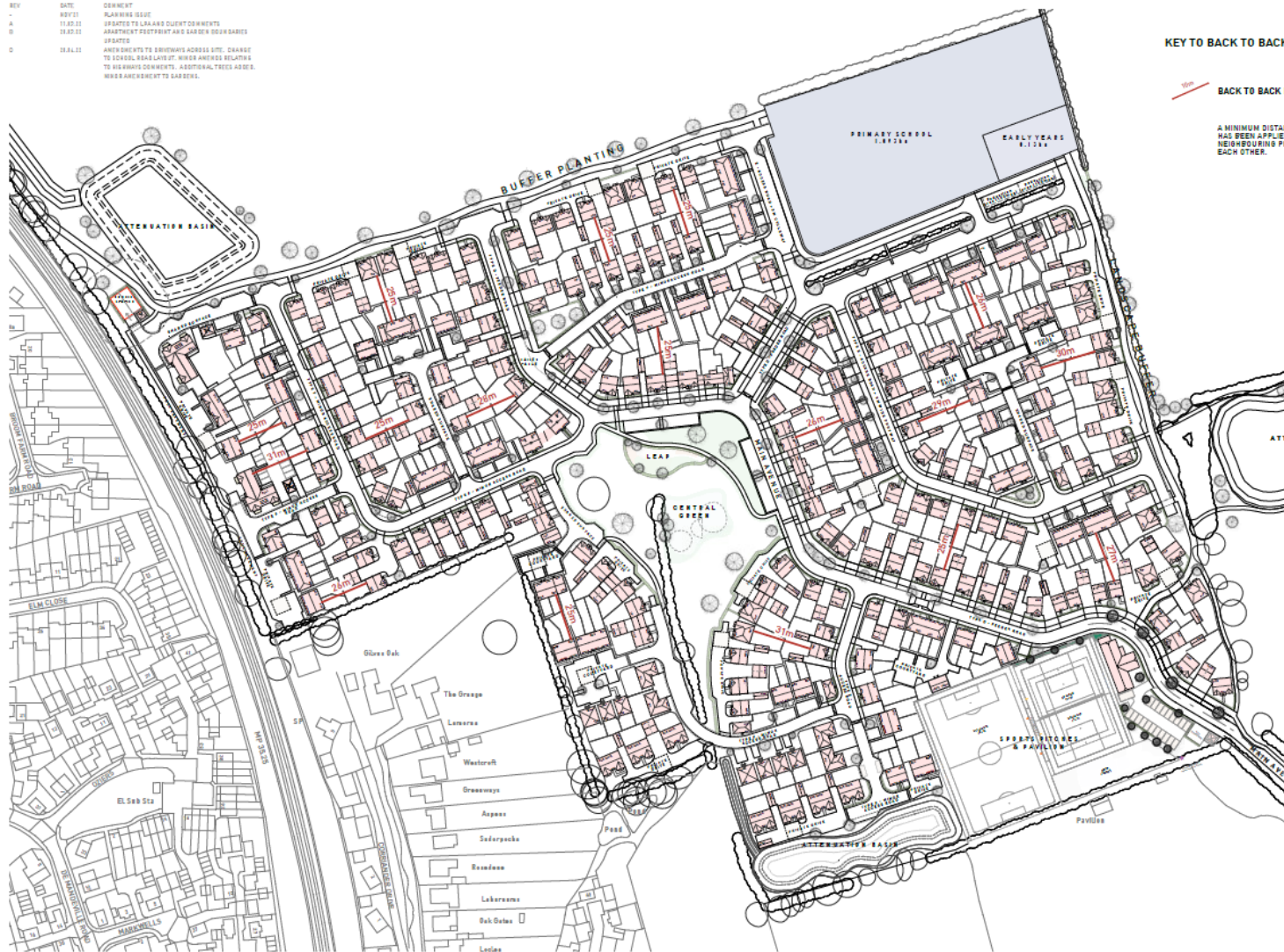
# Back to back distances

REV	DATE	COMMENT
-	08/11/11	PLANNING ISSUE
A	11/03/11	UPDATED TO LIA AND CLIENT COMMENTS
B	19/03/11	ADJUSTMENT FOOTPRINT AND GARDEN BOUNDARIES UPDATES
C	28/04/11	AMENDMENTS TO DRIVEWAYS ACROSS SITE, CHANGED TO SCHOOL ROAD LAYOUT, WIDER AREAS RELATED TO HIGHWAYS COMMENTS, ADDITIONAL TREES ADDED, WIDER AMENDMENTS TO GARDENS.

## KEY TO BACK TO BACK DISTANCES

 BACK TO BACK DISTANCE

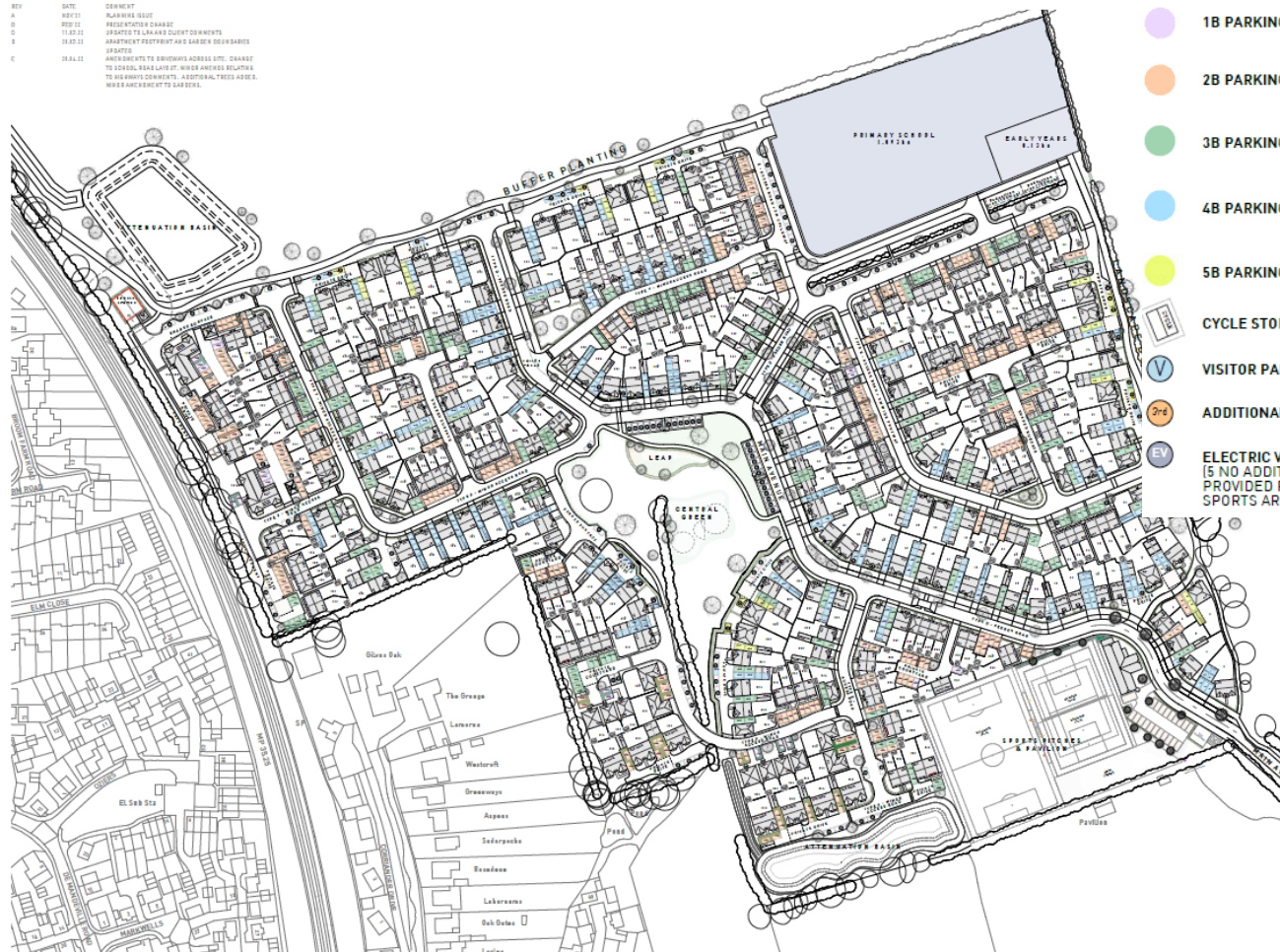
A MINIMUM DISTANCE OF 20M HAS BEEN APPLIED WHERE REARS OF NEIGHBOURING PROPERTY PACKAGES FACE EACH OTHER.



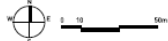


# Parking Strategy

REV	DATE	COMMENT
A	08.01.22	SCHEMATIC ISSUE
B	09.01.22	PRESENTATION CHANGE
C	17.02.22	UPDATES TO LANDSCAPE COMMENTS
D	18.02.22	APARTMENT FOOTPRINT AND GARAGE DOOR SIZES
E	18.02.22	UPDATES
F	18.04.22	AMENDMENTS TO DRIVEWAYS ACCESS SITE, CHANGE TO SCHOOL, ROAD LANE BY WOOD AVENUE RELATING TO NEW DRIVEWAYS, ADDITIONAL TREES ADDED, WOOD AMENDMENT TO GARAGE.



- 1B PARKING PROVISION / 1ps
- 2B PARKING PROVISION / 2ps
- 3B PARKING PROVISION / 2ps
- 4B PARKING PROVISION / 3ps
- 5B PARKING PROVISION / 3ps
- CYCLE STORAGE [1.8x0.9m SECURE CYCLE SHED
- V VISITOR PARKING BAY [89 NO]
- 2P ADDITIONAL THIRD PARKING SPACE PROVISION
- EV ELECTRIC VEHICLE CHARGING [5 NO ADDITIONAL CHARGING POINTS PROVIDED FOR VISITOR SPACES / SPORTS AREA PROVISION ]





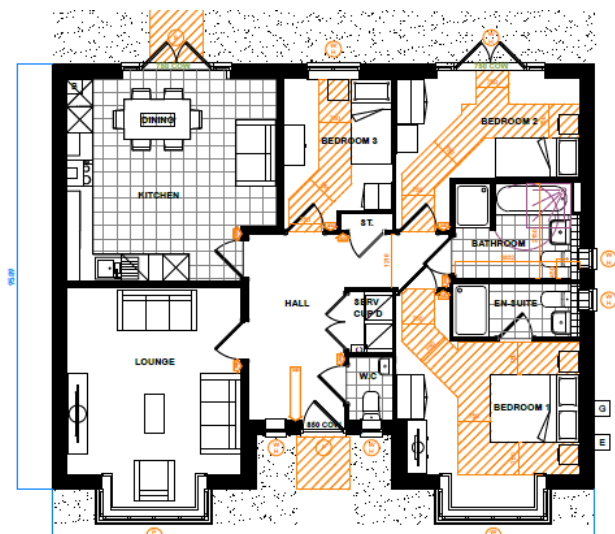
# House type - bungalow

PLOTS: 299, 300, 302, 305



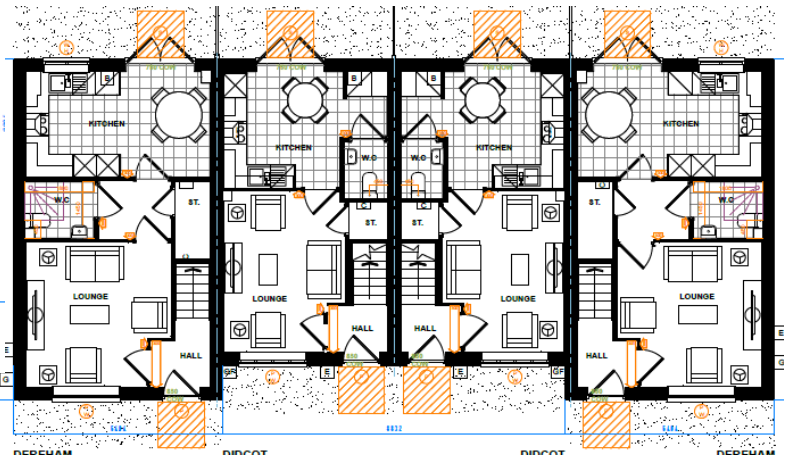
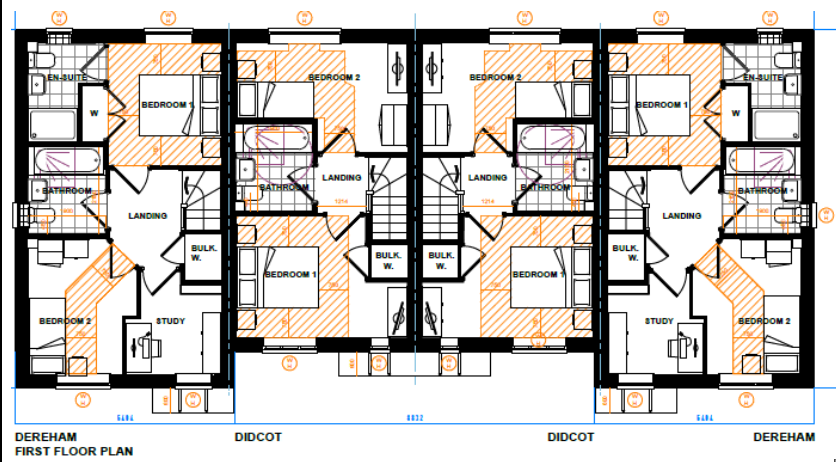
FRONT ELEVATION

SIDE ELEVATION



# House types- terraced

PLOTS: 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117



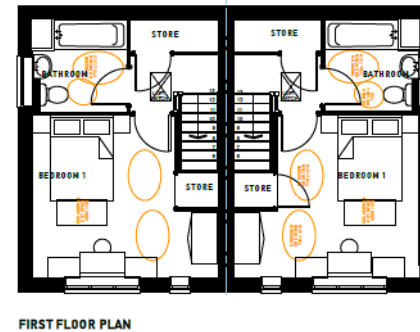
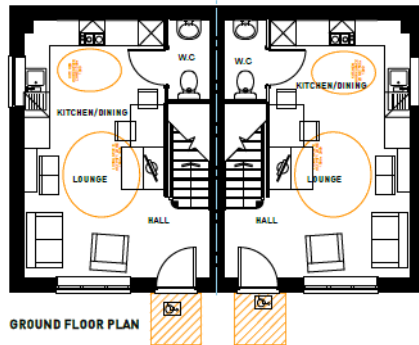
# House Type- Semi

PLOTS: 33, 34, 349, 350



FRONT ELEVATION

SIDE ELEVATION



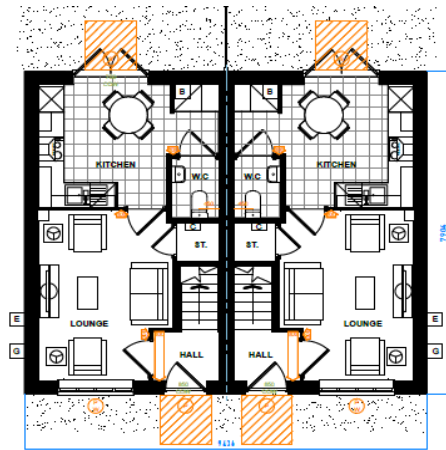
0 1 2 5m

Based on dwg EA134-WD-0000F-004YE-007A-0071B (102P.SP.CAT2)

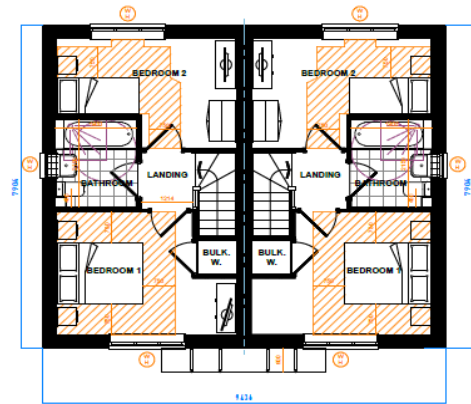


# House types - Semi

PLOTS: 70, 71, 82, 83



**DIDCOT GROUND FLOOR PLAN**  
 B BULKY WARE LOCATION G GAS METER LOCATION E ELECTRIC METER LOCATION C CONSUMER UNIT LOCATION



**DIDCOT FIRST FLOOR PLAN**







**UTT/21/2649/FUL**

**Land Rear Of Malt Place**

**Cornells Lane**

**Widdington**

# Proposed Site Plan



# Proposed Site Plan



# Proposed Floor & Elevation Plans Units 1-4.



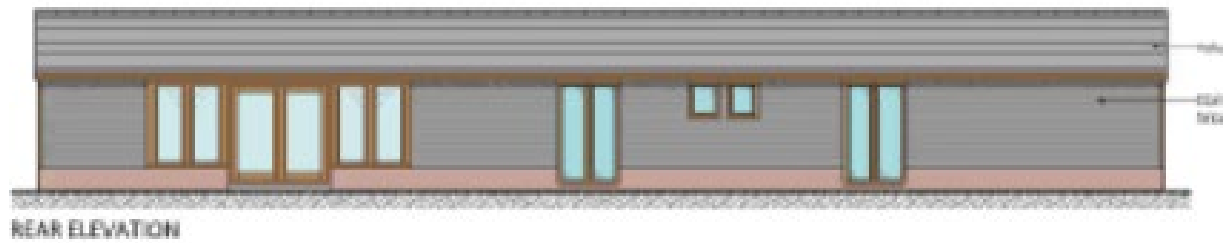
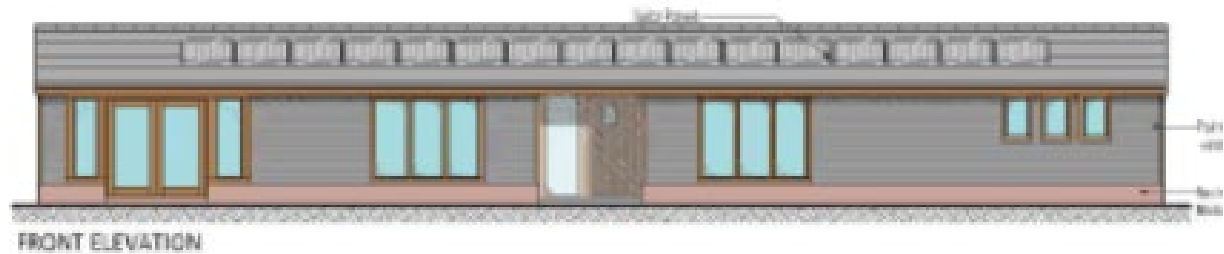
1:200 PROPOSED FLOOR PLANS UNITS 1 - 4  
0 5m 15m



# Proposed Floor & Elevation Plans Units 5-9.



# Proposed Floor & Elevation Plans Unit 10.



**UTT/22/0391/OP**

**Highwood Farm**

**Stortford Road**

**Great Dunmow**

# Site Location Plan



## Aerial View



# Proposed Indicative Layout



# Proposed 14 Self-Build Plots



# Self Build Planning Passport

## Self Build Planning Passport Highwoods Farm, Great Dunmow



- 2kw Solar Panel system
- Electric vehicle charging point
- EPC rating of B+ or above once built
- Minimum of 25m<sup>2</sup> of Intensive Green Roofs
- Rainwater Harvesting system for all non-green roofs
- Air source heat pump for all heating requirements.

Site Location: Land at Highwoods Farm, Butleys Lane, Great Dunmow  
Grid Reference (6 figure) SU726688  
X (easting) , Y (Northing) 472648 , 166818

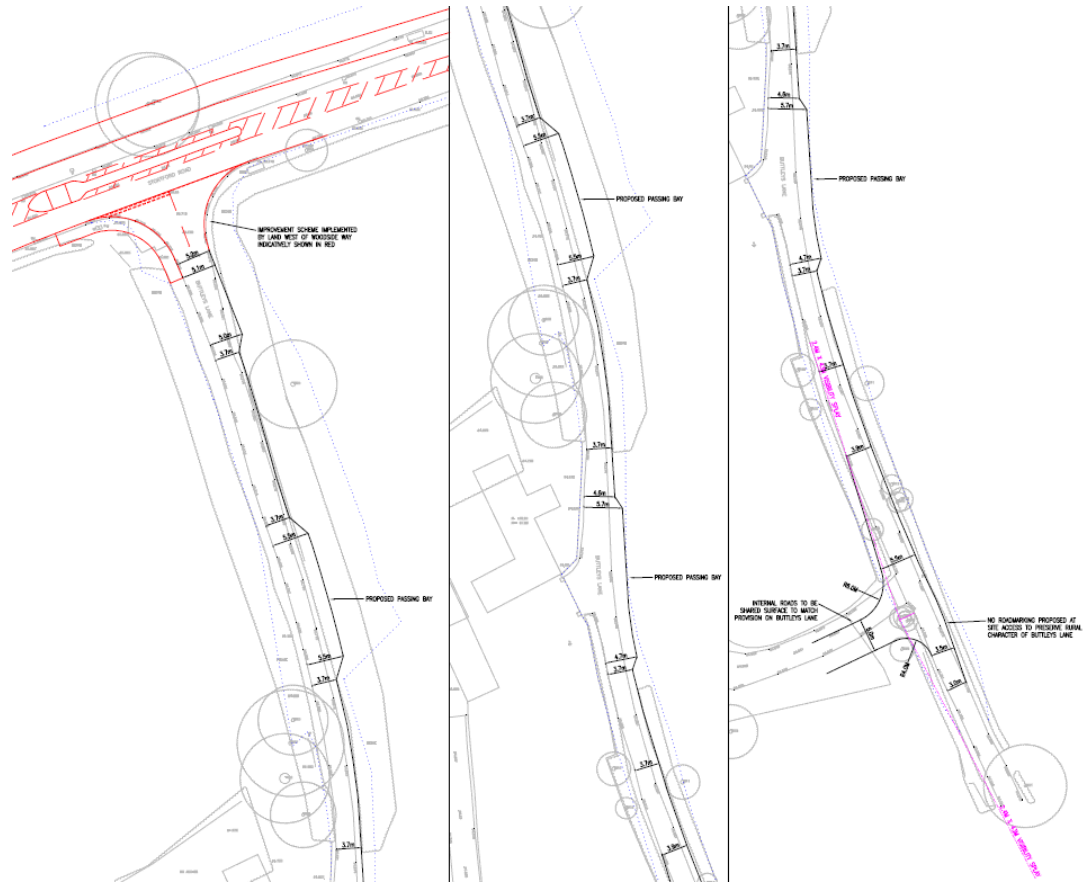
### Main features

**Plot Number:** 001  
**Unit Type:** Detached dwelling  
**Local Character:** Peri urban  
**Plot Area:** 1450m<sup>2</sup>  
**Max. GIA:** 295m<sup>2</sup>

- Build zone
- Extent of plot
- On-plot car parking spaces
- ▶ Vehicular access
- ⊗ Max. building height (metres)
- ▨ Rear elevation zone
- Single storey zone
- Boundary for which the purchaser has the responsibility to maintain



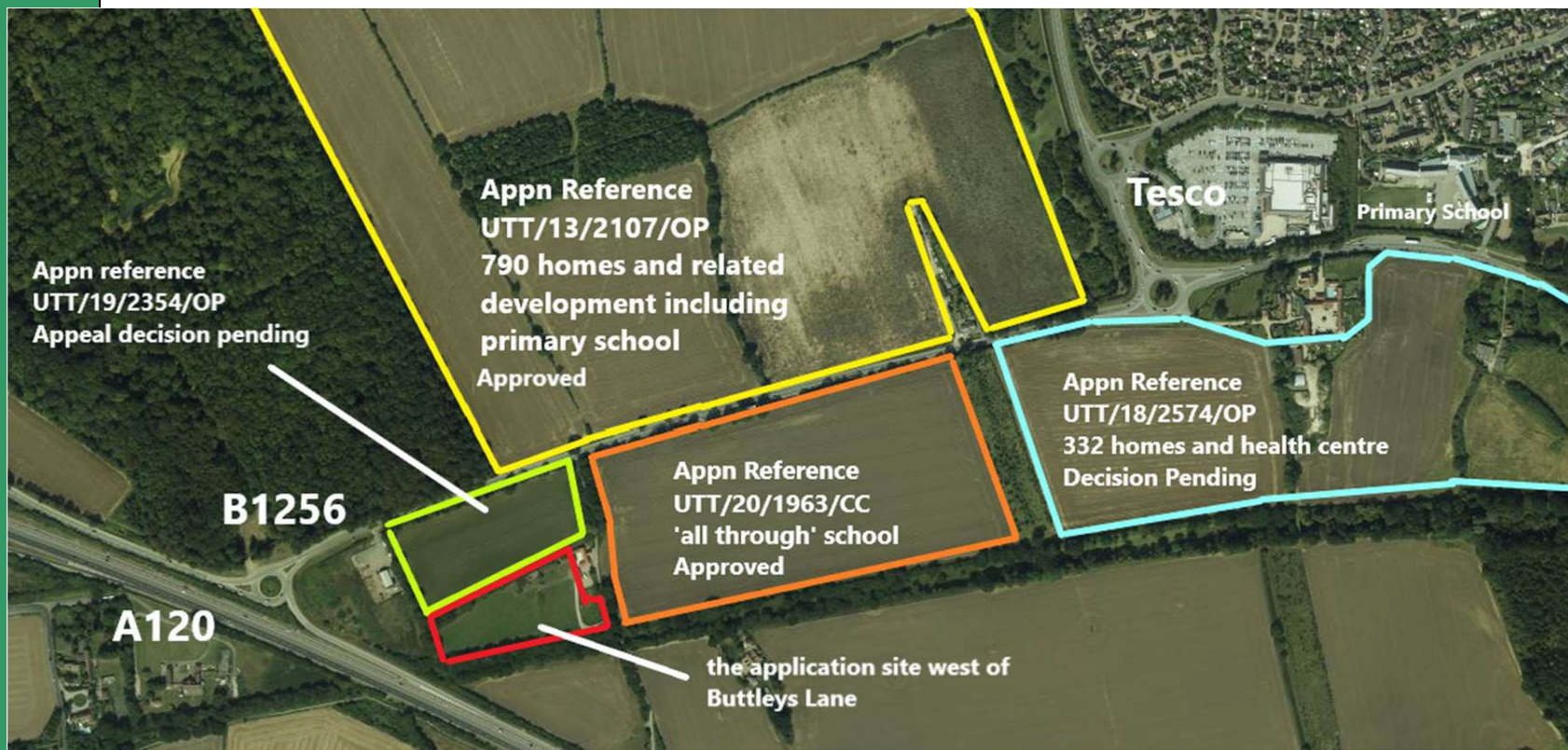
# Proposed Access



# Biodiversity Enhancement Plan



Approved on appeal UTT/19/2354/OP



## The Application Site Looking West



The application site looking east



## Brady's Barn



## Highwood Farmhouse



## The western end of the site





## The eastern end of site towards school site



## Photos of Access



# More photos of Buttleys Lane



## More photos of Buttleys Lane



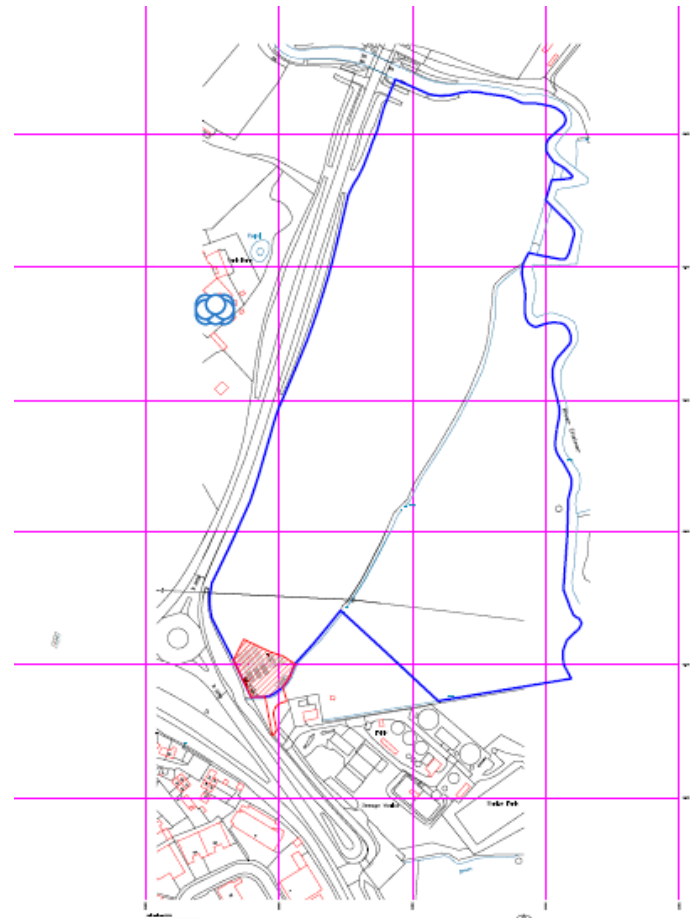
**UTT/21/3626/FUL**

**Land East Of  
Chelmsford Road  
Dunmow**

## Location Plan



# Site Plan

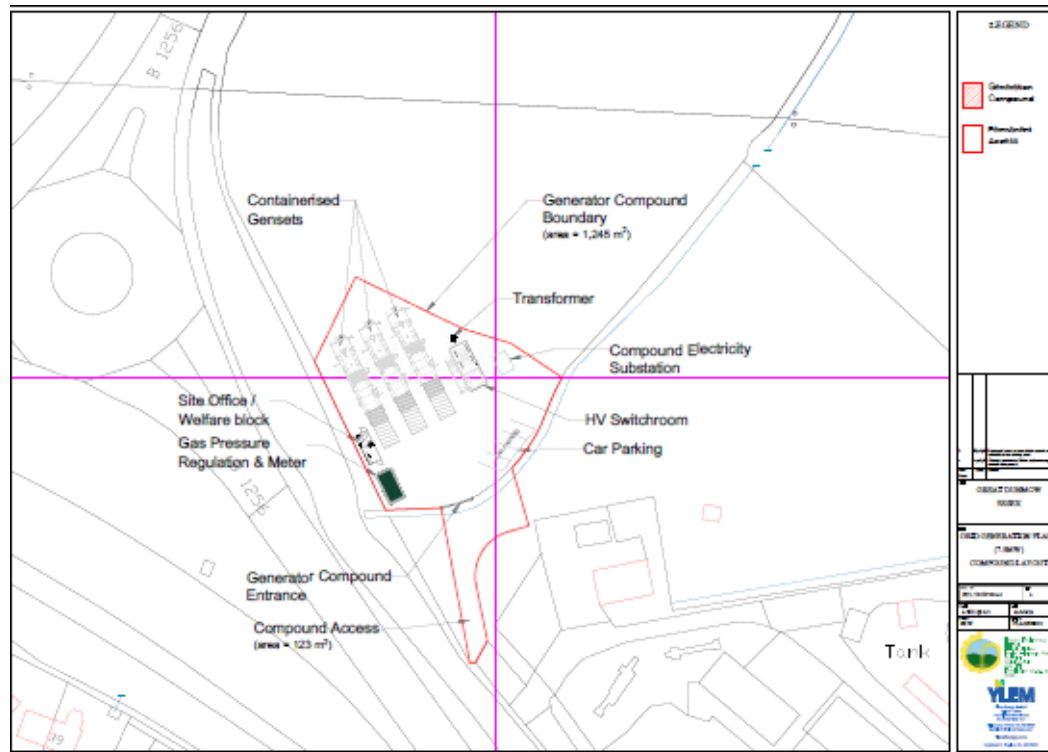


# Aerial View

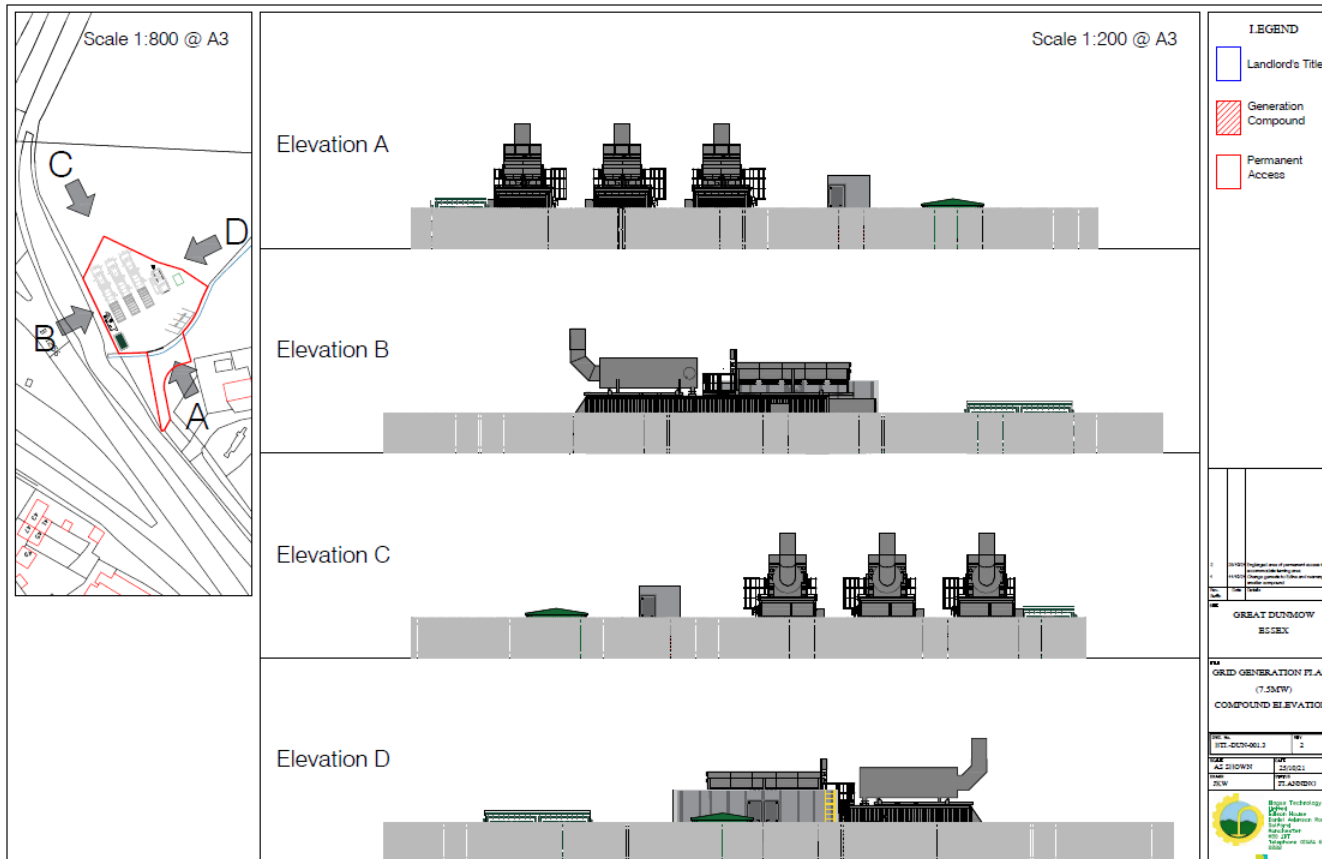




# Compound Layout



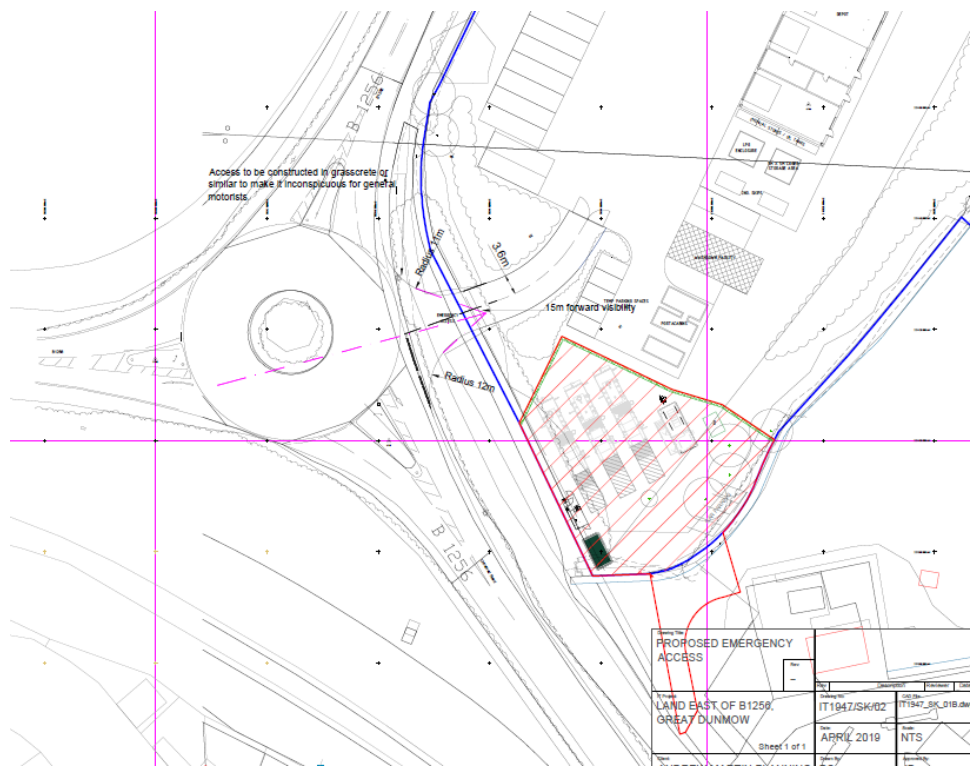
# Compound Elevations



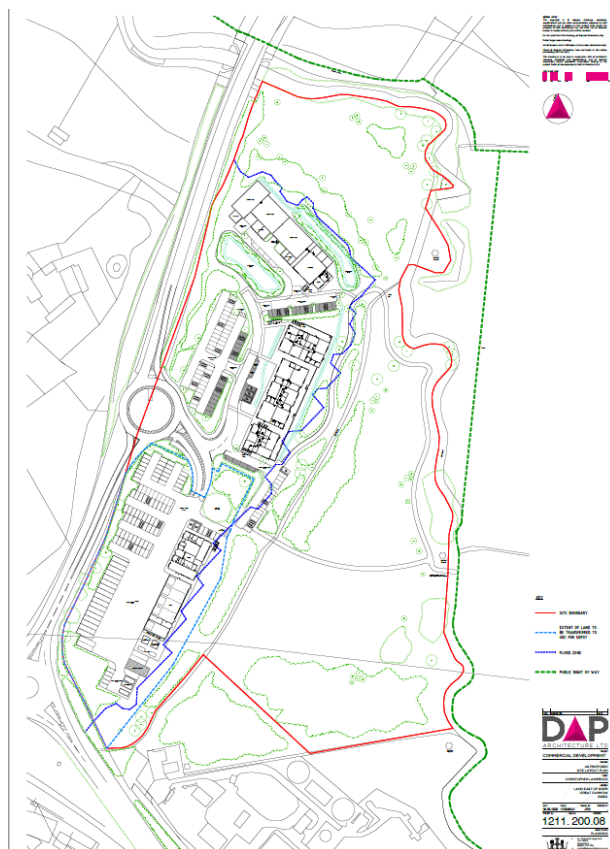
# Revised Layout



## Recently approved emergency access adjacent to site



# Depot Site Approved UTT/19/1219/FUL



# Photos



Existing Site



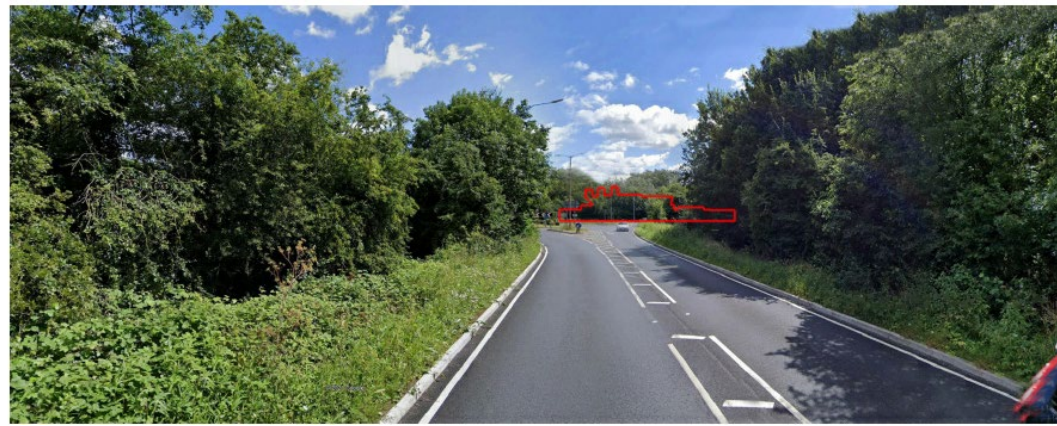
Complete Development



# Photos



Existing Site



# Tree constraints Plan

