

Planning Committee

11TH January 2023

UTT/22/3258/PINS

Land To The West Of
Thaxted Road
Saffron Walden



Illustrative Masterplan



Access Plan



Green Infrastructure Plan



UTT/22/1802/FUL

Wood Field

(land Adjoining 'Land West Of Woodside Way')

Dunmow

Proposal

- Full planning permission is sought for the construction of 120 dwellings (Class C3), car parking, landscaping, play area and associated infrastructure.
- Access to the site would be through the adjoining residential led, mixed use site comprising of 790 dwellings to the west. This is currently under construction, providing an extended estate road access via Woodside Way (B184).
- The developed part of the site would have a net area of approximately 3.6 hectares, with a density of approximately 33.3 dwellings per hectare.
- 40% of the total, are to be affordable housing units.
- A formal Local Area for Play (LAP/LEAP) of 544m² located within the 'Entrance Green' of the site.
- Provision of public open spaces.

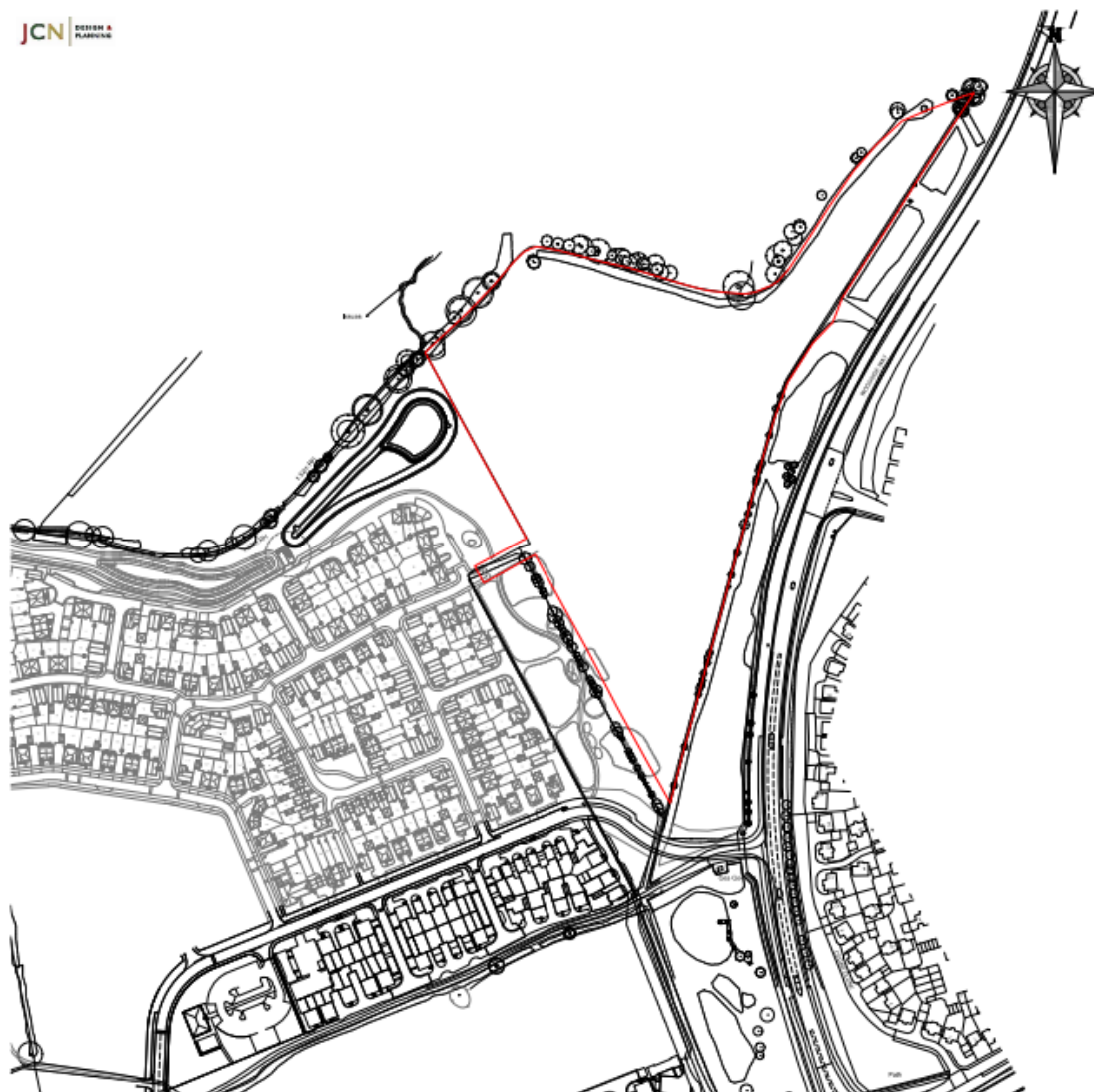
Deferral 23/11

Reasons for deferral included:

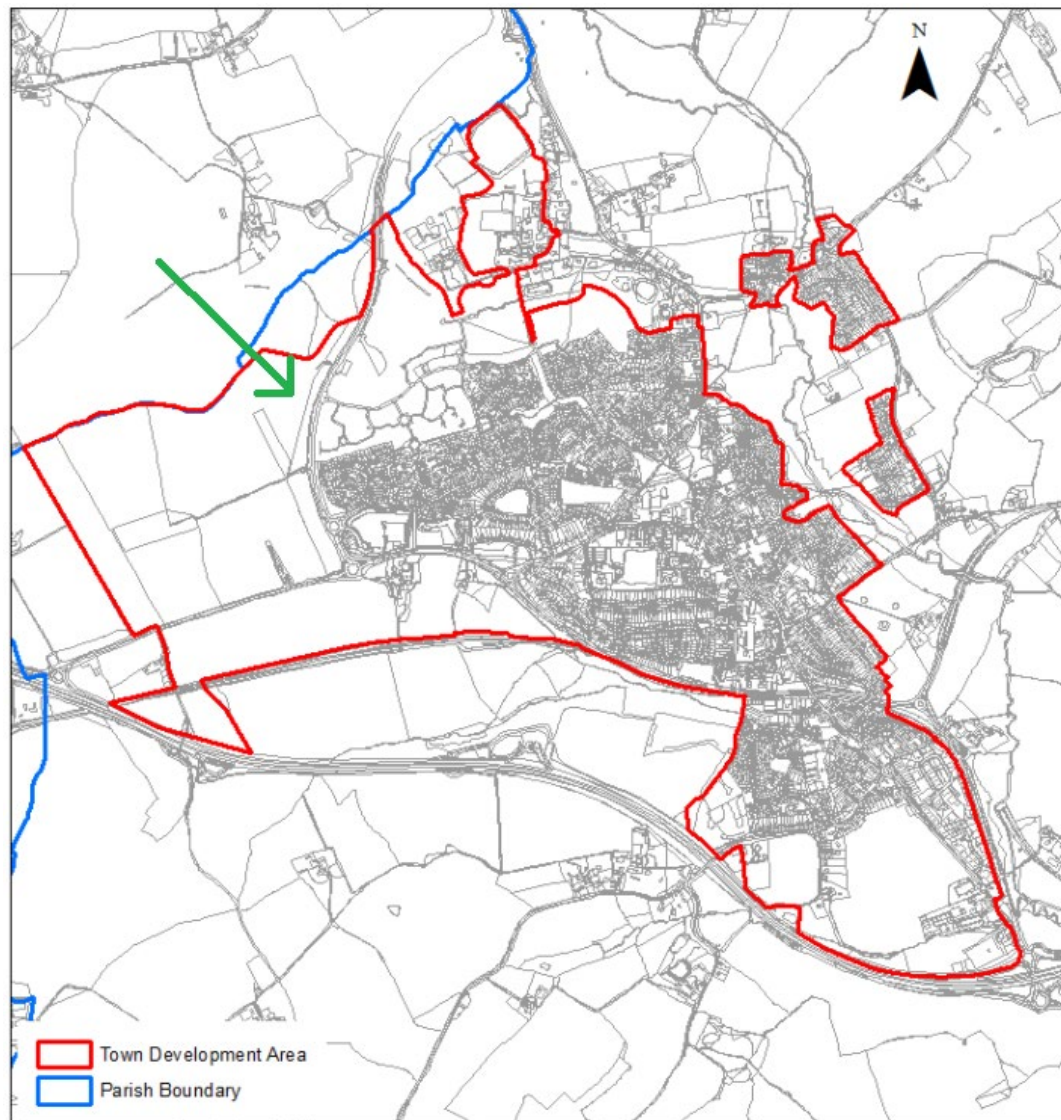
- Buffer zone to ancient woodland
- Issues of green / amenity space
- Concern regarding active travel
- Need to prevent informal access through on to Woodside Way

Site Location

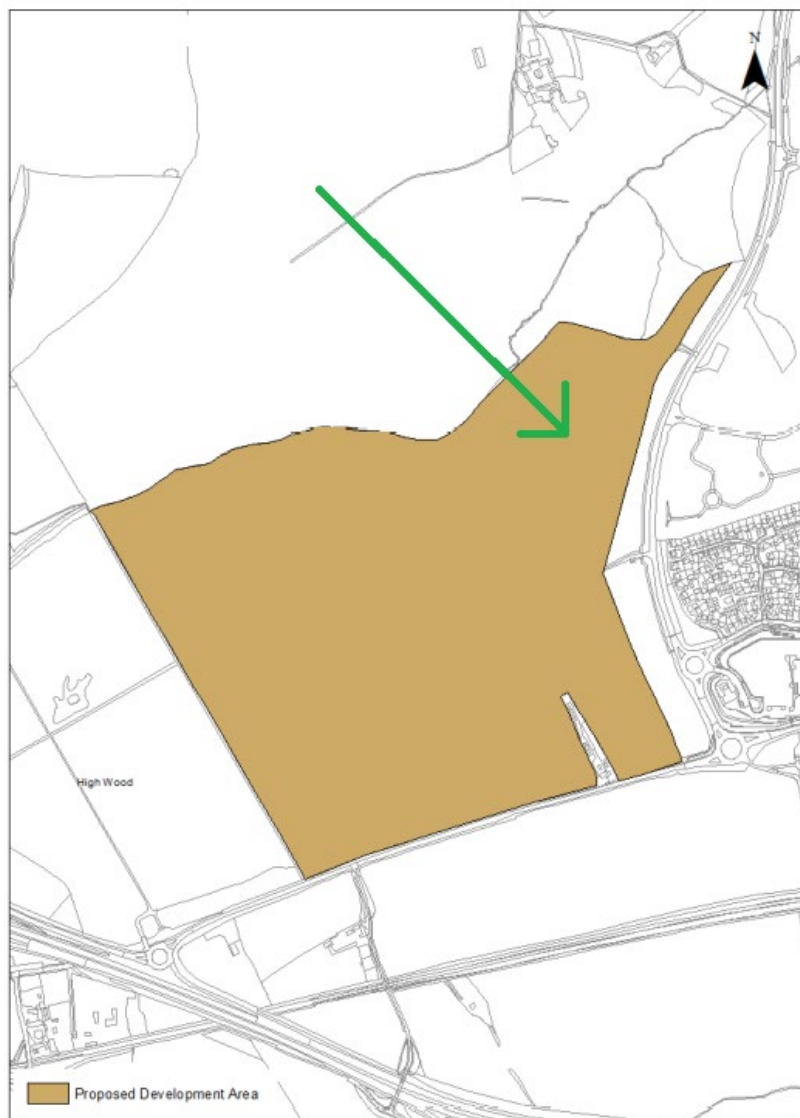
JCN DESIGN & PLANNING



Policy DS1:TDA



Policy: DS4:TDA



Policy: DS4:TDA

- Provides for a mixed and balanced community and at least 5% shall be 1 or 2 bedrooms. ✓
- Provides OR contributes towards the provision of a local centre and education facilities. ✓
- Provides for public transport contributions. ✓
- Includes cycleways / footpath links to the primary school / secondary school, and contributes towards cycleways /footpaths to the Town Centre. ✓
- Provides OR contributes to formal and informal open, associated facilities such as changing rooms and car parking. ✓
- Landscape buffer to the north and west including screening and be designed to join up existing woodlands and wildlife sites which form part of a wildlife corridor. ✓
- Be designed to avoid unacceptable harm to the living conditions of neighbouring residents. ✓

Site Views - PROW 18



Woodside Way



Combined Masterplan



Ancient Woodland Buffer



Landscape Plan

JCN DESIGN & PLANNING

Land Use Areas Statistics

(Areas relate the development within redline)

Areas	Ha	%
Open Space	0.613	11.64%
15m Buffer	0.582	11.05%
Private amenity spaces	1.030	19.56%
Totals		
Total Green Space & 15m Buffer	1.195	22.69%
Residential Development Area	4.071	77.31%
Total	5.266	100%

Open spaces

Open space, 15m Buffer & Private amenity space	2.225
Opens space & Private amenity space	1.643

Attenuation

Attenuation within Buffer	0.019875
Attenuation within open space	0.1147
Total Attenuation	0.134575

Areas minus attenuation

Open space, 15m Buffer & Private amenity space	2.090
Opens space & Private amenity space	1.528

Existing Open space
Existing Woodland Buffer

Summary

In total, the site measures 5.26ha. Of this, 3.04 ha (57.75%) comprises the built up area of the development.

A further 1.53ha (29.02%) is provided as open space and private amenity space, with the buffer zone and attenuation features excluded and 0.697ha (13.23%) with the buffer zone and attenuation features included as part of the figure.



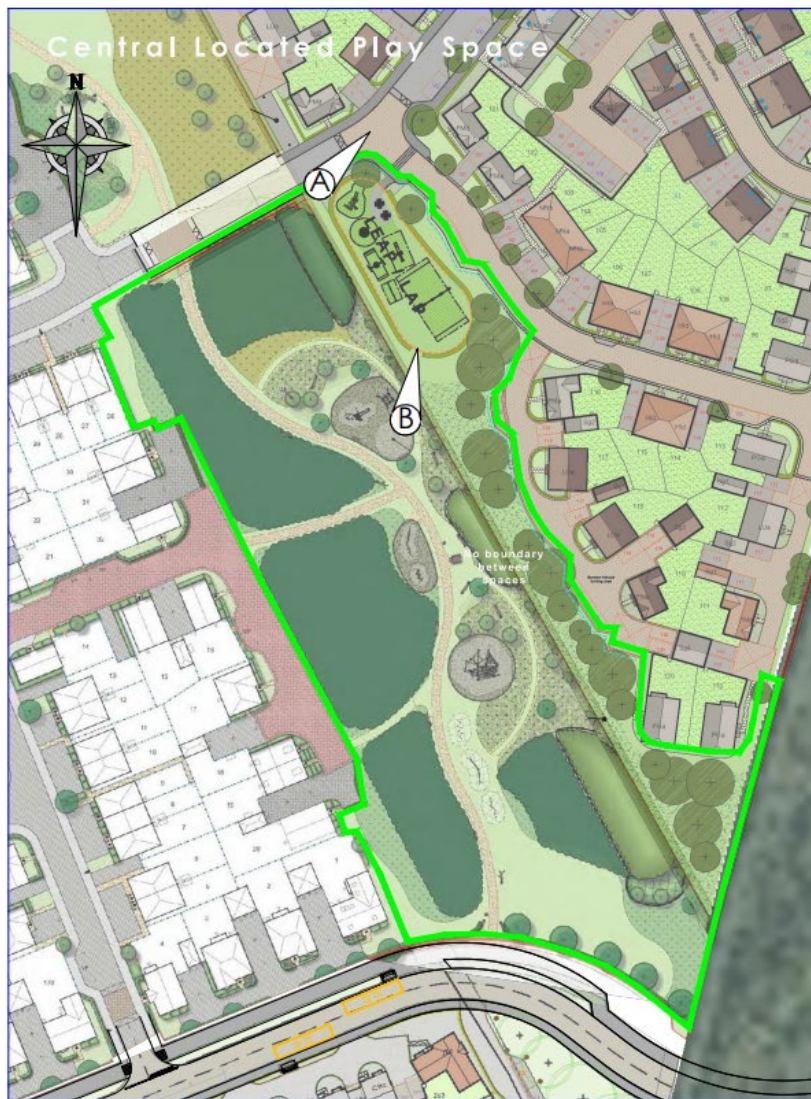
Open Spaces



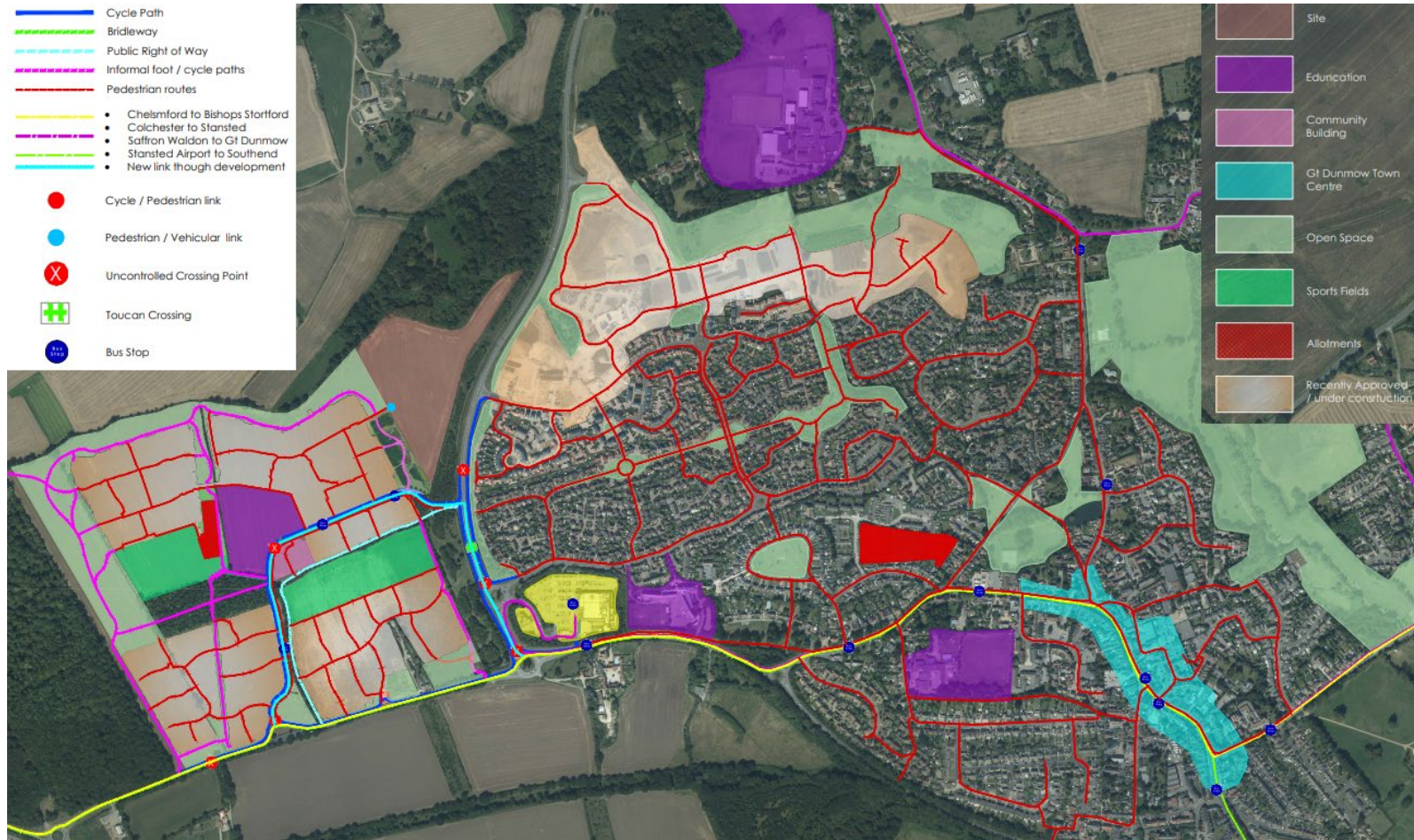
Open Spaces



Play Space



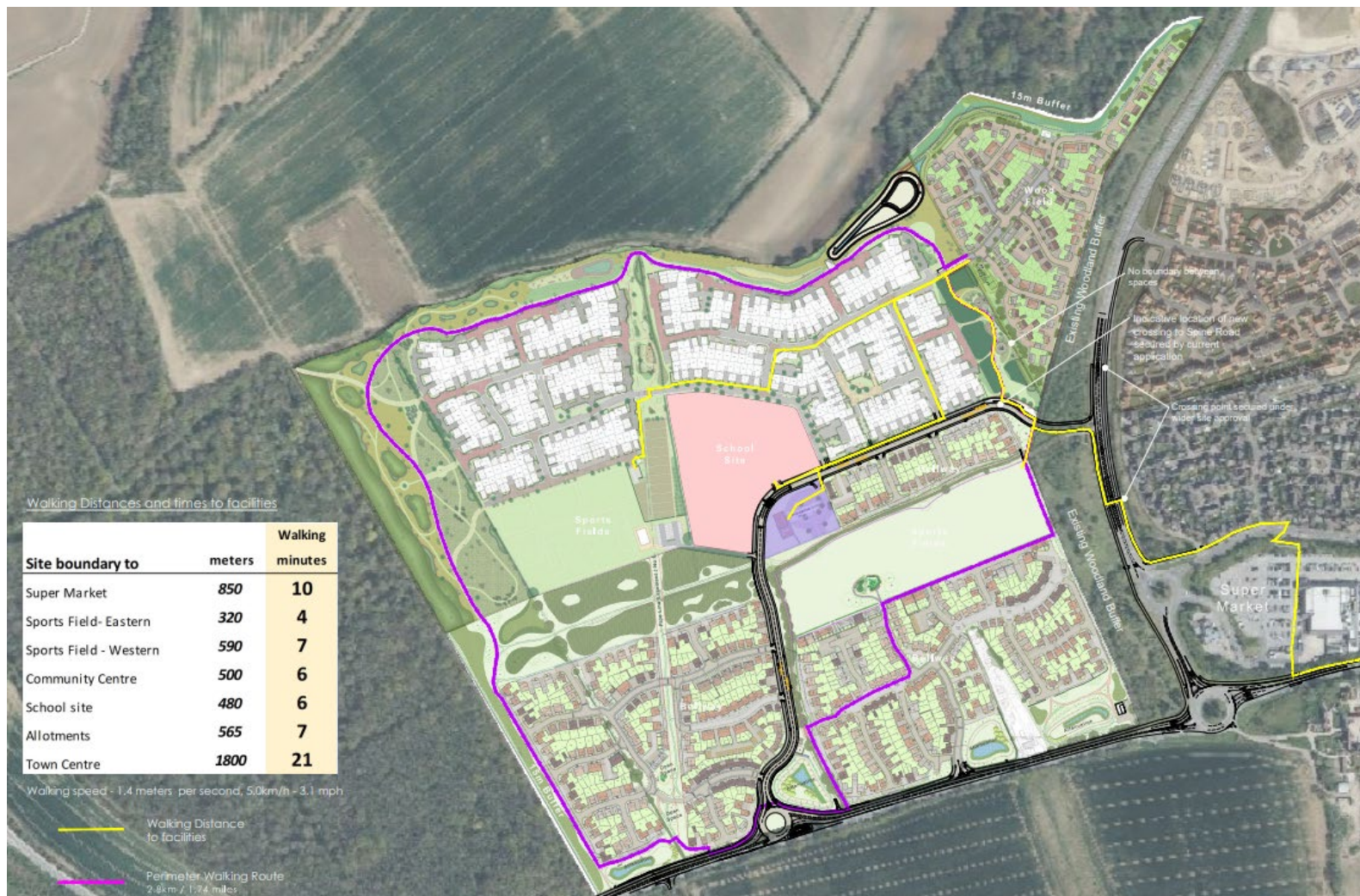
Connectivity



Movement



Movement – Walking



Movement – Cycling



Eastern Boundary



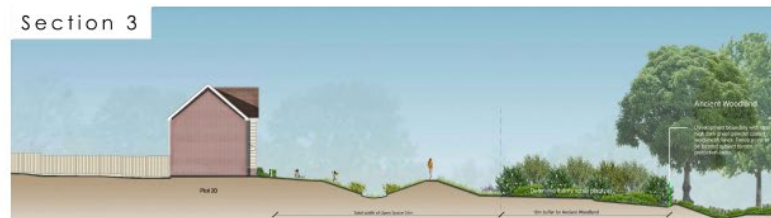
View 'A'



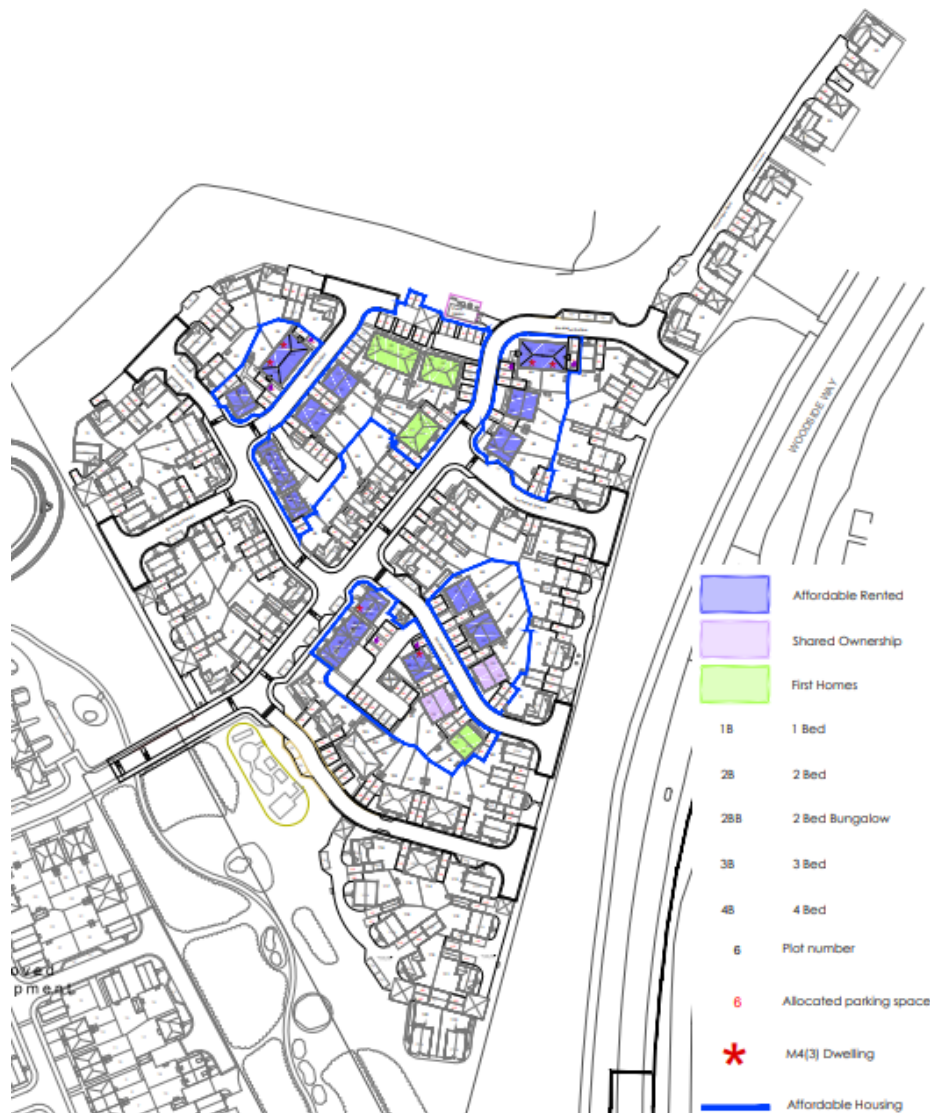
View 'B'

- Woodland Buffer Edge
- 1.8m Close Board Timber fencing
- Existing Hedge

Boundary Edge



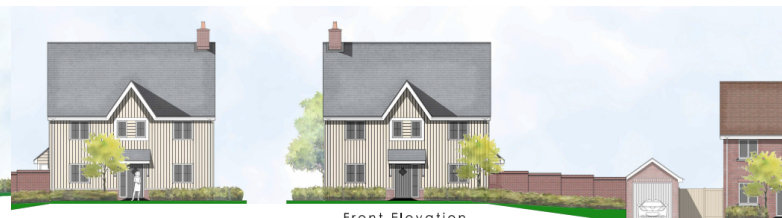
Affordable Housing



Elevation Drawings



Front Elevation



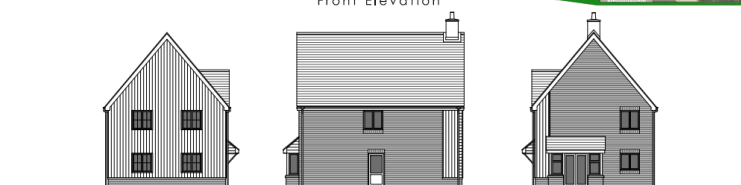
Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Side Elevation

Rear Elevation

Side Elevation

Elevation Drawings



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation



Front Elevation



Side Elevation

Rear Elevation

Side Elevation

Development Visuals



Summary

- Council unable to demonstrate a 5-year housing land supply.
- The proposed development seeks to deliver the aspirations of Site Allocation DS4:TDA by providing high-quality new housing on land allocated for housing growth.
- Minimum 15m landscaped buffer to Hoglands Wood would protect and prevent any loss or deterioration of Ancient Woodland. (Over 30m in some areas).
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- The provision of 120 new homes including 48 affordable homes, split between affordable rented, shared ownership and first homes.
- Provision of a good level of public open / green space within the site.

UTT/22/1508/DOV

**Sector 4 Woodlands Park
Great Dunmow**

Proposed Variation

- To reduce the Affordable Housing requirement from 40% on site to 23.7%;
- Disposing of the land required for the Affordable Housing to a registered provider for £1 and;
- To pay an off-site contribution of £46,000 towards the provision of Affordable Housing.

Deferral 23/11

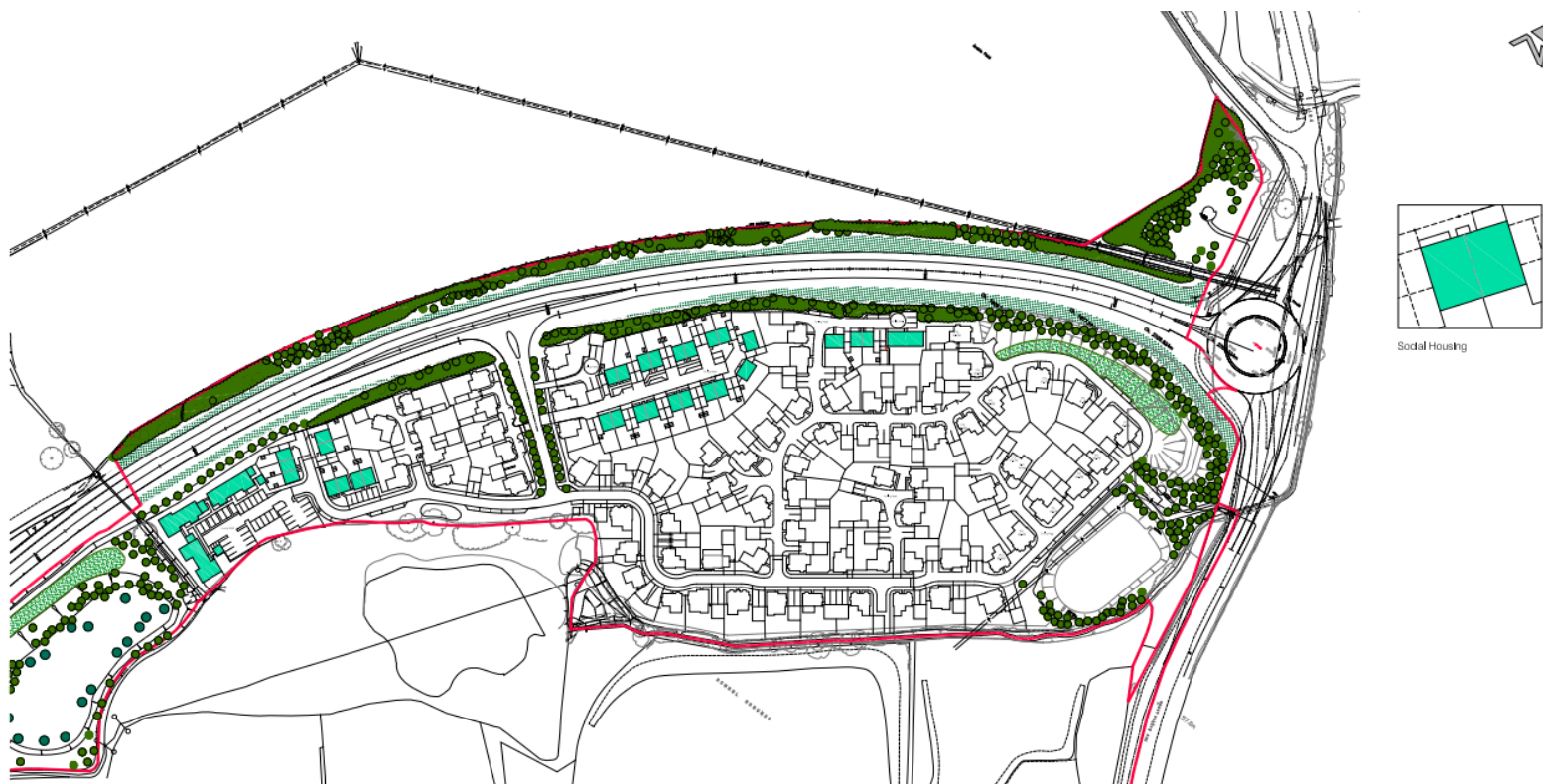
Reasons for deferral included:

- To explore the specifics of the delivery of the affordable housing.
- Clarification over the density of the development.
- Clarification regarding Registered Social Landlord interest.

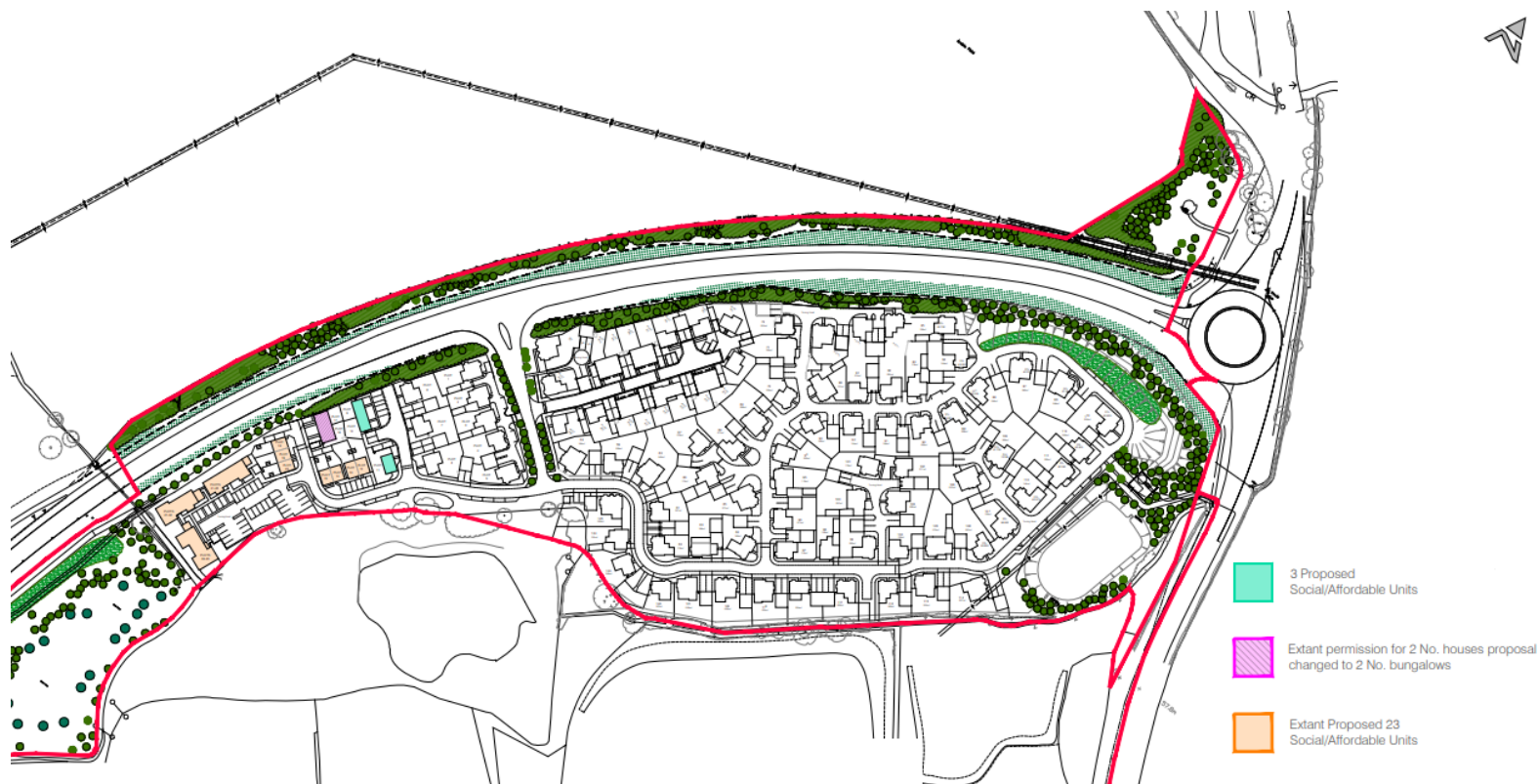
Site Location



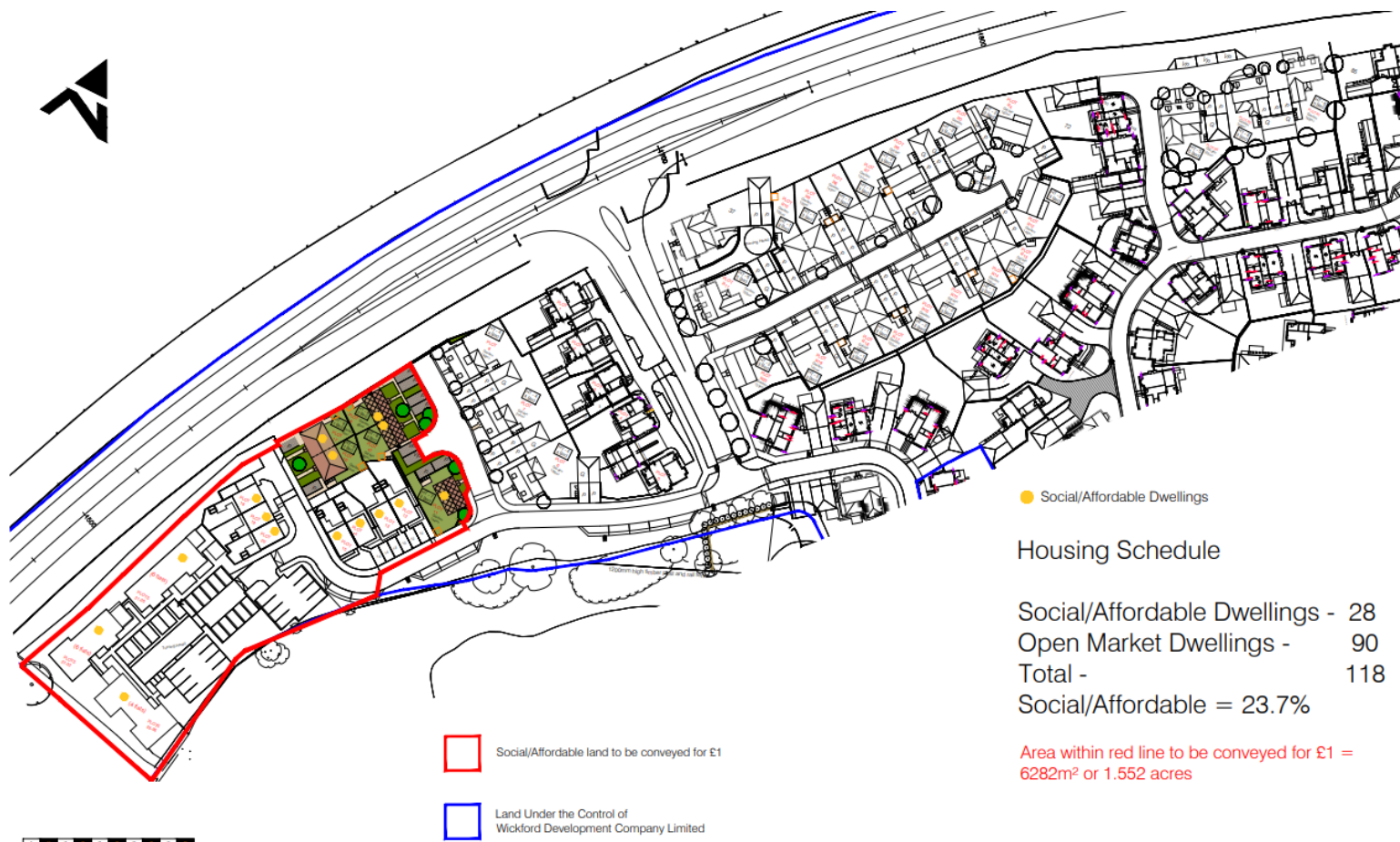
Approved Development



Proposed Amendments



Land to be sold



Site Photos



Summary

- Following the commissioned Financial Viability Assessment the revised contribution would equate to what is reasonably viable on the site and would enable an affordable residential scheme to be built out.
- A clause within the S106 would prevent the occupation of more than 65 Open Market Housing Units until the Affordable Housing Land has been transferred to an Approved Body and the construction of the Affordable Housing Units has been commenced (11 currently occupied).
- Weight should be given the approved layout of the affordable housing within the extant permission, albeit limited as the applicant suggests this is not financially viable.
- The cluster of 3 additional affordable housing units in this location would not warrant refusal of the application.

UTT/22/2763/DFO

**Land East Of Warehouse Villas
Stebbing Road
Stebbing**

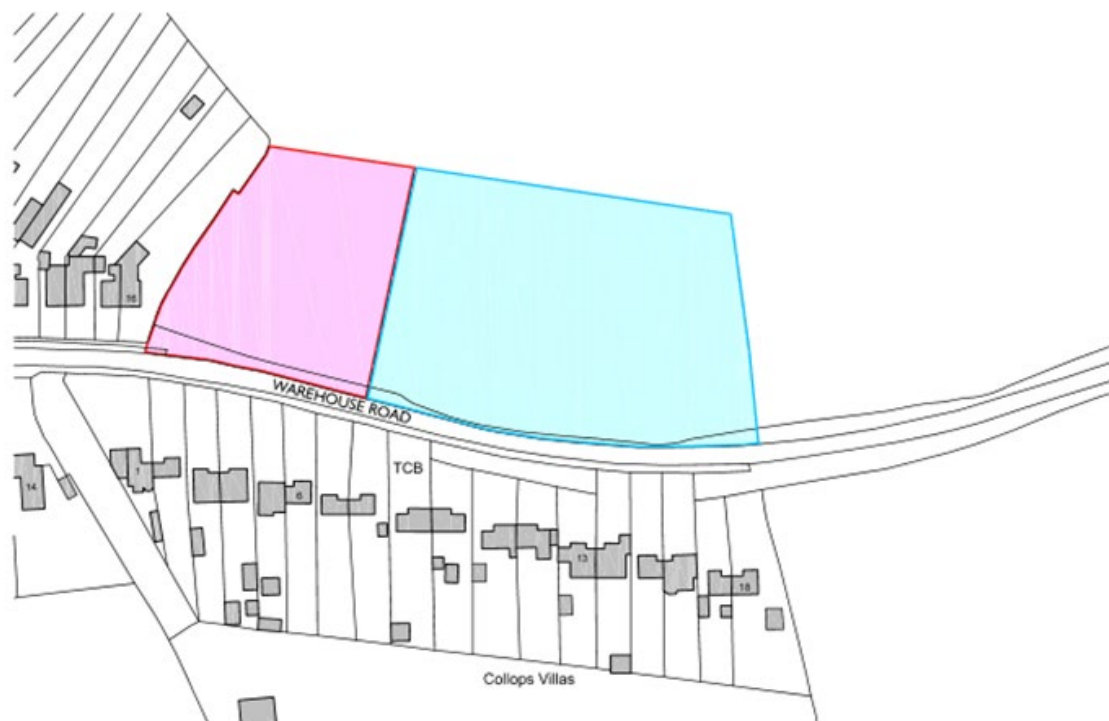
Location Plan



Outline application UTT/19/0476/OP

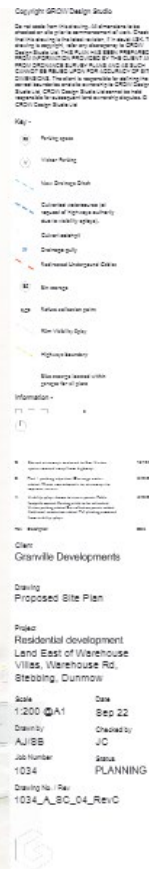


Phasing Plan



-  Area of site associated with this Reserved Matters application
-  Area of site for future Reserved Matters approval (by others)





House Type 1 PLOTS 4,5,8 and 9



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

House Type 2 Plots 1 and 10



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

House Type 3A Plots 2 and 6



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

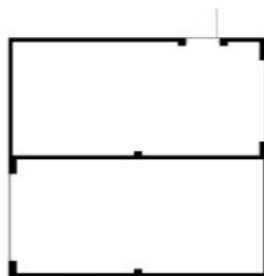
House Type 3B Plots 3 and 7



Landscaping Proposals



Garage Proposed Plans



TWO CAR GARAGE PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SINGLE CAR GARAGE PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Proposed Street Scene



Photos of Site



Photos of Site.



Photos of Site



Approved Under UTT/22/0676/DFO



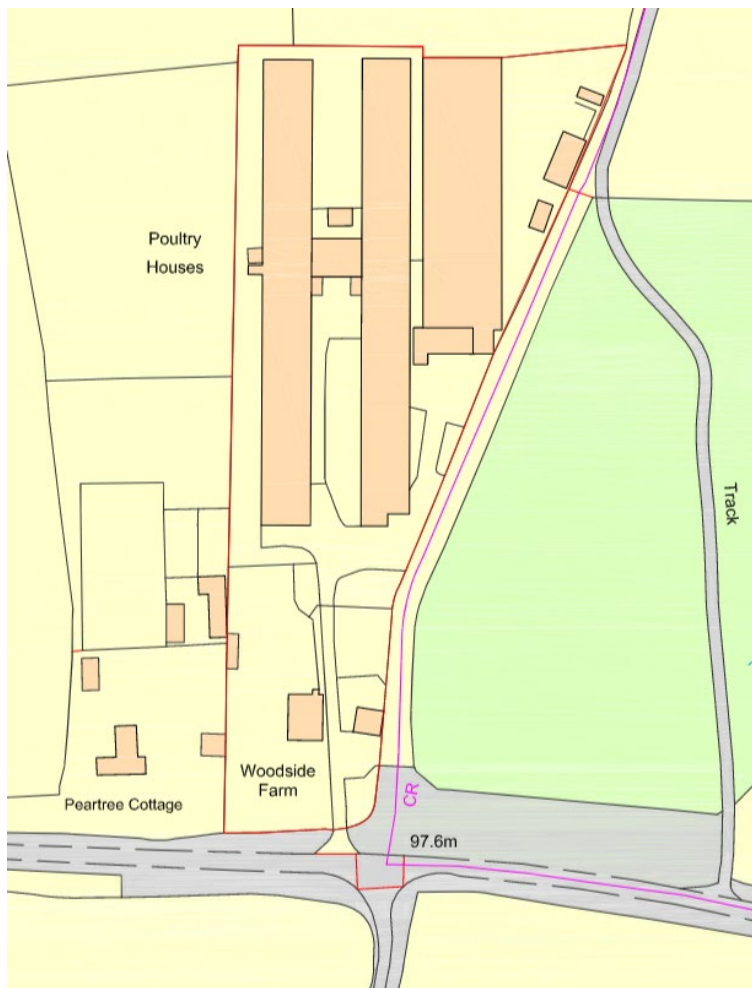
UTT/22/1764/FUL

**Woodside Farm
Gallows Green Road
Great Easton**

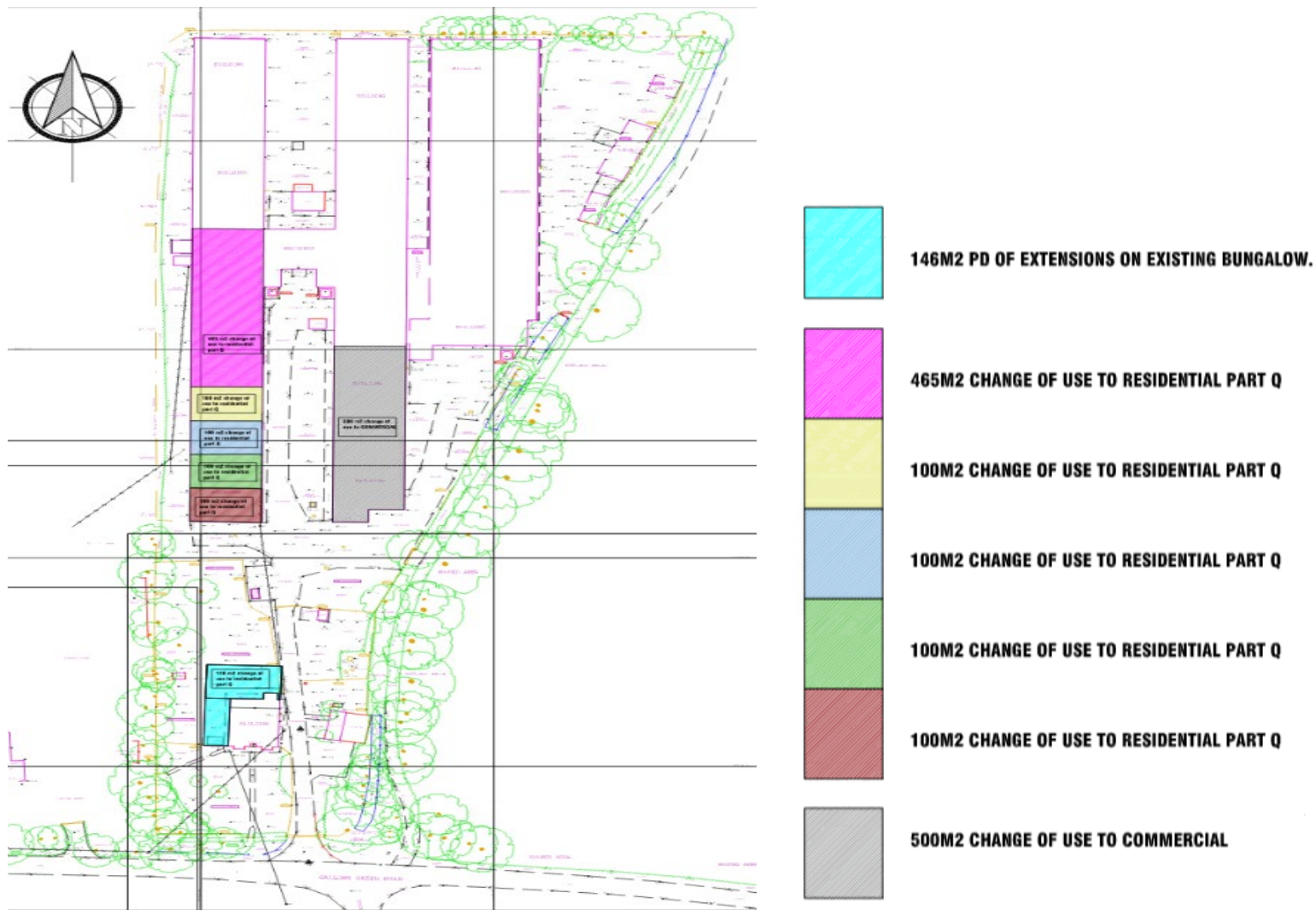
Aerial Site Photo



Existing and Proposed Block Plans



Block Plan showing Indicative Permitted Development within the site

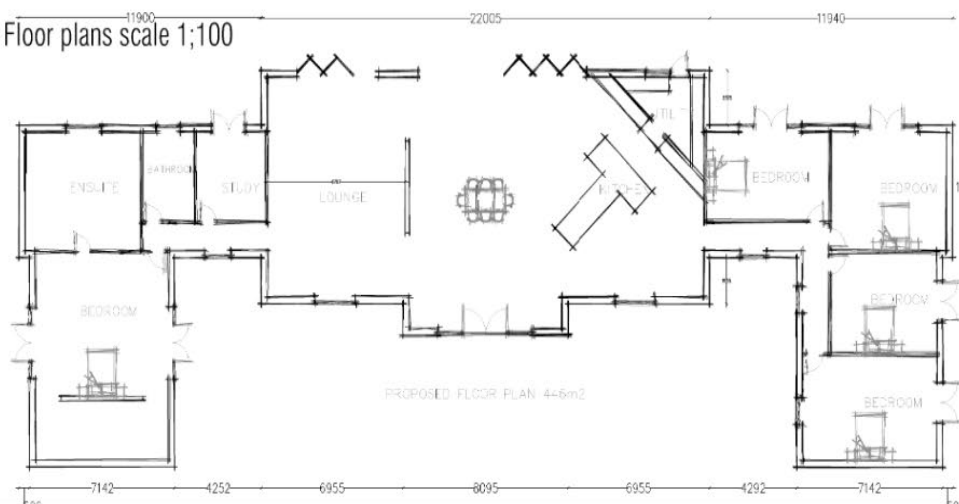


Proposed Elevations and Floorplans – Plot A

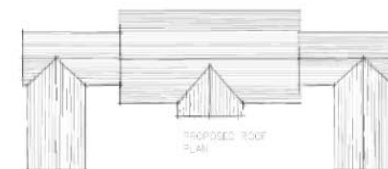
Elevations scale 1;100



Floor plans scale 1;100



Roof plans scale 1;250

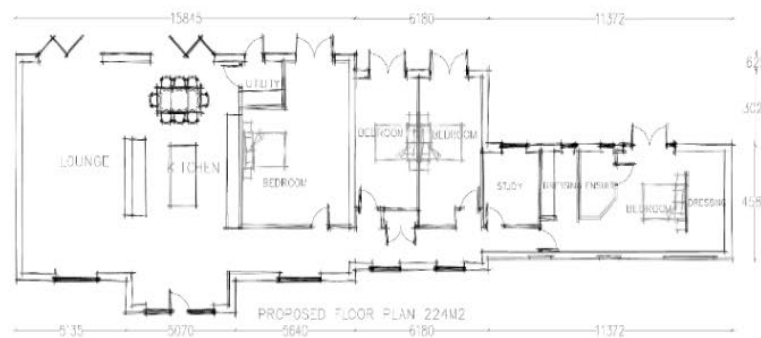


Proposed Elevations and Floorplans – Plot B

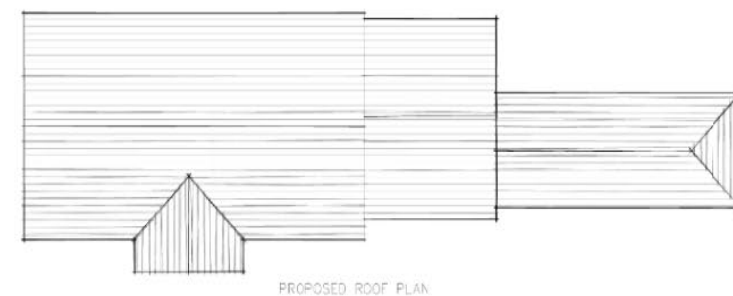
Elevations scale 1:100



Floor plans scale 1:100



Roof plans scale 1:100



Proposed Elevations and Floorplans – Plot C

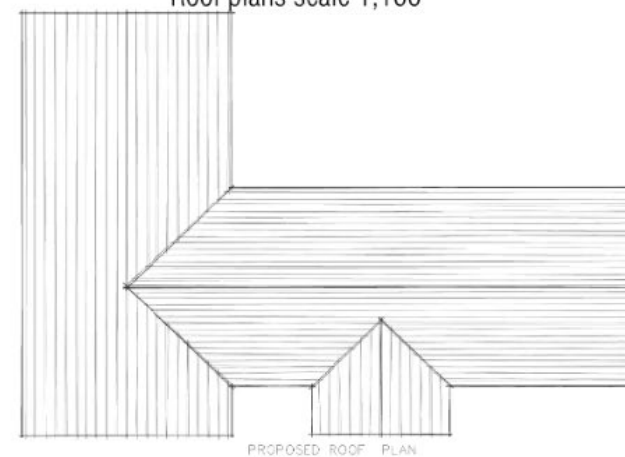
Elevations scale 1;100



Floor plans scale 1;100



Roof plans scale 1;100

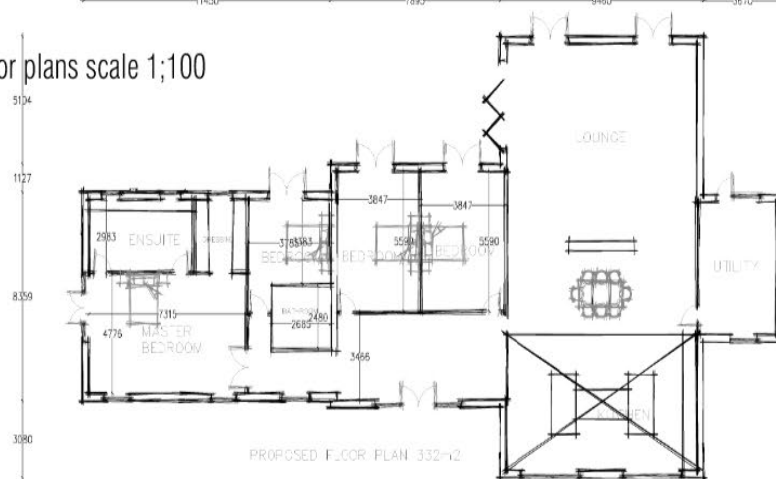


Proposed Elevations and Floorplans – Plot D

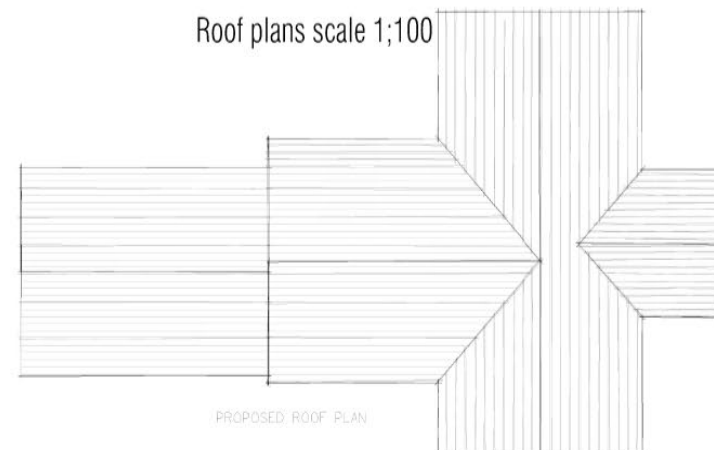
Elevations scale 1:100



Floor plans scale 1:100



Roof plans scale 1:100

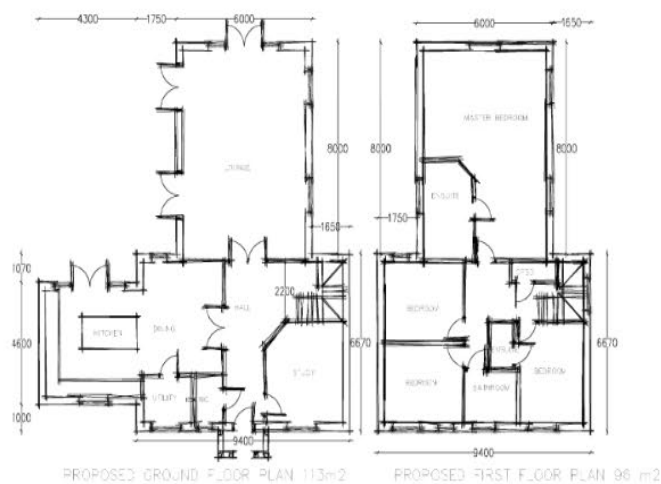


Proposed Elevations and Floorplans – Plot E

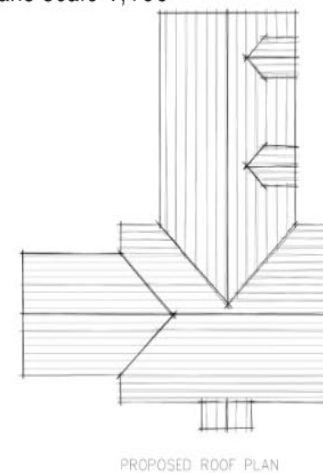
Elevations scale 1:100



Floor plans scale 1:100

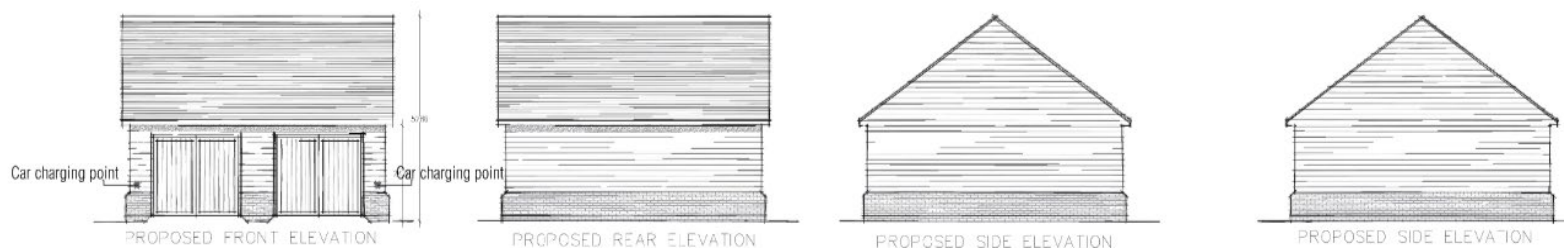


Roof plans scale 1:100

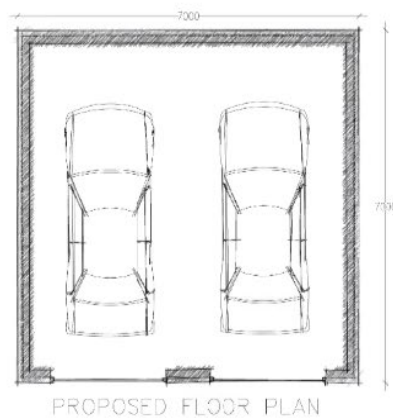


Proposed Elevations and Floorplans – Garages

Elevations scale 1;100



Floor plans scale 1;50



Roof plans scale 1;50



Site Photos – Looking North (into the site)



Site Photos – Looking North (into the site)



Site Photos – Looking North (within the site facing the main sheds to the rear)



Site Photos – Looking North (within the site facing the sheds to the rear of site)



Site Photos – Looking North (within the site facing one of the main sheds)



Site Photos – Looking Southwest (within the site looking towards the main shed)



Site Photos – Internal view of one of the sheds



Site Photos – Looking South within the site (towards the entrance)



Site Photos – Looking North (along the adjacent byway)



Site Photos – Looking Northwest (along the adjacent byway towards the sheds)



Site Photos – Looking West (towards the one of the sheds from the byway)



Site Photos – Looking Southeast (towards existing dwelling from the byway)



Site Photos – Looking North and South (along the adjacent byway)



Site Photos – Looking Southeast (towards the site from the byway to the rear)



UTT/22/2491/HHF

24A Borough Lane
Saffron Walden

Aerial Photo



Block Plan and Street Elevation

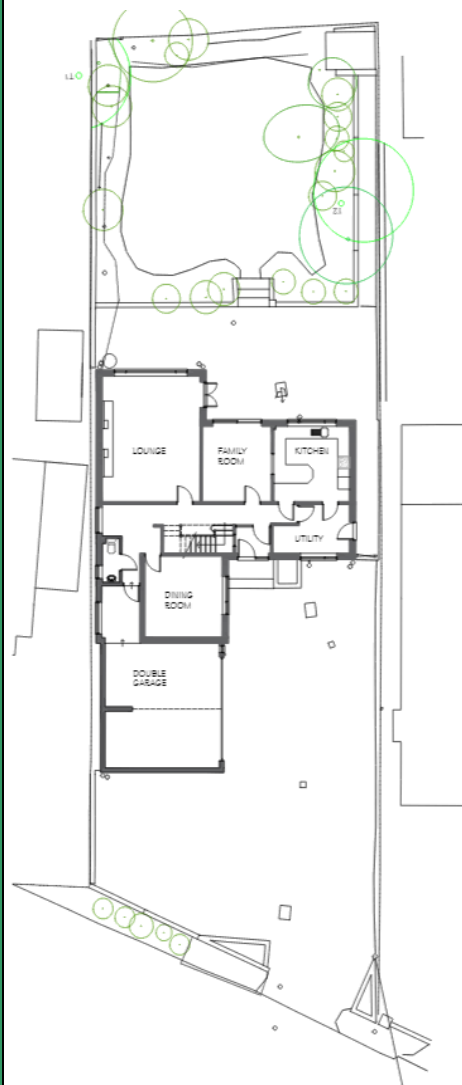


BLOCK PLAN 1:200



STREET ELEVATION

Existing floor and Elevation Plan



EXISTING GROUND FLOOR PLAN



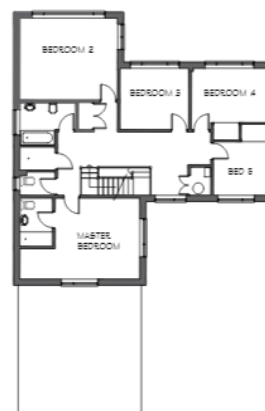
FRONT ELEVATION



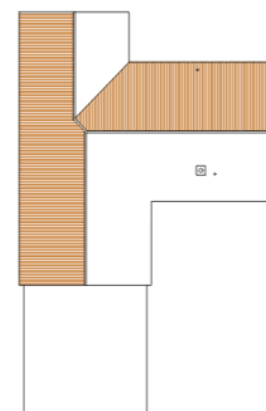
SIDE ELEVATION



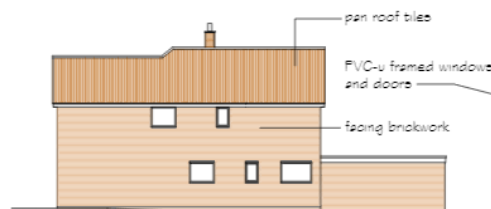
LOCATION PLAN 1:1250



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



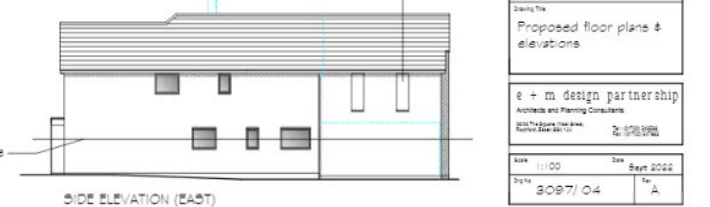
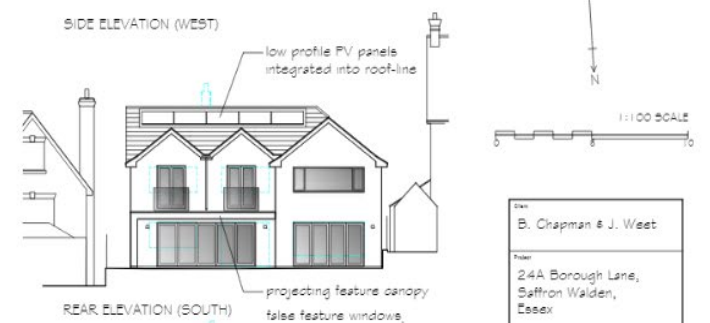
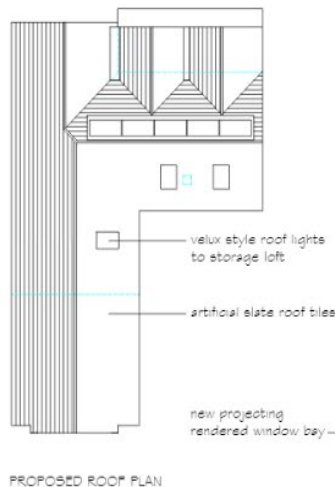
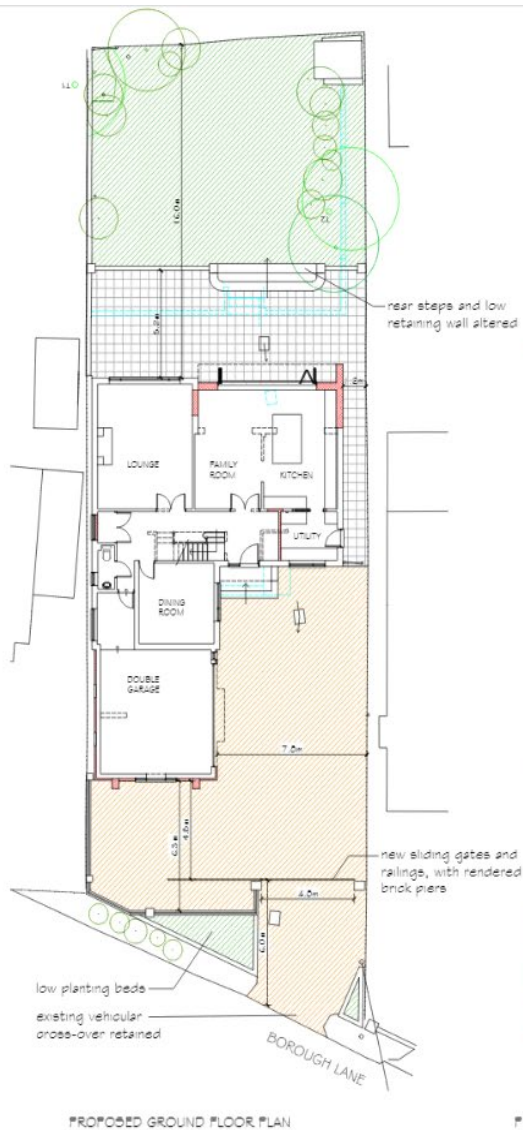
SIDE ELEVATION



REAR ELEVATION

Drawn	B. Chapman & J. West
Project	24A Borough Lane, Saffron Walden, Essex
Drawing Title	Existing floor plans & elevations
Client	e + m design partnership Architects and Planning Consultants 202 The Green, Saffron Walden, Essex
Scale	1:100
Date	July 2022
File No	3097/01

Proposed Floor and Elevations Plan



1:100 SCALE

0 5 10

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Drawn B. Chapman & J. West	
Project 24A Borough Lane, Saffron Walden, Essex	
Drawing Title Proposed floor plans & elevations	
e + m design partnership Architects and Planning Consultants 201, The Quadrant, Saffron Walden, Essex Tel: 01843 810000	
Scale 1:100	Date Sept 2022
By 8097/04	Rev A

Site Photos – Front Elevation (Facing South)



Photo 1 – boundary between 24a and 26 Borough Lane



Photo of no 15 and no 13 Borough Lane

