

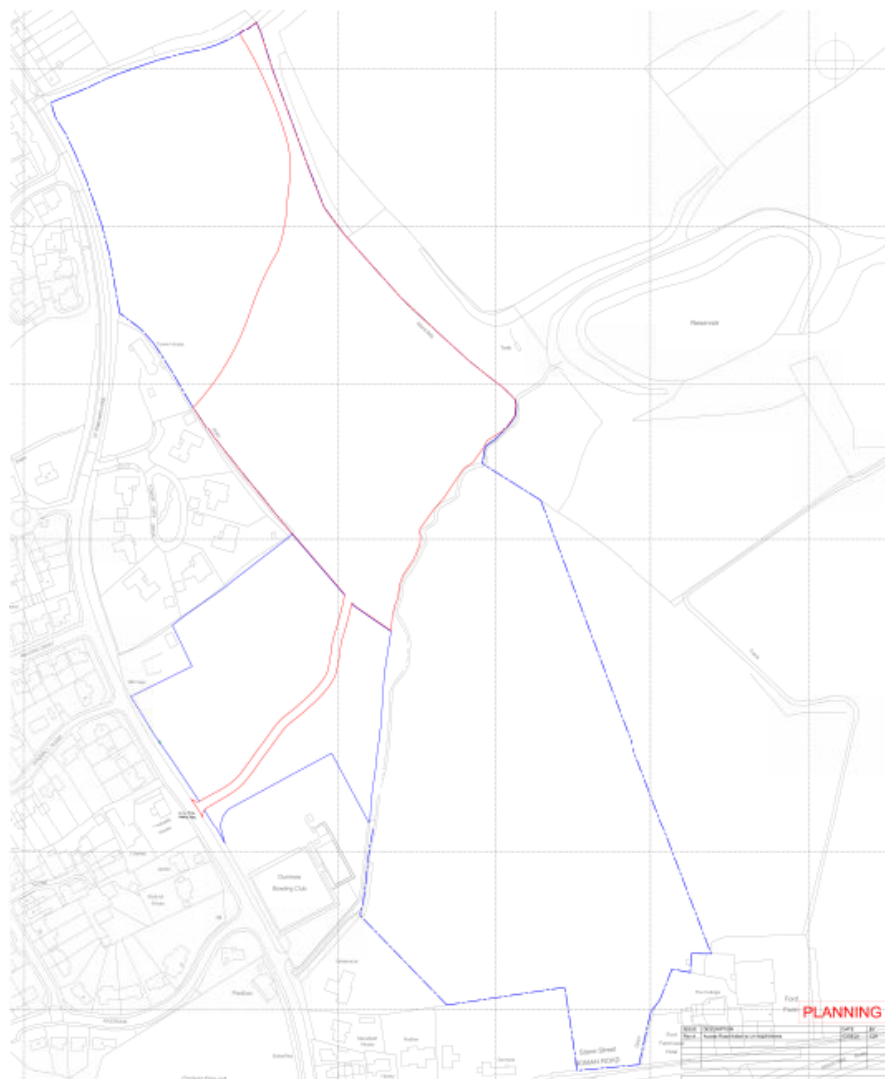
# Planning Committee

## 1<sup>ST</sup> 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><b>No</b> affordable housing contribution.</p>	<ul style="list-style-type: none"> <li>• 11 June 2021- UDC Refused</li> <li>• 28 November 2022 - Planning Inspector Dismissed Appeal</li> <li>• 27 April 2023- Judicial Review- Quashed Appeal Decision.</li> </ul>
<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"> <li>• 8 Feb- 2023, the Planning Committee resolved to grant planning permission subject to the affordable housing contribution.</li> <li>• 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.</li> </ul>

**UTT/24/0585/FUL**

**Old Cottage**

**Start Hill**

**Stane Street**

**Great Hallingbury**

UDC Constraints Map External  
Uttesford District Council

Αναζήτηση διεύθυνσης ή μέ

Constraints

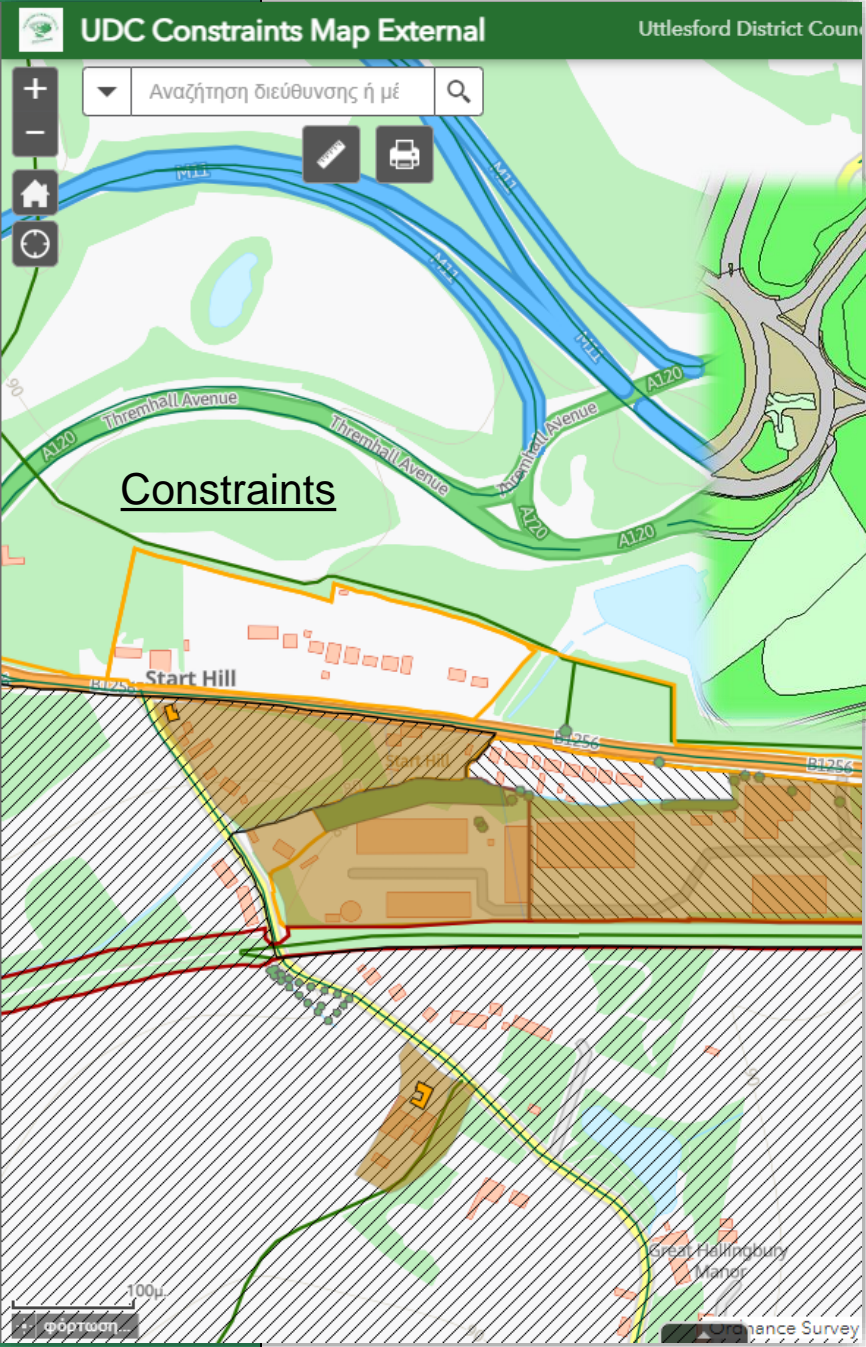
Start Hill

Great Hallingbury Manor

100m

φορτωμα

Ordnance Survey



Application site



# Revised Proposed Site Plan



White Cottage

Old Cottage

Start Hill





**Plot 1 (revised)**



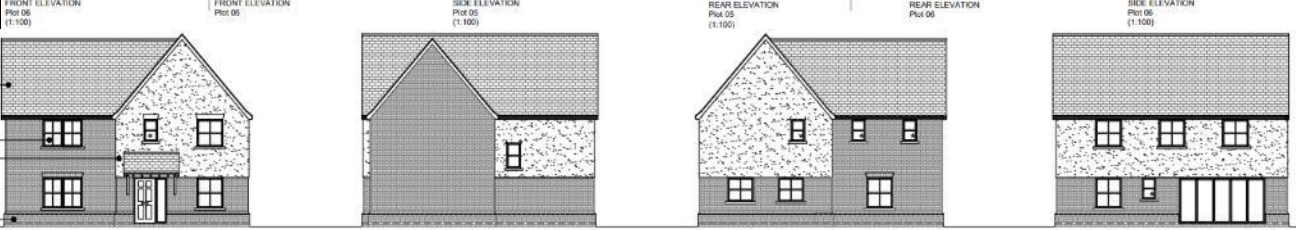
**Plots 2, 3**



**Plot 4**



**Plots 5, 6**



**Plot 7**

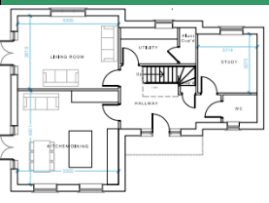


**Plots 8, 9**

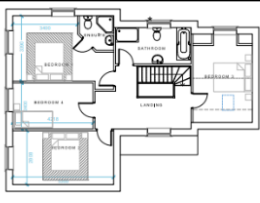
**Proposed Elevations**



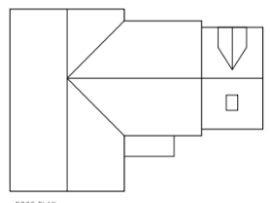
**Plot 1 (revised)**



GROUND FLOOR PLAN  
PLOT 01  
FLOOR AREA = 1064"  
2 BED / 2 PERSON

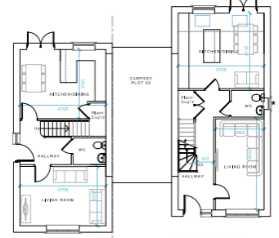


FIRST FLOOR PLAN  
PLOT 01

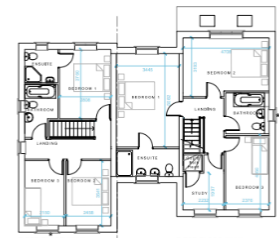


ROOF PLAN  
PLOT 01

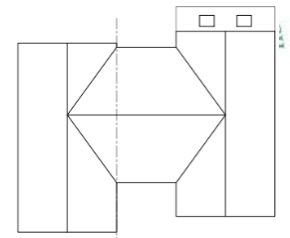
**Plots 2, 3**



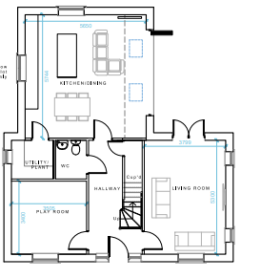
GROUND FLOOR PLAN  
PLOT 02  
FLOOR AREA = 1104"  
2 BED / 2 PERSON



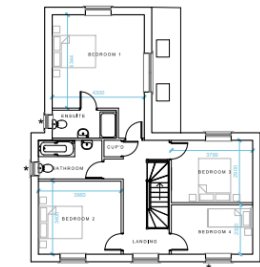
FIRST FLOOR PLAN  
PLOT 02



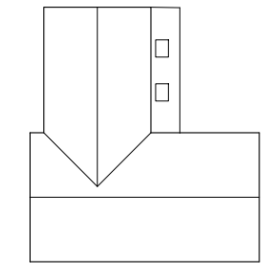
ROOF PLAN  
PLOT 02



GROUND FLOOR PLAN  
PLOT 03  
FLOOR AREA = 1064"  
2 BED / 2 PERSON

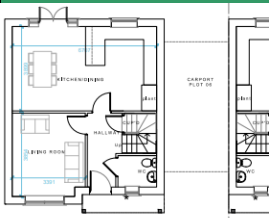


FIRST FLOOR PLAN  
PLOT 03

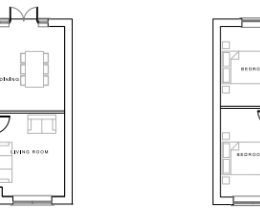


ROOF PLAN  
PLOT 03

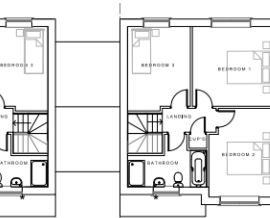
**Plot 4**



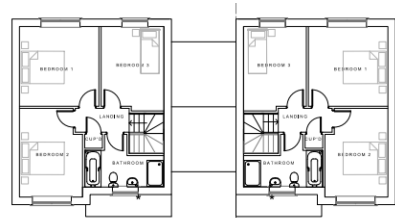
GROUND FLOOR PLAN  
PLOT 04  
FLOOR AREA = 1064"  
2 BED / 2 PERSON



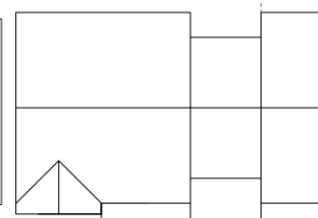
FIRST FLOOR PLAN  
PLOT 04



ROOF PLAN  
PLOT 04

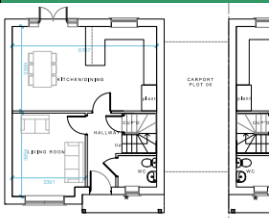


FIRST FLOOR PLAN  
PLOT 05

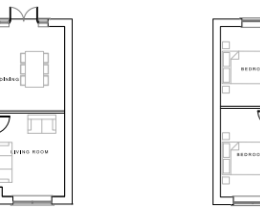


ROOF PLAN  
PLOT 05

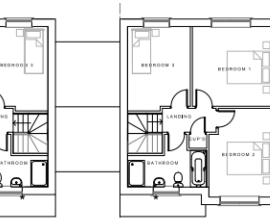
**Plots 5, 6**



GROUND FLOOR PLAN  
PLOT 06  
FLOOR AREA = 1024"  
2 BED / 2 PERSON



FIRST FLOOR PLAN  
PLOT 06

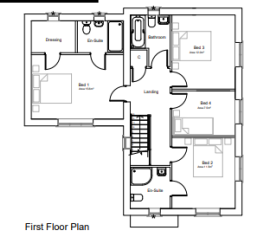


ROOF PLAN  
PLOT 06

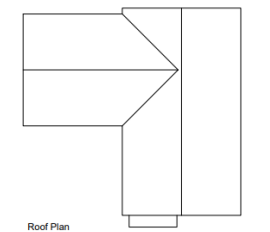
**Plot 7**



GROUND FLOOR PLAN  
PLOT 07  
FLOOR AREA = 1064"  
2 BED / 2 PERSON

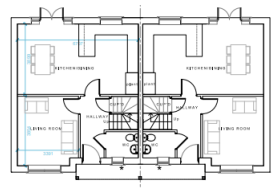


FIRST FLOOR PLAN  
PLOT 07

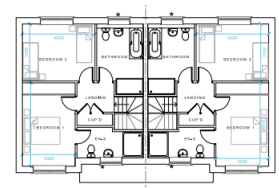


ROOF PLAN  
PLOT 07

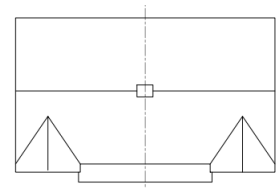
**Plots 8, 9**



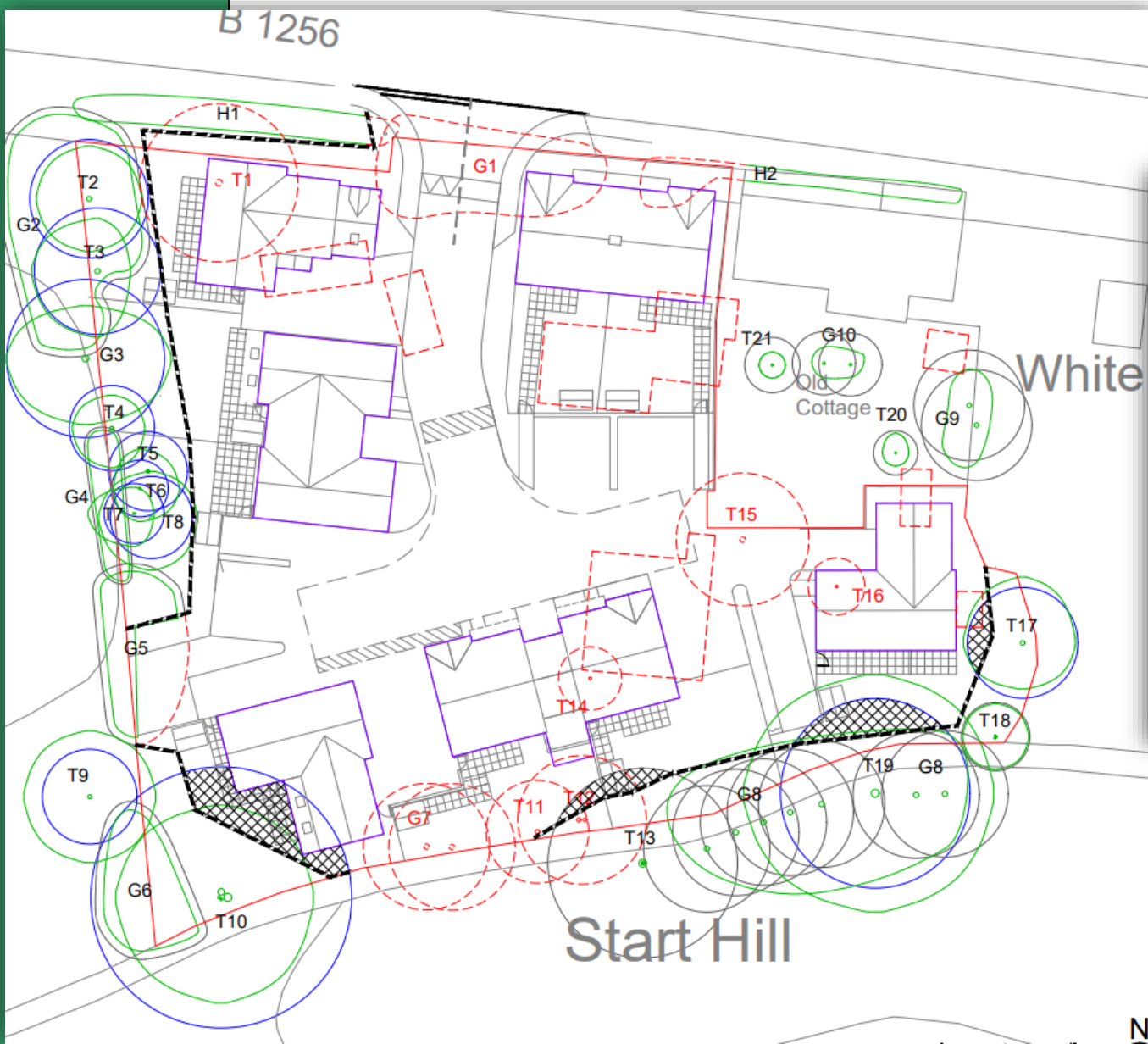
GROUND FLOOR PLAN  
PLOT 08  
FLOOR AREA = 1064"  
2 BED / 2 PERSON



FIRST FLOOR PLAN  
PLOT 08



ROOF PLAN  
PLOT 08



	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**



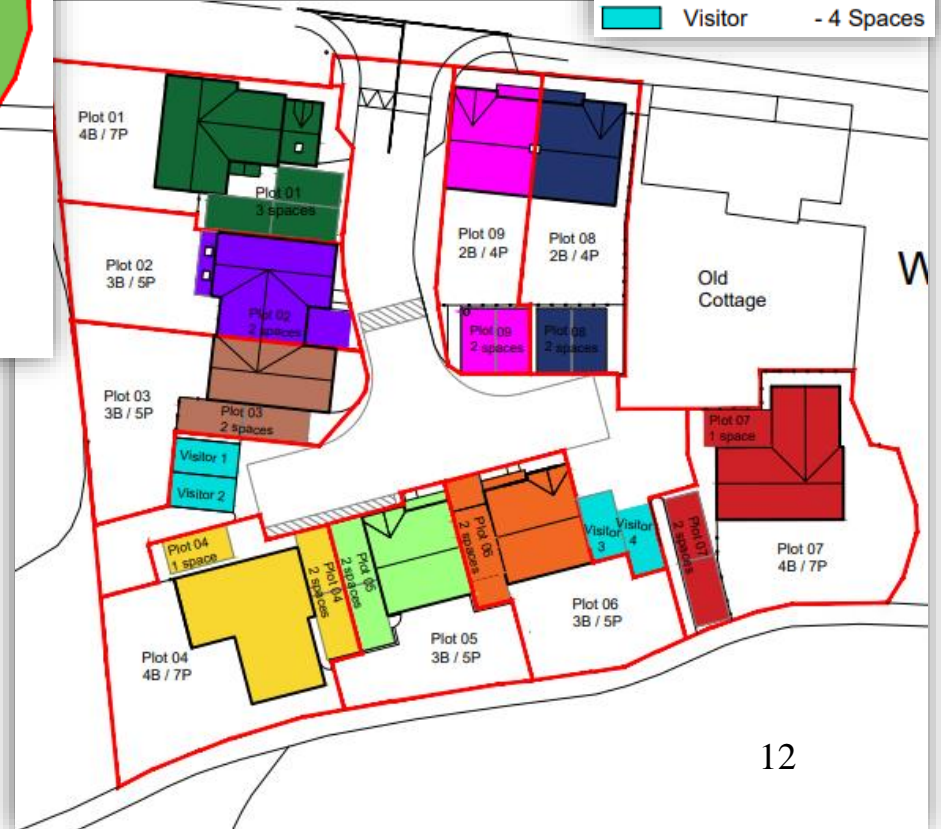
	Grasscrete (66sqm)
	Gardens (1059sqm)
	Other spaces (140sqm)

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

Start Hill



## Visibility splays



## Photographs



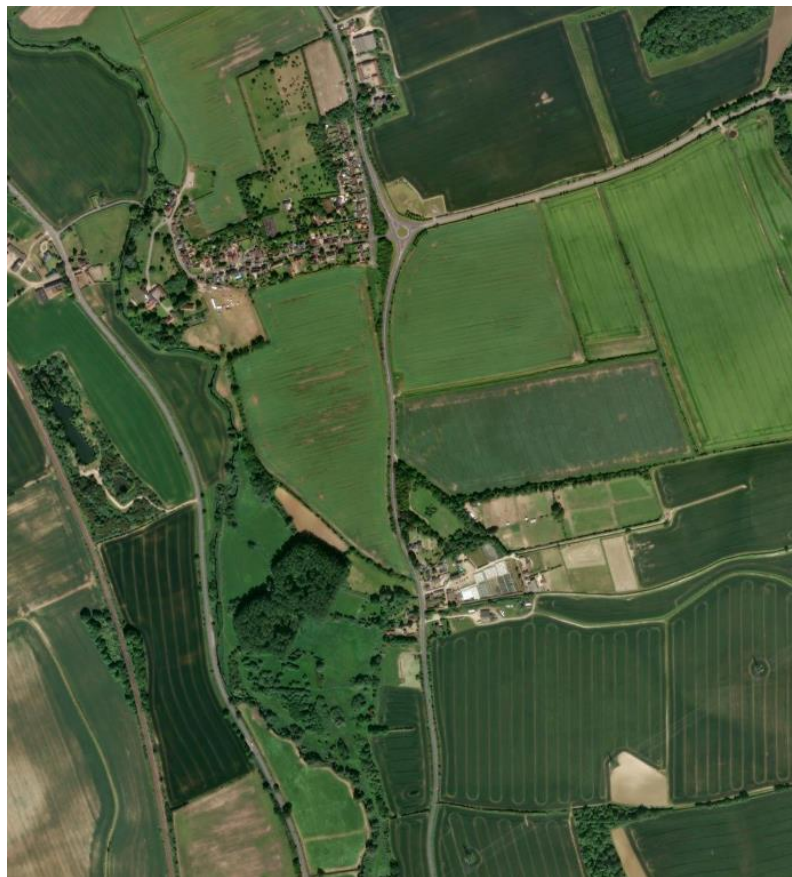
**UTT/23/2989/FUL**

**Springwell Paddock**

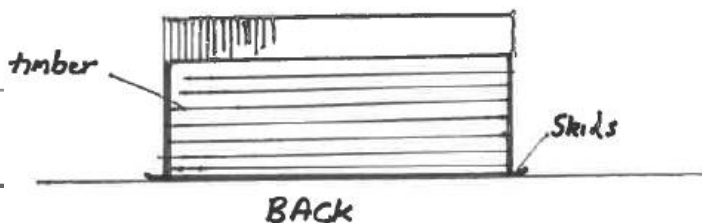
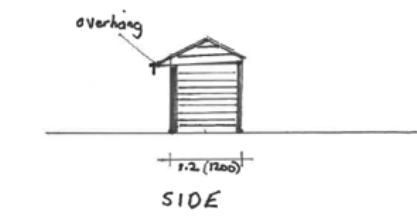
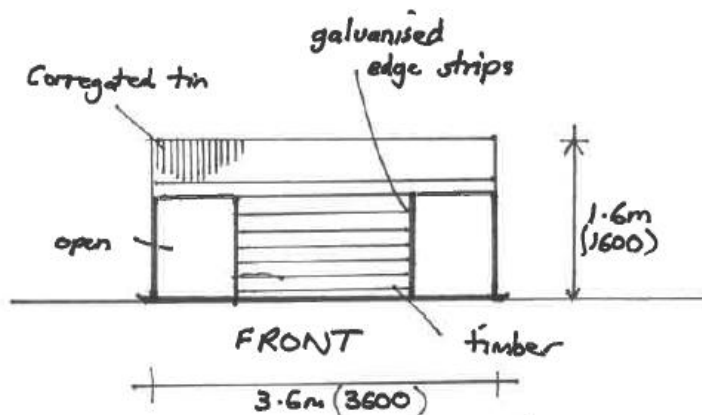
**Walden Road**

**Little Chesterford**

# Site location plan



# 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.*