

## Little Dunmow Development Update Dec 23

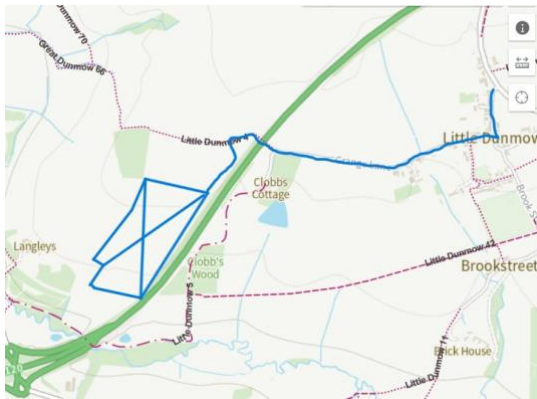
Just a quick note on proposed development in Little Dunmow. Your comments are appreciated, but this site is not for the purpose of lodging objections, this needs to be done via the Uttlesford Planning department.

More details are available on the Uttlesford Planning department website  
<https://www.uttlesford.gov.uk/article/4846/Planning-applications>

**UTT/23/2136/FUL**

### Proposed Solar Farm – Bumble Hill

**The installation and operation of a solar farm and associated infrastructure including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole-mounted CCTV cameras, Land West of A120 Chelmsford Road Little Dunmow**



Application made on 21<sup>st</sup> Aug 23 – this follows an earlier application in 2015.

This application hasn't gone to the planning committee yet, as its waiting on responses from statutory authorities.

5<sup>th</sup> Oct - highways have said it can't proceed until a detailed construction plan including construction transport routes has been submitted. They also say the highways involved must be repaired where damage resulting from the development occurs.

6<sup>th</sup> Oct – National highways say nothing can proceed without a construction management plan.

10<sup>th</sup> November – No new documentation on this application but 3 resident's representations.

**24th December 23** – Essex County Council have opposed the granting of planning permission as there is insufficient Ecological information to demonstrate avoidance of impacts upon Ground nesting birds (Skylarks).

**24th November 23** – National highways recommended non approval awaiting a construction traffic management plan and also a glint and glare assessment for traffic on the A120.

## UTT/23/1322/FUL

### **S73A part retrospective application for the retention, partial demolition and alterations to an existing unauthorised building to form an agricultural barn for poultry production and storage.**

A 3 story structure was built in this Stebbingford location without planning permission. UCC have issued an order for the building to be removed and the land returned to its previous condition.

This application was to appeal the decision to demolish the building, which was to be a homeopathic treatment centre, and alter it to become an agricultural building for the breeding and slaughter of poultry.

This appeal has been turned down and the building must still be demolished.

10<sup>th</sup> November - No new documents.

11<sup>th</sup> December - No new documents.

## UTT/22/3470/OP

### **Flich Green Extension – Access via Baynards Avenue**

72 dwellings with a community building.

Went to the planning committee on the 30<sup>th</sup> August and a decision was deferred with worries over site access during construction. Essex highways had already said a construction management plan will be required before development starts. The committee want to see the plan before making a decision. There have been no documents submitted since this decision.

30<sup>th</sup> October – Access Option Appraisal, Construction route options and Parking Survey submitted by the developer.

Access Option Appraisal is concerned with access when built and concludes with the access via Baynards Avenue being the preferred option.

Construction route options – This suggests access would be best through Little Dunmow. Avoiding Ivy cottage by using a haul road across the fields to join up with Brook Street just before the bridge across the Flich Way. Where there will also be a storage compound. Deliveries are expected to be 10 HGV's and 50 light vehicles a day.

The report does suggest that the final solution may involve both Baynards Avenue and Brook Street.



December 11<sup>th</sup> 23 – This application went to UDC planning committee on the 22<sup>nd</sup> of November and was refused planning permission.

**UTT/22/2290/OP**

**Station House – Gypsy Lane**

**Outline planning application with all matters reserved except access, for the demolition of dwelling and all outbuildings and erection of 8 no. dwellings.**

Permission has been granted even with the objections to the Station House being demolished.

**No movement by the applicant since Oct 2022**

**UTT/21/3182/FUL**

**Land opposite Cromwell Place**

**Proposed erection of 9 no. detached dwellings, provision of new access and associated landscaping and parking.**

Construction underway By Hart Homes

**UTT/17/3556/OP**

**Land North of Station Rd, Adjacent to Flich Way and opposite Baynards Avenue.**

**buildings and removing of commercial storage and the erection of 8 no. detached dwellings, modifying the existing access to Priory Lodge | Priory Lodge Station Road Felsted. Outline application with all matters reserved except for access for the demolition of all commercial**

Under construction by Roof

**UTT/21/3596**

**Moors Fields**

**Application for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP | Moors Fields Station Road Little Dunmow Essex.**

Developer Dandara – work underway and due to deliver 40 houses per year over the next 4 years – Extensive green space – Community building – Footpath links.

Meetings have been held between the Developer and the Parish council.

Main topics were:

**Footpath links** – Trying to avoid hedge removal by rerouting planned paths through the Troy homes site at Pound Hill.

**Community Building** –

1. To be built after 75% of development completed.
2. Repositioned on site to a better position.
3. Possible building layouts have been discussed.
4. Who will manage the facility.

10th November – Archaeological surveys have been underway with some interesting finds which have been reported to Essex Archaeology. The findings will be made public when the investigation is complete.

The developer will be installing a boundary fence to stop unauthorised access, Public rights of way will be respected.

The developer will soon start work on the site access, this will result in traffic management causing delays for several weeks.

**21<sup>st</sup> November 23** – Dandara submitted a large number of documents onto the Planning Inspectorate portal using the reference <https://www.gov.uk/guidance/section-62a-planning-application-s62a20230021-moors-field-station-road-little-dunmow-essex>

These documents cover

- The parking issues that Essex highways had highlighted.
- The Landscape plan for the green spaces.

The hearing to decide on these documents was due to be held on the 23<sup>rd</sup> November but has been postponed to give interested parties a chance to comment.

**21st November 23** - Parish council had a meeting with Dandara to discuss:

- Access route to Station Rd, Dandara have had to send plans showing the old route but are still willing to change to our preferred route subject to the planning authority's approval.
- The enlarging and re-siting of the proposed community building. The council is lobbying for a much larger community building on the site of the community gardens. This will include a day-care Nursery to give an income stream to help with upkeep. **Please note this is an ongoing project and anyone interested in helping us bring the project to fruition or if you just want more details please do contact me.**

**5th December 23** – On-line meeting with Nigel Brown of Uttlesford Planning department who has agreed to give their support to the rerouting of the access to Station rd to our preferred route. He is also willing to give the Parish council help and advise with the proposed community building.

**UTT/19/1789/FUL**

**Residential development comprising 14 dwellings (use class C3), vehicular access, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure. | Land At Pound Hill Little Dunmow**

Under construction by Troy Homes.

Meetings have been held between Troy homes and the Parish council to discuss connectivity issues between Station rd and the Moors Field development.

Nov 23 - Awaiting an update from Troy Homes

Dec 23 – Awaiting an update from Troy Homes

