

## Little Dunmow Development Update January 25

**Happy New Year. I realise that this document is getting far too large and therefore have decided to remove some old entries. If you would like any information from earlier update, please contact me.**

Below are brief details of 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.

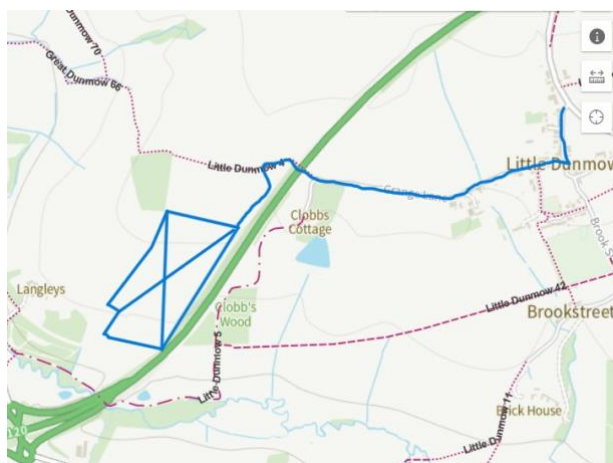
More details are available on the Uttlesford Planning department website

<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.

26th April 24 – Essex Highways gave their approval subject to conditions which include.

- Developer to repair any damage caused by construction traffic to Grange Lane.
- Traffic marshalling is put in place.
- Public right of way is maintained, and pedestrian safety is managed.
- 3rd May 24 – Essex County Council have agreed to remove their objection subject to conditions.
- Skylark nest site mitigation plan is approved by UDC.

- Construction management plans which protect habitats are approved by UDC before commencement of construction.

10th May – National highways have removed their objections due to the developers bridge survey with conditions.

Construction management plan is approved by UDC prior to construction.

29th May – This planning application went before the Planning Committee. Representation was made by Little Dunmow Parish Council objecting to the construction traffic using Grange Lane for access. The committee were sympathetic but as the outline planning permission was granted in 2015 using Grange Lane for access the permission was granted. There are a number of conditions the developer needs to address-

Conditions 7,8 and 9 all concern the use of Grange Lane and the bridge over the A120 for construction traffic. The committee altered these conditions in a way that Little Dunmow Parish Council need to be involved in the agreement of the Construction Traffic management plan.

The committee also added another condition regarding a legal agreement to ensure there are funds to decommission and return the land to farmland in 40 years.

10th June – A meeting was held between PS Renewables (responsible for construction) and Little Dunmow Parish Council and a representative who lives on Grange Lane. The main issues discussed was the Construction Traffic management plan. Items covered included

Speed Limits,

- Traffic Marshals managing large vehicles through the village to Station rd. (to avoid meeting busses etc)
- Limits to working hours with possible windows for with no construction traffic use.
- No littering.
- Condition of the bridge.

No final agreement could be made as wording of Uttlesford planning conditions were not known.

4th July – UDC issued the revised conditions on the planning approval which require LDPC to be involved in the agreement of the Construction traffic management plan.

10th July - Meeting arranged with PS renewables to discuss the construction traffic management plan

10th July – Phone meeting with Charlotte Peacock of PS Renewables on Wednesday 10th July her to discuss the construction traffic management plan.

My opening comment was the village would prefer the northern access route to be used. Charlotte said this would require new planning permission and they already had planning permission approved for using Grange Lane.

Her plan is to install 3 way traffic lights between the bridge, the access road to Clobbs cottage and Grange Farm barn. These lights will be activated by radar to sense vehicles and push buttons mounted at heights suitable for horse riders and pedestrians. This will give the pedestrian / rider 6 minutes to transit the lane. In theory this will ensure no traffic will meet pedestrians / riders.

The other narrow section of Grange lane will have 1 passing point constructed near the bottom of the hill. There is a point where there is no hedge and will only require a culvert to allow drainage water to flow along the ditch.

Charlotte also proposed a 1 hr window where no construction traffic should use the lane around lunch time. Exact times to be agreed.

I asked her for traffic marshals to be available to see construction traffic safely through the village until they access Station rd. She told me they would consider this, but I got the impression this was something they did not want to do, I suspect they would rather not employ traffic marshals.

They agreed that they would introduce a site speed limit ( I pushed for a 20mph speed limit on Grange Lane ) She suggested this was something they could not enforce because it is a public highway. I asked them to reconsider this as I am sure they can tell their suppliers and contractors to follow a site instruction.

They agreed that any road damage resulting from construction traffic would be repaired.

They said they had a report that said construction traffic would not damage house foundations. I asked for a copy of the report.

They assured me they would tolerate no littering of Grange Lane by their contractors.

They assured me that the bridge over the A120 would not suffer any detrimental effects from the construction vehicles. I did say that I thought the opposite.

The Construction traffic management plan needs to be drawn up with collaboration between PS Renewables and Little Dunmow Parish Council, then approved by UDC. We are still in the process of agreeing the plan.

2nd Aug - There has been no contact from PS renewables although I had the feeling they would want to commence on site before Autumn. Neither has there been any documents launched on Uttlesford planning portal.

6th Aug – email from Charlotte Peacock with a copy of the HGV vehicle vibration report ( attached ) and she says she will be in contact to discuss the construction traffic management plan further.

5th Sept – There has been no movement since August 6th.

The developer has been submitting reports to discharge the conditions imposed on the planning application.

16th Sep – Condition 5, Landscape and ecology plan, resubmitted on 11th October with revisions after queries by Essex County council (mainly details of birdboxes and species of grasses to be planted). 30th October this condition fully discharged.

16th September – Condition 6, Skylark mitigation plan submitted which details an adjacent area of unused land that will be replanted to provide habitat for Skylarks along with plans for it's maintenance. 11th October, discharged in full.

16th September – Condition 15, Glint and glare study. A report that details the impact on both aircraft and traffic on the A120. 22nd October, Stansted airport and National highways have no objections and conditions discharged.

1st October – Condition 3, Materials report which give the colour and substance of the built items. Awaiting decision

1st October – Condition 16, Archaeological study report. Finds have been found dating from Bronze age, Iron age, Roman and Anglo Saxon. The finds have been taken away for further investigation. One area needs to be protected from damage by structures. A detailed report can be found on the UDC planning website. 1st November condition discharged.

8th October – Condition 10,12 and 13, Drainage report. Awaiting decision.

9th October – Condition 7, Construction traffic management plan. A copy of the plan will be attached to this update. It details the use of passing places and traffic light control to protect pedestrians and horse riders using Grange Lane. It suggests a 6 month construction phase with approximately 100 HGV visits. Discharge of this condition is awaiting a decision.

11th October – Condition 4, Construction environmental management plan. Details working times. Site welfare and site Hygiene. Decision awaiting.

15th October – Condition 22, Hard and soft landscaping. This report shows details of the trackways, fencing etc, which gives an idea of the look of the site when finished. Awaiting a decision.

15th October – Condition 14, Soil management. Details where soil will be stockpiled for when it needs to be replaced in 40 years time. Awaiting a decision.

16th October – Condition 19 Construction and general environmental plan. Awaiting decision.

PV development have said they hope that all conditions will be discharged by December, then they will start work.

8th November – Condition 17a – A noise assessment was carried out which basically says the noise generated by the solar farm plant will be significantly less than the ambient traffic noise from the A 120 and at night ( no sunlight ) the inverters

will be set to a quiet mode. A further survey will be carried out when the plant is commissioned. Awaiting decision.

Enabling work has been ongoing since mid-November. HGV vehicles have been using Grange Lane and The Street. Some problems with vehicles not using the agreed construction traffic route which should now have been sorted.

**3<sup>rd</sup> January** – No new documentation.

Enabling works was carried out at the end of last year and starting on the 2<sup>nd</sup> Jan the welfare units for the construction phase have been put in place.

No reports of any construction traffic issues. Please let me know of any incidents.

### **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.

6th February 24 – No new documents posted on the planning portal but Cllr Criscione has e-mailed Uttlesford Planning department on the 11th Jan, asking what action they are taking to have the building removed.

2nd August 24 - No new documents

**3<sup>rd</sup> January 25** - No new documents since Aug 23

### **UTT/22/3470/OP**

**Flitch 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 Flitch 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.



Figure A: Construction Access from 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.

**7th May 24** – Developer has formally given notice of their intention to appeal against the decision of UDC planning committee. This may lead to a public hearing where interested parties may voice their arguments.

**18th July 24** – developer has posted their statement of case which can be seen on the UDC planning portal using the reference - UTT/22/3470/OP.

The developer and UDC planning department have agreed that the resolution of this appeal will be at a hearing later this year at UDC offices in Saffron Walden. The hearing will be chaired by HM Planning inspectorate. District and Parish councils as well as Interested persons have the right to make a statement. This statement should be limited to the issues that UDC and the developer have agreed as being in dispute.

Level of harm to the character of the countryside and the effect on the landscape setting of the settlements of Flitch Green and Little Dunmow.

Whether 'harmful coalescence' would result between the two settlements

Whether harm or less than substantial harm to the listed building Bayley's is sufficient to outweigh the benefit of the proposals.

The weighting to be given to the various harms and benefits of the proposals in the overall planning balance.

12th August 24 - Residents met to discuss their views on the appeal of this planning committee decision. Plans are being made to respond at the appeal hearing when the date is decided.

15th Aug 24 – UDC carried out a site visit with a Landscape Character and a heritage consultants.

2nd October – LPA issued an agreed statement of common ground. This will make the appeal process more concise. Although there seems to be some contentious issues which fall outside the scope of the appeal i.e traffic generation on Station road and Baynards avenue.

2nd October – LPA issues an executive summary which details the issues they believe should mean the original decision will be upheld.

2nd October – LPA have detailed their Statement of case.

10th October – Date for appeal hearing will be Wednesday 4th December at 10 am the venue will be the Council offices at the old Banana depot at Great Canfield. Any one is welcome to attend. Some residents and both Flitch Green and Little Dunmow are planning to make statements.

4th December – The appeal meeting was held in the Little Canfield council offices. Representations were made by the appellant, Uttlesford District council, Flitch Green and Little Dunmow Parish Council and interested residents. The main disputed points were Landscape damage and damage to a grade II listed building but the inspector also listened to issues of coalescence, Sustainability, vehicle access through Baynards Avenue and possible future creep from this development.

The developer confirmed that there was no plan to access the site for construction through Brook Street.

The appellant listed the benefits

Accessible open space.

General housing (Uttlesford does not have a 5-year housing bank)

Affordable housing

A class E building of 250 square meters (community use)

The section 106 agreement, and proposed planning conditions were discussed.

The inspector has asked for some clarification on the section 106 agreement and costs claimed by the appellant by the 13th December. He will be making his decision in the new year.

**3<sup>rd</sup> January 2025** – No decision has been made yet although it should be made sometime in January. The only documents submitted to the planning authorities relate to previous appeal results which the appellant want the inspector to consider for guidance. Also documents which support their claim for expenses to be awarded to them.

**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/21/3596**

**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.

24th Jan 24 – Application by developer to change some technical clauses related to the affordable housing contracts. Ref Utt/24/0198/DOV

29th Jan 24 – acceptance by Uttlesford housing on the majority of changes but not accepted on the rent raise clause.

9th Feb 24 – proposed meeting with Dandara and Little Dunmow Parish Council re- Access route to Station rd

Community building provision.

Upcoming road closures to build access and connect mains services.

9th Feb 24 - Little Dunmow Parish Council met with Dandara to discuss the Community building.

22nd Feb 24 – planning inspectorate hearing at Saffron Walden to give decision on Items raised in November 23 re

Parking

Highways comments on site layout and connectivity.

Landscape plan and future management.

Members of the public are able to make statements, but only on the agenda subjects. Planning permission has already been given for the building of the houses.

5th March 24 - No decision yet from the Planning inspectorate re the hearing on the 22nd Feb.

5th March 24 - Little Dunmow Parish Council continues negotiations with Dandara for an enlarged community building. Meeting arranged for the 8th March.



12th March 24 - Essex highways want some clarification on the construction management plans.

21st March 24 - Essex Ecology offers no opposition to the revised ecology plan.

27th March 24 - Planning Inspectorate gives the project full planning permission subject to 14 conditions. see

[https://assets.publishing.service.gov.uk/media/66042eec91a320001a82b0b6/S62A\\_2023\\_0021\\_Decision\\_Notice\\_and\\_Statement\\_of\\_Reasons.pdf](https://assets.publishing.service.gov.uk/media/66042eec91a320001a82b0b6/S62A_2023_0021_Decision_Notice_and_Statement_of_Reasons.pdf)

28th March 24 - Essex CC offers no objection to the drainage plan.

5th April 24 - Little Dunmow PC continues to have meetings with the developer re the community buildings, the connectivity of footpaths and construction issues.

16th April 24 – Developer has submitted a bird hazard management plan to discharge condition 34. This requires a monitoring of birdlife on site to note all species which can cause dangerous airstrike incidents. Action will be taken to discourage these species roosting or nesting.

8th May 24 – Manchester airport group have accepted the bird hazard management plan.

9th May 24 – Dandara have given notice that traffic light controlled works will be taking place at the permanent site access starting on the 13th May with a possible 2 week duration. This is required to keep pedestrian access along the road while excavation work is carried out.

Early June – Neighbours have complained to UDC about works continuing on Saturday afternoons and the close proximity of the buildings.

19th June 24 – UDC refused to discharge planning conditions 8,11,17 and 21. These cover Off site flood planning, Construction environmental plan, reptile mitigation and Construction management plan. This effectively stops all construction work on site.

1st July 24 – Developer has re-submitted application to discharge conditions 8,11,17 and 2 - Ref UTT/24/1670/DOC

1st July 24 – Developer has submitted application to discharge conditions 3,4 and 5 relating to protective boundary fence, pedestrian and cycle access and parking provision – ref UTT/24/1671/DOC

5th July 24 – Dandara stopped work on site. Negotiations underway between UDC Planning department and Dandara to overcome the issue.

2nd August 24 – No resolution at this point.

7th August 24 – UDC discharged conditions 8,11,17 and 2 in full.

12th August 24 – Work resumed on site.

26th August 24 – Ongoing issues with work going on outside agreed working hours.

7th December – No new planning documents, but there have been issues with mud on Station Road and disturbance of residents living on Ainsworth Close. The Parish council has made representation to the developer and has received assurances that action will be taken.

**6<sup>th</sup> December 24** – Application to change condition 7 of the planning approval. Instead of agreeing the variety of trees in the community gardens before occupation of any houses, the developer wants to change this to before 50% occupation.

#### **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.

7th Jan 24 – Report from Troy Homes. Work will start on the service road in January.

6th Feb 24 – No documentation since Oct 23. There has been some issues with mud and litter on Station rd, Troy Homes have been asked to reply.

28th Feb 24 - Letter from Troy homes re mud on Station rd circulated.

17th March 24 - Dandara and Troy homes contacted by LDPC asking for the Lay -By opposite Pound Hill Villas not to be used for off street parking.

7th July 24 - No new documents.

2nd August 24 – No new documents

4th Nov 24 - No new documents

12th November – The Parish Council met with the developer to discuss

The state of the highway,

Access to the Moors Field development via the Troy homes service road.

The repairs to the highway.

Possible purchase of the land between the site and Brights cottage.

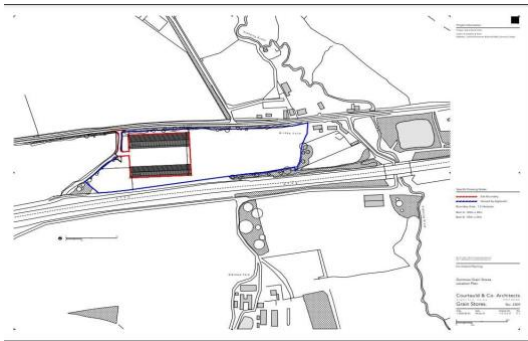
Still awaiting response.

**3<sup>rd</sup> January** – No new documentation

#### **UTT/23/2986/OP |**

**Outline application with all matters reserved for the erection of 2 no. agricultural buildings and associated hard standing to provide a grain,**

**fertiliser, machinery store, workshop and office | Land South Of The B1256  
Little Dunmow Essex**



7th Jan 24 – 14th December 23, new application for 2 agricultural buildings, one 120m long by 24m wide by 12m high and the other 120m long by 30m wide by 12m high. Access will be from the north end of Bramble Lane currently blocked by tyres at it's junction with the B 1256.

9th Jan 24 – Response from Little Dunmow Parish Council giving support of the scheme but with concerns that there should be no change of use in the foreseeable future.

22nd Jan 24 – Representation letter – Kevin French suggested that bird nesting sites and open water should be included in the plan to benefit wildlife.

5th Feb 24 – Essex CC, Flood risk officer asked for the application to be put on hold while additional drainage information is supplied.

20th Feb 24 - Essex CC reported no objection on conservation matters.

23rd Feb 24 - Developer submitted a revised drainage plan which includes an attenuation pond.

26th Feb 24 - Essex CC offered no objection on drainage matters with 3 conditions-  
A detailed plan is submitted before work starts including an infiltration study.

A strategy is introduced to stop contaminated surface water entering the drainage system.

A maintenance plan is submitted.

1st March 24 - Essex CC ecology dept imposed a delay of one year to carry out further studies on existing wildlife and to refine the ecology strategy accordingly.

2nd April 24 - Developer submitted a final planning statement.

8th April 24 - Essex Highways offered no objections.

8th April 24 – Planning permission refused due to the large size not being suitable in open countryside.

3rd June 24 – No new documentation

4th June 24 – Developer has lodged an appeal to the planning inspectorate.

1st August 24 – Documentation for appeal uploaded on planning portal.

Anyone who made a representation on the original application is allowed to make a further representation to the planning inspectorate.

29th August 24 – Date for making a new representation has passed.

4th September – Planning Inspectorate have asked UDC to give a list of suggested planning conditions.

12th September – Planning inspectorate has closed all representations while a decision is made.

7th December – Planning inspectorate is due to make a decision on the appeal w/c 18th December 24

**3<sup>rd</sup> January 25** – No new documentation

**UTT/24/2004/HHF|**

**14 St Mary's Place - The erection of an annexe building for occupation by an individual entirely associated with and connected to the main dwelling**

6<sup>th</sup> August 24 – Application made to build an annex at the bottom of the garden. planning conditions.

21st August 24 – Essex CC Archaeology enforce survey to be carried out before work starts.

28th August 24 – Essex Heritage offers no objection with regard to the conservation area.

7th October 24 – Planning consent given.

**3<sup>rd</sup> December 25** – No new documentation.

Cllr Kevin French Little Dunmow Parish Council