

Little Dunmow Development Update September 24

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.

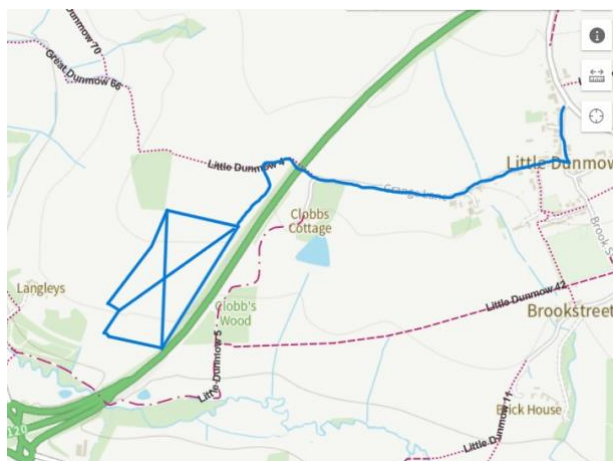
More details are available on the Uttlesford Planning department website

<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 21st 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.

5th 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.

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

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

24th November 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.

7th January 24 – No New documentation.

16th January 24 – Developer has submitted details of a glint and glare report, stormwater run off and construction traffic management plan.

23rd January 24 – National highways have accepted the glint and glare report. Accepted the stormwater run-off will not be an issue. Have deferred to Essex highways suggested conditions with reference to a construction traffic management plan. They have also recommended no permission be granted before the 28th February while they examine a report into a Dunmow accommodation bridge.

23rd January 24– Essex highways have set conditions on accepting the application which include –

A survey of Grange lane after the construction to return it to the state recorded in a survey carried out in 2015.

Traffic marshals to manage the passing of construction vehicles.

Developer to ensure the PROW is maintained and the safety of its users is given a high priority.

29th January 24 – Representation letter from Val Westbrook suggesting that construction traffic through the village should be avoided and a route previously used by power transmission line installers be used.

14th February 24 – proposed meeting between Dunmow Solar Ltd and Little Dunmow Parish council to establish the volume and duration of the construction traffic. This will be used to frame the Parish Councils response to the planning application.

The application will not go before the planning committee before the 6th March 2024.

21st February 24 – Response from National Highways asking for permission not to be granted until after the 29th March 2024. Although stormwater run-off does not seem to be an issue there were the following comments regarding the bridge over the A120

We do have severe concern that the proposed construction traffic route utilises a footbridge over the A120 close to the site. This raises a number of concerns.

- Is the bridge physically wide enough to take the large vehicles that would need to access the site?
- How would conflict between vehicles going to and from the site be managed?
- Is the bridge strong enough to carry heavy vehicles as it was designed for pedestrian traffic only?
- Are the bridge parapets strong enough to prevent an errant vehicle breaching and ending up on the road below?
- How is the conflict between pedestrians and large vehicles managed?

21st February 24 – Little Dunmow Parish Council have made contact with Dunmow Solar to establish what volume and duration we can expect for the construction traffic. Awaiting a meeting date to be arranged.

26th February 24 – Response from Essex County Council re Ecological report. They recommend that permission is held until more detail is given re mitigation for loss of Skylark nesting sites and recommending a new ecological report to go with a new Construction management report as the report from the previous application is approximately 9 years old.

26th March 24 - Meeting between Genatec the developer and Little Dunmow Parish Council. Mainly to establish the quantity and duration of construction traffic in order to make an informed decision on the Parish Councils position on supporting or opposing the application when it comes to the planning committee. David Mack said they would get this information to us asap. Genatec are still hoping to get their preferred route via Grange Lane, however they are progressing planning permission for the Northern route which avoids the village. The council made it clear that the route through the village is very unpopular with residents and if permission for this route is obtained we would want strict rules applied to speed, littering, courtesy and the condition of Grange lane must be returned to pre-construction condition.

28th March 24 - National Highways want the planning application deferred until 6th June as the queries raised in their document dated 21st Feb have not been addressed.

19th April 24 - Developer provided a revised Glint and Glare report.

19th April 24 – Developer provided a bridge suitability study.

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.

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-storey 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

8th September 24 – 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 30th 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.

30th 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.



December 11th 23 – This application went to UDC planning committee on the 22nd 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.

3rd June 24 – No new documentation

10th June 24 – The Planning inspectorate has given the developer until 19th July to lodge a Statement telling of their reasons to appeal.

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.

6th September - UDC contacted those who gave representation at the planning committee meeting, informing them of the upcoming appeal hearing (no date at the moment). Also giving the option to change their representation. Extract below.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>

or if you do not have access to the internet, you can send your comments to:

The Planning Inspectorate Team 3C

Temple Quay House, 2 The Square, Bristol BS1 6PN

Please do not send your comments via email.

All representations must be received by 3 October 2024.

Any representations submitted after the deadline will not usually be considered and will be returned.

The Planning Inspectorate does not acknowledge representations.

All representations must quote the appeal reference. APP/C1570/W/24/3344534

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection at www.uttlesford.gov.uk

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

9th Sept 24 – Further Parish meetings will be held.

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

January 2024 – Report from Site manager that the development will be complete in May 24. 7 of the 9 dwellings have been sold.

13th February 2024 – Details of new permanent site access approved by Essex highways.

2nd April 2024 – UDC planning department have accepted the plans submitted by the developer in regard to Biodiversity, control of light pollution and energy efficiency.

3rd June 24 – No new documents.

7th July 24 – No new documents

9th Sept 24 – No new documents

UTT/17/3556/OP

Land North of Station Rd, Adjacent to Flitch 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.

21st 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 23rd 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 daycare 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.

7th January 24 – No new documents

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

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.

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.

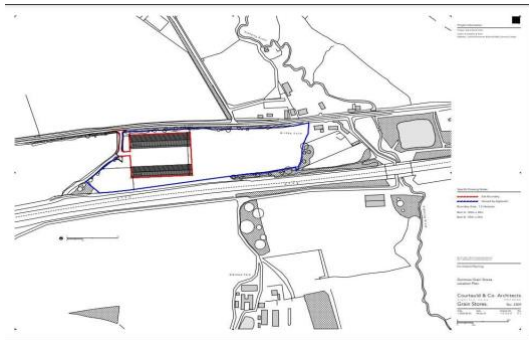
7th July 24 – No new documents.

2nd August 24 – No new documents

9th Sept 24 – No new documents

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.

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

6th 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.