



Active  
Travel  
England

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Your Ref: S62A/2023/0021  
Our Ref: ATE/23/00455/RM  
Date: 22 November 2023

## Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: The Planning Inspectorate

**Application Ref:** S62A/2023/0021

**Site Address:** MOORS FIELDS, STATION ROAD, LITTLE DUNMOW, CM6 3HW

**Description of development:** Town and Country Planning Act 1990 (Section 62A Applications)

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

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. ~~**No Objection:** ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. **Conditional approval:** ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.
- c. ~~**Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.~~
- d. ~~**Refusal:** ATE recommends that the application be refused for the reasons set out in this response.~~

Thank you for the additional information provided on the 21/11/2023. ATE has reviewed the plans and we are content with the changes. We also note the comments concerning the bridge, and if it is to be included would want to be assured that it is designed to accommodate pedestrians and cyclists in accordance with current standards and that there is a condition/obligation for maintenance included in any approval.

We would still request that a condition is applied to ensure that the detail design of the off-road walking and cycling facilities, including the proposed bridge, is submitted for

approval to ensure our concerns regarding surfacing outlined in our previous responses are addressed. I have therefore updated condition proposed the ATE response dated 3rd of November 2023

## **Recommended Planning Conditions and Obligations**

ATE has no objection subject to the following conditions:

### **Off-road walking and cycling network**

No development shall commence until general arrangement plan(s) to a scale of 1:200 showing details of the walking / cycling network shown in principle on drawing number 3261.MA.2000 rev B, have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted in accordance with guidance contained in LTN 1/20 on Cycle Infrastructure Design and indicate proposals for:

- Provision of sealed, solid, bound surfacing on the paths
- accesses to the highway, residential road layout and Fritch Way
- Signing, street furniture, street trees and pits
- Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement)
- The details of any bridges or other structures proposed on the network.

The development shall not be occupied until the walking and cycling infrastructure for the development has been constructed and completed in accordance with the approved details.

**Reason:** To comply with policy Gen 1 of the Uttlesford Local Plan 2005, NPPF paragraph 92 and the guidance in LTN 1/20 on Cycle Infrastructure Design.

### **Cycle parking**

The cycle parking as shown in principle on drawing number P23-0555-HT25I for flats and houses without garages and in the form of 4 Sheffield Stands at the play shall be provided prior to first occupation of the dwelling or beneficial use of the play area that it serves and it shall retained thereafter.

**Reason:** To ensure appropriate cycle parking is provided for residents in accordance with the Essex Parking Standards and NPPF paragraph 110 c.

### **Maintenance**

The provision of a maintenance condition for the off road walking and cycling network including the proposed walking and cycling bridge.