

Your ref: SUDS-007076

Our ref: 332511125/RMF/EE-UTT/23/2496/FUL

1st December 2023

Essex County Council
Development and Flood Risk
C426 County Hall
Chelmsford
Essex CM1 1QH

Attention of: [REDACTED] (Development and Flood Risk Officer)

Dear Anna,

**RE: LAND WEST OF HIGH STREET STEBBING ESSEX
PLANNING REF. UTT/23/2496/FUL
RESPONSE TO LLFA SURFACE WATER DRAINAGE STRATEGY COMMENTS**

We have received your Lead Local Flood Authority (LLFA) consultation response dated the 19th October 2023 in relation to the surface water drainage strategy submitted as part of the above planning application. We are writing to provide response to your comments which are set out below (Essex County Council (ECC) comment in *italics*), which we hope will clarify the proposed arrangements and allow ECC to remove their holding objection.

Water Quality Treatment

"All areas of the site should receive sufficient water treatment and above ground features are preferable. Please use the Simple Index Approach on each plot in the site and present the water treatment for each plot/parcel of land."

Section 8.6 (Water Quality) of the FRA sets out the Simple Index Approach for the site, as each plot has similar types of impermeable surfaces requiring treatment (roof and driveway/parking/low traffic road) and drain to the same attenuation features (permeable pavement and/or swale, and attenuation basin).

For clarity, the Simple Index Approach has been set out in the table below for each plot:

Plot	Pollution Hazard Index*						SuDS Mitigation Index*								
	Roof			Road			Permeable Pavement			Swale			Attenuation Basin		
	TSS	M	Hydc	TSS	M	Hydc	TSS	M	Hydc	TSS	M	Hydc	TSS	M	Hydc
A	0.2	0.2	0.05	0.5	0.4	0.4	0.7	0.6	0.7	0.5	0.6	0.6	0.7	0.7	0.5
B															
C															
D															

*TSS – Total Suspended Solids, M – Metals & Hydc – Hydrocarbons

The above demonstrates that the SuDS Mitigation Indices (from the SuDS Manual Table 26.3) both in total and for individual attenuation features are greater than the Pollution Hazard Indices (from the SuDS Manual Table 26.2), and therefore demonstrates that the proposed attenuation features within each plot provide water quality treatment in excess of requirements for the proposed impermeable areas.

Use of Water Butts

“As part of the site is located within Flood Zone 3 and you are proposing to discharge into Stebbing Brook, please consider the use of water butts.”

We would note that it is proposed to discharge surface water runoff from the proposed development at the equivalent 1 in 1 year rate for all events up to and including the 1 in 100 (1.0%) annual probability plus allowance for climate change rainfall event, in accordance with ECC requirements. This reduces the surface water discharge rates to below that of the existing scenario for all events above the 1 in 1 year event, so there would be a reduction in peak runoff rates to the Stebbing Brook compared to the existing greenfield site during the more extreme rainfall events.

Notwithstanding this, the applicant is happy to consider the use of water butts within the scheme.

South Basin Attenuation

“Sufficient storage should be provided for the South Basin. Please clarify.”

The MicroDrainage results provided in Appendix E of the FRA (and attached to this letter) show that the basin provides sufficient attenuation storage for all events up to and including the critical 1 in 100 annual probability +45% allowance for climate change event.

When considering an allowance for half drain time for the critical 1 in 30 annual probability +35% annual probability rainfall event, the south basin fills up to 1.05m out of the available 1.40m depth and to a volume of 389m³. An additional 1 in 10 (10.0%) annual probability rainfall event would require a volume of 195m³, so the total volume required is 584m³ (i.e. marginally higher than the attenuation volume of 560m³ that the basin provides).

To comply with ECC requirements for half drain time, a 0.30m bund will be incorporated above the crest level (1.4m depth) of the basin to provide the additional attenuation volume required for a subsequent 1 in 10 (10.0%) annual probability rainfall event.

Proposed Floor and Cover/Invert Levels

“Please provide the FFLs for the houses and more detailed illustrations of the cover and invert levels.”

The proposed ground finished floor levels for each of the plots are shown on the drawings by Alistair Downey Studio attached to this letter. The floor levels have been set at suitable level above immediate external ground level, with ground contoured to fall away from entrance levels to reduce the residual risk of surface water ingress in an extreme rainfall event or drainage system failure/blockage.

The cover and invert levels of the proposed permeable pavements and swales shown on Stantec drawings 332511125/203/001-002 are for the downstream end and outlet of the structure. The depth of the structures would be maintained along their lengths through the incorporation of check dams where required due to gradient.

Sequential Test

"We would expect a sequential test to be undertaken as part of the site is within Flood Zone 3."

It is for Uttlesford District Council as the Local Planning Authority for the area to consider the requirements for the Sequential Test.

Whilst the site boundary may include areas of Flood Zone 3, the proposed development is located a minimum of 10 metres above the fluvial flood levels and therefore is unquestionably within Flood Zone 1, and at low risk from other sources of flooding.

The site boundary was defined to include areas of Flood Zone 3 only so that the applicant can provide significant landscape and ecological enhancements alongside the watercourse and in the lower parts of the wider site outside the development area.

As such, it is considered that the sequential approach has been followed in full and given the location of the proposed development the Sequential Test is passed.

We hope that the above addresses your comments. If you would like to discuss further, please get in touch.

Yours sincerely,



RICHARD FISHER
Senior Associate
on behalf of Stantec UK Ltd.

Enclosures: Alistair Downey Studio dwgs DR_0200A, DR_0200B, DR_0200C, DR_0199 D2 & DR_0200 D2
MicroDrainage outputs South Basin 1 in 100 AP +45%cc, 1 in 30 AP +35%cc & 1 in 10 AP events

cc.



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Caversham Bridge House Waterman Place Reading, RG1 8DN		332511125 Land at Stebbing Basin South			
Date 25/09/2023 09:01 File 332511125_Stebbing Plot...		Designed by eedney Checked by DB			
Innovyze		Source Control 2020.1			
<u>Cascade Summary of Results for 230925 Basin South 100yr +45cc.SRCX</u>					
Upstream Structures			Outflow To Overflow To		
230925_Swale C_100yr +45cc.SRCX			(None)	(None)	
230925_Permeable Pavement Plot C_100yr +45cc.SRCX					
230925_Swale D_100yr +45cc.SRCX					
230925_Permeable Pavement Plot D_100yr +45cc.SRCX					
Outflow is too low. Design is unsatisfactory.					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	66.207	0.407	0.7	114.9	O K
30 min Summer	66.344	0.544	0.7	163.0	O K
60 min Summer	66.473	0.673	0.7	212.7	O K
120 min Summer	66.623	0.823	0.8	276.6	O K
180 min Summer	66.705	0.905	0.8	314.5	O K
240 min Summer	66.758	0.958	0.8	340.3	O K
360 min Summer	66.825	1.025	0.9	373.9	O K
480 min Summer	66.866	1.066	0.9	394.8	O K
600 min Summer	66.892	1.092	0.9	409.0	O K
720 min Summer	66.912	1.112	0.9	419.3	O K
960 min Summer	66.934	1.134	0.9	431.7	O K
1440 min Summer	66.951	1.151	0.9	440.6	O K
2160 min Summer	66.993	1.193	0.9	464.5	O K
2880 min Summer	67.016	1.216	0.9	477.4	O K
4320 min Summer	67.056	1.256	1.0	500.6	O K
5760 min Summer	67.087	1.287	1.0	519.3	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	140.814	0.0	51.7	1139	
30 min Summer	91.968	0.0	54.3	1401	
60 min Summer	57.414	0.0	119.0	1672	
120 min Summer	36.102	0.0	128.5	2004	
180 min Summer	26.993	0.0	132.9	2200	
240 min Summer	21.742	0.0	135.3	2336	
360 min Summer	15.776	0.0	137.6	2502	
480 min Summer	12.433	0.0	138.3	2614	
600 min Summer	10.289	0.0	138.2	2714	
720 min Summer	8.792	0.0	137.5	2814	
960 min Summer	6.832	0.0	135.2	2880	
1440 min Summer	4.769	0.0	129.6	2880	
2160 min Summer	3.340	0.0	279.1	3776	
2880 min Summer	2.609	0.0	271.2	4196	
4320 min Summer	1.874	0.0	252.9	5076	
5760 min Summer	1.502	0.0	540.6	6000	
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Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status												
10080 min Winter	67.119	1.319	1.0	538.4	O K												
<table><tr><th>Storm Event</th><th>Rain (mm/hr)</th><th>Flooded Volume (m³)</th><th>Discharge Volume (m³)</th><th>Time-Peak (mins)</th></tr><tr><td>10080 min Winter</td><td>1.015</td><td>0.0</td><td>497.7</td><td>8856</td></tr></table>						Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	10080 min Winter	1.015	0.0	497.7	8856		
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)													
10080 min Winter	1.015	0.0	497.7	8856													
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Caversham Bridge House Waterman Place Reading, RG1 8DN		332511125 Land at Stebbing Basin South			
Date 25/09/2023 09:20 File 332511125_Stebbing Plot...		Designed by eedney Checked by DB			
Innovyze		Source Control 2020.1			
<u>Cascade Summary of Results for 230925 Basin South 10yr.SRCX</u>					
Upstream Structures		Outflow To Overflow To			
230925_Swale C_10yr.SRCX		(None)	(None)		
230925_Permeable Pavement Plot C_10yr.SRCX					
230925_Swale D_10yr.SRCX					
230925_Permeable Pavement Plot D_10yr.SRCX					
Outflow is too low. Design is unsatisfactory.					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	65.920	0.120	0.7	29.7	O K
30 min Summer	65.969	0.169	0.7	43.0	O K
60 min Summer	66.025	0.225	0.7	58.7	O K
120 min Summer	66.124	0.324	0.7	88.1	O K
180 min Summer	66.185	0.385	0.7	107.7	O K
240 min Summer	66.222	0.422	0.7	120.0	O K
360 min Summer	66.265	0.465	0.7	134.5	O K
480 min Summer	66.289	0.489	0.7	142.9	O K
600 min Summer	66.305	0.505	0.7	148.6	O K
720 min Summer	66.317	0.517	0.7	152.8	O K
960 min Summer	66.333	0.533	0.7	158.9	O K
1440 min Summer	66.354	0.554	0.7	166.5	O K
2160 min Summer	66.375	0.575	0.7	174.3	O K
2880 min Summer	66.390	0.590	0.7	180.1	O K
4320 min Summer	66.405	0.605	0.7	185.7	O K
5760 min Summer	66.407	0.607	0.7	186.6	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	57.931	0.0	49.9	264	
30 min Summer	37.261	0.0	57.1	361	
60 min Summer	22.931	0.0	106.7	538	
120 min Summer	15.007	0.0	112.6	918	
180 min Summer	11.355	0.0	104.0	1198	
240 min Summer	9.199	0.0	100.6	1294	
360 min Summer	6.716	0.0	100.9	1432	
480 min Summer	5.311	0.0	101.7	1548	
600 min Summer	4.409	0.0	101.8	1646	
720 min Summer	3.780	0.0	101.6	1740	
960 min Summer	2.959	0.0	100.5	1904	
1440 min Summer	2.093	0.0	96.8	2216	
2160 min Summer	1.493	0.0	197.4	2664	
2880 min Summer	1.185	0.0	192.8	3120	
4320 min Summer	0.871	0.0	180.9	4316	
5760 min Summer	0.710	0.0	368.8	5040	
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Caversham Bridge House Waterman Place Reading, RG1 8DN			332511125 Land at Stebbing Basin South			
Date 25/09/2023 09:20 File 332511125_Stebbing Plot...			Designed by eedney Checked by DB			
Innovyze			Source Control 2020.1			
<u>Cascade Summary of Results for 230925 Basin South 10yr.SRCX</u>						
	Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
	7200 min Summer	66.413	0.613	0.7	188.8	O K
	8640 min Summer	66.420	0.620	0.7	191.8	O K
	10080 min Summer	66.429	0.629	0.7	195.2	O K
	15 min Winter	65.920	0.120	0.7	29.7	O K
	30 min Winter	65.969	0.169	0.7	43.0	O K
	60 min Winter	66.025	0.225	0.7	58.7	O K
	120 min Winter	66.124	0.324	0.7	88.1	O K
	180 min Winter	66.185	0.385	0.7	107.6	O K
	240 min Winter	66.222	0.422	0.7	120.0	O K
	360 min Winter	66.264	0.464	0.7	134.4	O K
	480 min Winter	66.288	0.488	0.7	142.8	O K
	600 min Winter	66.304	0.504	0.7	148.5	O K
	720 min Winter	66.316	0.516	0.7	152.7	O K
	960 min Winter	66.333	0.533	0.7	158.7	O K
	1440 min Winter	66.352	0.552	0.7	166.0	O K
	2160 min Winter	66.372	0.572	0.7	173.4	O K
	2880 min Winter	66.387	0.587	0.7	178.8	O K
	4320 min Winter	66.401	0.601	0.7	184.3	O K
	5760 min Winter	66.398	0.598	0.7	183.3	O K
	7200 min Winter	66.398	0.598	0.7	183.1	O K
	8640 min Winter	66.399	0.599	0.7	183.6	O K
	Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
	7200 min Summer	0.613	0.0	371.6	5800	
	8640 min Summer	0.548	0.0	354.5	6576	
	10080 min Summer	0.501	0.0	340.3	7352	
	15 min Winter	57.931	0.0	49.9	264	
	30 min Winter	37.261	0.0	57.1	360	
	60 min Winter	22.931	0.0	106.7	538	
	120 min Winter	15.007	0.0	112.7	918	
	180 min Winter	11.355	0.0	104.1	1196	
	240 min Winter	9.199	0.0	100.7	1292	
	360 min Winter	6.716	0.0	101.0	1430	
	480 min Winter	5.311	0.0	101.8	1546	
	600 min Winter	4.409	0.0	102.0	1642	
	720 min Winter	3.780	0.0	101.9	1738	
	960 min Winter	2.959	0.0	100.9	1900	
	1440 min Winter	2.093	0.0	97.5	2208	
	2160 min Winter	1.493	0.0	198.5	2656	
	2880 min Winter	1.185	0.0	194.2	3112	
	4320 min Winter	0.871	0.0	183.3	4216	
	5760 min Winter	0.710	0.0	369.3	5208	
	7200 min Winter	0.613	0.0	375.5	5912	
	8640 min Winter	0.548	0.0	359.2	6752	
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Caversham Bridge House Waterman Place Reading, RG1 8DN	332511125 Land at Stebbing Basin South	
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Innovyze	Source Control 2020.1	

Cascade Summary of Results for 230925 Basin South 10yr.SRCX

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m ³)	Status
10080 min Winter	66.401	0.601	0.7	184.2	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
10080 min Winter	0.501	0.0	344.9	7640

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Caversham Bridge House Waterman Place Reading, RG1 8DN		332511125 Land at Stebbing Basin South			
Date 25/09/2023 09:16 File 332511125_Stebbing Plot...		Designed by eedney Checked by DB			
Innovyze		Source Control 2020.1			
<u>Cascade Summary of Results for 230925 Basin South 30yr +35cc.SRCX</u>					
Upstream Structures		Outflow To Overflow To			
230925_Swale C_30yr +35cc.SRCX		(None)	(None)		
230925_Permeable Pavement Plot C_30yr +35cc.SRCX					
230925_Swale D_30yr +35cc.SRCX					
230925_Permeable Pavement Plot D_30yr +35cc.SRCX					
Outflow is too low. Design is unsatisfactory.					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	66.063	0.263	0.7	69.6	O K
30 min Summer	66.174	0.374	0.7	103.9	O K
60 min Summer	66.282	0.482	0.7	140.6	O K
120 min Summer	66.412	0.612	0.7	188.8	O K
180 min Summer	66.481	0.681	0.7	215.8	O K
240 min Summer	66.524	0.724	0.7	233.7	O K
360 min Summer	66.576	0.776	0.8	255.8	O K
480 min Summer	66.607	0.807	0.8	269.4	O K
600 min Summer	66.628	0.828	0.8	279.1	O K
720 min Summer	66.644	0.844	0.8	286.3	O K
960 min Summer	66.667	0.867	0.8	296.7	O K
1440 min Summer	66.696	0.896	0.8	310.4	O K
2160 min Summer	66.728	0.928	0.8	325.4	O K
2880 min Summer	66.753	0.953	0.8	337.5	O K
4320 min Summer	66.793	0.993	0.9	357.6	O K
5760 min Summer	66.819	1.019	0.9	370.8	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	102.143	0.0	57.8	638	
30 min Summer	66.066	0.0	52.7	1068	
60 min Summer	40.995	0.0	104.8	1308	
120 min Summer	26.040	0.0	114.0	1588	
180 min Summer	19.483	0.0	118.3	1754	
240 min Summer	15.678	0.0	120.7	1872	
360 min Summer	11.348	0.0	122.9	2038	
480 min Summer	8.940	0.0	123.5	2162	
600 min Summer	7.404	0.0	123.4	2264	
720 min Summer	6.335	0.0	122.9	2358	
960 min Summer	4.940	0.0	121.3	2526	
1440 min Summer	3.476	0.0	116.7	2836	
2160 min Summer	2.467	0.0	248.1	3284	
2880 min Summer	1.949	0.0	242.3	3728	
4320 min Summer	1.422	0.0	226.9	4636	
5760 min Summer	1.153	0.0	474.1	5760	
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Caversham Bridge House Waterman Place Reading, RG1 8DN		332511125 Land at Stebbing Basin South				
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Innovyze		Source Control 2020.1				
<u>Cascade Summary of Results for 230925 Basin South 30yr +35cc.SRCX</u>						
Storm Event		Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
7200 min Summer		66.828	1.028	0.9	375.3	O K
8640 min Summer		66.840	1.040	0.9	381.5	O K
10080 min Summer		66.854	1.054	0.9	388.9	O K
15 min Winter		66.063	0.263	0.7	69.6	O K
30 min Winter		66.174	0.374	0.7	103.9	O K
60 min Winter		66.282	0.482	0.7	140.6	O K
120 min Winter		66.412	0.612	0.7	188.8	O K
180 min Winter		66.481	0.681	0.7	215.8	O K
240 min Winter		66.524	0.724	0.7	233.7	O K
360 min Winter		66.576	0.776	0.8	255.8	O K
480 min Winter		66.607	0.807	0.8	269.5	O K
600 min Winter		66.628	0.828	0.8	279.2	O K
720 min Winter		66.644	0.844	0.8	286.5	O K
960 min Winter		66.667	0.867	0.8	297.0	O K
1440 min Winter		66.697	0.897	0.8	310.7	O K
2160 min Winter		66.729	0.929	0.8	325.9	O K
2880 min Winter		66.753	0.953	0.8	338.0	O K
4320 min Winter		66.794	0.994	0.9	358.0	O K
5760 min Winter		66.821	1.021	0.9	372.0	O K
7200 min Winter		66.831	1.031	0.9	376.7	O K
8640 min Winter		66.837	1.037	0.9	380.0	O K
Storm Event		Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
7200 min Summer		0.990	0.0	468.6	6608	
8640 min Summer		0.880	0.0	458.3	7344	
10080 min Summer		0.802	0.0	444.3	8104	
15 min Winter		102.143	0.0	57.8	639	
30 min Winter		66.066	0.0	52.7	1067	
60 min Winter		40.995	0.0	104.8	1308	
120 min Winter		26.040	0.0	114.1	1586	
180 min Winter		19.483	0.0	118.4	1754	
240 min Winter		15.678	0.0	120.8	1870	
360 min Winter		11.348	0.0	122.9	2036	
480 min Winter		8.940	0.0	123.6	2158	
600 min Winter		7.404	0.0	123.5	2260	
720 min Winter		6.335	0.0	123.0	2352	
960 min Winter		4.940	0.0	121.4	2520	
1440 min Winter		3.476	0.0	116.8	2828	
2160 min Winter		2.467	0.0	248.3	3280	
2880 min Winter		1.949	0.0	242.5	3716	
4320 min Winter		1.422	0.0	227.3	4620	
5760 min Winter		1.153	0.0	474.7	5664	
7200 min Winter		0.990	0.0	469.5	6752	
8640 min Winter		0.880	0.0	459.6	7480	
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Caversham Bridge House Waterman Place Reading, RG1 8DN		332511125 Land at Stebbing Basin South			
Date 25/09/2023 09:16 File 332511125_Stebbing Plot...		Designed by eedney Checked by DB			
Innovyze		Source Control 2020.1			
<u>Cascade Summary of Results for 230925 Basin South 30yr +35cc.SRCX</u>					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
10080 min Winter	66.848	1.048	0.9	385.5	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
10080 min Winter	0.802	0.0	446.1	8232	
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1. Do not scale from this drawing. Use figured dimensions only.
2. This drawing may not be based on survey data and areas are therefore subject to change as part of the planning process and/or the outcome of a survey drawing study.

Legend:

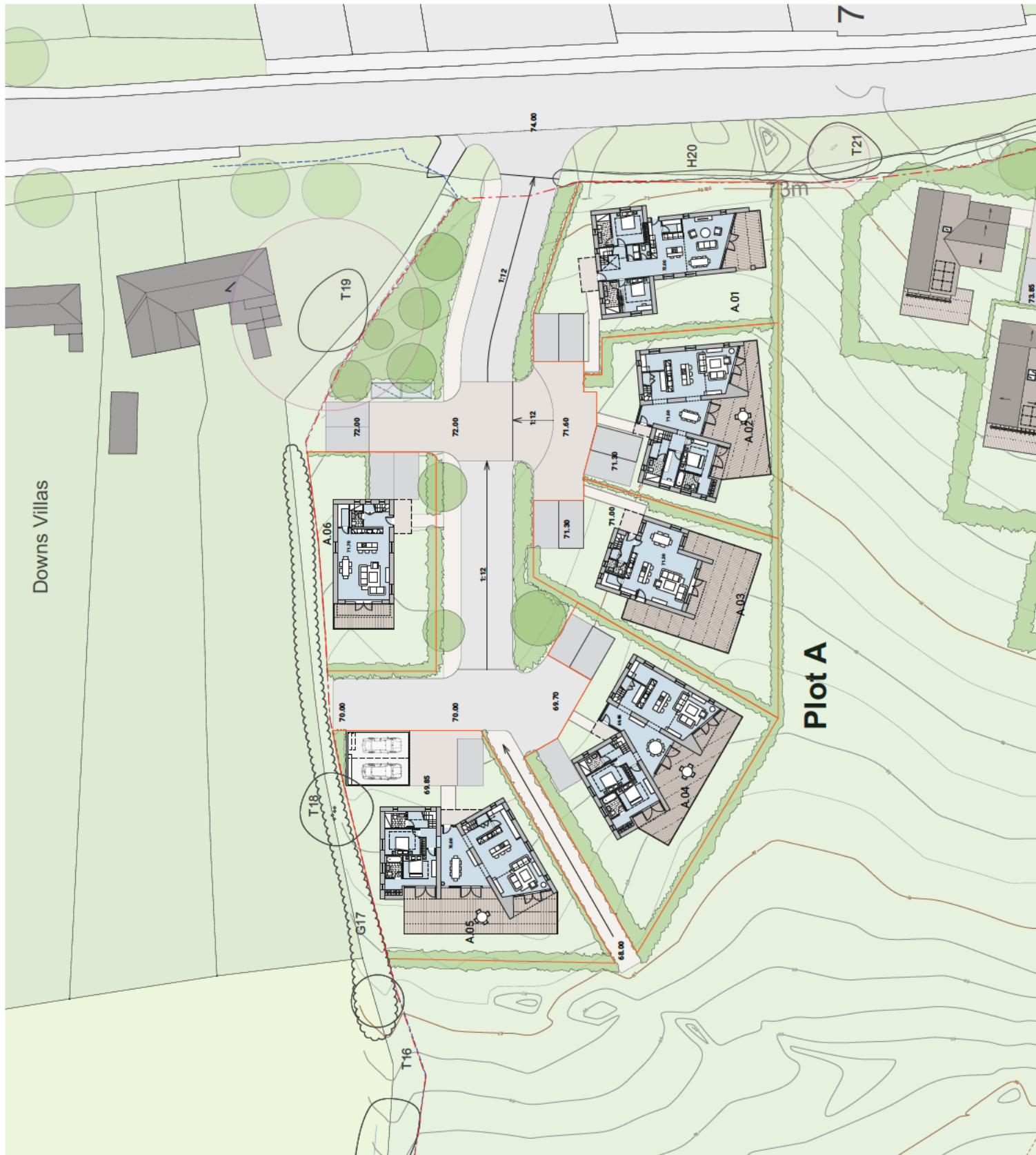
- - - Site boundary
- - - Existing right of way
- - - Existing fencing (TBD)
- - - Potential curtilage

Plot A - 6 units

- A1 - 3B6p 165sqm (single storey)
- A2 - 3B6p 210sqm
- A3 - 2B4-Sp 140sqm
- A4 - 4B8p 235sqm
- A5 - 4B8p 230sqm
- A6 - 2B4-Sp 130sqm

Plot A - Parking

- 2 visitors space
- 3 space per 4B+ dwellings
- 2 space per 2B & 3B dwellings



Planning Application

Stebbing development

Land adjacent to Stebbing, Dummow, Essex

Plot 1a CM6 3SH/Plot 1b CM6 3RA

PROJECT NO. 21022

DWG NO. DR.0200A

REV.

TITLE

Proposed Ground floor - Plot A2

DATE

20/09/2022

SCALE

1:150 @ A0 / 1:300 @ A2

For use by the client, this drawing is not to be used for any other purpose without the written consent of the architect. The architect accepts no liability for any loss or damage arising from the use of this drawing for any purpose other than that for which it was prepared.



0 1 2 3 4 5 6 7 8 9 10m

1. Do not scale from this drawing. Use figured dimensions only.
2. This drawing may not be based on survey data and areas are therefore subject to change as part of the ground floor plan and/or the outcome of a survey drawing study.

Legend:

- - - Site boundary
- - - Existing right of way
- - - Existing fencing (TBD)
- - - Potential curtilage

Plot B - 5 units

- B1 - 2b4p/(385p) 140sqm
- B2 - 2b4-5p 130sqm
- B3 - 4b8p 230sqm
- B4 - 2b4p/(385p) 140sqm
- B5 - 3b6p 140sqm

Plot B - Parking

- 2 visitors space
- 2 space per 2B & 3B dwellings
- 3 space per 4B+ dwellings



Planning Application

Stebbing development

Land adjacent to Stebbing, Dunmow, Essex
Plot 1a CM6 3SH/Plot 1b CM6 3RA

PROJECT NO. 21202

DWG NO. DR.02008

REV.

TITLE Proposed Ground floor - Plot B2

DATE 20/09/2022

SCALE 1:150 @ A0 / 1:300 @ A2

FOR THE DESIGN OF THE PROPOSED DEVELOPMENT, THE DESIGNER HAS CONDUCTED A VISUAL IMPACT ASSESSMENT (VIA) AND A LANDSCAPE ARCHITECTURAL DESIGN (LAD) IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL PLANNING AUTHORITY.



1. Do not scale from this drawing. Use figured dimensions only.
2. This drawing may not be based on survey data and areas are therefore subject to change as part of the ground design process and/or the outcome of a survey drawing study.

Legend:

- Site boundary
- Existing right of way
- Existing fencing (TBD)
- Potential curtilage

Plot C - 3 units (Self-build)

- C1 - 3b6p 140sqm
- C2 - 3b6p 140sqm
- C3 - 2b4-5p 140sqm

Plot C - Parking

2 space per 2B & 3B dwellings



Plot C



ALBA HOMES LTD

Planning Application

Stepping development

Land adjacent to Stebbing, Dunmow, Essex

Plot 1a CM6 3SH/Plot 1b CM6 3RA

PROJECT NO. DR.200C

TITLE Proposed Ground floor - Plot C2

DATE 20/09/2022

SCALE 1:150 @ A0 / 1:300 @ A2

ALBA HOMES LTD

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200