

**Committee:** Development Control

**Date:** 21 September 2011

**Agenda Item No:** 5

**Title:** Advanced report of issues relating to outline planning application UTT/1255/11/OP for the erection of up to 100 dwellings (including affordable housing) with new vehicular and pedestrian access with all matters reserved except access on land south of Ongar Road, Great Dunmow.

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### **Summary**

- 1 The attached report sets out the main issues that officers consider to be relevant in relation to the above planning application. Officers seek the views of Members on whether there are any additional matters that require consideration prior to drafting a final Committee report containing a recommendation. **Members are reminded that they should not form or offer an opinion on the merits of the proposal at this stage.**

### **Background**

- 2 Members will recall that under the advanced reporting scheme, officers prepare reports outlining the main issues relating to specific major applications, where appropriate, prior to final recommendation. These provide the Committee with an opportunity to identify additional planning issues it considers require investigation prior to determining such applications. This particular application is classified as a Major application under the Government's definitions of Major, Minor and Other applications because it involves a site in excess of 1ha and the erection of over ten dwellings.

### **Recommendation**

- 3 That the Committee identify any additional issues that Members would like to be addressed in the report to Committee when it comes before it for determination.

**Background Papers:** Planning application UTT/1255/11/OP.

**ADVANCED REPORT OF ISSUES RELATING TO OUTLINE PLANNING APPLICATION UTT/1255/11/OP FOR THE ERECTION OF UP TO 100 DWELLINGS (INCLUDING AFFORDABLE HOUSING) WITH NEW VEHICULAR AND PEDESTRIAN ACCESS WITH ALL MATTERS RESERVED EXCEPT ACCESS ON LAND SOUTH OF ONGAR ROAD, GREAT DUNMOW.**

**APPLICATION NO:** UTT/1255/11/OP

**CLASSIFICATION:** MAJOR application

**NOTATION:** Outside Development Limits.

**DESCRIPTION OF SITE:** The application site is situated on the south-western approach to the town and currently comprises a rectangular parcel of Grade 2 agricultural land of 4.07 hectares bounded by Ongar Road to the north, Clapton Hall Lane (protected lane in part) to the south and east and by garden amenity land to the west. A line of post-war bungalows front onto the northern side of Ongar Road behind wide verges with the Lukins Mead development situated behind, whilst a mixture of single and two storey dwellings run down the eastern frontage of Clapton Hall Lane. The northern boundary of the site comprises a line of established trees and indigenous hedgerow, which returns down the site's western boundary, whilst the southern and eastern boundaries are open to Clapton Hall Lane. The site slopes gently down from Ongar Road to Hoblongs Brook and the A120 bypass situated to the immediate south/south-west, although is relatively flat across the site from east to west. The site is slightly banked onto the western side of Clapton Hall Lane, becoming more pronounced as the lane returns around the bottom of the site.

**DESCRIPTION OF PROPOSAL:** This application relates to an outline scheme for up to 100 dwellings, including affordable housing, facilitated by a new vehicular and pedestrian priority access from the existing Ongar Road / Lukins Mead / Clapton Hall Lane roundabout. With the exception of access, all other matters are reserved. An indicative site layout submitted with the application shows a principal internal street running through the heart of the development leading to a central green and children's play area, provision of parking and other open space. The mix and tenure of proposed dwellings has not been specified in the current application, although it is stated that the development would "provide a range of housing types and tenures in order to achieve a mixed and balanced community", adding that a proportion of new homes would be affordable and that a further proportion of the market housing would comprise smaller properties in line with planning policy. The development would have an average net density of 33 dwellings per hectare.

The proposal would also include a balancing (attenuation) pond to be sited in the south-west corner of the site, together with associated pumping station, whilst two drainage "swales" forming part of a linked Sustainable Urban Drainage System (SUDS) would be formed along the southern and western boundaries of the site. The development would incorporate perimeter landscaping, whilst bio-diversity measures would be introduced to offset any displacement to identified protected species. The south-western corner of the site would remain undeveloped as this area falls within the noise contours associated with the A120 bypass. A revised highway layout has been submitted following receipt of the application showing highway separation of the existing length of road in front of Nos.1 to 7 Clapton Hall Lane from the proposed priority access off the roundabout. This revision was initially conceived by local residents of Clapton Hall Lane following highway concerns and has since been considered by ECC Highways.

**APPLICANT'S CASE:** The following documents have been submitted with the application:

Planning Statement – sets out the basis of the application and the policy context  
Design and Access statement – explains the process of formulating the proposal and of the proposal itself in line with the requirements of recent legislation.

Statement of Community Involvement - sets out the extent to which the applicant has consulted with local residents on the application proposal  
Landscape and Visual Assessment  
Tree Survey  
Ecological Appraisal  
Phase One Environmental Assessment – assesses the likely impact of the development on identified protected species  
Flood Risk Assessment – assesses flood risk potential (site within Flood Zone 1) and provides site mitigation measures  
Transport Assessment – includes details of projected trip generation and traffic flows  
Noise and Air Quality Assessment - assesses the impact of the adjoining A120 bypass and B184 on the proposed development and makes relevant recommendations  
Drainage and Services Report  
Site Waste Management Strategy  
Archaeological Desk Based Assessment

**RELEVANT HISTORY:** No previous recorded planning history for this site. However, Members may recall that planning permission was refused at committee on 7 July 2011 for an outline scheme for 73 dwellings (including affordable housing) with new vehicular and pedestrian access directly from Ongar Road with all matters reserved except access on land on the *north* side of Ongar Road in line with officer recommendation on countryside protection / ecology / Lifetime Homes / highway safety and sustainable transport grounds (UTT/0733/11/OP refers – different applicant). That site lies within close proximity to the site the subject of this advanced report.

**CONSULTATIONS:** The following have been consulted:

Environment Agency  
Natural England  
Highways Agency  
Anglian Water  
Essex County Council Highways  
Essex County Council Schools  
Essex County Council Archaeology  
Special Verges  
Stansted Airport Limited  
Planning and Housing Strategy  
Landscape Officer  
Environmental Services  
Drainage Engineer  
Building Surveying  
Accessibility Officer  
Sustainability Officer

**TOWN COUNCIL COMMENTS:** The Town Council has been notified of the application.

**PUBLICITY:** 41 surrounding properties have been notified and the application has been advertised in line with Government requirements for a Major application with site notices and a press advertisement.

**PLANNING CONSIDERATIONS:** The main issues identified by officers are:

- A The principle of development of this site (PPS1, PPS3, PPS7 and PPS9, RS Policies SS1, SS2 and SS4, ULP Policies S7, GEN7, E4 and ENV5 and Great Dunmow Design Statement);
- B The potential for increasing flood risk (PPS25 and ULP Policy GEN3);
- C The potential impacts of noise from the A120 bypass and the B184 (PPG24 and ULP Policy ENV10);

- D The mix and tenure of the development (ULP Policies H9 and H10);
- E The design of the development, including public open space (RS Policies ENG1 and ENV7, ULP Policies GEN2, GEN6, ENV15, SPD Accessible Homes and Playspace, SPD Energy Efficiency and Renewable Energy and SPD Essex Design Guide);
- F Access to the site and parking provision (PPG13, ULP Policies GEN1, GEN8, SPD Parking Standards – Design and Good Practice);
- G Impact of development on adjacent listed building (PPS5 and ULP Policy ENV2);
- H The requirement for the Local Planning Authority to demonstrate that they have a 5 year supply of land for residential development and a corporate target to provide 100 affordable residential units per annum (PPS3 and RS Policy H1)