

UTT/1335/12/FUL (TAKELEY)

PROPOSAL: **Erection of 41 no. dwellings (including affordable housing) with new vehicular and pedestrian access, associated infrastructure and landscaping**

LOCATION: **Land at Brewers End, Dunmow Road, Takeley**

APPLICANT: **Countryside Properties (UK) Ltd**

AGENT: **Cirrus Planning & Development Ltd**

GRID REFERENCE:

EXPIRY DATE: **05/10/2012**

CASE OFFICER: **Consultant (Alison Hutchinson)**

APPLICATION TYPE: **MAJOR**

1. NOTATION

1.1 Outside development limits.

2. DESCRIPTION OF SITE

2.1 The site comprises 1.37ha and occupies a roughly rectangular area of open land to the south of Dunmow Road on the western edge of Takeley. The northern frontage of the site extends along a section of Dunmow Road and widens to the rear of the three properties, Highfield and Glebe House with a new dwelling in between. To the south the site is bounded by the Flitch Way public bridleway.

2.2 To the east lies the urban area of the village with a new residential development of two and three storey houses, (known as Morrells Green) adjacent to the application site. In the south-western corner of the residential development, and therefore adjoining the application site, lies a balancing pond and children's play area.

2.3 A public footpath runs north to south between the hedgerow that borders the application site and the Morrells Green development.

2.4 The western boundary is formed by an existing hedgerow interspersed with trees within, with agricultural land beyond

3. PROPOSAL

3.1 The application proposes a residential development of 41 dwellings to be served from a new access of Dunmow Road. The proposed development will provide a mix of unit types with 1 and 2 bedroom flats and 2, 3 and 4 bedroom houses. The scheme incorporates approximately 40% affordable housing. The properties are all two storey and will be built in a range of materials characteristic of the area, including red brickwork, render and weatherboarding with pitched roofs in slate or tile. The dwellings are mostly located along the central access road with short driveways either side which serve small groups of dwellings. The dwellings are served by

garages attached to the property or by off road parking which is located near to the property.

- 3.2 The affordable housing provision comprises 40% in accordance with Council policy. The mix comprises 2 and 3 bed houses and smaller 1 bed flats, together with a four bed house.
- 3.3 A balancing pond is proposed at the southern end of the site adjacent to the Fitch Way to allow surface water run to follow the natural topography of the site and drain into the pond. The boundary hedgerows and trees will remain and be augmented with additional planting where appropriate.

4. APPLICANT'S CASE

- 4.1 Although the application site lies just outside the defined settlement boundary, the Council acknowledges that it cannot currently meet its five year housing land supply requirements. It can only achieve 81% of its five year housing land supply, when according to the NPPF it should be achieving at least 105%, and even arguably 120%. This clearly demonstrates that based on the Council's own figures the shortfall stands at 511 units, rising up to 833 units if the Council is found to be consistently underperforming in terms of housing land supply.
- 4.2 In light of this, and by the Council's own recognition in the AMR, it should consider favourably applications for residential development which will have make a positive contribution towards meeting housing requirements, having regard to achieving high quality housing; ensuring developments achieve a good mix of housing, the suitability of the site for housing and using land effectively and efficiently. This matter has been discussed at the Council's LDF Working Group and it was agreed that the Council should take a proactive approach releasing appropriate sites. It is understood that the Council has agreed that sites adjoining Key Villages should be given greater preference to those adjoining the smaller, less sustainable settlements.
- 4.3 The application site is well located and adjoins an identified Key Village and has been identified within the SHLAA as being achievable, suitable and deliverable.
- 4.4 The proposals were the subject of extensive discussions and meetings with Takeley Parish Council, the local planning authority and included a presentation to Uttlesford District Council Planning Committee. The various points and concerns that were raised in the consultation process have been considered and the scheme has been amended to take account of the comments where possible. These include the relocation of the open space to within the scheme, the removal of the 2.5 storey dwellings at the entrance of the site, retain the separation of the development between Morrells Green and the application site and the retention of the public footpath. The current application therefore reflects the comments and representations made to the applicants.

5. RELEVANT SITE HISTORY

- 5.1 The site has no planning history.

6. POLICIES

- 6.1 **National Policies**

- The National Planning Policy Framework (NPPF)

6.2 East of England Plan 2006

- Policy SS1 Achieving sustainable development
- Policy H1 Regional housing provision 2001 to 2021
- Policy H2 Affordable Housing
- Policy ENV7 Quality in the Built Environment

6.4 Uttlesford District Local Plan 2005

- Policy S3 Other Development Limits
- Policy S7 The Countryside
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN3 Flood Protection
- Policy GEN6 Infrastructure Provision to Support Development
- Policy GEN7 Nature Conservation
- Policy GEN8 Vehicle Parking Standards
- Policy H3 New Houses within Development limits
- Policy H9 Affordable Housing
- Policy H10 Housing mix

6.5 Supplementary Planning Documents

- Parking Standards: Design and Good Practice
- Accessible homes and play space (Nov 2005)
- Energy Efficiency and Renewable Energy (October 2007)

7. TAKELEY PARISH COUNCIL'S COMMENTS

Object; It accepts the development of this site and has met with the developer and changes have been made to the scheme. There are 3 key points that the Parish Council objects to;

- The scale and height of the 2 properties at the front of the site on the B1256 which are out of keeping with the existing bungalows along this frontage.
- The density of housing proposed on the eastern boundary which will block the views of neighbouring residents, provide new noise disturbance and some loss of privacy and loss of light.
- Access to the highway/road traffic access which do not provide generous sightlines to safeguard traffic leaving the site in either an easterly or westerly direction.

The Parish Council also requested that the affordable housing would be ring-fenced for Takeley people; that the planting incorporated established trees rather than whips; that the children's play area and balancing pond should be fenced; a footway should be provided into the village along the B1256; an ecology study should be submitted; confirmation of sewage connection to the mains; S106 to include the provision of dog waste and litter bins.

Re-consultation on Amended Plans: Maintain objection in respect of the impact of the two properties along the B1256 frontage; concerns regarding density not addressed and affordable housing not moved away from existing residential properties to protect

them from noise and visual intrusion; the property Highfields is not shown accurately and there will be overlooking of the property from 7 properties; object to the removal of trees/planting along eastern boundary; balancing pond should be prepared as a wildlife meadow. With regard to the S106 Agreement, the Parish Council recommend play equipment, pedestrian access/footway along B1256 and traffic calming measures along this road.

8. CONSULTATIONS

Highways Authority (Essex County Council): No objections subject to conditions relating to the submission of details relating to new roads.

Environment Agency: Consider that planning permission could be granted to the proposed development as submitted if a planning condition relating to the surface water drainage is imposed. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and the EA would wish to object to the application.

Thames Water: No objections

Essex County Council - Ecology: Holding objection. Reptiles are present on the site and further surveys are needed prior to the grant of planning permission to determine all species present and population levels to determine appropriate mitigation. Re-consultations following submission of Reptile Presence/Likely Absence Survey and more recently the Reptile Mitigation Proposal: The Reptile Mitigation Proposal appears to be sufficient for the purposes of granting planning permission and should be conditioned accordingly.

Education Authority (Essex County Council - School Organisation and Planning): There is sufficient early years and childcare and secondary provision to meet the needs of the development. However, there will be a need to provide additional places at Takeley Primary School and for bus transport to Mountfichet maths Computing College. A contribution of £120,613 is therefore required for the junior school provision and £40,404 for bus transport costs. The LEA therefore requests that any planning permission is granted subject to a Section 106 Agreement to mitigate the development's impact upon education.

Essex County Council - Archaeology: Recommends a condition to be imposed requiring archaeological investigations.

Energy Officer requires conditions relating to Code for Sustainable Homes and renewable or low-carbon energy technologies.

Environmental Health Officer: No objections in principle but requested a noise survey in respect of Plots 1 and 41.

Re-consultation: The noise report is comprehensive and the recommendation contained in the report should be implemented.

Building Surveying: no objections.

Housing and Enabling Officer: The housing mix of affordable housing meets the current requirements although the tenure split and a Registered Provider will need to be agreed with the Council's strategic housing section.

9. REPRESENTATIONS

9.1 4 letters have been received and object to the development for the following reasons:

- Impact on amenities of existing dwelling through overlooking, loss of privacy and noise.
- Loss of views from existing properties
- Direct overlooking from Plots 5 to 8 and 9 to 12 into existing properties.
- Erection of 2/3 storey houses and block of flats close to existing bungalows is totally out of keeping.
- The development plan is not the one shown to Takeley Parish Council.
- The area is currently home to protected species of wildlife.
- Loss of existing trees and hedgerow
- Previous objections to the development of the site in 2009 by the Parish Council
- Loss of peace and quiet
- Plots 1 to 4 would restrict sunlight to existing gardens
- Plots 1 and 41 are three storey and will be out of keeping with the street scene.
- Access onto the B1256 is on the crown of the hill and a curve in the road and will be quite dangerous.
- If planning permission is granted, the layout/design should be changed to move the dwellings down into the area where the balancing pond is proposed.
- There have been problems on the Barkers Tank site where homes have been converted into homes for multiple occupancy.
- Lack of local facilities for the development.
- There is too much housing in Takeley which is under threat of being seriously over crowded.

Two of the objectors maintained their objections following the re-consultation on amended plans;

10. APPRAISAL

10.1 The issues to consider in the determination of the application are:

- A. The principle of development of this site for residential development (ULP Policies S3, S7, S8 and GEN2)
- B. Design of the Proposals and whether proposal would adversely affect the amenity values of future and neighbouring residents (ULP Policies GEN2).
- C. Mix of Housing and Affordable Housing (ULP Policies H9 and H10)
- D. Access to the site and parking provision (ULP Policies GEN1, GEN8; SPD: Parking Standards – Design and Good Practice; Development Management Policies, adopted by Essex County Council February 2011 and adopted by Uttlesford District Council 17 March 2011)
- E. Bio-diversity (ULP Policy GEN7)
- F. Other material considerations

A. The principle of redevelopment of this site for residential development (ULP Policies S3, S7, H8 and GEN2)

The application site is located outside the development limits of Takeley and adjoins the area identified on the Proposals Map as Takeley Local Policy 1 – Land west of Hawthorn Close That area has been developed and the current application proposal would extend the Takeley westwards into open countryside. It is not considered that the development would meet the requirements of Policy S7 of the Local Plan and

that, as a consequence, the proposal is contrary to Policy S3 and S7 of the 2005 Local Plan.

However, the applicants have argued that Uttlesford cannot demonstrate an adequate 5 year supply of housing land and can only achieve 81% of its five year housing land supply, when according to the NPPF it should be achieving at least 105%, and even arguably 120%. The applicants maintain that this clearly demonstrates that the Council's own figures show a the shortfall of 511 units, rising up to 833 units if the Council is found to be consistently underperforming in terms of housing land supply. By the Council's own recognition in the Annual Monitoring Report, it should consider favourably applications for residential development which will have make a positive contribution towards meeting housing requirements. The applicants refer to the Council's LDF Working Group and it was agreed that the Council should take a proactive approach releasing appropriate sites. The applicants understand that the Council has agreed that sites adjoining Key Villages should be given greater preference to those adjoining the smaller, less sustainable settlements.

The most recent Annual Monitoring Report (2012) records the average annual completion rate of to be 334 dwellings, compared with the average annual completion rate required by the East of England plan of 430 dwellings. The current level of delivery on deliverable sites for the 5-year period is therefore 78% which equates to 3.9 years worth of supply. When an additional 20% is frontloaded to these figures as required by the NPPF for under delivering authorities, the percentage of the plan target on deliverable sites falls to 65% which is equivalent to just under 3 years worth of supply.

The Council is preparing the Draft Local Plan which was published for consultation in June 2012 and which seeks to identify additional future development sites for the period 2013 to 2028. If the proposed sites identified in the Draft Local Plan June 2012 are taken into account the percentage of the plan Uttlesford District Council target on deliverable sites for the 5 year period is 147%, the equivalent to 7.4 years worth of supply.

The application site is identified as a proposed development site in the Draft Local Plan 2012 under Takeley/Little Canfield Policy 2 for an allocation for a minimum of 38 residential dwellings and providing for a mixed and balanced community.

The Draft Local Plan is at an early stage in its preparation with the consultation on proposals taking place in June 2012 with a further pre-submission consultation yet to take place in January/February 2013 with the aim of having the plan adopted early 2014. As a consequence, the sites identified have not yet been through the full consultation process and approval of sites identified in the Draft Local Plan may be regarded as being premature. Government advice in the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable sites.

Bearing in mind that the Council cannot show a five year supply of housing land and that the application site performed well in the Strategic Housing Land Availability Assessment (SHLAA) and is available for development, it is considered that the bringing forward of this site at this stage would be in accordance with the guidance contained in the NPPF and would contribute towards the Council's 5 year housing land supply.

In terms of sustainability, the Transport Statement demonstrates that the site is located adjacent to existing public bus stops and is served by existing bus routes that give access to Stansted Airport, Bishops Stortford, Stansted Mountfitchet and Saffron Walden, and also provide access to railway stations along this route. The site also connects with existing pedestrian and cycle routes, including Flitch Way and an existing Public Right of Way (PROW) along the southern and eastern boundaries respectively. The village of Takeley is also relatively well served with facilities, many of which are within walking distance of the application site and development of the site would allow residents to access facilities by means other than the motor car.

In these circumstances and in view of the Council's lack of a 5 year housing land supply, it is considered that an exception can be made in this instance in respect of Policy S7 of the 2005 Local Plan and that planning permission should be granted and the site brought forward for development in advance of the adoption of the future Local Plan.

B. Design of the Proposals and whether proposal would adversely affect the amenity values of future and neighbouring residents (ULP Policies GEN2).

Local Plan Policy GEN2 seeks to promote good design requiring that development should meet with the criteria set out in that policy. Regard should be had to the scale form, layout and appearance of the development and to safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate. Furthermore, development should not have a materially adverse effect on the reasonable occupation and enjoyment of residential properties as a result of loss of privacy, loss of daylight, overbearing or overshadowing.

The application site is currently agricultural land which sits alongside existing development at Morrells Green and along the B1256. The site is bounded by hedgerows and trees along most of its boundaries albeit of varying quality. The footpath along the eastern boundary that divides the site from Morrells Green runs through trees and hedgerows as does the Flitch Way to the south. The proposed development has been designed to retain the better quality groups of larger trees and large individual trees and proposes the augmentation of existing hedgerows, particularly along the western boundary and along the rear of the existing properties on Dunmow Road. A balancing pond will be located at the southern end of the site at its lowest point to accommodate surface water run-off. The Parish Council has requested that this be planted as a wildflower meadow and the applicants have agreed to look at the viability of this when preparing their detailed landscaping scheme.

The development is based upon a central spine road with small cul de sacs off. A detached dwelling will be located either side of the new access off Dunmow Road facing onto that road and will form an entrance gateway into the site. The remainder of the development are arranged in small groups and vary between detached, semi-detached and a small group of terraced properties. All are 2 storey in height and incorporate a range of styles and materials including brick, render and weather boarding which reflect the material characteristic of the area. The development does not incorporate the three storey town houses that are found on the adjoining site and it is considered that the proposed layout and the two storey buildings will provide a more transitional and looser character between the more urban development to the east and the open countryside to the west. The design of the development is acceptable and is in keeping with other development in the area.

In terms of residential amenity, the proposed layout will ensure that the new residents have an acceptable level of amenity and privacy. A noise survey has been submitted in respect of the implications of road noise for Plots 1 and 41 and confirms that subject to the incorporation of noise attenuation measures, there should be no adverse impact upon the living conditions of future residents. A fenced play area is to be provided within the development and is located away from the Fitch Way as requested by the Parish Council.

The public footpath, trees and hedgerow along the eastern boundary provides screening and separation which, combined with the position and orientation of the dwellings on the neighbouring site, will ensure that there are no problems of overlooking or overshadowing between the dwellings of the neighbouring developments.

Two of the three existing dwellings along the northern edge of the site are one and a half storey with their main outlook north towards Dunmow Road and south towards the application site. The third property, Highfield, is single storey and also faces north and south but also has a number of main room windows along its western elevation which are only 2.5m from the boundary of the site. A modern large garage is located to the rear of the garden and will largely screen the property from any overlooking from the south. Plots 5 to 12 are located to the south of these dwellings and are positioned a minimum distance of 21m back to back. Four of the plots are apartments with 1 bed flats at first floor level. Both the apartments and the dwellings on plots 5 to 8 have bedroom windows facing towards the existing dwellings. The existing boundary planting along the common boundary is to remain and will be supplemented by additional planting where necessary. It is also proposed to erect a 1.8m close boarded fence along the boundary which, with lattice trellis on top will form a 2.1m high fence between the two.

The residents of Highfields have raised concerns about potential overlooking and loss of light and the applicants have submitted amended plans which remove the first floor windows from the eastern elevation of Plot 1 to avoid problems of direct overlooking into the side windows of Highfields. It is considered that the windows at ground floor level will be adequately screened by the new boundary fencing. A Daylight and Sunlight Assessment has also been submitted and confirms that the windows at Highfields will meet the BRE guidelines for daylight and sunlight and that the proposals are acceptable.

It is considered that the measures incorporated into the design of the proposed development will protect the amenities of the existing residents and that they will not have a materially adverse effect on their reasonable occupation and enjoyment of their dwellings. The application is acceptable in this respect and the proposals are in accordance with Policy GEN2 of the Local Plan.

C Mix of Housing and Affordable Housing (ULP Policies H9 and H10)

Policy H9 requires that 40% affordable housing is provided on sites having regard to market and site conditions. In this instance, the affordable housing requirement would be some 16 units. The plans show 16 affordable units comprising 7 x 2 bed, 4 x 3 bed dwellings and 4x1 bed apartments. The affordable units are shown to be in two groups within the development as requested by the Members in previous discussions. The design, layout and amount of the affordable units within the development is acceptable and in accordance with Policy H9 of the Local Plan and their provision would be subject to a Section 106 Agreement.

The development as a whole comprises a mix of 2, 3 and 4 bedroomed dwellings together with the 1 bedroomed affordable apartments and provides an acceptable mix of dwellings on this site. As such the application proposals comply with Policy H10 of the Local Plan.

D Access to the site and parking provision (ULP Policies GEN1, GEN8; SPD: Parking Standards – Design and Good Practice; Development Management Policies, adopted by Essex County Council February 2011 and adopted by Uttlesford District Council 17 March 2011)

Access to the development is proposed from Dunmow Road (B1256) and will incorporate a simple priority junction. The site entrance will be within the 30mph speed limit which increases to 40mph after the application site boundary to the west. The Transport Statement submitted with the application confirms that discussions have been carried out with the local highway authority and the access agreed. Indeed the local highway authority has confirmed that it has no objections to the submitted application.

The concerns of the Parish Council regarding the sight lines are noted. However, the submitted Transport Statement has undertaken a capacity assessment of the proposed site access and demonstrated that there are no capacity concerns associated with this scale of development and that the proposal for a simple priority junction is adequate. The Local Highway Authority has no objections to the proposal.

The applicants have indicated that they do intend to provide a footpath along the frontage of the site to link up with the existing frontage that runs along the southern side of Dunmow Road. The application site boundary has been amended to accommodate it.

In terms of parking, adequate parking provision is shown on the plans in accordance with the parking standards and with parking spaces adjacent to the dwellings they are intended to serve. No garage courts are proposed and the application is considered to be in accordance with Policies GEN1 and GEN8 of the Local Plan.

E Bio-diversity (ULP Policy GEN7)

Third parties have advised that the site is home to various protected species and the applicant's original briefing Note on Ecology recommended that further studies should be undertaken due to the presence of Slow-worm being recorded on the site. A Reptile Presence/Likely Absence Survey confirmed the presence of reptiles within the site but concluded that mitigation could not be provided within the site. The applicants have therefore carried out investigations and have submitted a Reptile Mitigation Proposal Report which proposes the translocation of the reptiles to two suitable receptor sites. Pishiobury Park near Sawbridgeworth and Oak Meadow to the east of Rayne have been selected as the receptor sites. The report sets out the measures that would be necessary to make these sites suitable for the reptiles and for their future maintenance. Essex County Council – Ecology has now confirmed that they are happy with the mitigation measures contained in the above report and that planning permission can be granted subject to suitable conditions in accordance with Policy GEN7 of the Local Plan.

F Other material considerations

The residential development of this site would increase the pressure on local education facilities. In order to off-set this pressure a financial contribution of

£120,613 is sought by Essex County Council towards the provision of additional places at Takeley Primary School and would be subject to a Section 106 Agreement.

It is considered that there are no other material considerations.

11. CONCLUSION

Although the application site is located outside the development limits of Takeley, it is considered that, in view of the Council's lack of a 5 year housing land supply and the contribution that this site could make to that supply together with the provision of affordable housing, an exception can be made in this instance in respect of Policy S7 of the 2005 Local Plan and that planning permission should be granted and the site brought forward for development in advance of the adoption of the future Local Plan. The proposed development is acceptable in all other respects and accords with the policies of the Development Plan and the NPPF.

RECOMMENDATION –CONDITIONAL APPROVALSUBJECT TO S106 LEGAL OBLIGATION

The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph II unless before 12 March 2013 the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive-Legal, in which case he shall be authorised to conclude such agreement to secure the following:

- (i) Pro-rata uplift in the community payment for education of £120,613 to provide additional primary school places.
 - (ii) Provision of 40% affordable housing
 - (iii) The provision of public open space, with a three month option of transfer of land to Takeley Parish Council and 20 year contribution to maintenance costs.
 - (iv) Pay Council's reasonable costs.
- (II) In the event of such an amended agreement being made, the Assistant Director of Planning and Building Control shall be authorised to grant permission subject to the conditions set out below.
- (III) If the freehold owner shall fail to enter into such an Agreement, the Assistant Director of Planning and Building Control shall be authorised to refuse permission for the following reasons:
- (vii) No uplifted community payment
 - (viii) No provision of affordable housing

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule below (See end of Report)
REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved

application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. Prior to the erection of the development hereby approved (not including footings and foundations) samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

4. Prior to the erection of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- i. proposed finished levels or contours;
- ii. means of enclosure and boundary treatments;
- iii. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, Street Lighting, etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power),
- viii. communications cables, pipelines etc. indicating lines, manholes, supports.);

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is brought into use and any apartment is occupied or in accordance with the programme agreed with the local planning authority. REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).
6. Demolition or construction works (including deliveries) shall not take place outside 7.30 hours to 18.00 hours Mondays to Fridays and 8.30 hours to 14.00 hours on Saturdays and at no time on Sundays or Bank Holidays.
REASON: In the interests of the amenity of the area in accordance with Policies GEN2 and GEN4 of the Uttlesford Local plan (adopted 2005)
7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development

- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from construction works.

REASON: In the interests of the amenity of surrounding residential premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows shall be constructed at first floor level on the eastern elevation of the dwelling shown as Plot 1 on the approved plans.

REASON: In the interests of protecting the amenities of the neighbouring residential property in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

9. The dwellings shall achieve Level 3 of the 'Code for Sustainable Homes'. No dwelling shall be occupied until the final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction and to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy adopted October 2007.

10. The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved development in-use.

The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed.

Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed.

REASON: In the interests of the promotion of sustainable forms of development and construction and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

11. No building shall be occupied until works for the drainage/ sewage disposal works have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority.

REASON: To ensure suitable drainage for the development, in accordance with Policy GEN2 Uttlesford Local Plan (adopted 2005).

12. Before development of the dwellings commences, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved in writing by the local planning authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities

and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained thereafter.

REASON: To meet the requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability, in accordance with Policies GEN1, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

13. No development shall take place until a surface water drainage scheme for the site, based upon sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year climate change critical storm will not exceed run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- No less than 490 cubic metres of above ground storage.

REASON: To ensure that surface water is effectively managed without increasing flood risk off site in accordance with Policy ENV? Uttlesford Local Plan (adopted 2005).

14. No development will commence on site nor any site clearance or on-site investigation works shall take place until the scheme of mitigation/enhancement contained in the Reptile Mitigation Proposal dated November 2012 submitted with the application has been implemented in full or to a stage that is agreed in writing with the local planning authority.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

15. If the development hereby approved is not commenced within one year of the date of this consent a further wildlife survey of the site shall be carried out to update the information on the species and the impact of development and the survey, together with an amended mitigation strategy as appropriate, shall be submitted to and be approved in writing by the local planning authority and implemented as agreed.

REASON: To comply with the requirements of the Habitats Regulations and to protect species of conservation concern in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

16. Prior to the commencement of development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

17. Prior to the commencement of development, details shall be submitted to and approved in writing by the local planning authority to show a priority junction at right angles to Dunmow Road, Takeley as shown in principle on the drawings included within the Transport Assessment dated June 2012 and to include visibility splays with dimensions of 90 metres by 2.4 metres by 90 metres and two x 2 metre footways which should remain straight for the first 15 metres and the continuation of the existing footpath along the Dunmow Road frontage. The approved scheme shall be implemented prior to the occupation of any dwelling.

REASON: In the interests of highway safety and to ensure adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

18. The carriageway of the proposed estate road shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or mews) from occupation of such dwelling.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highways safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

19. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- REASON: The Essex Historic Environment Record shows that the proposed development lies immediately adjacent to known extensive archaeology deposits and further investigation of the site is required in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).