

## **UTT/13/0327/OP – (CLAVERING)**

**PROPOSAL:** Outline application for erection of 13 dwellings with all matters reserved

**LOCATION:** Land south of Oxleys Close, Stortford Road, Clavering

**APPLICANT:** Messers J, J & R Noble and Tee

**AGENT:** Sworders

**GRID REFERENCE:**

**EXPIRY DATE:** 9 May 2013

**CASE OFFICER:** Nicholas Ford

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### **1.0 NOTATION**

1.1 Outside Development Limits.

### **2.0 DESCRIPTION OF SITE**

2.1 The application site lies on the southern edge of Clavering on a site of 0.6 hectares presently is use as agricultural land under cultivation. The land comprises farmland under cultivation to the south of Oxleys Close. Oxleys Close is a cul-de-sac of 14 two storey dwellings granted planning permission in 2005 and located just beyond the village supermarket. It faces onto and has access via an internal spine road onto Stortford Road. The supermarket is a modern and substantial building beyond a tree belt.

2.2 The land is bounded by mesh fence and shrubs on the boundary with Oxleys Close, the highway verge with Stortford Road and otherwise agricultural land east and south. Land to the east falls to the River Stort. The land is not in a flood risk area.

### **3.0 PROPOSAL**

3.1 This outline application is for 13 dwellings (7 private and 6 affordable) with all matters reserved. Drawings are submitted in indicative form only to demonstrate how the site may accommodate access, layout, scale, appearance and landscaping for such a development.

3.2 The principle and amount of development are matters for consideration.

### **4.0 APPLICANTS CASE**

4.1 See Planning, Design and Access, Financial Viability, Utilities and Preliminary Ecological Statements.

### **5.0 RELEVANT SITE HISTORY**

5.1 None.

## **6.0 POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

### **6.2 Uttlesford District Local Plan 2005**

- Policy S7: The Countryside
- Policy H10: Housing Mix
- Policy GEN1: Access
- Policy GEN2: Design
- Policy GEN6: Infrastructure Provision
- Policy GEN7: Nature Conservation
- Policy GEN8: Vehicle Parking Standards
- Policy ENV5: Protection of Agricultural Land
- Policy ENV8: Other Landscape Elements of Importance for Nature Conservation
- SPD: Energy Efficiency and Renewable Energy
- SPD: Accessible Homes and Playspace
- Parking Standards: Design and Good Practice Guide

## **7.0 PARISH COUNCIL COMMENTS**

- 7.1 The site is outside development limits. There is a shortfall in housing supply but the site is neither deliverable in 1-5 years nor sustainable as the village school is full.

The applicant is yet to develop 14 homes adjacent to this site, approved at appeal in August 2012 and 24 homes are yet to be delivered at the Jubilee Works site. A further development of 32 homes is awaiting an appeal decision at a site west of the Cricketers. It is doubtful that there is sufficient developer demand, in light of the present financial climate and local competition from the other local developments, to give certainty of this development being able to contribute to the 5-year housing supply. The Parish Council believes that this further proposal represents an over-development of the village.

The proposed access is onto the already congested Stortford Road. In addition, the sight line to the south of the proposed new access is poor due to a rise in the road.

It is not sustainable to allow further development when the village school is already full. The only opportunity for expanding the school capacity is to acquire additional land.

Should the District Council be minded to approve the application, conditions should be implemented to mitigate - The roadway should interconnect to the Oxleys East development and maintain an adequate width to serve all properties. The Oxleys Close entrance should be closed off from the new Oxleys East. This design feature has been suggested by District Councillor Edward Oliver and would address safety and congestion concerns. The roadway should have traditional raised pavements to protect young children. A contribution should be given towards provision of off-road parking to alleviate congestion on the Stortford Road. UDC owned land could be used to create a layby, as suggested by Cllr Oliver. Tree screening to the south of Oxleys South should be planted to overcome the visual impact of the new development on entering the village from the Bishops Stortford direction. The 2011 Parish Housing Needs Survey has identified a local need for 9 affordable homes. The Parish Council therefore asks for the District Council to implement a local lettings

policy for the affordable homes provided. Primary education should be provided at the village school, to reduce the requirement for additional car journeys to access education further afield. Therefore, additional education contributions should be made available to the County Council so that land can be acquired to extend Clavering Primary School.

## **8.0 CONSULTATIONS**

- 8.1 UDC Housing – Verbal comments. Consider the viability assessment to be acceptable. Advice regarding layout to be added as informatives.
- 8.2 UDC Access and Equalities Officer – Review of drawings/plans submitted indicate compliance with the SPD on Lifetime Homes. Good to see that a bungalow is being used to meet the Wheelchair Housing requirement.
- 8.3 Thames Water – No objection to sewerage infrastructure.
- 8.4 ECC Education – The development would add to the need for primary, secondary and secondary transport level need. Requests a S106 Agreement to agree education contributions.
- 8.5 Highway Authority – No objection. Provides informatives to take into account in a reserved matters application.
- 8.6 UDC Planning Policy - The NPPF sets a presumption in favour of sustainable development which means approving development which accords with the development plan; and where the relevant policies in the development plan are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the NPPF indicate development should be restricted.

The NPPF includes a requirement for Local Planning Authorities to have 5-years' worth of housing supply against their housing requirement but with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. The buffer is increased to 20% where there is a record of persistent under delivery.

Para 49 requires housing applications to be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Council cannot demonstrate a 5-year supply of deliverable housing sites.

The 2012 5-year land supply statement demonstrates that the council has 78% (3.9 years) worth of housing supply when compared to the RSS annual requirement. This falls to 65% (3.2 years) when a 20% buffer is included. Since the publication of the 5-year Supply Statement in April 2012 a number of additional sites have been granted planning permission. Sites which were not previously included in the housing land supply calculations were: Jubilee Works in Clavering (24), Carnation Nurseries, Newport (17), Lodge Farm, Saffron Walden (31), Alsa Leys, Elsenham (6) and Ongar Road (73) and Barnetson Court (10) in Great Dunmow. This comes to a total of 161 additional dwellings against a difference of 482 between the total supply on committed sites and the housing target, so even taking these permissions into account there is still a shortfall in the supply of housing.

## Adopted Local Plan

The adopted Local Plan 2005 was prepared under the planning act 1990 and therefore according to Annex 1 of the NPPF due weight can only be given to the policies of Adopted Local Plan according to their degree of consistency with the NPPF.

The site is outside the Village Development Limit for Clavering.

The development needs to be judged against policy S7 and all the GEN policies.

## Parish/Town Plan or Design Statement

None

## Emerging Local Plan

Proposals for a Draft Local Plan went out on consultation between 8 June – 23 July 2012. The housing strategy as proposed in the emerging local plan reflects the existing settlement hierarchy. Clavering is identified as a Type A Rural Settlement - a village with some local services suitable for a scale of development that would reinforce its role as a local service centre.

Land to the rear of the shop and Oxleys Close was allocated in the consultation document as a housing site for a minimum of 20 residential dwellings including a children's play space (LEAP). The allocation included the land which is the subject of this application and also the land which was granted planning permission on appeal for 14 units.

A number of representations were received in response to the proposal in the Draft Plan

## Summary of Representations

17 representations were received in respect of this policy.

Early Years, Child Care and Educational Facilities and Services state that normal developer contributions will be sought including school transport where appropriate.

A landowner promoting a site elsewhere in the district feels that this site is poorly located in the open countryside.

An Individual feels that only affordable homes are needed in the village, not market housing. Other individuals are concerned about infrastructure and road safety.

Clavering Parish Council is concerned that the site is at risk of flooding and they point out that the housing need survey does not support such large development in the village.

The Highways Agency welcomes reference to the need for a Transport Assessment, and acknowledges reference to the need of adequate travel planning elsewhere in the document, reference should be made specifically to the need to encourage a modal shift and reduce the need to travel through the provision of a travel plan.

The site in the Draft Plan was subject to Sustainability Appraisal. The report from June 2012 states:

This site will have a significant positive impact on SA objective 9 (housing) by providing a minimum of 20 new dwellings which will include some affordable housing provision.

There will be positive impacts on SA objective 2 (heritage) from this site as it is not on or near any historic designations. There are cropmarks in the vicinity which development should have regard to.

The site has a positive impact on SA objective 4 (pollution) where it is away from any AQMA and unlikely to be affected by noise and contamination. It is located within the source protection zone 3 which, according to the Environment Agency, requires careful consideration of SuDS to ensure that the site does not negatively impact the groundwater. However this should be adequately dealt with by a Drainage Strategy which is required by the local policy. A significant impact has not been given where there is uncertainty over the site's impact on traffic and emissions.

The site is outside flood risk zone 2 and 3 which positively impacts on SA objective 5 (flooding). The requirement of a Drainage Strategy within the policy should ensure that any impacts on surface water movement are mitigated. An FRA would also positively deal with this issue at planning application stage.

There will be positive impacts on SA objective 6 (sustainable travel) and SA objective 7 (accessibility) where the site is near public transport and some key services. The policy requirement for the provision of a children's play space on site will also support SA objective 7 as well as SA objective 10 (infrastructure). However, due to uncertainties over sewerage network capacity, capacity of the local primary school, and access to secondary school education and healthcare facilities this site will have an overall uncertain impact on SA objective 10.

There will be a positive impact on SA objective 11 (education) where the site is located close to a primary school. Uncertainties over the school's capacity and with the nearest secondary school being more than 3 miles away, which is beyond the statutory walking distance, this site cannot have a significant positive impact on this SA objective.

There are no healthcare facilities within Clavering which results in SA objective 8 (health and social inclusion) ultimately receiving a negative impact. The site does not meet any of the ANGSt criteria for access to natural green space although it is acknowledged that the site will provide a play area for children; contributing to social inclusion.

There will be negative impacts on SA objective 1 (biodiversity and landscape) where the site is located on agricultural Greenfield land as this will result in some loss of the countryside. The impact on the countryside will be minimised due to the size of the site and with it being directly adjacent to the existing settlement. The site will not impact on any locally or nationally designated sites for nature conservation.

The report on the representations received in response to the 2012 consultation has not yet been considered by Members. Pre-submission consultation is likely to take place in the spring, with the Inquiry taking place later in 2013 and adoption in Spring 2014.

## Comments

The site is currently beyond development limits but it is included within a proposed allocation in the Draft Local Plan. In accordance with the NPPF the application should be approved if it complies with the guidance in Para 49. The site is sustainable in terms of its village location and satisfies a number of the sustainability objectives as set out above. Although the Draft Plan has not yet been tested at an Examination in the absence of a 5 year land supply these issues are pertinent to the consideration of the current planning application.

The applicants offer to provide 6 affordable houses on a development site of 13 homes means that the current policy which requires 40% affordable on sites of 15 or over 0.5ha is exceeded.

The application also provides for the play area which was required by the policy in the Draft Plan but the previous application was not able to provide.

This application is contrary to the policies in the current local plan. But because the Council is not able to demonstrate a five year supply of land for housing the proposal has to be considered in relation to the policies in the NPPF. Clavering is a village where services and facilities are available. The school and the shop are available within a short walk of this site. No sustainability issues have been identified. Planning permission should be granted subject to detailed development management requirements on design, layout etc being satisfactorily met.

## 9.0 REPRESENTATIONS

9.1 1, 3, 6, 11 Oxleys Close, 8, 11 Barlee Close, 24, 29 Pelham Road

Comments summarised:

The land is outside the development limit  
Precedent for further development  
Destroy land for crops  
Would extend the building line of Clavering considerably  
Unsustainable development given other permissions granted on appeal  
Ribbon development  
Support new development if the new road served these houses and those approved  
Would like a new road for all development to avoid access through Oxleys Close  
The road looks narrow  
Houses should not be built on farmland  
Would turn the area into an estate  
Detriment to the character and rural aspect of the village and Oxleys Close  
Six shared ownership properties are much needed  
All the houses should be affordable for the community  
Access could have very poor visibility in a dangerous position due to bends  
There could be future development towards the river and Barlee Close  
Additional traffic from many developments gridlocking Stortford Road  
Additional pollution  
The primary school is full to capacity  
Overlooking and crowded impact on Oxleys Close residents  
Bats and badgers have been seen in the valley

## 10.0 APPRAISAL

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

**Whether development of the land for housing is acceptable in principle having regard to policy seeking protection of the character and appearance of the countryside and Government advice which seeks delivery of new homes (NPPF, ULP S7).**

- 10.1 The land is outside of any development limits for the purposes of the Uttlesford Local Plan (ULP) adopted 2005. The principle of the development needs to be judged against saved policy S7 (The Countryside) of the Uttlesford Local Plan adopted 2005.
- 10.2 Policy S7 of the adopted Uttlesford Local Plan (ULP) states that “the countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This will include infilling in accordance with paragraph 6.13 of the Housing Chapter of the Plan. There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there”. New dwellings outside of development limits do not normally meet the exceptions of ULP Policy S7 and would fail to protect the character and appearance of the countryside.
- 10.3 Paragraph 49 of the Framework says 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 housing sites. The Council cannot demonstrate a five-year supply so that policy S7 cannot be considered up-to-date with regard to the supply of housing. Paragraph 14 provides that, where relevant development plan policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole, or specific Framework policies indicate that development should be restricted. Limited weight is therefore afforded to the requirements of policy S7 with regard to the need for development to be in the countryside and its appropriateness to a rural area, taking into account the absence of a 5 year housing land supply, Framework paragraph 49 is engaged and housing development is considered acceptable in principle.

**Whether the change of use would result in the loss of best and most versatile agricultural land (NPPF and ULP Policy ENV5).**

- 10.4 The development of the land for housing would mean the irreversible loss of a portion of land presently used in agriculture. The quality of farmland is assessed by classification by that which is most productive and efficient in response to climate, temperature and soil conditions. The application site is not Grade 1 or 2 best and most versatile land but Grade 3 good to moderate land. Loss of this land would be true for housing applications that come forward through allocation in development plans. Weighing planning considerations it is considered that the need for new housing is of greater need than this portion of land remaining in agricultural use. This view is consistent with planning permission granted for housing to the rear of Oxleys Close.

**Whether an appropriate proportion of affordable housing would be provided (ULP Policy H9).**

- 10.5 The applicant proposes that 6 of the 13 dwellings be affordable. This equates to 46% of the total and meets the requirement of Policy H9 to negotiate 40% of the total provision of dwellings on a site as affordable housing. Whilst there is a draft allocation Local Policy 1 for this site and the consented site that anticipates a comprehensive scheme across both sites it occurred before planning permission was granted on appeal for 14 dwellings and does not take account of this extant permission. The approach to affordable housing is framed by this reality. Whilst this is additional development in that policy area it would not be viable to require the applicant to provide 40% of the total provision of 27 houses (14+13) to be affordable as this would result in just 2 of the 13 dwellings being constructed as market houses – acknowledging that there is an extant permission for 14 dwellings which, it is understood, has been transferred to a developer. To require more affordable housing than proposed would not result in a commercially viable scheme and not deliver housing – a circumstance acknowledged by the draft affordable housing policy and the direction of travel for housing policy. The Housing Strategy Team accepts this view and agrees with the applicant's viability assessment. The affordable housing requirement is satisfied subject to a legal agreement.

**Whether the proposed housing would be acceptable in detail having regard to highway safety, the character and appearance of the area and the amenity of neighbouring properties (NPPF, ULP Policies GEN1, GEN2, GEN6, GEN8, ENV8, H10, SPD Accessible Homes and Playspace, SPD Energy Efficiency and Renewable Energy, ECC Parking Standards - Design and Good Practice 2009).**

- 10.6 Much of the detail applicable to a housing scheme is not for consideration here as all matters are reserved for future consideration save the principle of development and quantum. Notwithstanding, it is necessary to consider whether the application site is likely to accommodate such housing.
- 10.7 Access is a reserved matter and not for approval here. Access would be taken at some point from Stortford Road and this is indicated indicatively. The Highway Authority has indicated that they have no objection to the illustrative drawings for access onto the highway. It is important to ensure that the outline application, being the planning permission, ensure that there be a footpath provided between the dwellings subject of this application and those existing in Oxleys Close so that occupiers can make use of village facilities and services. A condition of the permission can ensure this.
- 10.8 The indicative drawings submitted with the application illustrate a cul-de-sac arrangement with dwellings facing north towards Oxleys Close and east towards the River Stort with the equipped area of play adjacent and given surveillance. This is a similar arrangement as that already present in Oxleys Close and, should such a layout come forward in a reserved matters application, is considered to be one that would preserve character. Whilst this layout is not for approval, it demonstrates that the land is capable of accommodating the quantum of development requested in relation to off road parking requirements, garden size and residential amenity considerations. Consideration of detailed layout, for example, addressing the Stortford Road frontage and location of the play area is to be dealt with at reserved matters stage.
- 10.9 Policy H10 requires that this site provide a significant proportion of housing as 'small properties'. Small properties are defined as two and three bed homes. The indicative drawings suggest 10 x 3 bed market houses and 3 x 2 bed houses. As such, a reserved matters application with such a mix would accord with this policy. A condition can control provision of an appropriate mix.



- 10.10 In accordance with the Council's SPD, at least one wheelchair accessible unit is required for developments between 10 and 20 units. Indicative drawings indicate that this would be provided as the bungalow. A condition can ensure that a wheelchair accessible unit is included in the reserved matters application.
- 10.11 ULP Policy GEN6 relates to developments needing to ensure adequate infrastructure provision, in some instances required by payment of appropriate costs to the relevant statutory authority. There would be a requirement for the provision of additional school places. Essex County Council has assessed the application and according to their forecasts predicts a need for additional primary and secondary school places as well as secondary transport. This can be secured by legal agreement as can the affordable housing and the equipped play area.

**Whether there would be harm to wildlife and protected species (NPPF and ULP Policy GEN7).**

- 10.12 A preliminary ecological appraisal has been submitted with the application. The report finds that the site has negligible biodiversity value on the basis it is dominated by arable land with some species poor grassland and is unlikely to support important and/or protected species. In accordance with the NPPF, and to improve biodiversity, wildflower planting and installation of bat and bird boxes is recommended. These features can be secured by condition.

**11.0 CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- 11.1 It is considered that the weight to be given to the requirement to provide a 5 year land supply and the housing provision which could be delivered by the proposal would outweigh the harm identified in relation to rural restraint set out in ULP Policy S7. Therefore, in balancing planning merits, it is considered that planning permission should be granted for the development.

**RECOMMENDATION – CONDITIONAL APPROVAL WITH S106 LEGAL AGREEMENT**

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless before 9 June 2013 of being invited to do so 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 an agreement to secure the following:
- (i) payment of contributions towards Education provision
  - (ii) provision of 6 dwellings for affordable housing
  - (iii) provision of LEAP and maintenance payment (If transferred to Parish)
  - (iv) Pay Councils reasonable costs
- (II) In the event of such an agreement being made, the Divisional Head 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 Divisional Head of Planning and Building Control shall be authorised to refuse permission for the following reasons:

- i) No contributions towards Education provision
- (ii) No affordable housing provision
- (iii) No provision of LEAP and maintenance payment

1. Approval of the details of the layout, access, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be begun not later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Prior to the erection of the development hereby approved (not including footings and foundations) details 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 visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005.

5. 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.

6. The Reserved Matters application shall include an accessibility statement/drawing. The details submitted shall set out measures to ensure that buildings are accessible to all sectors of the community. Buildings shall be designed as 'Lifetime Homes' and shall be adaptable for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.

REASON: To ensure that the district's housing stock is accessible to all and to meet the requirements contained in adopted SPD Accessible Homes and Playspace Adopted November 2005.

7. Before development commences details of surface water drainage works shall be submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of all surface water to the ground within the site by means of a sustainable drainage system, which should include levels of the drive, materials to be used and how it would be drained. The results of this assessment shall be submitted to the local planning authority. Subsequently the surface water drainage shall be carried out in accordance with the approved details before the first occupation of the dwellings and maintained in the same condition thereafter.

REASON: To control the risk of flooding to the development and adjoining land in accordance with Policies GEN2 and GEN3 Uttlesford Local Plan (adopted 2005).

8. The reserved matters application shall contain details demonstrating that at least one unit is to be built to wheelchair accessible standards in accordance with the Council's Supplementary Planning Document – Accessible Homes and Playspace. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To meet the requirements of Supplementary Planning Document – Accessible Homes and Playspace.

9. The reserved matters application shall contain details of the mix of house sizes for written approval. The mix shall provide a significant proportion of small two and three bedroom homes. The development shall be carried out in accordance with the approved mix unless otherwise agreed in writing by the local planning authority.

REASON: To meet the requirements of housing mix in Policy H10 of the Uttlesford Local Plan adopted 2005.

10. The development hereby permitted shall be implemented in accordance with the ecological scheme of mitigation/enhancement submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

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

11. A footway shall be constructed on the eastern side of Stortford Road to a minimum width of 1.8 metres between the development hereby approved and the existing footway north of Oxleys Close prior to the occupation of any dwelling hereby approved.

REASON: In order to ensure that the development provides for sustainable means of transport including pedestrian links to services and facilities in the village including

public transport, education and shopping in accordance with the National Planning Policy Framework and Policy GEN1 of the Uttlesford Local Plan adopted 2005.

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All works affecting the highway to be carried out by prior arrangement with, and to them requirements and satisfaction of, the Highway Authority and application for the necessary works should be made to Essex County Council on 0845 603 7631.

The Applicant should provide for agreement, information regarding their drainage proposals i.e. draining by gravity/soakaways/pump assisted or a combination thereof. If it is intended to drain the new highway into an existing highway drainage system, the Developer will have to prove that the existing system is able to accommodate the additional water.

Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.

The parking provision for cars, cycles and powered two wheelers should be in accordance with the Parking Standards Design and Good Practice September 2009.

The layout of the proposed development should accord in all respects with the Essex Design Guide and the Parking Standards Design and Good Practice September 2009 and Uttlesford Local Residential Parking Standards adopted February 2013.

The reserved matters application would need to take account of the Essex Design Guide with regard to garden sizes appropriate for family sized dwellings and ensure they are appropriate for all plots.

The design should take account of Stortford Road as a street scene in relation to active frontages and an inward facing bungalow.

Consideration should be given to integration of the equipped area of play adjacent Stortford Road.