

UTT/13/0108/OP (THAXTED)

PROPOSAL: Proposed residential development for 8 no. dwellings including access

LOCATION: Land east of Barnard's Field, Barnard's Field, Thaxted

APPLICANT: Misses EA & HC Barnard

AGENT: Andrew Stevenson Associates

EXPIRY DATE: 23 April 2013

CASE OFFICER: Mrs K. Mathieson

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site is located on the eastern edge of Thaxted, adjacent to existing residential development at Barnard's Fields to the west and south and comprises agricultural land. The existing Barnard's Fields development was constructed in three phases and the northern part has a staggered eastern boundary which does not extend into the adjacent agricultural land as far as the eastern boundary to the southern section. There is a mature hedge forming the site boundaries with Barnard's Fields while the eastern and northern boundaries are not defined.

3. PROPOSAL

3.1 This application is for outline planning permission for 8 no. dwellings with only access to be considered at this time. The application as submitted was for 10 no. dwellings however this has been reduced to 8 no. dwellings with a revised block plan. The proposal would essentially square off the area to the east of the northern part which does not protrude into the agricultural land as far as the southern development.

3.2 The proposed access to the site would be via the existing Barnard's Fields access. The existing access runs between no. 33 to the north and nos. 34, 35 and 36 to the south and provides vehicular access to no. 34. It is intended to continue this access straight on, into the site, at the point where it currently meets the field boundary.

4. APPLICANT'S CASE

4.1 A design and access statement has been submitted with the application. This provides details of the proposal, the site, details of the existing right of way that the applicant has over the access for the site, relevant planning policies including the site's inclusion as part of a larger site within the SHLAA and the lack of 5 year land supply within the District.

5. RELEVANT SITE HISTORY

- 5.1 An application for planning permission for residential development of the entire field, including the Barnard's Fields land and this site, was refused in 1964.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

Policy S7 – The Countryside

Policy GEN1 – Access

Policy GEN2 – Design

Policy GEN4 – Good Neighbourliness

Policy GEN8 – Vehicle Parking Standards

Policy ENV5 – Protection of Agricultural Land

SPD – “Accessible Homes and Playspace”

Parking Standards: Design and Good Practice

Uttlesford Local Residential Parking Standards

7. PARISH/TOWN COUNCIL COMMENTS

7.1 Original Plans:

RESOLVED to OBJECT as follows:

This proposal is a case of overdevelopment of the site;

The gardens are too small and the proposal will lead to development very close to existing homes impacting on light and privacy. This is particularly the case for nos 30 33 Barnards Field;

The site is outside the Village Development Limit;

There is no evidence of affordable housing included in the proposal;

The development will rely on a private sewage pumping station which already creates an unpleasant smell in Barnards Field/Bardfield Road;

RESOLVED to COMMENT as follows:

The plans supplied by UDC were of very poor quality and the Council requests that this is addressed in the future;

There is the potential for the landowner to improve this development to a more acceptable standard with the use of more land.

7.2 Revised plans:

RESOLVED to maintain the Council's objection to the application as follows:

This proposal is a case of overdevelopment of the site;

The gardens are too small and the proposal will lead to development very close to existing homes impacting on light and privacy. This is particularly the case for nos 30 33 Barnards Field;

The site is outside the Village Development Limit;

There is no evidence of affordable housing included in the proposal;

The development will rely on a private sewage pumping station which already creates an unpleasant smell in Barnards Field/Bardfield Road;

8. CONSULTATIONS

ECC Education

- 8.1 Comments were received based on the original plans for 10 dwellings and requesting a financial contribution towards primary and secondary school places and secondary school transport costs. However since that time, the application has been revised and now the number of dwellings proposed falls below the threshold for education contributions.

ECC Highways

- 8.2 No objections.

Anglian Water

- 8.3 The foul drainage from the development is in the catchment of Great Easton STW that at present has available capacity for these flows. The sewerage system at present has available capacity for these flows. The surface water strategy submitted with the planning application suggests the surface water from the proposed development will not impact on an Anglian Water asset.

9. REPRESENTATIONS

- 9.1 5 representations have been received objecting to the proposals. Period expired 24 March.

- 9.2 Main points:

- Will result in overshadowing and loss of privacy.
- Unclear whether the existing hedge would be removed
- There are existing problems with parking which would be exacerbated by visitors from the proposed development
- No part-ownership properties are proposed, we were told that the land would only be used for part-ownership properties
- Drainage is already poor and this will make the situation worse
- The access to the site is substandard with no detailed engineering drawings submitted – it is not possible to provide footpaths either side of the access which demonstrates its unsuitability
- My rear vehicular access where the road to the development is will need to be maintained
- There is no provision for a play area
- The indicative layout demonstrates that the site is of insufficient size to accommodate 10 dwellings, the garden to plots 2 and 6 are inadequate [NB this relates to the originally submitted plans not the revised plans]
- The proposal would be unsightly and represent unnecessary encroachment into the open countryside contrary to UDC policies
- The site has not been identified as suitable as part of the development plan process
- The school cannot cope with the possibility of more children
- The doctors cannot cope with more patients
- Additional traffic will be dangerous to children playing locally
- Noise will be generated by the development

- There is no need for additional housing in Thaxted following planning permission being granted for Sampford Road and Wedow Road

10. APPRAISAL

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

- A The principle of developing this site for housing
- B The loss of agricultural land
- C The proposed access to the site
- D The proposed scale, layout and form of the development
- E The provision of car parking for the development
- F The proposed mix of units within the development

A The principle of developing this site for housing

- 10.1 The majority of the site is located outside the development limits for Thaxted and is therefore located within the Countryside where ULP Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. 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.
- 10.2 However, in terms of housing delivery, the Council has not been able to demonstrate an adequate five year land supply and some sites that are located in the countryside have been considered for residential development by the Council to address this shortfall. In such circumstances the NPPF specifies that *“Housing applications should 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 local planning authority cannot demonstrate a five-year supply of deliverable housing sites”*.
- 10.3 The site is located within walking distance to the primary school, shops and services and is therefore sustainable. In addition the proposal would be set against the backdrop of the existing Barnard’s Field development, and as such would not be viewed as a significant incursion into the countryside. The proposed development would not be materially detrimental to the open and rural character of the surrounding countryside and in light of the current situation with regard to the lack of five year land supply, the proposal is considered to be acceptable.

B The loss of agricultural land

- 10.4 The proposed development would result in the loss of Grade 2 agricultural land which is classed as ‘very good’. However there is a need for additional housing within the District and it is considered that this need is greater than the need for this part of the field to remain in agricultural use.

C The proposed access to the site

- 10.5 The local highways authority has no objection to the proposal and the potential increase in traffic using Barnard’s Field would not give rise to any materially detrimental impact to the occupiers of existing neighbouring properties. As stated above, the site is in a sustainable located with shops and services within walking

distance. The access is therefore acceptable for the number of dwellings proposed and in accordance with ULP Policies GEN1 and GEN4.

D The proposed scale, layout and form of the development

- 10.6 The indicative details submitted with the application indicate that the design, scale and appearance of the dwellings could reflect that of the existing properties at Barnard's Fields. In addition, the layout of the development as indicated would be unlikely to have a detrimental impact on the occupiers of neighbouring residential properties as a result of the distances which exist between the site and those properties. The garden areas indicated on the layout plans would exceed the requirement for a minimum of 100m².
- 10.7 The Supplementary Planning Document - "Accessible Homes and Playspace" requires new dwellings to be constructed to meet Lifetime Homes Standards. As this is an outline application, it is not possible to assess whether the proposal would comply with those requirements. However if the proposal were approved this would be a matter to be considered as part of the subsequent reserved matters application.

E The provision of car parking for the development

- 10.8 The layout drawings and the design and access statement indicate that a minimum of two parking spaces would be provided for the proposed dwellings. An additional two spaces would be required for visitor parking the plans indicate that these would be provided within the development. The proposed development could therefore meet the requirements of the adopted parking standards.

F The proposed mix of units within the development

- 10.9 The indicative details submitted for consideration as part of this proposal indicate that the dwellings would be two and three bedroom properties. This would meet the requirements of ULP Policy H10.

11. CONCLUSION

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

- A The principle of development is acceptable in light of the site's sustainable location, the lack of 5 year land supply and the limited impact that the proposal would have on the surrounding countryside.
- B The loss of the agricultural land is outweighed by the need for additional housing within the District.
- C Access to the site is acceptable.
- D The indicative plans demonstrate that the site could accommodate a development with an acceptable scale, layout and form.
- E Adequate parking provision could be provided as part of residential development on the site.
- F The proposed mix of houses has been demonstrated to be appropriate.

RECOMMENDATION –CONDITIONAL APPROVAL

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. (A) 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.
- (B) The development hereby permitted shall be begun no 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.