

UTT/13/1618/OP - (STANSTED)

(MAJOR APPLICATION)

PROPOSAL: Outline application with all matters reserved (except for access) for the redevelopment of site to provide approximately 160 house dwellings , up to 600 square metres of commercial (B1) floorspace, approximately 0.45ha reserved for educational uses, seven full size allotments, paddock and community woodland area with associated open space, landscaping, access, parking and drainage

LOCATION: Land At Walpole Farm Cambridge Road Stansted

APPLICANT: Bloor Homes/Martin Grant Homes

AGENT: Pegasus Group

EXPIRY DATE: 19 September 2013

CASE OFFICER: Maria Tourvas

1. NOTATION

1.1 Outside Development Limits, airport safeguarding, within 2km SSSI, Public footpath runs along the southern boundary of application site rear of properties fronting Rainsford Road, Archaeology, Adjacent to Protect Lane - Pennington Lane

2. DESCRIPTION OF SITE

- 2.1 The site is located off Cambridge Road (B1383), to the north of Walpole Farm. The application site covers a total area of approximately 10.3 hectares which is currently arable agricultural land. The farm leases buildings within the main farm complex to a potatoes packing company and for the storage of pallets. The site comprises of 2 fields. There are hedge and tree lines which separates the fields. There is an existing access which is taken off Cambridge Road and runs parallel to the road up to the main farm buildings. There is a drainage ditch which runs parallel to Cambridge Road and the internal access. The site has undulating ground levels.
- 2.2 There is a 'valley' that forms the spine of the application site running from the centre of the site, west to east. This is close to the northern boundary of the application site, which consists of a drainage ditch/Ugley Brook and the boundary hedge to the field and the site. The application site jets out at the top of the valley towards the northwest corner of the site where ground levels increase again.
- 2.3 The main farm buildings sit on a higher ground level as you enter into Stansted heading south-westwards.
- 2.4 The site is edged by Pennington Lane immediately adjacent to the site's western boundary where the site levels splay and increase.
- 2.5 There are existing allotments to the southwest corner of the application site, adjacent to

Pennington Lane, which are proposed to remain and expanded. Also, there is a Public Right of Way adjacent to the southern boundary to the rear of properties which front onto Rainsford Road, Poulteney Road, Alderbury Road and The Rookery. This is also retained and forms part of the application illustrative scheme.

3. PROPOSAL

- 3.1 The proposed scheme is for “Outline application with all matters reserved (except for access) for the redevelopment of site to provide approximately 160 house dwellings , up to 600 square metres of commercial (B1) floorspace, approximately 0.45ha reserved for educational uses, seven full size allotments, paddock and community woodland area with associated open space, landscaping, access, parking and drainage”
- 3.2 As stated above apart from access all matters are reserved. The only point of access into the site is from Cambridge Road with an emergency access from Pennington Lane. It is proposed as part of the application that the main point of access would be re-aligned, which would be facilitated by off-site highway works. Access into the site and the proposed development would run from the aligned access through the valley spine of the site, running east to west.
- 3.3 An illustrative plan has been submitted as part of the application for information purposes. This indicates that there would be water bodies and paddock area (to be retained by landowner) along the forecourt of the site within the first field adjacent to Cambridge Road. This comprises an area of 1.7 hectares. To the north of that adjacent to the access road and the first field, business offices (Class B1) are proposed. It is illustrated that the units would form an agricultural barn style courtyard complex and would be predominately single storey, covering an area of 0.4 hectares. It is stated that these business offices are capable of being incubation units for start-up businesses. As part of the application the business units are being offered to UDC on a 10 year short term lease at a peppercorn rate.
- 3.4 It is illustrated that further water bodies would be located into the core of the proposed housing development, at the end of the main access road. The proposed housing is illustrated to be located fundamentally within the second field to the west of Walpole Farm. It is proposed that the main hedgerows and tree belts that run along the perimeter of the site and segregate the field would be retained and enhanced.
- 3.5 An extension of the allotments is proposed along the south-western corner of the site, to provide an additional 7 allotments together with 4 car parking spaces for allotment holders.
- 3.6 To the north-western corner of the site allocation has been made for the provision of community orchard/woodland and the provision of approximately 0.45 hectares of land for education purposes. Another area, immediate north of the proposed business units, has been highlighted on the illustrative plan as a second option that would also be capable of siting the proposed education use.
- 3.7 The residential element of the scheme is stated would comprise an area of 4.6 hectares providing a residential density of 34.8 per hectares. The table below is an indicative housing mix which accompanies the Masterplan, based on the construction of 147 dwellings;

Tenure	Type	1Bed	2 Bed	3 Bed	4 Bed	Total
Private	Flat	-	-	-	-	-
	Bungalow	-	4	-	-	4
	House	-	9	48	27	84
	Sub-Total	-	13	48	27	88
Affordable	Flat	14	-	-	-	14
	Bungalow	1	2	-	-	3
	House	0	25	16	1	42
	Sub-Total	15	27	16	1	59
TOTAL		15	40	64	28	147

3.8 The dwellings would be two-storeys, with small number single storey bungalows, together with the sparing use of 2 ½ storey dwellings to act as focal points within the development.

4. APPLICANT'S CASE

4.1 As part of the application submission the following supporting statements have been submitted;

Design and Access Statement;
 Planning Statement;
 Transport Assessment;
 Statement of Community Engagement;
 Biodiversity Questionnaire;
 Ecological Assessment;
 Landscape and Visual Impact Assessment;
 Employment Needs Assessment;
 Education Site Suitability Statement;
 Noise Impact Assessment;
 Air Quality Assessment;
 Heritage Desk-based Assessment;
 Lighting Reports;
 Energy Statement;
 Daylights, Sunlight and Overshadowing Scoping Assessment;
 Agricultural Statement;
 Arboricultural Assessment;
 Utilities Assessment;
 Flood Risk Assessment

4.2 It is stated within the Design and Access statement that the proposal is entirely compliant with local plan policy and responds to design and layout guidance such as;

- Lifetime Homes Standards & Part M of the Building Regulations;
- Minimum gardens sizes;

- Residential parking spaces sizes including garages;
- Strong elevational look to complement a preserved landscape and introduce gateway to village;
- Dwellings will be well designed and laid out on good sized plots and ample parking;
- Dual aspect dwellings on corners to provide active frontages into all street scenes;
- There would be focal points throughout the site, urban squares, open space and landscape features;
- There would be natural surveillance of open spaces;
- On-plot parking for all with no parking courts;
- Varied interesting architectural design and streetscape within minimal elevational repetition;
- Some roads would be shared surfaces to minimise speed and the risk of accidents

- 4.3 The D & A Statement discussed the scale of the proposed development as the dwellings would be predominately two-storey with the exception of two x 2 ½ storey landmark buildings situated at the end of the main access road, that would overlook the proposed paddock. The layout will also have a number of bungalows. It is stated that the office courtyard buildings would be single storey with some elements being taller to allow for some additional accommodation within the roof space. The statement also emphasises that whilst the design element is a reserved matter the proposed school element is unlikely to be greater than single storey. Even though the design is still a reserved matter illustrative plans of indicative street scenes, the proposed dwellings and offices have been provided. These indicate the use of traditional materials and designs.
- 4.4 An illustrative landscape scheme has also been submitted as part of the application. It is stated that the scheme focuses on local, native species and designed to ensure that they mature well and with practical maintenance in mind. The layout has been designed to encourage walking and cycling to recreation areas within the development.
- 4.5 Ecological surveys have been carried out and it has been identified that the proposed development would not threaten any protected species or danger local ecology. The proposed drainage ponds and features would enhance biodiversity whilst mitigating flood risk in a sustainable manner.
- 4.6 The submitted Flood Risk Assessment and Drainage Strategy highlights that surface water would be attenuated within the site and discharged at greenfield runoff rates. This would ensure lower flows into the existing off-site drainage system with a corresponding reduction in flood risk.
- 4.7 The Transport Assessment indicates that there would be no adverse impact upon the M11 as a result of the proposed development. The assessment set out forecast trip patterns from the proposed development. The report identifies the sites sustainability levels, access strategy, and demonstrates that there will be no adverse impact on highway capacity or safety. The revised access from Cambridge Road will be the sole access. There would be an access on Pennington Lane which would be for emergency vehicles, pedestrians and cyclists only. The method of control to be agreed with ECC Highways. It is considered that the proposed highway works would facilitate in improving highway safety through traffic speeds on this part of Cambridge Road. This would be achieved through the implementation of a roundabout on the main road and reduction on speed limit along Cambridge Road. This conclusion has been reached following an independent safety audit being undertaken.
- 4.8 Car parking on-site accords with the Essex Parking Standards and the Uttlesford Local

Residential Parking Standards (February 2013).

Type	Number of Parking Spaces
Allocated Residential spaces including garages	307
Visitor Spaces (including 12 disabled and 4 allotment)	77
B1 Office Car Parking Spaces (including 2 disabled)	20
B1 Office Cycle Spaces	9
B1 Motorbike Spaces	2

4.9 Access into the site would have a width of 6.5m with a single footpath. This would later reduce to 5.5m, initially with a single footpath. The roads further into the site would turn into shared surfaces at 5.8m width. The internal roads will be designed to accommodate larger vehicles, such as refuse, emergency, removals and deliveries. Linkages would be available onto Rainsford Road via Poultney Road and Alderbury Road to the west and southwest via Pennington Lane, and to the east via the proposed site access road and the footpath that extends onto Cambridge Road at The Rookery. This would provide options for access to local facilities such as the following;

- Pre-schools;
- Primary Schools (0.2 miles from site within walking distance);
- Secondary School (1.7 miles from site, 30minute walking distance);
- Variety of shops;
- Library;
- Doctors Surgery (0.6miles from site within walking distance);
- Dentist;
- Public Houses;
- Restaurants;
- Police Station;
- Care Home;
- Places of Worship;
- Pharmacy;
- Cricket and Football Pitch;
- Community Hall;
- Health Clubs;
- Sports Centre;
- Hospital (within 3miles from site)

4.10 The site is emphasised to be sustainable within easy access of facilities and public transport without the use of a car. There is a high level of pedestrian permeability within the site and adjacent areas by a means that is safe and convenient. Bus services are within 400m of the site on Cambridge Road, with services connecting to Saffron Walden, Newport, Bishops Stortford and Stansted Airport, with Stansted Mountfitchet train station linking to London Liverpool Street Station. Bentfield Primary School is close to the southern boundary of the application site within easy walking distance. Local retail, employment and leisure facilities are located within 2km of the site all within easy walking and cycling distance.

4.11 The Indicative Masterplan identifies the preferred location of uses across the site. Two

possible option areas have been identified and reserved within the application site with an area of 0.45ha as possible locations for a pre-school. The identified location adjacent to the proposed community woodland/orchard is the preferred siting. This has been undertaken in order to alleviate current capacity issues at existing locations and meet future needs.

4.12 The dwellings would be constructed to meet Building Regulations in terms of water efficiency and conservation of fuel. The following measures are examples of what would be incorporated into the dwellings;

- Central heating systems with timers and thermostat controls, together with high levels of insulation to water storage to ensure high efficiency;
- Thermostat radiator valves;
- Low energy lighting where provided will have PIR sensors;
- Central heating/hot water boiler with NOx emissions of 70 NOx mg/kWh or less;
- Dual flush wc's and;
- Flow restrictors to taps.

4.13 It is stated that the development would provide some much needed housing within the district, as well as other benefits such as land for educational use, commercial floorspace, additional allotments and significant open space provision. The impacts of the proposed scheme can be satisfactorily mitigated and the development would be sustainable. The design approach is of a high quality and compliant with all relevant policy. As a result the application should be approved.

4.14 As a result of key concerns that have been raised during pre-application regarding lighting a scheme has been prepared for the indicative layout. The design of the lighting scheme is one which will be sensitive to nearby development and woodland area. This will be achieved through the use of different lights across the development which will be tailored to reduce light spillage on certain areas and a range of column heights. Within sensitive areas it is proposed that UV lights and some with rear shields would be used to reduce light spillage.

4.15 In terms of landscaping and open spaces the scheme seeks to retain and enhance existing veteran trees and hedgerows on site. Illustrative landscape master plans have also been submitted as part of the application to demonstrate the proposed level of landscape enhancement that the scheme can deliver.

4.16 Additional supporting letters have been submitted in response to the Environmental Agency, NHS, Landscaping and ECC Minerals objections, also Save Stansted Village objections stating the following;

4.16.1 With regards to the NHS objection on the absence of confirmation from the applicant to pay the developer contribution. In fact it has been confirmed within the supporting information that the applicants confirm that they agree to pay a healthcare contribution of £48,000 as specified within the NHS letter.

4.16.2 Further to ECC Minerals objection an additional assessment has been undertaken and submitted stating the following that the draft mineral local plan Policy S8 seeks to preserve and safeguard minerals for the future this would need to be undertaken on an environmentally feasible basis and the percentage of actual minerals deposits. The submitted desktop review submitted in response to this states that viable deposits of sand and gravel are located north and east of the site. Due to the nature of the sand and gravel consisting of Boulder Clay strata it is unlikely to support economically viable mineral

extraction at this location. This is supported by disused extraction pits in the area and information provided by the British Geological Survey in support of the borehole extraction.

- 4.16.3 Due to the proximity of the existing residential development it is not suitable for extraction of sand or gravel due to its operational quarry activity causing unacceptable level of disruption in the form of noise vibration, dust and visual intrusion, impact upon landscape and vegetation and a 100m buffer zone that is required for such activities would not be sufficient to provide protection from such activities.
- 4.16.4 There is a viability issue regarding the implications of these works in terms of time and costs.
- 4.16.5 The holding objection is based upon a pre-submission replacement minerals local plan Policy S8 which has just been submitted to the Inspector but it is yet to be found a sound policy and is yet to be formally adopted therefore this has limited weight.
- 4.16.6 The letter from the MPA even after further information provided maintained their objection. Detailed further investigations would involve intrusive ground investigations and analysis, and this would be an unreasonable requirement in the absence of a planning permission. As with other ground investigations such as archaeology it is reasonable to address this via a condition and still achieve safeguarding against sterilisation of any potential minerals. A suggested condition has been submitted to address and overcome the MPA's objection. The MPA's position is therefore considered to be unreasonable and the application complies with the NPPF in this matter.
- 4.16.7 The third party objections raised have been on the basis that there would be a perceived impact and has not been based upon a proper landscape analysis, therefore the term 'devastating impact' is overstated and without technical foundation. The proposal demonstrates an attractive rural hillside would remain and supplemented by a hedge. The scheme would not be visible from considerable distances as asserted by objectors. This is demonstrated through the visual impact assessment submitted as part of the application.
- 4.16.8 It is acknowledged that there would be a loss of greenfield land. The supporting application documents concludes that urbanisation will not occur as the open space and substantial trees planted along the Ugley boundary will be passed to the Parish Council who can prevent such urbanisation taking place.
- 4.16.9 With regards to the loss of agricultural land higher quality land is patchy across the site and only covers parts of the fields. Whilst the site does contain some 'best most versatile agricultural land' it does not contain solely Grade 2. The site is part of a much wider holding (approximately 240ha/600acres) that is in arable production. The non-agricultural development of 10.3ha (plus 0.2 of tree belt) represents around 4% of the total farmed area; therefore the proposed development would not have a significant impact upon the continued agricultural production of the land.
- 4.16.10 In terms of the SHLAA response this was based on the development of the whole of the land. This application however is landscape led, approximately 50% of the land would be retained for open uses. The proposed scheme has been carefully thought to avoid the impact raised within the SHLAA.
- 4.16.11 In terms of granting planning permission due to the 5 year land supply deficit the NPPF

requires LPAs to significantly boost the supply of housing and to have a deliverable supply of housing land for 5 years. Given UDC's poor delivery rates, they are required by the NPPF to have a 5 year land supply which includes a 5% buffer.

- 4.16.12 The 2012 AMR (published in 2013) refers to a recent decision by the Council to consider amending the emerging housing target from 338 to 415, therefore when applying the 5% buffer UDC are required to provide 436 dwellings per year, however have only delivered 1,668 which is 3.83 years need to deliver an additional 512 units. This proposal in Stansted seeks to address this shortfall. The additional need for housing also comes from the housing waiting list which also needs to be addressed.
- 4.16.13 With regards to start up business units available in the village centre an employment needs assessment produced by Mullucks Wells accompanying the application concludes that whilst it is acknowledged that there are existing and available units in Stansted there is a requirement for further small start-up units. It should be noted that whilst there are available units they are not necessarily suitable for those seeking start-up units. The proposed development would provide a range and choice of units which maybe more suitable.
- 4.16.14 With regards to the lack of sufficient primary school places this does not mean that there is no solution, ECC as education authority are satisfied that this is mitigated through the proposed contribution and there in it is down to ECC on how they will deal with this and no longer is a planning matter. The contribution of land secures for the future provision of pre-school places at no further cost to ECC.
- 4.16.15 Thames Water has no objections subject to conditions.
- 4.16.16 The provision of open space, allotments and community orchard, whilst it has been stated by objectors that it is not required, public consultations suggest that there is a need.
- 4.16.17 With regards to landscaping comments; an indicative landscape layout has been submitted as part of the application which has been informed by the landscape and visual appraisal. The historical parkland which is referred to by the landscape officer no longer exists and has been redeveloped in the 1965 for a housing estate and occupies all of the northern part of the former park. No historic designation attached to these remnants. Existing mature landscape does form a prominent feature and would not be affected by the proposed development. The existing tree line is already breached through the farm house and associated buildings. Great care has been taken in the site planning, design and layout to ensure typical views and characteristics would be preserved. Landscape and visual effects are localised and the effect on countryside will not be significant.
- 4.16.18 In terms of the choice of roundabout, discussions with highways confirmed that this would be required over 'T' junction. Engineering design would be kept to a minimum and would be seen in context of other urban features in this area. This approach has been used on other settlements of Uttlesford and is not completely out of character with the wider area.
- 4.16.19 The initial width of the access is to accommodate farm vehicles and the single footpath is to prevent unnecessary urbanisation. These are detailed design stage matters. In terms of illumination the number and height of columns will be kept to a minimum, with low, directional level of lighting. This would also be resolved at detailed design stage.
- 4.16.20 Landscaping is also a reserved matter sloping field would be preserved and the right

level of landscaping would be agreed in terms of enclosing development and providing attractive views.

- 4.16.21 The ponds would not be engineered, the proposed water surface balancing facilities will comprise three linked ponds incorporating shallow aquatic shelves for biodiversity, designed to accommodate water and planted with wetland grass. This has been designed in consultation with EA and will be an attractive landscape feature which will be appropriate to the area and this will be an enhancement as well as alleviating historical drainage issues.
- 4.16.22 There would be glimpse views from Pennington Lane through the existing hedgerow however this would be filled in by new hedgerow, therefore there would not be significant adverse views.
- 4.16.23 In terms of the design of the B1 unit's the design has not been finalised yet and this is a detailed design matter and it is speculative to speculate about its design at this time. It is assured that the design would respond to local vernacular.
- 4.16.24 It is self-evident that any development, except brownfield development, would affect the fabric of the landscape. The Landscape Officer agreed that the indicative proposed layout allows for retention of most existing trees and hedgerows, and the few to be removed are of significant value. He also agrees that the new woodland to the northern boundary would soften views of the development. He has no objections to a community orchard.
- 4.16.25 The backdrop of existing mature trees reduced to some extent the prominence of the existing farm buildings this would be also true for the proposed development to the west. The pallet store remains prominent and unsightly. A tree belt is proposed to mitigate this existing impact. The Landscape Officer states that this "potentially will diminish the clear demarcation of the edge of the village provided by the existing parkland tree belt" this is not credible the tree belt would reinforce the existing tree line creating an advantage.
- 4.16.26 Landscape Officer makes reference to the character of the existing open arable field. The eastern field has been retained and the access road would be sensitively designed to minimise visual prominence.
- 4.16.27 The effect on the qualities of the open countryside will be localised, the Landscape and Visual Impact Assessment (LVIA) states that there would be no significant adverse impact upon the landscape character of the Stort Valley.
- 4.16.28 The LVIA provides a full and thorough assessment of the likely effects of the proposed development, undertaken in accordance with best practice guidance. No substantive arguments have been put forward to counter the findings of the LVIA.
- 4.16.29 Following a meeting with the Landscape Officer it has been clarified that they the LVIA, process, viewpoints, methodology and finding were acceptable, confirmed that the principle of development beyond the tree belt was not unacceptable, impact discussed about Pennington Lane not suggested that there would be any harm caused, did not object to the principle the siting and agricultural style of the B1 units and not objection to the community orchard.

Statement of Community Engagement:

- 4.17 The proposal has been the subject of public consultation and liaison with statutory

consultees. Also, pre-application discussion with planning officers and pre-submission presentations. This has influenced the final submission documents.

- 4.18 The public exhibition was held Saturday 2 March 2013 at St John's Hall St John's Road Stansted. The exhibition was advertised in two local papers and through a total of 1,796 leaflet dropping. As a result 268 residents attended the exhibition. A summary of the questions within the circulated questionnaire and the responses has been summarised within the application.

5. RELEVANT SITE HISTORY

- 5.1 There is no relevant planning history on the subject site.
- 5.2 The application below is considered to be relevant in the determination of the application in terms of the number of houses and the proximity of the site, which is located to the south west opposite Pennington Lane which runs along the western boundary of the to the subject of this application;

UTT/13/1203/OP - Erection of up to 140 dwellings, primary school, allotments, public open space, sports pavilion and associated parking, village green provision, landscaping, and associated infrastructure and access at Land at Bentfield Green Bentfield End Causeway Stansted. This was refused at Planning Committee June 2013 for the following reasons;

The proposed development by reason of its size and scale of the development and its locality would have an unacceptable impact upon the countryside and the character and appearance of the adjacent conservation area through the introduction of noise and additional traffic contrary to Policy S1, S7 and ENV1 of the Uttlesford Local Plan (adopted 2005) and the NPPF;

Also, the proposed development would result in the loss of productive agricultural land contrary to Policy ENV5 of the Uttlesford Local Plan (adopted 2005).

- 5.3 A Screening Opinion was undertaken under Regulation 5 of the Town and Country Planning Environmental Impact Assessment Regulations 2011. This concluded that the proposed development did not generate the need for an Environment Statement to be submitted as part of the application submission, dated 11 February 2013.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S1 – Development limits for Main Urban Areas
- Policy S7 - The Countryside
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN3 – Flood Protection
- Policy GEN4 – Good Neighbourliness
- Policy GEN6 - Infrastructure Provision to Support Development
- Policy GEN7 - Nature Conservation

- Policy GEN8 - Vehicle Parking Standards
- Policy ENV1 – Design of Development within Conservation Areas
- Policy ENV5 – Protection of Agricultural Land
- Policy ENV12 – Protection of Water Resources
- Policy ENV15- Renewable Energy
- Policy H9 - Affordable Housing
- Policy H10 - Housing Mix
- Policy LC3 – Community Facilities
- Policy LC4 – Provision of Outdoor Sport and Recreational Facilities Beyond Development Limits

- Essex Developers' Guide to Infrastructure Contributions (Adopted as Essex County Council Supplementary Guidance).

6.3 **Stansted Mountfitchet Community Plan (2011)**

The document identified that Stansted has enlarged over the years and states that any further attempts to significantly enlarge Stansted would be resisted.

7. **PARISH/TOWN COUNCIL COMMENTS**

Stansted Parish Council

7.1 Objection;

Contrary to Policies ENV5, ENV9, S1 and S7 of the Adopted Local Plan 2005.
 Site not identified in the Emerging Local Plan or the position Statement of March 2013
 Application site was rejected in the Strategic Housing Land Availability Assessment noting impact upon landscape which “would introduce development spilling down steeply sloping land beyond the clearly defined northern edge of the village”.
 Spoiling countryside views on northern approach to Stansted
 Fear of further application to develop remainder of site.
 Pennington Lane is a Protected Lane
 Increase in traffic – detrimental impact on B1383, Chapel Hill, Church Road and High Lane.
 Lack of Healthcare facilities
 Lack of water supply
 Sustainability – pressure on services and facilities

Ugley Parish Council

7.2 Objection;

Loss of Agricultural Land
 Destroy views across undulating countryside from Ugley towards Stansted
 Urban creep
 Traffic congestion

8. **CONSULTATIONS**

ECC Highways Authority

- 8.1 Trip rates – any new development would need to provide comprehensible transport measures including improved public transport services and facilities, connections to pedestrian and cycle networks and detailed travel plan. No objection subject to conditions.

ECC Archaeological

- 8.2 Should the application be approved following conditions should be attached:- Written Scheme of investigation, Completion of fieldwork as detailed in mitigation strategy and Post excavation assessment

ECC Education

- 8.3 Additional primary school and EY &C places will be required. No objections subject to S106 agreement

ECC Minerals & Waste Planning

- 8.4 Objection, due to lack of information – minerals resource assessment required.
- 8.4.1 Further to the applicants letter dated 30 July 2013 ECC MWP have written (dated 12 August 2013) stating the following;
- 8.4.2 Proposed development falls within Essex Minerals Safeguarding Area, subject to Policy S8 of pre-submission replacement Minerals local plan. This requires non minerals proposals which exceeds a defined threshold be supported by a minerals resource assessment to establish the existence, or otherwise of a mineral resource capable of having economic importance.
- 8.4.3 This will ascertain whether there is an opportunity for the prior extraction of that minerals to avoid the sterilisation of the resource as required by the NPPF.
- 8.4.4 Objection is maintained due to the lack of information. Information submitted on 30th July 2013 is not sufficient to address objections based in single locality of borehole insufficient coverage, extent of buffer zone. Therefore more information is required regarding identification of mineral type and quality, estimated quantity of minerals in situ, professional assessment of commercial potential for mineral extraction, possibility of using the minerals in situ within the construction of the development.

NHS

- 8.5 Holding objection – despite pre-application advice application does not include an assessment of healthcare impacts arising from proposed development
- 8.5.1 Further to the applicants letter dated 14 August 2013 the NHS have written (14 August 2013) withdrawing their holding objection subject to the contribution being paid prior to first occupation.

ECC Ecology

- 8.6 No objections subject to conditions re Breeding Birds, Wildlife Protection Plan and Biodiversity Mitigation and Enhancement Plan

ECC Natural England

- 8.7 No objection based on current information. They have not considered whether the proposal satisfies the three licensing tests or whether a licence would be issued for this proposal.

Airside Ops Ltd

- 8.8 No objections – subject to conditions including Bird Hazard Management Plan, Suds details, Landscaping scheme and Renewable Energy Scheme.

ECC Flood Water and Management Team

- 8.9 Surface Water drainage strategy – Further details required for permeable paving and routing of pipes and services, management of rainfall at the surface

Access and Equalities Officer

- 8.10 No objections subject to conditions - all dwellings to meet SPG on Accessible Home and Play space. 5% Wheelchair accessible. Access to all to allotments, playspace and community woodland.

Thames Water

- 8.11 Surface water drainage – Issues with capacity within the existing foul sewerage network and extensive off-site works could be necessary to accommodate the flows from the site. Detailed foul water drainage strategy to be a condition of any approval granted for this development.

NATS

- 8.12 Safeguarding – No objections

London Stansted Airport

- 8.13 Concerns regarding capacity on Junction 8 of M11

Affinity Water

- 8.14 Ground Protection Zone

Housing Enabling Office

- 8.15 The affordable housing provision on this site will attract the 40% policy requirements as the site is for 160 units. This amount to 64 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

- 8.15.1 The mix and tenure split of the properties are provided. The mix should be indistinguishable from the market housing, in clusters of no more than 10 with good integration within the scheme and be predominately houses with parking spaces. The development will need to provide 16 x 1 bed, 28 x 2 bed, 18 x 3 bed and 2 x 4 bed dwellings with 4 market bungalows.

Environmental Health

- 8.16 No objection subject to conditions re air quality and noise protection for nearby residents

Sport England

8.17 No comment

Environment Agency

8.18 Biodiversity - Objection to proposed development as includes culverting of the Ugley Brook which would have a potentially damaging impact on nature conservation and fisheries which can be overcome.

8.18.1 Floodrisk – Surface Water Drainage – Applicant has demonstrated that surface water can be dealt with on site subject to conditions

8.18.2 Groundwater and Land Contamination – Acceptable subject to conditions

8.18.3 Sustainable Design and Construction – Acceptable subject to conditions

8.18.4 Further letter received from EA dated 15th August 2013 raising the following points;

8.18.5 Further to discussions with internal consultees and the applicant's consultants, we are able in principle to remove the objection. The proposed development will be acceptable if a condition is included requiring specific works that would minimise the harm to ecological and physical interest and enable objectives under EU Water Framework Directives to be met in terms of preventing deterioration in water bodies associated with the development site. The condition would request details of the re-routing the Ugley Brook and culverting the section of the existing ditch.

UDC Landscape Officer

8.19 The development lies outside the existing mature tree belt which defines the extent of the remnants of Hargrave Park and which forms an important and prominent delineation between the northern edge of the village and the open countryside. Development beyond this boundary feature would detrimentally impact on the fabric of the open countryside and the setting of the village edge and its relationship to the open countryside.

8.19.1 The proposed new junction arrangements to access the development off the Cambridge Road would significantly affect the character of the approach into Stansted village from the north. The sense of a rural road would be eroded. The access road into the development leading from the Cambridge road would affect the character of the existing open arable field. Any proposed road lighting would further impact on the rural character of the open countryside. The proposal to design the access road to have the character of a country lane is not considered to be realistic. The provision of kerbing, a defined footpath, and other highway standards and dimensions to be applied will reduce the appearance of a country lane. In addition, the illustrative landscaping alongside the access road does not provide the enclosure typical of many of the country lanes in the local area.

8.19.2 The provision of a series of ponds at the entrance to the site is proposed to provide an attractive landscape feature and to enhance the landscape character. However, these attenuation structures are untypical in the context of the surrounding countryside and are not considered to constitute an enhancement of the existing rural landscape.

8.19.3 The rural character of Pennington Lane as it runs alongside the western edge of the

development would be affected by the proposed development. Whilst landscaping of the western boundary to strengthen existing hedgerows would help to break up the build forms there would still be a visual impact on the character of this section of the lane. The proposed development will not enhance the setting of this part of Pennington Lane.

- 8.19.4 The proposed B1 units are proposed to be of a vernacular barn style of architecture characteristic of the local area. If the buildings were designed to be beautiful as well as utilitarian, reflecting the character of a model farm, then the impact of the buildings may well be mitigated. However, achieving a convincing design which at the same time would meet the practical requirements of B1 use may well require compromises such that the buildings would not sit harmoniously in the rural landscape. The indicative plan of the proposed units does not appear to reflect the characteristics of a traditional barn complex.
- 8.19.5 The indicative layout of the development allows for existing hedgerows and trees to be retained in the greater part very few trees would need to be removed, and none are considered to be of significant amenity value. The landscaping proposals include tree and shrub planting to screen views of the Walpole Farm buildings and pallet store from the Cambridge Road. Whilst this group of buildings has no architectural merit, the backdrop of the parkland trees to south of these buildings reduces their prominence. The introduction of new screen planting north of these buildings is not considered to be entirely beneficial as it potentially will diminish the clear demarcation of the edge of the village provided by the existing parkland tree belt. The proposed new woodland belt on the northern boundary of the site will soften views of the development in distant views from the north. The community orchard on the northern part of the site is proposed to create a 'woodland setting' for the development. Whilst there is no objection to the principle of a community orchard, this is not a feature which will have woodland characteristics or provide a strong feature in the wider landscape. The proposed development would be detrimental to the fabric and qualities of the open countryside.
- 8.19.6 Further to additional information submitted by the applicant (dated 27 & 29 August 2013) in response to the further comments below have been made;
- 8.19.7 Development lies outside the existing mature tree belt which defines the remnants of Hargrave Park, whilst there are farm buildings and storage which breach this line these are clearly in agricultural use. It is accepted that the tree line will not be physically affected and that the existing housing in winter is discernible, however the prominent feature is the tree belt.
- 8.19.8 New junction arrangements are still considered would have an impact upon the rural approach into the village. Sense of a rural road would be affected particularly with engineering requirements, signage and lighting.
- 8.19.9 Access road would affect character of existing open arable field together with lighting would further impact. Access road design is not considered to be realistic highway standards would diminish the appearance of a rural road. Whilst it is accepted that through detailed design the impact of the access road may be mitigated to some extent there would be detrimental impact upon the rural character of the surrounding area.
- 8.19.10 The provision of a series of ponds at the entrance is untypical in context of the surrounding countryside and it is not considered to constitute an enhancement. It is recognised that the introduction of wet balancing ponds and appropriate water margins would increase ecological biodiversity. With only 1 out of the 3 ponds being wet and the other catering for flood events or weather changes these may be for the greater part dry

or partly wet and would not have typical characteristics of a farm pond and would not be seen as an enhancing landscape feature.

- 8.19.11 The rural character of Pennington lane would be affected proposed development along the western edge. Whilst landscaping would break up the built form there would still be visual impact. The proposed development would not enhance the setting of Pennington Lane. It is accepted that the fabric of Pennington Lane would not be affected, and additional planting the screening of the development would be strengthened. However the development would be apparent during the winter months and the setting and character of the rural lane would be affected.
- 8.19.12 Concerns that the proposed B1 units would achieve a convincing design of vernacular barn style reflecting and being able to meet the needs of B1 use. However, in principle there would be no objection to an agricultural type building in the indicated location.
- 8.19.13 The indicative layout of the development allows for the existing hedgerows and trees to be retained in the greater part. Very few would need to be removed, and none are considered to be of significant amenity value.
- 8.19.14 Landscaping proposals include tree and shrub planting to screen views of Walpole Farm buildings and pallet store from Cambridge Road. Whilst the group of buildings have no architectural merit the backdrop of the parkland trees to the south of these buildings reduces their prominence. New planting would not be beneficial and reduce clear demarcation of edge of village provided by parkland tree belt.
- 8.19.15 The proposed woodland tree belt on the northern boundary of the site will soften views of the development in distant views from the north. The community orchard proposed to create a woodland setting, whilst no objection to the principle this is not a feature which will have woodland characteristics or provide a strong feature in the wider landscape.
- 8.19.16 It is recognised that the impact of the proposed development could be mitigated to some extent through the retention of existing landscape features and new planting. However, as a whole the proposed development would not enhance, or have a neutral effect, on existing landscape. It is considered that the proposed development would have a significant detrimental impact on the intrinsic character and beauty of the countryside.

9. REPRESENTATIONS

- 9.1 The neighbouring properties have been consulted of the application. The scheme has been advertised on site and within the local press. (Expiry date 18 July 2013).

A total of 653 letters of objection have been received raising objections on the following grounds:-

- Traffic volume and speed on Cambridge Road and surrounding road network;
- Pre-school business already in existence – lack of concern for local business;
- Strain on essential services;
- Forest Hall Park development – vacant dwellings;
- Harm to countryside;
- Loss of Agricultural Land;
- Area marked as unsuitable in SHLAA;
- Poor drainage and sewage;
- Lack of infrastructure to support scheme;

Protected Lane – Pennington Lane;
 Business premises available in village centre;
 Offer of school not sustainable as already school nearby;
 Safety of pedestrians on narrow lanes access roads;
 Unsuitable location – use Brownfield sites;
 Stansted already accommodate development at Forest Hall;
 Visual amenity – blot on the landscape particularly when approached from the North;
 Granting permission because of lack of 5 year housing land supply deficit not good enough reason to lose this site to this development;
 Allotments on offer at Elms Farm;
 Who needs a paddock?
 Contrary to UDC adopted local plan and Parish Council’s Community Plan;
 Conservation Area;
 Lack of Healthcare facilities;
 Detrimental to wildlife – area is haven for birds and wild creatures;
 Urban sprawl- joining up with Ugley and Quendon;
 Lack of Primary school and pre-school places;
 Lack of parking facilities in centre of village;
 Congestion;
 Flooding;
 Unsustainable;
 Why so much development in Stansted should be spread throughout the district
 Council should not be operating on a “first come first served basis” because that will result in unsustainable developments;
 Light pollution ;
 Increase in train usage;
 Breach of Statutory Development Plan – single settlement strategy is the sustainable solution to achieve the required number of houses negating the need for this large development;
 Community benefits offered no evidence they are required;
 Increase in noise will destroy tranquil area;
 Loss of historic landscape;
 Air quality;
 Existing rights of way have to be maintained and not moved to a road, or cut across by a new roadway;
 Increase car use due to distance from main centre;
 Stansted losing its village feel;
 Refusal of Bentfield Green development;
 Outside Development Limits;
 “Sweeteners” do not justify this development;
 Visual impact from Alsa Street;
 Set a precedent for further development;
 A modest development directly behind Walpole Farm adjacent to Cambridge Road more suitable – away from Pennington Lane;
 Traffic and highways safety, major road improvements required to address existing situation and proposed level of traffic to be generated;
 Contrary to NPPF regarding loss of agricultural land and development in countryside;
 Short of water provision in area;
 Contrary to local plan Policies ENV5, ENV9, S1 and S7 of the adopted local plan;
 Development should be plan led

Also, 12 Representations in support have been received raising the following points;

Acceptable as doesn't impact on existing properties – concerns re increase in traffic on B1383;
Against single settlement option. Everyone should have a fair share of housing.
More affordable housing required particularly for young people;
Insufficient affordable housing in Stansted, existing is in accessible
Job creation and extra pre-school facilities
Objections raised do not account for the interest of young people who are priced out of the market;
Many objectors are the same as those for the Taylor Wimpey development and do not want any development close to them. Stansted is not a village and can handle more development than has been allowed under the draft local plan;
Stansted needs more housing to accommodate future employment growth of the airport;
This scheme is a better scheme than that which has been offered on the Bentfield Green site in terms of vehicle movement routes and the provision of pre-school places;
Previous schemes put forward in Stansted have shortcomings;
Objections raised are of an emotional nature;
Stansted is one of the main town in the district and at some point will need to have more houses allocated, this being the case Walpole Farm is the best place.
The Parish Council has recognised that more housing is needed by this should not be accommodated with the Green Belt;
This application site is not Green belt and there would not be a loss of employment like the Elms Farm application. This scheme provides more needed housing, employment, and allocated educational land.
There would be a variety in housing sizes to cater for the community;
The affordable housing should be prioritised for local people or people with local connections;
Families are living in overcrowded accommodation as children cannot afford to move;
Only part of Stansted where housing can go which is not Green Belt;
This scheme would have less highway safety implications due to its locality;
More rented accommodation is required in the area;
Sustainable location;
Scheme would provide more green open spaces that the area lacks;
Scheme could generate more employment for the local area;
Development will have little affect;
Scheme will not join up Stansted and Ugley

Councillor Jonathan Rich for Stansted North & Ugley – Objection;
Number of homes
lack of healthcare facilities and schools
Impact on Countryside
Sustainability
Traffic
Commercial units not required

Councillor Alan Dean for Stansted South – Objection;
Impact on Countryside
Impact on Agricultural Lane
Impact on Protected Lane (Pennington Lane)

Councillor Iris Evans for Stansted South - Objection;
Site is not identified within the local plan

SHLAA identified it as unsuitable impacting on countryside

Visual impact

Margining with adjacent villages

Traffic impact

Development on agricultural land will not be permitted to be developed on where other pre-developed sites have been investigated, this has not been done

Impact upon education and healthcare

Offer of 600m² B1 commercial floor space, educational uses, paddock and community woodland are no benefit to the community

Village has sufficient areas of commercial or retail units and does not need any more

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 S1, S7, E4 and GEN2)
- B Access to the site and highway safety (ULP Policies GEN1, GEN8; SPD: Parking Standards – Design and Good Practice; Development Management Policies)
- C Landscape Impact (Policies S7, GEN2 and ENV8)
- D Amenity (ULP Policy GEN2, GEN4, GEN5 and ENV11)
- E Infrastructure provision to support the development (ULP Policy GEN6)
- F Mix of Housing and Affordable Housing (ULP Policies H9 and H10)
- G Biodiversity and Protected Lane (ULP Policies GEN7, GEN2 and ENV8)
- H Flood Risk and Drainage (ULP Policies GEN3 and GEN6)
- I Other material considerations (ULP Policies GEN2, ENV1, ENV2 and ENV4)

A The principle of development of this site for residential development

10.2 The site is located outside the development limits for Stansted Mountfitchet defined by Policy S1 of the Local Plan and is therefore located within the countryside where Local Plan 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. 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 S7 of the 2005 Local Plan.

10.3 However, the Council has commissioned a Compatibility Assessment which confirms that Policy S7 is partly consistent with the NPPF in that the protection and enhancement of the natural environment is an important part of the environmental dimension of sustainable development but that the NPPF takes a positive approach, rather than a protective one. It is considered that although Policy S7 is still relevant to the consideration of this application, there remains a presumption in favour of sustainable development as set out in Paragraph 14 of the NPPF.

10.4 In terms of the loss of agricultural land the emerging local plan acknowledges that in order to meet the housing shortage this would be achieved through the use of open countryside resulting in the loss of agricultural land. Section 4.16.9 outlines the applicant's argument in terms of this loss. It is considered that whilst the site could address the housing shortage this would not detrimentally compromise the continued operation of the farm as it is part of

a much larger landholding, access to the farm house and associated buildings would still be retained through the proposed design of the scheme. This is considered to accord with Local Plan Policy E4 (a) and (c).

- 10.5 Paragraph 49 of the NPPF confirms 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. The applicants have submitted that the Council has a significant shortage of housing land supply and that the policies set out in the National Planning Policy Framework should apply. The Council has accepted that it does not have a five year supply of housing land and is currently preparing the Draft Local Plan which seeks to identify additional future development sites for the period 2013 to 2028. As a consequence, the Council does not have an up to date Local Plan under Paragraph 49 and there is therefore a presumption in favour of development.
- 10.6 The 2012 Annual Monitoring Report records the average annual completion rate 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. If the Council was perceived as a persistent under delivering authority and an additional 20% is frontloaded to these figures as required by the NPPF, the percentage of the plan target on deliverable sites falls to 65% which is equivalent to just under 3 years' worth of supply. 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.
- 10.7 The Council recognises in its most recent Annual Monitoring Report (2012) that it has a shortfall and that it should consider favourably applications for residential development which will make a positive contribution towards meeting housing requirements. It therefore has considered and determined planning applications in this light and in accordance with Paragraph 49 of the NPPF. As a consequence, planning permission would be granted for residential development outside development limits where appropriate.
- 10.8 The Council still remains without a deliverable 5 year supply of housing land and therefore applications have to be considered against the guidance set out in Paragraph 49 of the National Planning Policy Framework.
- 10.9 The Parish Council and third parties have also objected to the proposal because the site is not identified as a future allocation in the Emerging Local Plan and is identified as being unsuitable for development in the Council's Strategic Housing and Land Availability Assessment (SHLAA). However, the Emerging Local Plan is currently at a preliminary stage and whilst it provides a picture of the Council's future intentions, only limited weight can be given to its policies including the proposed minimum of 60 new homes in and on the edge of Stansted as set out in Proposed Policy SP6 – Housing Strategy as well as the proposed allocated sites and therefore, by implication, those sites not included.
- 10.10 The SHLAA acts as a filtering exercise and provides an indication of the advantages and disadvantages of a site. The application site was not recommended as an allocated site due to concerns relating to landscape impact and the development included the whole of the application site. This application with supportive assessments seeks to address these concerns with a responsive amended design. These matters are discussed in more detail later in the report.

- 10.11 The subject site is considered one of the few locations within Stansted that can accommodate additional development, whereby the site is not within the Green Belt or within Countryside Protection Zone.
- 10.12 The process of housing allocation within the draft local plan is that the larger level of the housing allocation would be accommodated amongst the large three settlements in the District, Saffron Walden, Great Dunmow and Stansted Mountfitchet. And a lower level of housing provision would be allocated amongst the key villages Newport, Thaxted, Great Chesterford and Takeley. The application site is located adjacent to the third largest settlement in the District and one which is currently identified in the adopted Local Plan as a Main Urban Area. The site is within close proximity of existing housing and located on the edge of an existing settlement, which contains shops, services, schools and provides good transport links. The site is adjacent to the most sustainable town in the District in this respect is in accordance with the NPPF.
- 10.13 In view of the Council's lack of a 5 year housing land supply, there is a presumption in favour of this sustainable development subject to compliance with other relevant policies of the Local Plan and to any material considerations, in accordance with the NPPF.
- 10.14 The application submission stated that the proposed development would provide economic benefits to the area in the form of approximately £1.1m per annum of additional retail expenditure also the creation of 136 direct jobs (temporary construction jobs over a period of 4.5 years) and 83 indirect jobs would be created over the build period. This is also considered to be a material consideration when determining the application, as it accords with the thrust of the NPPF in terms of sustainable economic development.
- 10.15 A report undertaken by Mullucks Wells has been commissioned by the applicant and submitted as part of the application which looks at the employment need for Class B1 office units. The report identified that there was 11 buildings comprising 2,089sqm within 2.5km radius of the site which were vacant for a period of in excess of 24 months. *"Whilst market conditions can be blamed for this extended void, 8 suites are situated over shops; others are without car parking or are considered to be poorly located. The location of the scheme and the physical size of the units are considered to be the main negative factors.....I believe the likely occupant market will be first time buyers or small local companies with an office need of less than 150sqm."* The report identified that the main advantages to the proposed B1 units would be proximity of the premises to home, local amenities, staff facilities on site, car parking, costs of running the offices and broadband/internet speeds. The report stated that there are 48 known requirements for such units within Stansted and that this demand is likely to be greater. As a result of the above and based on local knowledge there is a demand for small start-up business units of which this site is capable of addressing an element. As part of the application the proposed B1 office units are also being offered to the UDC at a peppercorn rate over a 10 year period of which the UDC are able to manage, control and encourage start-up business to these premises. Whilst this has been offered to the UDC should planning permission be granted this would need to be subject to further discussions and negotiations as to whether such a proposal is within UDC's interest. Nonetheless, this element of the scheme also accords with the NPPF in terms of sustainable economic development.

B Access to the site and parking provision

- 10.16 The application includes the details of the proposed access onto Cambridge Road. This includes a re-sited location of the access into the site further southwards to enable the construction of a 4 armed roundabout which would allow vehicle movement from the site

and from High Lane to access the junction with ease. It is stated that the proposed highway works would not only facilitate the proposed development it would also improve existing highway safety issues by reducing speeds. Whilst there is a concern from the Landscaping Officer that the proposed highways works would create urbanisation this is considered no different to other roundabouts which existing entering into larger settlements within the District. The decision to utilise a roundabout as opposed to a right hand turn has followed from discussions with ECC Highways.

- 10.17 The Transport Assessment highlighted that there would be no impact upon the M11 junction 8. With regards to the local highway network assessments have been undertaken over a 5 year time period in accordance with best practice. It was concluded that the impact of future development traffic on local junctions is negligible.
- 10.18 The Assessment outlines the number of highway improvement that would be delivered by the proposed development in the form of cycle facilities and enhanced Public Rights of Way which would link up with other footpaths within the proposed development, highway safety improvements i.e. warning signs, lighting etc. also a Travel Demand Management Strategy for the site to encourage occupants to walk and cycle. The frequency of bus and rail services has been outlined within the assessment together with the list of local services located within Stansted. This has been outlined in more detail within the applicant's case above. It concluded that the site is well located in terms of accessibility to local services and public transport which is within 400m walking distance of the site.
- 10.19 The Transport Assessment demonstrates that there are no technical reasons to object to the access solutions and concludes that the scheme can be delivered without adverse impact upon capacity or the safety of the highway network. As a result no objections have been raised by ECC Highways Authority subject to conditions. This aspect is considered to accord with Local Plan Policy GEN1 and the NPPF.
- 10.20 Whilst the application is in outline it states that the site contains adequate land for the provision of parking for the residential, B1 Offices and pre-school site in accordance with the District Council's approved standards and would be a matter for the detailed design of the development at the reserved matters stage. It is considered that the application would comply with Policies GEN1 and GEN8 of the Local Plan and the SPD.

C Landscape Impact

- 10.21 The application site is located at the edge of Stansted. There are varying ground levels that run through the site, with a fundamental increase in grounds levels from the centre of the site to the south, from the centre of the site towards the north and from the centre of the site towards the western boundary.
- 10.22 The illustrative layout shows the proposed housing located to the south and west of the site. There is a distance from rear gardens of the properties fronting Rainsford Road.
- 10.23 There are small gaps between the existing landscaping that exists between the properties fronting Rainsford Road and the Public Footpath that runs through the site, also between the existing hedgerow along Pennington Lane.
- 10.24 A Landscape and Visual Impact Assessment (LVIA) together with photomontages of the proposed development and the views over the course of a 15 years period, has been submitted as part of the application which informed the evolution of the proposed development. The report considered that the impact of the surrounding landscape given

the partially open aspects of the site from the north and east. The views are stated to be mainly local and limited, also glimpse views through gaps in the hedgerow of Pennington Lane. Whilst the Council's Landscape Officer's concerns are noted the proportion relate to reserved matter details, which would be addressed at a later stage should planning permission be granted or relates to the principle of building beyond the treeline of which this needs to be balance against the need which is addressed above in Section A. Other points that have been raised by the Landscape Officer have been addressed by the applicant's response in Section 4.16.17- 4.16.29. It is considered that the points that have been raised are not capable of being sustained at appeal should the application be refused on these ground alone, particularly when weighed against the principle need for the scheme, amongst other additional benefits that would derive from the proposed development, as outline in Sections E, F and I.

10.25 With regards to short and long distance views the application would alter the character of the landscape without doubt. It is considered that the inclusion of a forecourt of paddock, water bodies and 'rural' barn style business units are proposed to provide an attractive setting for the scheme the significant changes in grounds levels inclusive of existing and enhanced landscaping. This would provide suitable mitigation through softening the urbanising built form that the scheme would introduce. The submitted LVIA concluded that there would be moderate significant short term adverse visual impacts arising from the proposed development and there would be no significant or moderate significant residual adverse landscape or visual impacts that would derive from the scheme. This would be achieved through strong landscaping that would assimilate the proposed development into the existing landscape. It is stated within the application submission that the scheme has been designed to form a natural extension to Stansted. On balance the scheme accords with Local Plan Policy GEN2, S7, GEN7 and ENV8.

D Amenity

10.26 The illustrative layout shows how the development could be laid out. The illustrative layout is general acceptable indicating that there is sufficient land that back to back distances are adhered to preventing overlooking both between existing and proposed dwellings, and that there would be sufficient amenity space in accordance with the Essex Design Guide. Various types of open space has been designed into the scheme as can be seen from the illustrative plan. These are in the form of community orchard, equipped play area, kick-about spaces and additional allotments. These are stated would be sufficient in size to serve both the existing and future residents of the scheme. The design of the open spaces would be further detailed at reserved matter stage should planning permission be granted.

10.27 The existing residents would be far enough removed from the new housing so that there would be no issues of overlooking or overshadowing. The Sunlight and Daylight report has been undertaken which examined how the proposed development would impact upon adjacent neighbouring buildings and the amount of sunlight/daylight they'll receive. It has been concluded that the scheme would have a negligible impact and that the proposed development would be sufficient located away from neighbouring properties, in accordance with Local Plan Policy GEN2.

10.28 A Noise Impact Assessment undertaken whereby baseline monitoring has been undertaken with the report considering the impact of noise and vibration associated with the construction of the development and the impact of increased road traffic flow and aircraft movements, farmyard the proposed B1 office and the education elements of activity upon key receptors. It was concluded that construction noise would have limited impact where best practice is implemented and each phase is considered in detail prior to the

commencement of works on site. Road traffic noise is expected to increase close to the development however impact upon existing residential areas will be limited due to the relatively low density and arrangement of housing. The overall residual impact is expected to be balanced and insignificant. No objection has been raised by Environmental Health in this respect and the scheme is considered to accord with Local Plan Policies GEN2, GEN4 and ENV11.

- 10.29 The Air Quality Assessment that has been undertaken assessed the construction phase and the operation phase of the development. It was concluded that subject to mitigation measures regarding dust control the impact of the development would be negligible. Similarly, no objection has been raised by Environmental Health subject to conditions, in accordance with Local Plan Policies GEN4 and GEN2.
- 10.30 A lighting report submitted as part of the application took into account the surrounding area and the scheme has been designed to have minimal impact. This would be achieved through reduced height lighting columns and rear shields to prevent light spillage in accordance with Local Plan Policy GEN5 relating to light pollution.
- 10.31 An Energy Statement that has been submitted as part of the application. This has analysed various forms of energy efficiency measures and their viability. It was concluded that measures such as highly efficient thermal envelope, energy efficient windows and doors, lighting and gas savers could be incorporated into the development. This accords with Local Plan Policy GEN2 and SPD Energy Efficiency (2007).
- 10.32 It is stated within the submission that the design would incorporate designing out crime principles, and the dwellings would meet Lifetime Homes Standards. This is in accordance with Policy GEN2 and the policies of the NPPF.

E Infrastructure provision to support the development

- 10.33 The application proposes the provision of land for a new school, open space, allotments and either informal or formal open space. These community benefits would, in part, help to address current shortfalls in the area in terms of open space and allotments and would also help in providing a means to overcome the current problems at Bentfield Primary School and to a certain extent St Mary's Church of England Primary School, both of which experience problems of capacity which cannot be addressed on their current sites. It is proposed to retain the existing school but the and would allow a further single form of entry school to be built if required, together with early years provision.
- 10.34 There are contradictory objections raised by third party representations in terms of the need for additional school facilities and that the development would generate the lack of educational provision. The application proposes the allocation of 0.45 hectares of land for educational purposes to provide a way of addressing the current capacity issues that Bentfield Primary School experiences due to its existing site constraints, together with a contribution towards education.
- 10.35 Within the supporting information of the application it has been stated that the existing allotments within Stansted are oversubscribed, and the additional allotments would help towards addressing this. The scheme is stated would provide open space for the community which would be sustainable. There were supporting third party representations that have identified a need for additional recreation spaces within Stansted and that this application would help achieve this.

10.36 As part of the contribution package which the scheme offers is a financial contribution of £48,000 towards healthcare facilities. This accords with the request from NHS which has resulted in them withdrawing their initial objection.

10.37 Highway works has been separately addressed above in Section B.

10.38 In view of the above, it is evident that the necessary infrastructure can be provided to meet the needs of the development in accordance with Policy GEN6 of the Local Plan.

F Mix of Housing and Affordable Housing

10.39 Policy H9 requires that 40% affordable housing is provided on sites having regard to market and site conditions. The applicants have confirmed that the development would provide 40% affordable housing which would equate to 64 dwellings. Whilst the application is for up to 160 units the indicative master plan includes a layout for 147 units which would generate a need of 59 affordable units and 7 bungalows, of which 3 would be affordable.

10.40 The applicants have also confirmed that the mix and location of the units would be agreed at the reserved matters stage. The applicants have also confirmed that the development would provide 5% bungalows (equating to 8 units) to meet wheelchair accessible housing need.

10.41 The application proposes a significant number of affordable homes which should be given significant weight in the determination of this application. As part of the application there is the offer of a percentage of affordable dwellings being provided and offered to UDC to form part of its housing stock. In terms of how many houses this would equate to and whether this would be acceptable to the Council needs to be considered further, and should the application be recommended for approval this would need to form part of any Section 106 Agreement and subject to further negotiation of terms.

10.42 The development as a whole would contain a mix of 1, 2, 3, 4 plus bedroomed dwellings including apartments/flats. The preferred tenure would be a split of 70% social rented and 30% intermitted housing. It is stated that the clustering affordable housing would be limited to no more than 10 units. The proposed housing mix has been developed following discussions with the Council's Housing Officer. The affordable housing mix of 1, 2, and 3 bedrooms complies with the needs identified by the Council.

10.43 The final design and size of units would be determined at the reserved matters stage but it is considered that the application proposes an acceptable level of affordable housing on the site and is capable of providing an acceptable mix of dwellings. As such the application complies with Policies H9 and H10 of the Local Plan and the requirements of the NPPF.

G Biodiversity and Protected Lane

10.44 A Phase 1 Ecological Assessment of the site has been undertaken and submitted with the application. The ecological habitats of the site are fundamentally the trees, hedgerows, field margins and the drainage ditches. These have been assessed and are considered to be low to moderate ecological value. A single grass snake and a single Badger sett was found on site during the survey work. Various mitigation measures have been proposed in conclusion of the ecological survey to protect the likelihood of protected species on site and

their habitats.

- 10.45 New breeding opportunities will be provided within ponds and other SUDS features, as well as dispersal, refuge and hibernation opportunities within landscape planting and village green areas. The development of this site would therefore benefit local amphibian populations.
- 10.46 The proposal would therefore comply with the requirements of ULP Policy GEN7.
- 10.47 The site borders Pennington Lane of which a part of Pennington Lane is designated as a protected land and therefore subject to Policy ENV8. This states that development that may adversely affect these landscape elements will only be permitted if the development satisfies the criteria set out in the policy. The protected land designation extends along a section of Pennington Lane from the northern part of the existing allotments through to its junction with the B1383.
- 10.48 Dwellings are not shown near to the protected part of the Lane but are separated from it by a buffer of enhanced landscaping. There would be restricted emergency only access that is proposed to be taken from the Lane. It is therefore considered that the character and biodiversity of this section of Pennington Lane would be retained and have minimal affected.
- 10.49 It is considered therefore that subject to the submission of the required bat survey and confirmation that there is no impact upon the protected species, that the application is acceptable and would not compromise the natural environment of the area. There would be conflict with Policies GEN7, GEN2 and ENV8 of the Local Plan or conflict with the advice contained in the NPPF. No objections have been raised by the Environment Agency further to additional information that has been submitted and no objection has been raised by ECC Ecology subject to conditions should planning permission be granted.

H Flood Risk and Drainage

- 10.50 The application site is located in Flood Risk Zone 1 and has a low probability of the risk of flooding. A Flood Risk Assessment has been submitted as part of the application. As part of the proposed scheme it is proposed that sustainable drainage elements would be included within the design of the scheme that the drainage would be diverted through the site in the form of swales, ditches and ponds. No objection has been raised by the Environment Agency. This accords with Local Plan Policy GEN3

I Other material considerations

- 10.51 Archaeological Assessment has also been undertaken and submitted as part of the application. This concluded that whilst no archaeological remains have been discovered on site there is a low potential that there may be remains on site.
- 10.52 Whilst there are 2 conservation areas and Grade II listed buildings within 400m of the application site the proposed development would not adversely affect their heritage significance. No objection has been raised by ECC Archaeology subject to conditions. This accords with Local Plan Policies GEN2, ENV1, ENV2 and ENV4.
- 10.53 With regards to the objection raised by ECC Mineral Planning Authority regarding the need for further information required to establish where there is sand and gravel that should be extracted or safeguarded from sterilisation in accordance with their draft MLP it is

considered that this would be wholly unreasonable to refuse an application on this basis on a policy that currently carries little weight. This is also considered unviable to carry out cost rich works prior to the granting of any planning permission. This is particularly the case when it is considered that the same end result in terms of the required information can be achieved through the imposition of a condition.

11. Conclusion

- 11.1 The application site is located outside the current defined development limits of Stansted Mountfitchet and therefore development would be contrary to Policy S7 of the Local Plan. However, the Council acknowledges that it does not have a 5 year supply of housing and therefore a presumption in favour of housing development applies in accordance with Paragraph 49 of the NPPF and subject to other relevant policies of the Local Plan. The site is considered to be in a sustainable location and is in accordance with the relevant policies of both the Local Plan and the NPPF. There would be economic benefits that would result from the proposed development in the form of needed start-up units of which has also been offered to the UDC on a peppercorn 10 year lease to manage. This option would need to be discussed in greater detail at a later stage as to whether UDC wishes to exercise this option. Nonetheless, the development would generate economic development both through encouraging businesses to the area but also through the indirect construction work that would be generative by such as scheme.
- 11.2 The submitted Transport Assessment demonstrates that the proposed development together with proposed off site highway works can be delivered without any adverse impact upon local highway conditions or road safety. No objection has been raised by the Highways Authority subject to conditions. The adequate parking provision is capable of being provided on site in accordance with adopted parking standards.
- 11.3 The application site is located within a landscape sensitive area primarily due to changing ground levels of the site and part open/part restricted views to various points of the site. It is acknowledged that there would be noted change in the landscape and there would be a perceived impact due to development. Fundamentally, it is a case of the degree of visual impact and whether it would result in significant detrimental harm.
- 11.4 The scheme has been supported by a Landscape Visual Impact Assessment that demonstrates that the development would not give rise to unacceptable visual impact. The indicative layout that has been submitted has been carefully managed in order to mitigate harm on an area which is considered to be landscape sensitive. It is considered that this has been achieved through the provision of a soft landscaped forecourt which would consist of 'rural characteristics' through incorporates measures to protect and enhance existing landscaping boundary treatment including reinstating and extending hedgerows with new plating and supplemented planting, water bodies, working with the existing ground levels etc. Whilst objection has been raised by the Council's Landscape Officer it is considered that the points raised do not hold substantial weight in terms of argument or balanced against the benefits that would be delivered from the proposed development or be capable of being substantiated should the application be appealed.
- 11.5 Minimal to no impact is considered upon residential and visual amenity in terms of design, sunlight/daylight, overshadowing, noise, pollution or light pollution subject to conditions.
- 11.6 The proposal would provide 40% affordable housing with 5% provision of wheelchair accessible units. As part of the application there is the offer of a percentage of affordable dwellings being provided and offered to UDC to form part of its housing stock. In terms of

how many houses this would equate to and whether this would be acceptable to the Council's needs would need to be considered further, and should the application be recommended for approval this would need to form part of any Section 106 Agreement.

- 11.7 In terms of local infrastructure the proposed development would contribute towards education in terms of the provision of land for future pre-school use, and contribution towards educational school places. There would also be a contribution for healthcare provision.
- 11.8 The ecological assessment submitted as part of the application concluded that the site is of low ecological value the proposed development would provide enhancements through the creation of the balancing ponds, strengthened and enhanced landscaping, also the inclusion of bat boxes. The character and biodiversity of Pennington Lane would be retained with minimal impact. The scheme would accord with Local Plan Policies ENV8 GEN7 and the NPPF in this respect.
- 11.9 The application site is located in Flood Risk Zone 1 and has a low probability of the risk of flooding. Drainage would need to be diverted through the development through the use of new swales and ditches that would be linked to existing ditches. The scheme would also incorporate sustainable drainage systems through the inclusion of ponds through the site. This accords with Local Plan Policy GEN3.
- 11.10 No adverse impact is concluded upon heritage assets subject to an archaeological condition.
- 11.11 The objection from ECC MPA is considered unreasonable based on a draft local plan policy which holds little weight. This is also considered the case when the information required can be acquired through a suitably worded condition.

RECOMMENDATION – APPROVES SUBJECT TO S106 LEGAL OBLIGATION

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless by the 4th October 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) Contribution payment for education**
 - (ii) Provision and transfer of land for education use (0.45ha);**
 - (iii) Provision of 40% affordable housing; or an agreed proportion of gifted units to be offered to the Council;**
 - (iv) Provision and transfer of open space, community woodland, play area and 7 allotments - to be offered to Stansted Parish Council in first instance if they are not prepared to take the land on then the land to be managed and maintained by a Management Company;**
 - (v) Contribution towards the maintenance of open space for 20 years if the land is to be maintained by the Parish Council;**
 - (vi) Wheelchair accessible dwellings contribution or 5% of dwelling on site to be wheelchair accessible and provided on site;**
 - (vii) Off-site highway works;**

- (viii) £48,000 contribution towards healthcare facilities;
 - (ix) Option of providing the 600m2 Class B1 office space units to the UDC for a period of 10 years;
 - (x) Contribution for monitoring S106
 - (xi) Pay councils reasonable costs
- (II) In the event of such an agreement being made, the Assistant Director 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 Planning and Building Control shall be authorised to refuse permission for the following reasons:
- (i) Contribution payment for education
 - (ii) Provision and transfer of land for education use
 - (ii) Provision of 40% affordable housing
 - (iv) Provision and transfer of open space
 - (v) Contribution towards maintenance of open space for 20 years
 - (vi) Wheelchair accessible dwellings
 - (vii) Off-site highway works
 - (viii) £48,000 contribution towards healthcare facilities
 - (ix) The option of providing 600m2 Class B1 office space units to the UDC for a period of 10 years

CONDITIONS

1. Approval of the details of the layout, 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 2 years from the date of this permission.

(B) The development hereby permitted shall be begun later than the expiration of 1 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.

3. Prior to development detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Walpole Farm, Stansted Mountfitchet, Flood Risk Assessment, May 2013 shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

4. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

A) A preliminary risk assessment which has identified:

- i) all previous uses
- ii) potential contaminants associated with those uses
- iii) a conceptual model of the site indicating sources, pathways and receptors
- iv) potentially unacceptable risks arising from contamination at the site.

B) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

C) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

D) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: The proposed development is located within the Source Protection Zone 1 of Stansted Mountfitchet public water supply. The former use as farmland may have included the use and storage of fertilisers, pesticides, fuel and engine oils - some of these are Hazardous substances and may pollute groundwater and surface waters if groundworks are undertaken and mobilise contaminants. This is in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

5. No occupation of any part of the permitted development or of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: If site investigations indicate source of contamination, these should dealt with by

the previous condition. The verification report is needed for the developer to demonstrate that all the necessary works have been undertaken in accordance with the verification plan. Condition If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. This is in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the proposed development complies with approved details in the interests of the protection of Controlled Waters. This is in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

7. No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON: Only clean roof drainage may be discharged to ground through sealed down pipes in Source Protection Zone 1. All other run off and foul drains should be redirected elsewhere. To ensure the protection of Controlled Waters, in accordance with Policy ENV12 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

8. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development thereafter shall only be carried out in accordance with the approved details.

REASON: The proposed development is located within a Source Protection Zone 1 and there may be some contamination issues from the former use. Any foundations proposed should not allow the creation of preferential pathways to mobile contaminants to pollute groundwater. To ensure that the proposed development complies with approved details in the interests of the protection of Controlled Waters. This is in accordance with Policy ENV12 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

9. No development shall take place until a scheme for detailed works for re-routing the section of the Ugley Brook and culverting the section of the existing ditch marked on drawing number E3112/7A, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The detailed works shall be carried out in accordance with an approved timetable for implementation and shall accord both with the key points agreed between the Environment Agency and Wormald Burrows Partnership Limited and recorded in two emails dated 31 July 2013, and the Ecological Assessment prepared by FPCR Environment and Design Ltd final revision dated June 2013, and shall include the following key design features:

- A) The culvert will be of sufficient size to develop a natural channel bed
- Bi) The incorporation of a mammal ledge within each culvert
- C) A gently meandering ditch with a more natural profile and 'stilling pond' area will be created to maximise habitat diversity
- D) The incorporation of a sinuous pattern for the re-routed section of the Ugley Brook
- E) Close association between the ditch and newly created SUDS features
- F) planting of the ditches and SUDS with native species that are characteristic of the surrounding Natural Area
- G) Long-term management of the ditch and SUDS features according to a Biodiversity Management Plan or similar.
- H) Management of the culverted ditch will seek to optimise benefits for fauna by applying best practice methods, including Buglifes guidance (see informative for web link to this document) for ditches and invertebrates.

REASON: The Stansted Brook Water body, of which the Ugley Brook and the ditch identified on drawing number E3112/7 are component water bodies, is at poor status and failing for invertebrates as identified under the Thames River Basin Management Plan. The measures to be carried out under the scheme are considered necessary to ensure that the development permitted does not prevent the functioning of the Ugley Brook as a wildlife corridor and does not cause any deterioration in the ecological interests in line with the objectives of the European Union Water Framework Directive 2000/60/EC. In accordance with Policies GEN2, GEN7 and GEN3 of the Uttlesford Local Plan (adopted 2005).

10. No development or preliminary groundworks shall commence until a programme of archaeological evaluation has been secured and undertaken in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority. A mitigation strategy detailing the excavation/preservation strategy for any archaeological deposits shall be submitted to the Local Planning Authority following the completion of this work.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

11. No development or preliminary groundworks shall commence on those areas containing archaeological deposits until the completion of fieldwork, as detailed in the mitigation strategy, and which has been previously submitted to and approved by the Local Planning Authority.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

12. A post-excavation assessment shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of fieldwork, unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

13. No development shall commence until details of the proposed drainage/ sewage disposal works to serve the site have been submitted to and approved in writing by the Local Planning Authority. The approved drainage/sewage disposal works shall be provided prior to the occupation of any dwelling on the site.

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

14. No development shall take place until a Lighting Plan is submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

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).

15. The carriageway(s) of the proposed estate road(s) 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(s). 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 the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any up stands 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 a mews) from the occupation of such dwelling.

REASON; to ensure that an appropriate means of access is provided to the development and 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).

16. No occupation shall take place until the provision of a new four arm roundabout junction on the B1383 Cambridge Road to provide access to the development site and to include the realignment of High Lane and closure of the existing access to Walpole Farm as shown in principle on submitted drawing number: 14118-02 Rev D is completed. The works shall include but not restricted to the provision of footway links, crossing points, drainage, signing, lining and street lighting and full reinstatement of the carriageway and verge at the existing access point. All details shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works

REASON: To ensure that an appropriate means of access is provided to the development and 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).

17. No occupation shall take place until the provision of a right turn lane and realignment of the junction of Alsa Street with the B1384 Cambridge Road as shown in principle on submitted drawing number: 14118-02 Rev D. The works shall include but not restricted to the provision of crossing points, drainage, signing, lining and street lighting . All details shall be submitted to and agreed in writing by the Local Planning Authority prior to the

commencement of works.

REASON: To ensure that an appropriate means of access is provided to the development and 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).

18. No occupation shall take place until the provision of pedestrian/cycle links to Pennington Lane from the development site, and the pedestrian links to the Public Right of Way, Footpath 12 Stansted Mountfitchet from the development site is completed. All details shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works.

REASON: To ensure that an appropriate means of access is provided to the development and 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. The number of parking spaces shall be in accordance with those standards set down within Essex County Council's Parking Standards – Design and Good Practice, September 2009 and Uttlesford Local Residential Parking Standards, February 2013. Parking bays to measure 5.5m x 2.9m minimum. All single garages to have minimum internal measurements of 7m x 3m and to be provided with vehicular doors a minimum width of 2.3m.

REASON: To ensure that adequate parking is provided for the development standard in the interests of highways safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

20. Prior to the occupation of any part of the development the Public Right of Way, Footpath 12, Stansted Mountfitchet shall be surfaced with a free draining, all-weather surface material to encourage pedestrian movement between the residential areas and primary school to the south of the development site and the proposed development. Details shall be submitted to and agreed in writing by the Local Planning Authority before the commencement of development.

REASON: To ensure that an appropriate means of access is provided to the development and 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).

21. Prior to commencement of the development hereby permitted details of access arrangements to the application site in connection with the construction of the development, to include wheel cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel cleaning facility shall be provided at the commencement of the development and maintained during the period of construction.

REASON: In the interest of highways safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

22. No development shall take place until a Wildlife Protection Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include how mitigation measures for Legally Protected Species present on site will be implemented prior to and during construction of the development in accordance with appropriate wildlife legislation. This shall include Method Statements where appropriate. Should pre-construction inspections identify the presence of Legally Protected Species not previously recorded, construction works shall cease immediately until such time as further surveys have been completed (during the appropriate season) and mitigation measures have been agreed in writing with the Local Planning Authority.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

23. No development shall take place until a Biodiversity Mitigation & Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include provision for habitat creation and management during the life of the development hereby permitted and in accordance with the general principles outlined in the Ecological Assessment (dated June 2013) and, without prejudice to the foregoing, shall include:

(A) Aims and objectives of mitigation;

(B) Extent and location of proposed works;

(C) A description and evaluation of the features to be managed, including but not restricted to the community woodland, retained veteran tree, public open space, SUDs and new planting;

(D) Sources of habitat materials;

(E) Timing of the works;

(F) Selection of specific techniques and practices for preparing the site and creating/establishing vegetation including specific planting schemes for the open space detailing the native species that will be used;

(G) Details of the location, height, design and luminance of all fixed lighting for both construction and occupation phases of the development to minimise impacts on foraging bats;

(H) Detailed descriptions of biodiversity enhancement measures that will be taken within the development and public open space;

(I) Prescriptions for management actions;

(J) Provisions for the long-term management of the area demonstrating the feasibility of delivery of biodiversity enhancement and long-term management, including details of funding for the management.

The development hereby permitted shall be implemented in accordance with the approved plan.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in

accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

24. Prior to the commencement of the development hereby approved the following will be submitted to and approved in writing by the Local Planning Authority:

A) A written scheme of intrusive geotechnical investigation to identify the type, quantity and quality of mineral deposits that may exist at the application site (excluding the 100m buffer zone to existing residential properties located to the south. Thereafter the approved scheme will subsequently be implemented prior to commencement of the development hereby approved;

B) A Mineral Resource Assessment outlining the results of the geotechnical investigation and an assessment of the commercial potential of mineral extraction;

C) Should commercially viable deposits be proven to exist, an earthworks strategy will be submitted that demonstrates how the minerals will be extracted prior to construction commencing.

The development hereby approved shall not be commenced until the documents referred to above have been approved and thereafter implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the minerals potential is assessed and addressed in accordance with the National Planning Policy Framework.

25. Before the commencement of development detailed scheme relating to measures to protect neighbouring resident's air quality during the construction phase shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

REASON: To ensure the protection of residential amenity in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

26. Before the commencement of development detailed scheme relating to measures to protect neighbouring residents from noise during the construction phase shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

REASON: To ensure the protection of residential amenity in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

27. Before the commencement of the development (excluding demolition) hereby permitted, an accessibility statement/drawing shall be submitted to and approved in writing by the local planning authority. The details submitted shall set out measures to ensure that the buildings are accessible to all sectors of the community. The dwellings shall be designed as 'Lifetime Homes' and with one Plot to be designed to be capable of being adapted 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.

28. Notwithstanding the provisions of the Town and Country Planning (General Use Class)

Order 1995 (or any Order revoking or re-enacting that Order with or without modification), the hereby permitted retail unit and Office unit shall remain in use Classes B1 (a) purposes only and shall not change use class without the prior written permission of the local planning authority.

REASON: To prevent the loss of employment in accordance with Policies GEN2, GEN4, E1, and E2 of the Uttlesford Local Plan (adopted 2005).

29. There shall be no outdoor storage of any materials, goods, equipment, plant or machinery of any description on any part of the B1 use part of the site without the written consent of the local planning authority prior to the commencement of development.

REASON: To prevent harm to the character and amenity of the area, in accordance with Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005)

30. The emergency access located off Pennington Lane shall only be locked at all times with access gained by emergency vehicles, pedestrians and bicycles only.

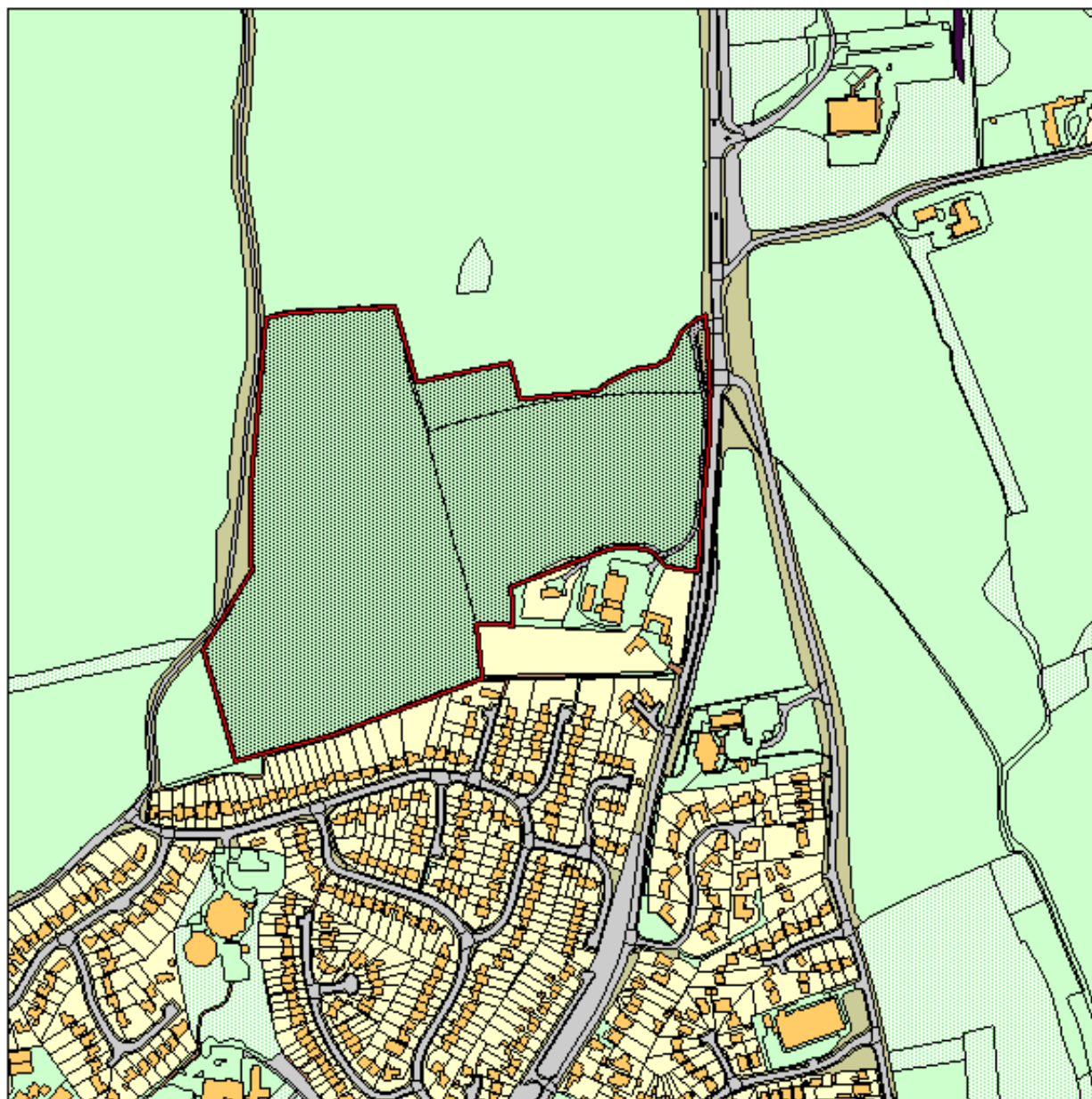
REASON: To safeguard the Protected Lane and in the interest of highway safety in accordance with Policies GEN1, GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

UTT/13/1618/OP

Land at Walpole Farm, Cambridge Road, Stansted



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Scale: 1:5000

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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
Date	12 September 2013
SLA Number	Not Set