

UTT/13/1767/FUL (HIGH RODING)

(MAJOR APPLICATION)

PROPOSAL: Demolition of existing dwelling and storage and mushroom sheds and erection of No. 31 dwellings, improvements to existing junction onto the B184 The Street, estate roads, footpaths, garages, car parking spaces, amenity space, allotments, foul and surface water drainage and landscaping.

LOCATION: Land at Meadow House Nursery, Dunmow Road, High Roding

APPLICANT: Mr Rex Coxeter

AGENT: Melville Dunbar Associates

EXPIRY DATE: 7 October 2013

CASE OFFICER: Katherine Mathieson

1. NOTATION

- 1.1 Half of site within Development Limits / Half of site Outside Development Limits / Access to site within Conservation Area / Listed Buildings adjacent

2. DESCRIPTION OF SITE

- 2.1 Meadow house Nursery is located in High Roding with access onto the B184 'The Street'. The application site comprises 1.2ha with a detached two-storey modern dwelling set back from but near the site entrance and a range of storage and former mushroom sheds along a track to the east and extending south.
- 2.1 To the north are dwellings fronting 'The Street' both detached and semi-detached and their rear gardens. Both Rose Cottage and Mount View as well as Swifts Cottage are grade II listed. To the west is 'Ways End Cottage' and its rear garden which is also Grade II listed. There is a Public Right of Way that bounds its rear garden running from 'The Street' towards a recreation ground further south. A small part of the site lies within the Conservation Area but most of it is outside and its the boundary runs along the northern site boundary with properties along 'The Street' to the north and west and there is also mature hedging and trees alongside these boundaries.
- 2.2 Land to the south (outside of the application site but owned and controlled by the applicant) comprises the garden of Meadow House with a large pond and further agricultural buildings. To the south and east are agricultural fields.

3 PROPOSAL

- 3.1 The application relates to the demolition of the existing dwelling on the site and the former mushroom farm buildings which have consent for B8 use and the erection of 31 new dwellings and the creation of 6 allotments. 12 of the units would be allocated as affordable housing with the remainder being market housing.

- 3.2 The development would be primarily in the form of two storey dwellings with 1 bungalow and 6 two and a half storey properties. The block of 4 flats would be two-storey.
- 3.3 Two areas of public open space would be provided as part of the development amounting to 625m² (284m² and 341m² respectively).

4 APPLICANT'S CASE

- 4.1 The application is accompanied by a Design and Access Statement, Great Crested Newt and Bat Survey, Ecological Appraisal Report, Environmental Risk Assessment, Flood Risk Assessment and Tree Survey and Arboricultural Implications Assessment.
- 4.2 The Design and Access statement provides information in relation to the site and its surroundings, planning history, the proposal including design principles, mix, density, provision of affordable housing, parking provision, access and pre-application discussions.

5 RELEVANT SITE HISTORY

5.1 UTT/1823/08/OP

- 5.1 Outline planning application for the erection of 25 dwellings including access conditionally approved subject to a S106 20 October 2010.

5.2 UTT/1387/02/FUL

- 5.2.1 Continued use of buildings for B8 use (Storage and Distribution) conditionally approved 2002.

6 POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S3 – Other Development Limits
- S7 – The Countryside
- GEN1 – Access
- GEN2 – Design
- GEN6 – Infrastructure Provision to Support Development
- GEN7 – Nature Conservation
- GEN8 – Vehicle Parking Standards
- ENV2 – Development affecting Listed Buildings
- H3 – New Houses within Development Limits
- H9 – Affordable Housing
- H10 – Housing Mix

7 PARISH COUNCIL COMMENTS

- 7.1 An extraordinary meeting of High Roding Parish Council was held to consider the application. Thirty members of the public attended and the majority opposed the application on the following grounds:

1. The vehicular access to and from the site was considered to be dangerous, especially in view of the number of vehicles that ignore the 30mph speed restriction through the village.
2. The plan proposes to increase the parish boundary; if this was to happen it would set a precedent for future development.
3. An increase in the number of residents would add increased demand for services like schools and doctors in an area that is already stretched and overloaded.
4. There is a lack of amenities in the village, an increase in population would increase the need for such facilities as an adequate bus service, entertainment for young people who are not old enough to drive and are unable to travel outside the village and a post office for older people who do not drive.
5. To add another 31 dwellings in the village would incur an increase in size of almost 20%; it would completely change the character of the village.
6. As approval has been given for circa 25 dwellings that should not be increased to 31.

7.2 Concerns were expressed about:

1. Drainage – there is already poor drainage in the village, would any development exacerbate this?
2. Electricity supply – this is often disrupted would additional demand cause even more problems?
3. Water Pressure – already inadequate would greater demand be provided for?
4. Nature and style of building – would any consideration be given to the use of sustainable materials and the effect on the environment when appointing a developer?
5. Poor phone connection – would a better service be provided or would the additional load make the situation worse?
6. In view of the lack of public transport new residents will need cars – will sufficient parking spaces be made available?

7.3 I trust this is sufficient to enable the Parish Council's and residents' objections to be registered.

8 CONSULTATIONS

Thames Water

8.1 Part of the site lies within the licensed area of Thames Water however the drainage of the site will generally be to Anglian Waters' assets. The Flood Risk Assessment identifies the drainage issues as being resolved in conjunction with Anglian Water. As such Thames Water have no input other than to seek an assurance from the Planning Authority that Anglian Water have been consulted and are indeed dealing with all drainage issues relating to this site.

ECC Ecology

8.2 No objection subject to the imposition of appropriately worded conditions.

Hedgerows

The boundary hedgerows on site have the potential to support breeding birds, and the applicant's ecologist feels it could support birds of conservation concern. The hedgerows are likely to be locally important for invertebrates. The hedgerows are also a Priority habitat and should be retained.

Unimproved Grassland

Small areas of unimproved grassland, an Essex BAP Habitat, will be lost to the development and should be replaced.

Ponds

The site previously supported Great Crested Newts, but due to altered hydrology the supporting ponds dried up, and the main pond was filled in by the applicant. The remaining water bodies are shallow. I agree with the recommendation of the applicants' ecologist that a new, artificially lined, pond is created to ensure there is no net loss of amphibian ponds.

Bats

Common Pipistrelle were recorded foraging on site during the bat surveys in May 2013. Site lighting will need to be designed to avoid impacts on bats.

The following condition is recommended:

Biodiversity Mitigation and Enhancement Plan

No development shall take place until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Uttlesford Planning Authority. The Plan shall include provision for habitat creation and management during the life of the development hereby permitted, as outlined in the Ecological Appraisal Report (dated 4th March 2013) and shall, without prejudice to the foregoing, include:

- (i) Aims and objectives of mitigation and enhancement;
- (ii) Extent and location of proposed works;
- (iii) A description and evaluation of the features to be managed, including but not limited to the hedgerows, new planting and the new pond;
- (iv) Sources of habitat materials including the seed mix for the new wildflower planting;
- (v) Timing of the works;
- (vi) Selection of specific techniques and practices for preparing the site and creating/establishing vegetation;
- (vii) Prescriptions for management actions;
- (viii) Details of the location, height, design, sensors, and luminance of all fixed lighting. The details shall ensure the lighting is designed in such a way to minimise any potential impacts upon nocturnally mobile animals.

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

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 local plan policies.

Anglian Water

8.3 Wastewater Treatment

The foul drainage from this development is in the catchment of High Roding STW that at present has available capacity for these flows.

Foul Sewerage Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.

Surface Water Disposal

The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to consider which is the appropriate body to comment.

We request that the agreed strategy is conditioned in the planning approval.

ECC Education

- 8.4 According to our forecasts there should be sufficient early years and childcare provision to meet the needs of the development.

This development falls in the priority admissions area of Rodings Primary School which has permanent capacity for 210 pupils. In the academic year of 2011-2012 there were 218 pupils on roll at the school and forecasts published in the document "Commissioning School Place in Essex 2013-2017" show that a deficit in places will remain until the end of the forecast period

With regard to secondary provision the priority admissions area school for this development would be The Helena Romanes School and Sixth Form Centre (HRS) which has a net capacity of 1563 pupils. Forecasts show that by 2015 year 7 will reach the school's Planned Admissions Number of 270 pupils and as a consequence by 2018 HRS is likely to have 1584 pupils on roll. Further, ECC Schools, Children and Families Directorate – School Census January 2012 should 1725 children of secondary /sixth form age living in the HRS priority admissions area. This means that there would be insufficient capacity at HRS should all the children in the priority admissions area choose to apply for a place at the school. With rising cohort sizes in many parts of Essex, there will be pressure on 'net exporters' such as HRS, with children 'pushed back' to their priority admissions area school.

Although HRS is over 3 miles from the proposed development, there is likely to be sufficient places on a school bus for the secondary children generated by the development.

In view of the above, I request on behalf of ECC that any permission for this development is granted subject to a section 106 agreement to mitigate its impact on primary and secondary education. For information purposes only, should the final development result in the net increase of dwellings as stated above with two or more bedrooms the primary school contribution sum would be £78,195 and the secondary school contribution would be £79,195 making a total contribution of £157,390.

Access and Equalities Officer

- 8.5 There are 31 dwellings planned for this site. The house types A-O meet the requirements of the SPD on Accessible Homes and Playspace, you will require confirmation of the plots (2) which will be required to meet the Wheelchair Accessible Homes Standard (Unit C) which should be across all tenures.

Access to the allotments, amenity space etc should be inclusive and meet the needs of disabled residents.

Housing Enabling Officer

- 8.5 The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more units; 20% on schemes 5-14 units and a commuted sum on schemes of 1-4 units.

The affordable housing provision on this site will attract the 40% policy requirement as the site is for 31 (net) units. This amounts to 12 affordable housing units and it is

expected that these properties will be delivered by one of the Council's preferred Registered Providers.

The mix and tenure split of the properties is given below; this 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.

S106 Figures					
Tenure mix	1 bed	2 bed	3 bed	4 bed	
affordable Rent non bungalows	3	4	1	0	8
affordable Rent bungalows		1	0		1
SUB TOTAL A/R	3	5	1	0	9
shared ownership non bungalows	1	2	0	0	3
shared ownership bungalows	0	0	0		0
SUB TOTALS/O	1	2	0	0	3
GRAND TOTAL AFFORDABLE UNITS	4	7	1	0	12
MARKET BUNGALOWS		1			

It is also the Councils' policy to require all units delivered to the Lifetimes Home Standard with 5% being wheelchair accessible as well as 5% of all units to be bungalows delivered as 1 and 2 bedroom units. This would amount to 1 bungalow across the site delivered as an affordable unit and 1 for open market.

Uttlesford Ramblers

- 8.6 The application covers an area where existing footpaths and other rights of way run. It is essential that these are maintained. It will also be unacceptable for these to be incorporated into new roads erected on the site.

I am not in favour of the application as it will add to the traffic in an already high used road. However any support for this will only be given if the above is provided.

ECC Highways

- 8.7 The applicant's agent Melville Dunbar has arranged for a Transport Statement to be produced in support of the proposal for 31 dwellings and this demonstrates that there will be no impact on the highway network from the additional 6 dwellings over and above the consent UTT/1823/08/OP for 25 dwellings. Consequently this proposal will not have any detrimental effect upon highway safety or capacity at this location.

The Highway Authority would not wish to raise an objection to the above application as shown in principle on Drawing no. 1412-P101 dated July 2013 subject to the imposition of conditions.

ECC Flood and Water Management Team

- 8.8 Further to my letter dated 22 July 2013 giving our informal comments on the proposed surface water drainage strategy for planning application UTT/13/1767/FUL for the proposal at Land at Meadow House Nursery, following discussions with the applicant and the Environment Agency we have now reviewed our response with respect to discharge rates.

Whilst, as previously mentioned, the selected rainfall intensity (197mm/hour) and discharge rates (267 litres/sec) do appear to be high, the proposed reduction in impermeable areas will result in a significant proportional reduction in run-off volume and rate. Therefore, we would not look to raise an issue with the proposed surface water drainage, as it fits with NPPF principles of reducing flood risk.

Conservation Officer

- 8.9 The current scheme does not diminish the setting of the adjacent listed buildings or the character or views into the Conservation Area in any greater degree than the previous scheme.

In terms of detailing, design and choice of materials, the proposal responds well to the local vernacular and is likely to positively contribute to the character of the area.

9 REPRESENTATIONS

- 9.1 Six objections have been received. Period expired 13 August. Main points raised:

- Site is within Conservation Area
- Will adversely affect the character of the village
- Design of dwellings is dull and unimaginative
- Materials proposed are inappropriate
- Fails to create a development with energy standards above standard building regulations
- Density is too high
- Sets a precedent for further development
- The locality cannot sustain an increased population – impact on doctors surgeries, school places and lack of public transport
- Insufficient parking spaces for the development
- Detrimental to road safety and dangerous access to the site
- Too many properties proposed
- No need for smaller properties
- Insufficient visibility at the access as a result of the position of historic dwellings
- Telephone services and water and electricity supplies are not adequate and further houses in the village will exacerbate this
- Landscaping plan would be required to soften the impact of the development
- Properties adjacent to the site have protected species within them – concerns regarding protected species as a result of the proposals
- Increase in noise and traffic with congestion and pollution
- Loss of privacy to existing properties

- 9.2 Comments on representations:

- Only a small area of the site is within the Conservation Area
- There is no requirement for residential development to exceed Level 3 of the Code for Sustainable Homes
- The provision of telephone, internet or water and electricity supplies is a matter for the suppliers and statutory undertakers of these services

- Ecological surveys have been submitted with the application and these have been considered by the Council's Ecologists
- See also Appraisal below.

10 APPRAISAL

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

- A Principle of development
- B Access
- C Design
- D Infrastructure
- E Nature Conservation
- F Vehicle Parking Standards
- G Affordable Housing
- H Housing Mix

A Principle of development

- 10.1 Approximately two thirds of the site is located within the Development Limits for High Roding and has previously been subject to an outline application for the erection of 25 dwellings which was conditionally approved and subject to a S106 legal agreement. This planning permission is extant and is a material consideration for the consideration of the current planning application. As such the development of the area of the site within Development Limits for residential use is acceptable in principle.
- 10.2 The remaining area of the site is located outside of the Development Limits and is therefore within the countryside. The site is no longer used for agriculture and planning permission has previously been granted in 2002 for change of use of the agricultural buildings for B8 uses, this area of land is therefore now brownfield land. The previous application would have resulted in new dwellings being located adjacent to B8 uses which would be likely to lead to conflict between the occupiers of those properties and the businesses using the former agricultural buildings. The current application would remove that potential for conflict and would in addition to providing an additional 6 dwellings, it would provide an area of public open space and allotments, thereby providing benefits to the local residents.
- 10.3 It should also be noted that the Council is currently unable to demonstrate a five year land supply of deliverable sites for residential development. In such circumstances the NPPF specifies that "*Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*".
- 10.4 The Council recognises that it has a shortfall in a deliverable 5 year supply of housing land, and that it should consider favourably applications for residential development which will make a positive contribution towards meeting housing need.
- 10.5 The 5-year land supply update statement (published Wednesday 9 October 2013) considers the supply of housing against the Council's objectively assessed need which is based on the SNPP-2010 projections of 523 dwellings a year.
- 10.6 Since April 2013 an additional 505 dwellings have been granted planning permission on sites of 6 or more dwellings; 308 dwellings have been granted planning permission on

sites proposed in the Draft Local Plan June 2012; and planning permission on land south of Ongar Road, Great Dunmow for 100 dwellings is currently quashed.

10.7 The estimated number of completions each year is shown in the table below.

Year	13/14	14/15	15/16	16/17	17/18	18/19
	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Dwellings on committed Sites	391	228	347	527	698	495

10.8 It is estimated that 2295 dwellings on committed sites will be built during the 5 year period, whilst the requirement is for 2746 dwellings to be built. This relates to 84% of the requirement which is equivalent to just over 4 years. There is therefore a shortfall of 451 dwellings as set out in the table below.

	Housing Requirement
Annual requirement	523
Total supply on deliverable committed sites	2295
Requirement years 1-5 plus 5% frontloading	2746
% of requirement available on deliverable sites years 1-5	84%
Supply in Years	4.2
Shortfall (dwellings)	451

10.9 As a consequence 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 NPPF. The Council has accepted this previously and has considered and determined planning applications in this light. As a consequence, planning permission has been granted for residential development outside development limits where appropriate, on sites that are identified for potential future development in the emerging Local Plan and on sites which are not identified but which are considered to be sustainable.

10.10 High Roding has limited services however there is a farm shop to the north of the site and there is a shop at Leaden Roding. In light of the previous grant of planning permission, the benefits of the current planning application, the brownfield status of the site (in particular the area of land outside Development Limits) and the lack of 5 year land supply, it is considered that the proposed development is sustainable and complies with the aims of the NPPF.

B Access

10.11 The proposed development would use the existing site access and the application has been considered by the Essex County Council as the local highways authority. They have not raised an objection to the proposal and the development complies with the requirements of ULP Policy GEN1.

C Design

- 10.12 The site is adjacent to the Conservation Area but only part of the access is within it however the proposed dwellings have been designed to reflect the traditional and historic nature of the existing properties, many of which are listed, located on either side of The Street. The proposed materials detailed on the application form and within the Design and Access statement reflect the local vernacular and are acceptable for this location. The general design of the proposed dwellings is acceptable and reflects the local area and design principles advocated by the Essex Design Guide. The Council's Conservation Officer has no objections to the proposals and they would not have a detrimental impact on the setting of the adjacent listed buildings or the character of the Conservation Area.
- 10.13 Each dwelling would have an amenity area which would meet the standards set out in the Essex Design Guide. If the proposal is considered to be acceptable, it is recommended that permitted development rights for extensions and outbuildings should be removed by way of a condition for plots 12 and 13 as their amenity areas are at the lower end of the Essex Design Guide standards.
- 10.14 The proposed development has been designed to have sufficient distance between the dwellings and the existing neighbouring properties in order to prevent any loss of amenity as a result of loss of privacy, loss of light, overlooking, overshadowing or overbearing impacts. The distances meet the standards set out in the Essex Design Guide and as a result there would be no materially detrimental impact from the development to neighbouring properties or between the proposed properties.
- 10.15 The development has been designed to meet Lifetime Home Standards and the dwelling on Plot 3 would be a fully wheelchair accessible bungalow.

D Infrastructure

- 10.16 The applicant has indicated that they are prepared to enter into a S106 legal obligation in order to provide affordable housing, maintenance of public open space and financial contributions towards education provision. Subject to this agreement being completed, the proposal would comply with the requirements of ULP Policy GEN6.

E Nature Conservation

- 10.17 The application is accompanied by an ecological appraisal report and great crested newt and bat surveys. This information has been considered by the Council's Ecologists who have no objections subject to the imposition of conditions. The proposed development would not therefore have a detrimental impact on any protected species and complies with the requirements of ULP Policy GEN7 and the NPPF.

F Vehicle Parking Standards

- 10.18 The submitted plans and design and access statement indicate that the proposed development would incorporate sufficient parking spaces to meet the requirements of the adopted parking standards, both locally set and county wide. There would also be 8 unallocated parking spaces within the development to provide visitor parking. The spaces, including garages and car ports, would all meet the dimensions set out in the adopted parking standards and as such the proposal would comply with ULP Policy GEN8 and the adopted parking standards.

G Affordable Housing

10.19 The proposal incorporates 40% affordable housing and is in line with the size and mix of units identified by the Housing Enabling Officer. The proposed development therefore complies with the requirements of ULP Policy H9.

H Housing Mix

10.20 The proposed development would comprise a mix of eight x 2/3 bedroom and eleven x 4+ bedroom market dwellings. ULP policy H10 requires a significant mix of small 2 and 3 bedroom market dwellings and the proposal would result in just over 40% of the market housing meeting this requirement. It is considered that the proposed mix is appropriate and would meet the aims of ULP Policy H10.

11 CONCLUSION

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

- A The proposal comprises sustainable development and is acceptable in accordance with the NPPF.
- B The proposed access is acceptable and complies with the requirements of ULP Policy GEN1.
- C The design of the proposed development complies with the Essex Design Guide and ULP Policy GEN2.
- D The applicant has agreed to enter into a S106 agreement to provide affordable housing provision, contributions to education provision and public open space in accordance with ULP Policy GEN6.
- E The application has demonstrated that there would not be any harm to protected species as a result of the proposals in accordance with ULP Policy GEN7 and the NPPF.
- F The proposed development would have sufficient parking provision with an acceptable layout that would comply with the adopted parking standards and ULP Policy GEN8
- G The proposed mix and layout of the affordable housing meets the local needs and the requirements of ULP Policy H9
- H The proposed development would have an acceptable mix of small market housing of 2 or 3 bedrooms and larger properties in compliance with ULP Policy H10.

RECOMMENDATION – CONDITIONAL APPROVAL - SUBJECT TO A SECTION 106 LEGAL OBLIGATION

(I) The applicant be informed that the committee would be mindful to refuse planning permission for the reasons set out in paragraph (III) unless by 6 November 2013 the owner enters into a binding obligation 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 obligation to secure the following:

- (i) Financial contribution towards primary and secondary education provision**
- (ii) Provision of affordable housing**
- (iii) Maintenance of public open space**
- (iv) Pay the Council's reasonable costs**
- (v) Pay monitoring charge**

(II) In the event of such an obligation being made, the Assistant Director Planning and Building Control shall be authorised to grant planning 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) Lack of education provision**
- (ii) Lack of affordable housing provision**
- (iii) Lack of provision of open space**

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no extensions shall be constructed (other than any expressly authorised by this permission or any other grant of express planning permission) or freestanding buildings erected on any part of Plots 12, 13 without the prior written permission of the local planning authority.

REASON: The gardens for these plots are the minimum size that would be acceptable and extensions or outbuildings may result in an unacceptable reduction in their size which would be contrary to Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

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

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

4. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-
 - i. proposed finished levels or contours;
 - ii. means of enclosure;
 - iii. car parking layouts;
 - iv. other vehicle and pedestrian access and circulation areas;
 - v. hard surfacing materials;
 - vi. minor artefacts and structures (e.g. refuse or other storage units, signs, lighting, etc.);
 - vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports.);

viii. details of the management of the landscape buffer along the western site boundary.

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

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

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

6. No development shall take place until a Biodiversity Mitigation and 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, as outlined in the Ecological Appraisal Report (dated 4th March 2013) and shall, without prejudice to the foregoing, include:
- (i) Aims and objectives of mitigation and enhancement;
 - (ii) Extent and location of proposed works;
 - (iii) A description and evaluation of the features to be managed, including but not limited to the hedgerows, new planting and the new pond;
 - (iv) Sources of habitat materials including the seed mix for the new wildflower planting;
 - (v) Timing of the works;
 - (vi) Selection of specific techniques and practices for preparing the site and creating/establishing vegetation;
 - (vii) Prescriptions for management actions;
 - (viii) Details of the location, height, design, sensors, and luminance of all fixed lighting.
- The details shall ensure the lighting is designed in such a way to minimise any potential impacts upon nocturnally mobile animals.
- The development hereby permitted shall be implemented in accordance with the approved plan in all respects.

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).

7. Prior to occupation of any dwelling, the provision of an access formed at right angles to Dunmow Road as shown in principle on Drawing No. 1412-P101 dated July 2013. This access shall include:
- a) Visibility splays with dimensions of 90m x 2.4m x 90m, as measured from and along the nearside edge of the carriageway, such visibility splays shall be retained free of any obstruction in perpetuity.
 - b) 7.5m junction radii.
 - c) 4.8m carriageway width with two x 2m footways.
- Details of the above shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

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

Characteristics of Plots for Land at Meadow House Nursery, High Roding

Plot	No of bedrooms	Parking spaces	Garden area (m ²)	Affordable/market
1	3	3	113	Market
2	4 (5)	3	113	Market
3	2	2	103	Market – Wheelchair accessible bungalow
4	4	3	180	Market
5	4	3	120	Market
6	2	2	190	Affordable
7	2	2	130	Affordable
8	3	2	145	Affordable
9	3	2	103	Affordable
10	2	2	80	Affordable
11	2	2	96	Affordable
12	1	1	57	Affordable
13	1	1	57	Affordable
14	4 (5)	2	105	Market
15	3	2	102	Market
16	4	3	105	Market
17	4	3	103	Market
18	3	2	109	Market
19	2	2	83	Market
20	4	3	150	Market
21	4	3	188	Market
22	4	3	115	Market
23	3	2	100	Market
24	3	2	190	Market
25	2	2	Communal area for flats - 281	Affordable
26	1	1	Communal area for flats - 281	Affordable
27	2	2	Communal area for flats - 281	Affordable
28	1	1	Communal area for flats - 281	Affordable
29	3	2	107	Market
30	4 (5)	3	134	Market
31	4 (5)	3	130	Market

Figures in brackets indicate rooms which are not identified on the plans as bedrooms but could be used as such.

