

UTT/13/3444/DFO - (Gt Chesterford)

Major

PROPOSAL: Reserved matters application following outline consent UTT/12/5513/OP for the development of residential dwellings and open space, providing details of layout, appearance, landscaping and associated infrastructure

LOCATION: Land south of Stanley Road and Four Acres and west of B184, Walden Road, Great Chesterford

APPLICANT: Bellway Homes Ltd

AGENT: Bidwells

EXPIRY DATE: 24 March 2014

CASE OFFICER: Ann Howells

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The application site is located on the edge of the village of Great Chesterford and extends to 1.85hectars. The site comprises undeveloped scrubland to the west of Walden Road (B184) with two sides of residential properties of a mixed nature and design and the final edge has a parcel of open land under different ownership.

2.2 There are various trees along the south east edge of the site, mature planting/hedging along the B184 edge, mature trees hedging along the south west edge. The north east boundary has a close boarded fence, some trees and residential gardens.

2.3 The site slopes gradually up from the north to the south.

3. PROPOSAL

3.1 Reserved matters application following outline consent UTT/12/5513/OP for the development of residential dwellings and open space, providing details of layout, appearance, landscaping and associated infrastructure.

3.2 The proposed development comprises 50no. one, two, three, four and five bedroom bungalows, houses and apartments plus associated roads, paths, driveways, car parking, landscaping and public open space.

3.3 Vehicular access to the site is via Stanley Road as per the s106 obligation attached to the Outline Permission.

3.4 Pedestrian access to the site is via both Stanley Road and Four Acres.

3.5 40% (20) of the total number of dwellings should be Affordable Housing in groups of no more than 10 dwellings have been provided.

- 3.6 The provision of a cycleway to the land to the west to facilitate development in the future
- 3.7 Construction of 5% (3) of the total number of dwellings to wheelchair accessible standards.
- 3.8 Provision of at least four bungalows, each with one or two bedrooms
- 3.9 Provision of an area of open space and Local Area of Play within the site.
- 3.10 A summary of the characteristics of the proposed dwellings and plots is attached at the end of this report.

4. APPLICANT'S CASE

- 4.1 The proposed development will consist of 50 dwellings, apportioned between 40% affordable and 60% market units. This equates to 20 and 30 dwellings respectively.
- 4.2 Of the affordable dwellings, 70% (14 units) will be provided for affordable rent, whilst 30% (six units) will be provided for shared ownership. The affordable dwellings are provided in two groups of ten dwellings.
- 4.3 Revised documents have been submitted in response to comments from the Environment Agency.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0111/12/SCO – Screening opinion in respect of proposed residential development – Opinion given
- 5.2 UTT/12/5513/OP - Outline application for residential development with all matters reserved except vehicular access – Conditionally Approved
- 5.3 UTT/13/3321/DOC – Application to discharge condition 3 (archaeology) attached to UTT/12/5513/OP dated 11 July 2013 – Pending consideration
- 5.4 UTT/13/3346/DOC - Application to discharge condition 11(ground levels) attached to UTT/12/5513/OP dated 11 July 2013 – Discharged in Full

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.3 Uttlesford District Local Plan 2005

- Policy S7 - The Countryside
- Policy H10 - Housing Mix
- Policy GEN1 - Access
- Policy GEN2 - Design
- Policy GEN6 - Infrastructure Provision
- Policy GEN7 - Nature Conservation
- Policy GEN8 - Vehicle Parking Standards

- Policy ENV3 - Open Spaces and Trees
- Policy ENV7 - The Protection of the Natural Environment – Designated Sites
- Policy ENV8 - Other Landscape Elements of Importance for Nature Conservation

- SPD - Energy Efficiency and Renewable Energy
- SPD - Accessible Homes and Playspace
- Parking Standards: Design and Good Practise
- Essex Design Guide
- Essex County Council Highways – Development Management Policies

6.4 Uttlesford District Emerging Local Plan

- Policy SP6 - Housing Strategy
- Policy SP8 - Environmental Protection
- Policy SP17 - Infrastructure
- Policy SP18 - Open Space
- Policy Great Chesterford Policy 2 – Land south of Stanley Road
- Policy HO5 - Affordable Housing
- Policy H06 - Housing mix
- Policy EN1 - Sustainable Energy
- Policy EN2 - Environmental and Resource Management
- Policy EN4 - Surface Water Flooding
- Policy EN5 - Pollutants
- Policy DES1 - Design
- Policy HE3 - Scheduled Monuments and Sites of Archaeological Importance
- Policy HE4 - Protecting the Natural Environment
- Policy HE5 - Traditional Open Spaces and Trees
- Policy TA1 - Parking
- Policy INF1 - Protection and Provision of Open Space, Sports Facilities and Playing Pitches
- Policy INF2 - Provision of community facilities beyond development limits

7. PARISH COUNCIL COMMENTS

7.1 The Parish Council would like to state how pleased (and relieved) they are that Bellway Homes have proposed a plan that is in keeping with the agreements/conditions of the outline planning permission and have not tried to have these conditions removed. They have consulted with the Parish Council and residents, addressed concerns and have kept us informed of progress and changes.

7.2 The response from Great Chesterford Parish Council to planning application UTT/13/3444/DFO is '**Strongly Support**' subject to consideration being given to the following points/concerns:

- Plots 1 & 42 – although these 1.5 storey dwellings have ridge heights within the agreed parameters for their locations, the existing properties adjacent to these plots are single storey and we request that Plots 1 & 42 have their permitted development rights removed to ensure no future loss of amenity to the adjacent properties.
- Proposed materials – the chosen materials have a modern look/feel and we request that materials are blended across the site to fit with dwellings from both newer and older areas of the village, particularly with regard to the Conservation Area properties on the Southern boundary.

- Landscaping – we understand the regulations with regards to the placement of trees etc. in the vicinity of houses but would ask that Bellway Homes review the landscaping plan to see if there are any other locations where soft landscaping could be increased, particularly on the boundaries, to ensure that the site has more of a rural rather than urban feel.
- Drainage – exceedence flows. In the event of a storm greater than the design provides for or because the system has lost capacity through lack of maintenance, the route taken by the resulting overground flows should be assessed. On this development with the falls being from north to south these are likely to be directed towards Four Acres and more particularly Stanley Road. It is also important that the highway drainage on the major site road is efficient enough to prevent normal run-off bypassing road gullies and entering the existing drainage system in Stanley Road which eventually discharges into the Hyll Close ditch. This currently happens along The Elms where the lack of level control during the latest resurfacing has left the channel low points at vehicular access and most of the kerb inlet gullies high and dry in between. Much of the run-off from the Elms runs down Stanley Road. (The same seems to have been achieved to a lesser extent in Jacksons Lane). Unfortunately the kerb inlet gullies used in The Elms/Stanley Road/Four Acres are notoriously inefficient in practice. **Any additional flow to the Hyll Close ditch would cause an unacceptable increase in the risk of flooding to the properties in Hyll Close and the Community Centre/Recreation Ground.**
- Construction vehicles - as some of the older residents in Stanley Rd/Four Acres have regular visits from carers, District Nurses and ‘meal on wheels’ deliveries, we ask that all constructions vehicles/workers vehicles are parked onsite, enter the site via Stanley Rd only (not via Four Acres) and that all vehicles have their wheels washed before exiting the site.
- With regards to the 2.5 storey dwellings we request that where possible these are limited to the centre of the site.

7.3 Queries:

- we request information regarding the extent and scope of the management requirements of the LAP
- can you confirm the road to the West into the adjacent site will be adopted all the way to the boundary?

8. CONSULTATIONS

Essex County Council Archaeology

- 8.1 Historic Environment recommendations were made under the separate application number UTT/13/3321/DOC

Essex County Council Highways

- 8.2 The Highway Authority would not wish to raise an objection to the application as shown in principle on Drawing No. BW128-PL-07 subject to conditions.

Highways Agency

8.3 The proposal is unlikely to have a material impact upon the M11 on its own. However, several development added together could be enough to cause problems at M11 Junction 9 and it is recommended that any further development provide a Transport Assessment which includes an assessment of M11 Junction 9.

8.4 The Highways Agency does not intend to issue a direction.

Essex County Council Ecology

8.5 I disagree with the 'amendments to Ecology Mitigation Strategy at Stanley Road, report which considers that the earlier ecological mitigation and compensation submitted with UTT/12/5513/OP is excessive. I recommend that it goes ahead as proposed in the Ecology Assessment and Mitigation Report dated December 2012

Natural England

8.6 Statutory nature conservation sites – no objection

8.7 Protected Species – Standing Advice

Essex Police Architectural

8.8 No response received – due 20 January 2014

Essex Wildlife Trust

8.9 No response received – due 20 January 2014

Essex County Council Minerals and Waste

8.10 No objection.

NHS Property Services

8.11 No response received – due 20 January 2014

Ramblers Association

8.12 No response received – due 20 January 2014

Sport England

8.13 Sport England does not wish to comment on this particular application.

Sustainable Drainage

8.14 No response received – due 20 January 2014

Affinity Water

8.15 No response received – due 20 January 2014

Thames Water

8.16 No response received – due 20 January 2014

Environment Agency

- 8.17 It is considered extremely positive that as part of the development it is proposed to maintain surface water runoff rates at greenfield rates and that permeable paving and infiltration/soakaways will be incorporated.
- 8.18 We are satisfied at this stage that soakage test results and test locations have been submitted and calculations to demonstrate how they system operates during the 1 in 100 year critical storm duration with an appropriate allowance for climate change.
- 8.19 Further advisory comments received 22 January 2014:

The earlier response was concerned mainly with commenting on surface water management proposals for this development site. A revised Flood Risk Assessment (FRA) reference R730-02 Rev C dated January 2014 and Preliminary Drainage Strategy Drawing R730-006H which is now appropriate for the scale and nature of the development.

- 8.20 Therefore the latest FRA and Drawing outline shows an acceptable method of surface water drainage subject to detailed drainage design. In view of this, there is no objection to the Reserved Matters Application but recommend a condition is appended to any approval given in order to secure an acceptable method of drainage for the site which follows the principles outlined in the latest documents.

8.21 Groundwater

Following the review of the revised FRA Addendum report of January 2014 (ref: R730-02 REV C), and confirmation by email dated 21 January 2014 that only roof water will be discharged to deep bore soakaways via sealed downpipes, the proposal is acceptable, provided the scheme is implemented as approved.

- 8.22 The monitoring borehole will require decommissioning at the end of its designed life (for monitoring peak seasonal groundwater levels). The borehole should not be left in-place as it is at present as it provides a preferential pathway for contamination to reach the underlying aquifer.

Anglian Water Services

- 8.23 No response received – due 20 January 2014

Access and Equalities

- 8.24 I have looked at the Design and Layout of these properties. I note that the original agreement was to have three wheelchair accessible dwellings on this site, which were to be bungalows. Bungalow 82, plot 46 has been designated as wheelchair accessible, although the minimum turning space inside the entrance has not been met, this would assist with the turning circle into the bathroom. No other dwellings, which were to be bungalows, are shown on the drawings submitted as 'wheelchair accessible' i.e. plots 48 and plot 50 or 83a, 83b, and 83c.
- 8.25 The rest of the house types shown are in accordance with the SPD on Accessible Homes and Playspace, provided that level access to the principal entrance level is complied with, i.e. no step provision.

9. REPRESENTATIONS

9.1 7 representations have been received. The main points are set out below:

- Plot 42 is proposed 1.5 storey (7.5) whilst the adjacent existing dwelling is single storey approx. 4.7m
- Plot 42 is set back from the build line of Four Acres, thus throwing a shadow onto their garden.
- Visitor parking – 11 spaces for 50 homes. Parking is not balanced and will end up with visitors clogging up the roadways or parking in Stanley Road
- Lack of water pressure
- Access point for construction traffic
- Would like to see the access direct on to the B184 to reduce impact on existing residents.
- Highways danger to pedestrians – supply bus lay-by; roundabout; an additional access to help slow traffic down.
- Little use for cycles as there are no cycle paths in the village.
- Plots 28 and 31 are 2.5 storey which are significantly higher than the existing surrounding dwellings. Which will dominate the view. They should be reduced to two storey or moved to the centre of the site.
- The retention of tree T30/31 is important because it is not within the application site.
- Plot 1 – orientation and height. The mass height and form of the proposed dwelling on Plot 1 will become a dominating and overbearing form, overshadowing the existing property.
- Plot 1 – loss of privacy to the existing bungalow
- Plot 1 – remove permitted development rights to prevent additional impact on existing bungalow
- Wheel washing on site should be provided.
- Concern re access traffic via Stanley Road and the impact on the existing residents.
- Potential run-off into the Hyll Close stream which has a history of flooding.
- Footpath access onto Four Acres – reduction in the width to prevent vehicular use or erection of bollards.
- Minimal parking being provided for plots 36-41, will result in cars being parked on Four Acres.
- Concern that vehicular access for construction vehicles should also not occur through Four Acres or investigation work.

10. APPRAISAL

- A Design**
- B Access and Vehicle Parking Standards**
- C Affordable Housing**
- D Housing Mix**
- E Open spaces and Trees**
- F Ecology**
- G Flood issues**

A Design

10.1 The design of the proposed development follows the Design Code set out in the Design and Access Statement submitted with the outline application. The design code sets out

particular aspects of design and features found on dwellings in Great Chesterford and identifies that these should be incorporated into the design of the proposed development.

- 10.2 The dwellings would have broadly traditional designs, form, scale and external materials and are acceptable. The layout has been designed to prevent any loss of amenity to the occupiers of existing properties adjacent to the site.
- 10.3 Garden Sizes – a full schedule of proposed garden sizes is attached at the end of this report. However, although the proposed garden areas vary in size they do meet the minimum requirement and are considered to be acceptable.
- 10.4 Access and equalities – three wheelchair accessible bungalows are required which need to be fully wheelchair compliant. A suitable condition should be added to ensure that the proposal meets the requirements of the SPD – Accessible Homes and Playspace.
- 10.5 Plot 1 The proposed dwelling (plot 1) is 1.49m from the site boundary with 17 Stanley Road which is a further 1.58m from the existing boundary giving a total distance between the two of 3.070m.
- 10.6 Plot 1 maximum ridge height is 1.770m higher than 17 Stanley Road and 1.79m lower than plots 2 & 3 ridge height. This equates to the midpoint between the existing bungalow (17 Stanley Road) and the proposed 2 storey dwellings, making plot 1 a “one and a half storey” dwelling.
- 10.7 With regard to the placement of windows, no side windows are proposed to plot 1 that would face toward 17 Stanley Road. There is a single rear window at first floor; however this is not orientated towards the existing bungalow. The current proposal has been designed in line with approved parameter plans which indicates the location of the single, 1.5, 2 & 2.5 storey dwellings and therefore do not consider that this plot presents an issue with regard to overlooking.
- 10.8 The Parish have indicated that due to the size and position of the Plot 1 permitted development rights should be removed. Officers support this and if minded to approve a condition removing permitted development rights would be attached.
- 10.9 Provision of 2.5 storey dwellings – the proposal provides less 2.5 storey units than indicated on the indicative drawings submitted with the outline permission. A variety in heights across the development provide interest in the streetscene.
- 10.10 In addition those along the southern boundary step down to single storey at the rear and provide a velux window opposed to dormer to prevent any overlooking issues.
- 10.11 Pedestrian access from Four Acres is wide enough for vehicular access.
- 10.12 Highways will need to make the decision regarding whether a staggered gate of bollard is appropriate at this location.
- 10.13 Plot 42 – partial set back and potential overshadowing concerns.
- 10.14 Partial set back ensures that parking can be provided and is also within the approved parameters set out in the outline application.
- 10.15 Due to the orientation of the proposed dwelling and the existing dwelling overshadowing is highly unlikely.
- 10.16 The Parish have indicated that due to the size and position of the Plot 42 permitted development rights should be removed. Officers support this and if minded to approve a condition removing permitted development rights would be attached.
- 10.17 The Parish have indicated concern over the proposed materials. A range of materials have been proposed across the site taking into account the surrounding built form.
- 10.18 Therefore the overall design of the site is in accordance with Local Plan Policies; NPPF; outline planning permission and the s106 obligation.

B Access and Vehicle Parking Standards

- 10.19 Access was approved at outline stage and included vehicular access only via Stanley Road whilst pedestrian access was gained via Four Acres. A path to the west of the

site was required to allow access to any future development on an undeveloped parcel of land.

10.20 Essex County Council Parking Standards Design and Good Practice (2009) and Uttlesford Local Residential Parking Standards Feb 2013 require:

- 1 bed house/flat – 1 space
- 2/3 beds – 2 spaces
- 4 or more beds – 3 spaces
- Visitor parking – 1 per 4 dwellings

10.21 A complete schedule of parking is attached to the end of this report. With regard to garaging and parking per dwelling sufficient parking is proposed.

10.22 Visitor parking – 1 per 4 dwellings would require 13 spaces. The proposed amount of 11 would be a deficit of 2. Officers consider that the proposed visitor parking is acceptable because in some cases the proposed parking facilities per dwelling are in excess of the minimum requirement.

10.23 Visitor parking is provided to the front of the bungalows on the north side of the site. These spaces are separated by physical barriers to ensure there will be no overlapping of driveways.

10.24 Further visitor parking is provided along the boundary of the open space on the southern side of the site. Although there is a deficit of visitor parking spaces provided this helps achieve an uncluttered approach to the site.

10.25 Therefore although there is a deficit of visitor parking overall the parking standards are met.

C Affordable Housing

10.26 The proposed development will consist of 50 dwellings including 40% affordable (20 dwellings). Within the s106 Legal Obligation there was a requirement for 14 units (of the 20) to be provided for affordable rent and 6 units (of the 20) to be provided as shared ownership. Furthermore the affordable dwellings provided should not be in groups of more than 10.

10.27 Two affordable dwellings are also being provided as wheelchair adaptable.

10.28 A full schedule of affordable/market housing is attached at the end of the report.

10.29 The provision of affordable housing meets the requirement of Uttlesford Local Plan Policy H9

D Housing Mix

10.30 The proposed mix of market housing units would be 24 x 4 and 5 bedroom properties and 20 x 3 bedroom properties. The policy requires a significant proportion of small 2 and 3 bedroom homes. This is usually interpreted as 50% 2 and 3 bedroom properties although if the 3 bedroom properties are proposed there is no policy requirement for the small market houses to also include 2 bedroom properties. Therefore the proposed housing mix is acceptable. A complete schedule is provided at the end of this report.

E Open spaces and trees

10.31 The application is accompanied by extensive plans, tree survey report and arboricultural method statement in relation to the protection of the trees on the site and proposed landscaping of the site. These details have been considered by the Council's Landscape Officer who has no objections. As such the proposals are acceptable with regard to the requirements of ULP Policy ENV3.

F Ecology

- 10.32 ECC Ecology has commented that they disagree with the 'Amendments to Ecology Mitigation strategy at Stanley Road' report which considers that the earlier ecological mitigation and compensation submitted with the outline permission is excessive. And they recommend that the recommendations within the original report submitted with the outline application are followed.
- 10.33 The agents – following the receipt of the ECC Ecology response submitted further comments which explain what they have done and how this has altered the original recommendation.
- 10.34 In conclusion the revised ecology report submitted in December 2013 lead to an improvement in biodiversity, in accordance with legislation and policy guidance.

G Flood issues

10.35 The application is accompanied by a flood risk assessment (FRA) which indicates that the site is at little or no risk of flooding and the proposed development would incorporate SuDS principles. The application and accompanying documents have been assessed by the Environment Agency, none of which have any objections to the proposals. The Environment Agency has recommended conditions to be imposed if planning permission is granted. Therefore, subject to the imposition of appropriate conditions as requested by the Environment Agency, the proposal would not result in the flooding of land outside the site and would comply with ULP Policy GEN3.

11. CONCLUSION

- A The design of the proposed development complies with the Essex Design Guide; ULP Policy GEN2 and s106 Obligation
- B The proposed access and parking standards – the visitor parking is not fully compliant with the requirements of ULP Policy GEN1; however the overall parking on the site exceeds the requirement therefore the proposal is acceptable.
- C The proposed affordable housing meets the requirements of ULP Policy H9
- D 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.
- E The proposals are acceptable with regard to the requirements of ULP Policy ENV3.
- F The proposal 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.
- G The application contains sufficient information to demonstrate that there would be no off site flooding as a result of the proposals in accordance with ULP Policy GEN3.

12. RECOMMENDATION – CONDITIONAL APPROVAL

CONDITIONS/REASONS:

1. 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 1 and 42 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 in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

2. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro

geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- Details of ground investigation work to ensure any infiltration drainage is in uncontaminated land.
- Details of existing and proposed drainage routes demonstrating that no property is at risk from flooding.
- Details of porosity tests.
- Detailed calculations for any proposed infiltration areas and/or storage requirements, including precautionary factors for potential future impermeable expansion areas or extensions.
- Details of any potential on or off-site flow routes for extreme rainfall events for the proposed surface water infiltration drainage where it is outside its design parameters.
- Details of how the scheme shall be maintained and managed after completion.

REASON: To ensure properties on or off site are not affected by flooding and that there is satisfactory management of the surface water scheme in perpetuity with the development.

3. The development hereby permitted for wheelchair accessible plots Plots 44, 45 and 46 shall ensure that they are designed and built to facilitate wheelchair turning circles throughout the dwellings.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with Uttlesford Local Plan Supplementary Planning Document Accessible Homes and Playspace.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. Access details of construction workers, vehicles and deliveries on to the site
 - ii. the parking of vehicles of site operatives and visitors
 - iii. loading and unloading of plant and materials
 - iv. storage of plant and materials used in constructing the development
 - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - vi. wheel washing facilities
 - vii. measures to control the emission of dust and dirt during construction
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

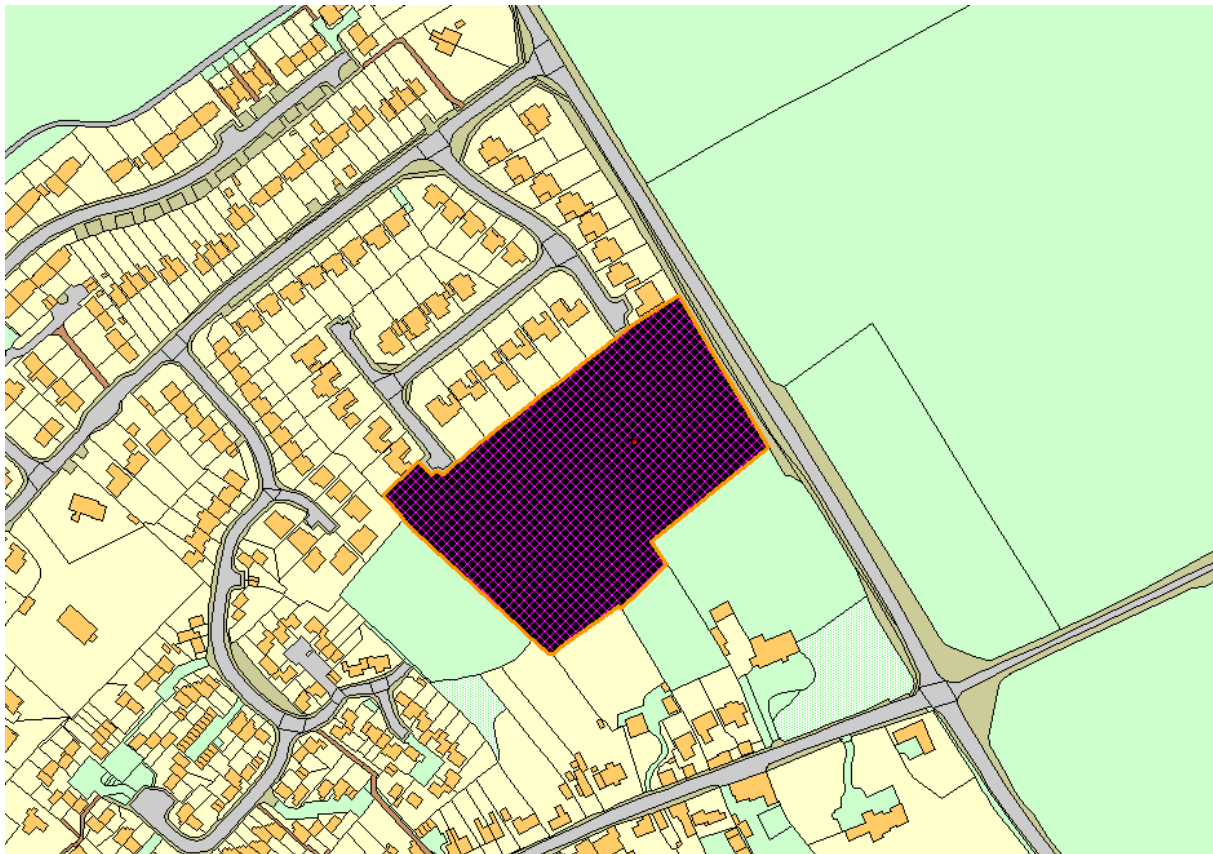
REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

Plot	No. of Bedrooms	Affordable/Market Housing	Garden Sizes (Sqm)	Parking Schedule (spaces)	Wheelchair Adaptable	1/1.5/2/2.5 storey
1	3	Affordable	104	2		1.5
2	2	Affordable	84	2		2
3	2	Affordable	91	2		2
4	2	Affordable	81	2		2
5	2	Affordable	75	2		2
6	2	Affordable	78	2		2
7	2	Affordable	76	2		2
8	3	Affordable	100	2		2
9	3	Affordable	100	2		2
10	3	Affordable	100	2		2
11	4	Market	102	3		2
12	3	Market	100	3		2
13	4	Market	100	3		2
14	4	Market	112	3		2
15	4	Market	100	3		2
16	3	Market	101	3		2
17	3	Market	101	3		2
18	3	Market	109	3		2
19	3	Market	100	3		2
20	3	Market	100	3		2
21	4	Market	100	3		2
22	3	Market	105	2		2
23	5	Market	131	4		2.5
24	4	Market	117	3		2
25	4	Market	116	3		2
26	5	Market	111	8		2.5
27	5	Market	136	4		2.5
28	5	Market	125	6		2.5
29	4	Market	162	6		2
30	4	Market	274	6		2
31	5	Market	253	6		2.5
32	4	Market	129	4		2
33	3	Market	100	2		2
34	3	Market	104	2		2
35	3	Market	128	2		2
36	1	Affordable	158	1		2
37	1	Affordable		1		2
38	1	Affordable		1		2
39	1	Affordable		1		2
40	1	Affordable	86	1		2
41	1	Affordable		1		2
42	3	Affordable	101	2		1.5
43	2	Affordable	99	2		1
44	2	Affordable	111	2	Yes	1
45	2	Affordable	110	2	Yes	1
46	2	Market	140	2	Yes	1
47	3	Market	129	2		1
48	3	Market	129	2		1
49	3	Market	128	2		1
50	3	Market	128	2		1



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Address: Land South of Stanley Road and Four Acres,
Gt Chesterford



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Organisation: Uttlesford District Council

Department: Planning

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