

UTT/14/0265/DFO (GREAT DUNMOW)

(MAJOR APPLICATION)

PROPOSAL: Details following outline approval UTT/13/0847/OP - Details of layout, scale, appearance and landscaping including an amendment to the visibility splays of the approved access to the proposed junction to St. Edmunds Lane.

LOCATION: Brick Kiln Farm, St. Edmunds Lane, Great Dunmow

APPLICANT: Wickford Development Company Ltd

AGENT: Melville Dunbar Associates

EXPIRY DATE: 6 May 2014

CASE OFFICER: Katherine Mathieson

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site comprises 12.8ha and is located on the eastern side of Great Dunmow, and occupies land between the River Chelmer and St Edmunds Lane. The site comprises an area of land which includes three existing dwellings together with associated garages and outbuildings and also unused and derelict agricultural buildings. The remainder of the land is open grassland interspersed with hedges and trees and contains a pond.

2.2 The site is bounded to the east by St Edmunds Lane and wraps around the existing residential areas at St Edmunds Fields to the north and St Edmunds Croft, Millers Croft and Windmill Close to the south. The western boundary of the site is formed by the River Chelmer and existing open space. The land is raised to the east and slopes down in a westerly direction towards the River Chelmer.

3. PROPOSAL

3.1 This application relates to the reserved matters following the grant of outline planning permission for the “demolition of 3 no. dwellings, outbuildings and derelict farm buildings, and outline application for the erection of up to 68 no. dwellings with associated infrastructure and public open space with all matters reserved except access” which was approved subject to a S106 legal agreement in July 2013.

3.2 The proposal is for the erection of 68 housing units with 26 of these being affordable housing, amounting to 40% of the development. A summary of the characteristics of the proposed dwellings and plots is attached at the end of this report.

3.3 The reserved matters for consideration are Appearance, Landscaping, Layout and Scale. Although the access was approved at the outline stage, this application seeks the revision of the visibility splays to the approved access at the junction with St

Edmunds Lane. The revision would involve reducing the depth of the visibility splays from 4.5m to 2.4m.

4. APPLICANT'S CASE

- 4.1 The applicant has provided two supporting letters regarding the proposals; these can be viewed in full on the application file. In summary:

“With regard to the housing mix, we consider that adopted Policy H10 is no longer pertinent to present circumstances and that its replacement Draft Local Plan, Policy HO6 reflects the desire to address the need for not only a flexible approach to be taken to the varying housing needs across the District but also to relate to the context of the development. It is considered, therefore, that the proposed mix which offers more emphasis on larger units is entirely appropriate given the circumstances of Brick Kiln Farm and the provision of a substantial extension of the Chelmer Valley recreation area. As accepted when the Outline planning permission was granted, the latter will provide a significant asset to the local community. The value of such an asset would be diminished by the provision of smaller semi-detached, terraces and flats which would have a greater visual impact and hinder the creation of the ‘Arcadian’ living environment that was set out in the Masterplan and subsequently approved by the Planning Committee”

5. RELEVANT SITE HISTORY

- 5.1 UTT/0718/87 – Outline application for residential development on 12ha and construction of new access. Planning permission refused in July 1987.
- 5.2 UTT/0845/88 – Planning permission refused for residential development and open space. The subsequent appeal was dismissed by the Secretary of State in April 1989.
- 5.3 UTT/13/0847/OP - Demolition of 3 no. dwellings, outbuildings and derelict farm buildings, and outline application for the erection of up to 68 no. dwellings with associated infrastructure and public open space with all matters reserved except access conditionally approved with a S106 agreement July 2013.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S7 – The Countryside
- GEN1 – Access
- GEN2 – Design
- GEN8 – Vehicle Parking Standards
- ENV3 – Open Space and Trees
- H9 – Affordable Housing
- H10 – Housing Mix

7. TOWN COUNCIL COMMENTS

7.1 The Town Council objected to the outline planning application and following its meeting on 14th February has now resolved to object to the above proposal as it has the following concerns:

1. Flooding. Members are concerned and need assurance that the new properties will not flood as the development is close to the River Chelmer which flooded in February. How can the open space on the development be sustainable if it is under threat of flooding? It is believed that the maps used to inform the applicant on flood risk date from the 1920's and more up to date information must surely be required. Other developments in the town (e.g. Land West of Woodside Way) will add to the volume of water ultimately flowing into the river and should be taken into account.
2. More details are required regarding the tenure of the affordable housing on the development.
3. A maximum height of two storeys is preferred to protect the vista from The Causeway.
4. Continuation of the pavement along the spine road to the affordable flats, at least on one side of the road is requested.
5. Assurance is required that there will be adequate parking spaces for visitors to minimise on-street parking.
6. A bridge across the River Chelmer was provided in earlier proposals but does not appear in this application.

The Town Council notes that it is likely to be offered the ownership and management of the public open space should this application obtain planning consent, and has arranged a meeting with Landscape Planning Ltd and Mr Smeeden of UDC to discuss this further.

8. CONSULTATIONS

Access and Equalities Officer

8.1 Review of house types and apartments and the Lifetime Homes reference drawing PO 39 confirms that the designs meet the requirements of the SPD on Accessible Homes and Playspace.

Highways Agency

8.2 No objection.

NATS Safeguarding

8.2 No objection

Sport England

8.3 Does not wish to comment.

Essex County Council - Archaeology

8.4 The Historic Environment Record shows that the proposed development lies in an area recently evaluated. Although no report has yet been submitted, it is unlikely that there will be any further archaeology requirements. Therefore no archaeological recommendations are being made on this application.

Environment Agency

- 8.5 Although we have no objection to this reserved matters application, we would point out that the site layout needs to ensure that sufficient space is available to accommodate the surface water drainage strategy outlined in the approved Flood Risk Assessment. Our letter dated 3 June 2013 ref: AE/2013/116022 refers.

Natural England

- 8.6 Statutory nature conservation sites – no objection

Essex County Council - SuDS

- 8.7 Requests an informative is added to the Decision Notice regarding the standing advice note explaining the implications of the Flood and Water Management Act and SuDS Approval Bodies being established.

Essex County Council – Mineral Planning Authority

- 8.8 No objection.

Landscape Officer

- 8.9 The landscaping proposals for the public open space aim to develop ecological diversity and enhance the visual qualities of this part of the valley. The proposals included appropriate new native woodland planting, wet and dry wildflower meadow, and parkland trees. These landscaping proposals, combined with the implementation of appropriate management, would offer significant enhancement of this part of the valley.

The proposed new river crossing would allow circulation between the open spaces either side of the river. Details of the bridge design should be sought.

The structural planting proposed within the residential development is considered to be satisfactory.

Stansted Airport Safeguarding

- 8.10 The submitted material has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to a condition relating to the submission and approval of SuDS details.

9. REPRESENTATIONS

- 9.1 8 representations received objecting to the development. Period expired 9 April.
- 9.2 Main concerns raised:
- Overlooking and loss of privacy between existing and proposed dwellings.
 - Position of buildings would be close to existing boundaries.
 - Loss of view across the valley.
 - No public access through the site from St Edmunds Field to the public open space beyond.
 - The site regularly floods and buildings on it would result in flooding elsewhere.
 - Any development should be restricted to the area adjacent to St Edmunds Lane.
 - The development would be unsustainable.
 - Proposed access is in a dangerous location.

- Existing trees on the verge should be retained together with any suitable landscaping.
- This site should not be built on.
- Previous objections to the last application remain.

10. APPRAISAL

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

- A Access
- B Design
- C Vehicle Parking Standards
- D Affordable Housing
- E Housing Mix
- F Landscaping

A Access

10.1 The access to the site has previously been approved as part of the outline planning application. This proposal includes a revision to the visibility splays to the approved access and this has been considered by the ECC Highways as the local highways authority. The consultation response to this revision states that there are no objections to the revisions. The principle of the development and the access have been established through the grant of the outline consent in 2013 and the revised access arrangements are acceptable in relation to the requirements of ULP Policy GEN1.

B Design

10.2 The design, appearance, scale and external materials of the proposed dwellings and flats reflect the Essex vernacular as detailed in the Essex Design Guide (EDG). They incorporate aspects of traditional building features, are compatible with the character of the local area and are acceptable.

10.3 The proposed dwellings have been designed to take into account Lifetime Homes Standards and 4 of the proposed flats would be fully wheelchair accessible. Bungalows would be incorporated within the development with 4 of the dwellings (3 affordable and 1 market) being single storey properties. The proposals have been considered by the Council's Access and Equality Officer who has confirmed compliance with the Lifetime Homes Standards.

10.4 The proposed garden areas for the dwellings and communal areas for the flats meet the standards set out in the EDG for residential amenity. There are 2 proposed plots which would have gardens at the lower end of the acceptable limits for gardens and as such it is proposed that permitted development rights for extensions and outbuildings should be removed in order to maintain a suitable garden size for those properties.

10.5 The proposed layout of the development takes into account the position and orientation of the existing adjacent properties and the proposals comply with the distances set out in the EDG to prevent any overlooking and loss of privacy to the occupiers of existing

properties. There is also sufficient distance between the existing and proposed dwellings to prevent materially detrimental overshadowing and overbearing impacts from occurring. The proposals would therefore comply with the requirements of ULP Policy GEN2.

C Vehicle Parking Standards

10.6 The proposed development has been designed to provide parking provision in accordance with the adopted parking standards. Each property would have at least the minimum number of parking spaces required with the larger properties having additional parking provision. The parking spaces would have the required dimensions and would be adequately positioned close to the plots that they would serve. The development would also have 17 visitor spaces provided throughout the site. The proposal would therefore comply with the requirements of ULP Policy GEN8 and the adopted parking standards.

D Affordable Housing

10.7 The S106 agreement attached to the outline planning permission specifies that 40% of the total number of housing units shall be affordable housing. The affordable housing indicated on the submitted plans amounts to 26 housing units of a number and type which complies with the specifications of the S106 agreement. In addition, the units are proposed to be located in three groups, two of 10 units and one of 6 units, mixed within the market housing. The proposed development complies with the requirements of ULP Policy H9 and the S106 agreement.

E Housing Mix

10.8 The market housing proposed within the development is predominantly 4 and 5 bedroom properties with a smaller number of 3 bedroom dwellings. ULP Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2 and 3 bedroom market dwellings. The Council's stance has been that "significant" will equate to approximately 50% of the dwellings. This proposal does not provide any 2 bedroom market properties and 8 of the market properties would be 3 bedroom properties with the remainder being 4+ bedroom properties.

10.9 The applicant has provided supporting information in relation to the proposed mix of units. It is their view that the details submitted as part of the outline planning application indicated that the market housing aspect of the development would relate predominantly to 4+ bedroom properties and that this is necessary for the development to provide the benefits of a 23 acre wildlife and publicly accessible parkland strategically located close to the centre of the town. In addition, paragraph 47 of the NPPF refers to using an evidence base to meet the full objectively assessed needs for market housing. Paragraph 50 of the NPPF reinforces this and specifies that housing should reflect local demand.

10.10 The Uttlesford Local Plan 2005 – National Planning Policy Framework Compatibility Assessment (July 2012) indicates that ULP Policy H10 is consistent with the NPPF if the mix is still required based on local needs. The 2012 update to the Strategic Market Housing Assessment (SMHA) indicates that within Uttlesford there is a requirement for 3, 4 and 5+ bedroom properties with just over 50% of this requirement being for 3 bedroom properties. The updated information within the SMHA is a material consideration when determining planning applications and indicates that ULP Policy is not entirely consistent with the NPPF.

10.11 The applicant also contends that “local character considerations” as specified in Draft Local Plan Policy HO6 are relevant in determining this application. The outline application was accompanied by a detailed Landscape Character Assessment and it is the applicant’s view that “such an important and sensitive location was considered to require a low density development which could be set within a strong landscape structure” and one of the main design factors was the provision of a high proportion of detached properties which could be set within a landscape dominant setting.

10.12 In light of the housing mix requirements set out in the updated SHMA, which is a material consideration, and the overall character of the area and the proposed development, it is felt that on balance, the proposed housing mix is acceptable in this instance. The proposal therefore complies with the requirements of the NPPF where ULP Policy H10 is not consistent with the NPPF.

F Landscaping

10.13 The application is accompanied by a comprehensive landscaping scheme covering the housing and public open space which has been considered by the Council’s Landscape Officer. He has advised that subject to further details of the proposed bridge being provided the landscaping scheme is acceptable. With regard to the landscaping within the housing element of the proposals, the proposed details are appropriate and acceptable. The proposed landscaping complies with ULP Policies S7 and ENV3.

11. CONCLUSION

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

- A The proposed access arrangements are acceptable.
- B The design and layout of the proposal is acceptable.
- C The proposed parking arrangements comply with the adopted standards.
- D The proposed affordable housing provision is acceptable.
- E The proposed mix of units is acceptable.
- F The landscaping details are appropriate for the area and are acceptable.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

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 13 and 14 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).

2. Prior to the erection of the development hereby approved (not including footings and foundations) full details of the proposed bridge indicated within the landscape details shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the bridge shall be implemented in accordance with the approved details.

REASON: In order to ensure that an appropriate form of development is implemented and because insufficient details have been submitted with this application in accordance with Policy S7 of the Uttlesford Local Plan (adopted 2005).

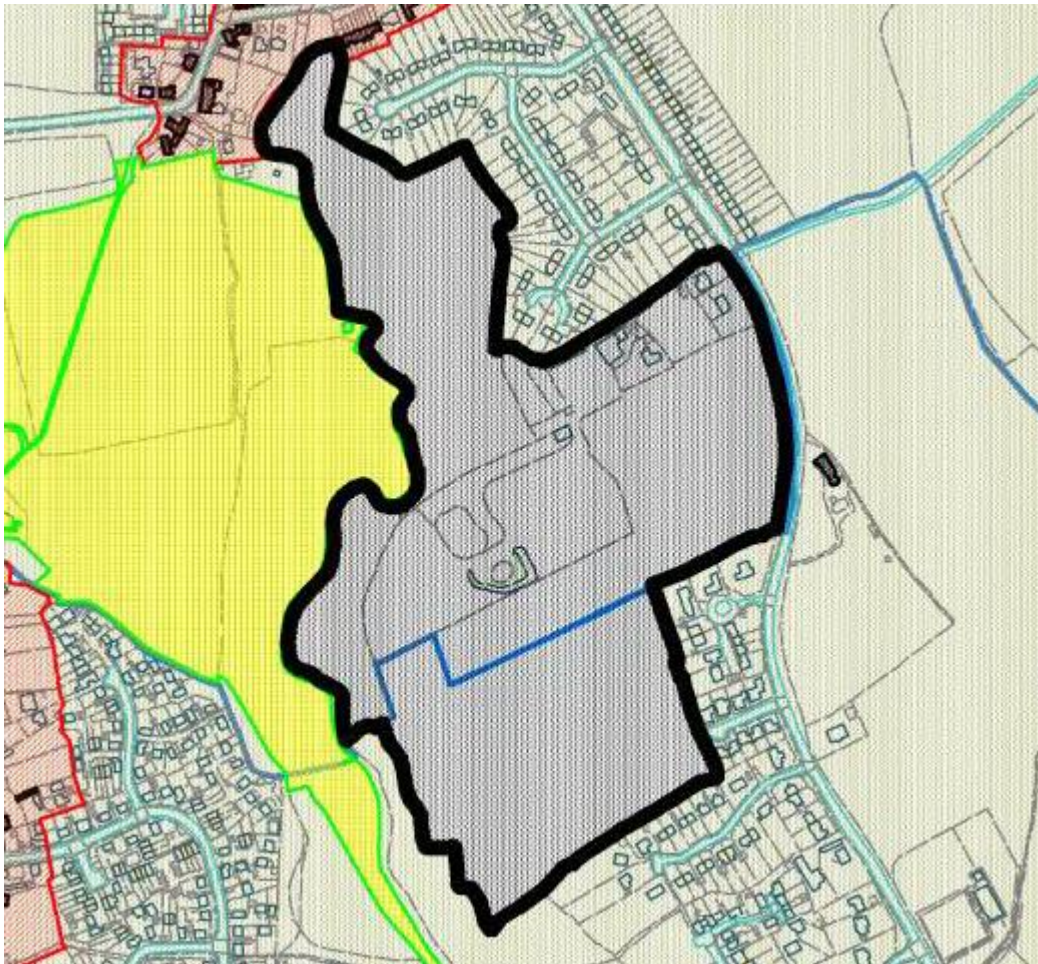
Characteristics of Plots for Brick Kiln, Great Dunmow

Plot	No of bedrooms	Parking spaces	Garden area (m ²)	Affordable/market
1	4	4	227	Market
2	3	3	191	Market
3	4	4	230	Market
4	3	4	205	Market
5	3	2	100	Affordable
6	3	2	100	Affordable
7	3	2	101	Affordable
8	3	2	107	Affordable
9	3	2	136	Affordable
10	3	2	175	Affordable
11	1	1	125	Affordable
12	2	2	82	Affordable
13	2	2	50	Affordable
14	2	2	66	Affordable
15	4	4	290	Market
16	4	4	214	Market
17	4	4	235	Market
18	4	5	351	Market
19	4 +study	4	252	Market
20	4	4	164	Market
21	4	4	251	Market
22	5 +study	4	276	Market
23	3	2	211	Market
24	4	4	371	Market
25	1	1	95	Affordable
26	2	2	64	Affordable
27	3	2	120	Affordable
28	2	2	163	Affordable
29	2	2	185	Affordable
30	2	2	86	Affordable
31	5 +study	4	214	Market
32	4	4	175	Market
33	5 +study	5	325	Market
34	5 +study	4	494	Market
35	2	2	Communal area for flats = 461	Affordable
36	2	2	Communal area for flats = 461	Affordable
37	2	2	Communal area for flats = 461	Affordable
38	2	2	Communal area for flats = 461	Affordable
39	2	1	Communal area for flats = 461	Affordable
40	1	1	Communal area for flats = 461	Affordable
41	1	1	Communal area for flats = 461	Affordable
42	2	1	Communal area	Affordable

			for flats = 461	
43	1	2	Communal area for flats = 461	Affordable
44	1	2	Communal area for flats = 461	Affordable
45	3	3	110	Market
46	4	3	136	Market
47	5 +study	4	217	Market
48	5 +study	6	321	Market
49	4	6	277	Market
50	3	3	157	Market
51	4	4	194	Market
52	5 +study	4	212	Market
53	3	4	187	Market
54	4	4	239	Market
55	5 +study	4	349	Market
56	5 +study	4	252	Market
57	3	3	151	Market
58	5 +study	6	188	Market
59	5 +study	4	162	Market
60	5 +study	5	202	Market
61	4	4	348	Market
62	4	4	211	Market
63	5 +study	4	155	Market
64	5 +study	4	161	Market
65	4	4	233	Market
66	5	4	244	Market
67	4 +study	4	211	Market
68	3	4	159	Market

Application no: UTT/14/0265/DFO

Address: Brick Kiln Farm, St Edmunds Lane, Great Dunmow



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Scale: 1:4,219

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