

UTT/ 14/2133/DFO (STANSTED)

MAJOR

PROPOSAL:	Details following outline application UTT/13/1959/OP- Details of Landscaping, scale and appearance.
LOCATION:	Elms Farm Church Road, Stansted Essex
APPLICANT:	Knight Development and Gemmill Bros Ltd
AGENT:	Shrimplin Brown Ltd
EXPIRY DATE:	12 November 2014
CASE OFFICER:	Emmanuel Allanah

1. NOTATION

- 1.1 Outside Development Limits, Green Belt, Flood plain Zone 2 and 3.

2. DESCRIPTION OF SITE

- 2.1 The site comprises 13.92ha and is located on the southern side of Stansted, adjacent to the railway line and Stansted Brook. The site comprises an area of land which includes the buildings at Elms Farm and an area of parkland to the east and which rises up to the north. Vehicular access is from Church Road to the west.
- 2.2 Elms Farm is currently in use for livery and contains a mixture of traditional and more modern farm buildings and stables, many of which are run-down. A manege is located within the range of buildings and the area between the manege and the brook is currently used for external storage and provides parking for a collection of horse boxes whilst the area further east is used for storing wrapped hay/straw bales.
- 2.3 The eastern side of the site incorporates an area of low lying parkland which currently forms part of the flood plain of the Brook before rising to the south into open grazed parkland. A public right of way extends along the northern edge of the site between the edge of the railway line and the Stansted Brook. The site's northern and western boundaries are defined by the railway line and Church Road; whilst the southern and eastern boundaries are arbitrary and follow no clearly defined boundary.
- 2.4 There are 3 existing dwellings which are located on the western side of the site near to the entrance from Church Road. Bridge Cottage is located to the north of the entrance closest to the railway and is a Grade II Listed Building. To the south of the entrance is Elm House with the smaller Elms Lea House adjacent. And both occupy higher ground than the farm buildings as does a further pair of cottages. Elms Cottages which are located to the south of the farm buildings.

3. PROPOSAL

- 3.1 This application relates to the reserved matters following the grant of outline planning permission subject to a Section 106 legal obligation for the demolition of existing livery buildings and construction of a residential development with access from Church Road

and comprising 53 new residential units together with floods alleviation works and land and landscape re-profiling. As well as wider proposals in the adjoining Stansted Park to improve public access and management, including; the provision of 2.99 hectares of public open space, community allotments, and new public footpath routes, cycleways and bridleways.

3.2 The reserved matters for consideration are Landscaping, Scale and Appearance.

4. APPLICANT'S CASE

4.1 The applicant has provided detailed design statement for the proposed scale, appearance and landscaping as part of the reserved matters; these can viewed in full on the application file.

5. RELEVANT SITE HISTORY

5.1 UTT/13/1959/OP-Outline application for 53 dwellings with access together with other associated ancillary development. Approved with condition subject to the completion of Section 106 Agreement.

5.2 UTT/14/2147/DOC-Application to discharge condition 3 (materials). Approve and discharged in full.

5.3 UTT/14/2160/DOC-Application to discharge condition 16 (drainage and sewer). Approve and discharged in full.

5.4 UTT/14/2161/DOC-Application to discharge condition 17 (ecological mitigation). Approve and discharged in full.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN1 - Access
- GEN2 – Design
- GEN3 – Flood Protection
- GEN6 – Infrastructure Provision to Support Development
- GEN7- Nature Conservation
- GEN8 – Vehicle Parking Standards
- ENV2- Development affecting Listed Building
- ENV3 – Open Space and Trees
- ENV9 – Historic Landscapes
- ENV10 – Noise Sensitive Development and Disturbance from Aircraft
- H9 – Affordable Housing
- H10 – Housing Mix
- LC3 – Community Facilities

- Supplementary Planning Document – “Accessible Homes and Playspace”
- Essex Developers’ Guide to Infrastructure Contributions (Adopted as Essex County Council Supplementary Guidance)

- ECC Parking Standards (September 2009)
- Uttlesford Local Residential Parking Standards (February 2013)
- Energy Efficiency and Renewable Energy (October 2007)

6.3 Uttlesford Local Plan – Pre-Submission Consultation –April 2014

- DES1 – Design
- C1-Protection of Landscape Character
- HO4 – Housing Mix
- HO7 – Affordable Housing
- SP8 – Environmental Protection
- EN6 – Minimising Flood Risk
- EN7 – Surface Water Flooding
- EN10 – Sustainable Energy and Energy Efficiency
- SP9 – Protection of Countryside
- HE2 – Development affecting Listed Buildings
- SP12 – Accessible Development
- TA1 – Vehicle Parking Standards
- SP14 - Infrastructure

7. PARISH COUNCIL COMMENTS

- 7.1 Any suggestion of a “gated development” would not be acceptable. Concerns were expressed about the lack of any first time buyer properties in the open market section. The importance of managing water flows into Stansted Brook with potential serious consequences for flooding in Lower Street remains a critical issue. The Environment Agency is undertaking a feasibility study with the report applicants, the Parish Council, UDC planners and the Environment Agency to ensure that no action is initiated which may worsen the situation and alert all parties to improvement which may be undertaken. The importance of maintaining the uninterrupted view from Chapel Hill was stressed and this might require a review of the height of some of the properties.

8. CONSULTATIONS

Thames Water

- 8.1 The reserved matters application does not affect Thames Water and as such we have no observations to make.

ECC- Mineral and Waste

- 8.2 Application related to existing permissions such as reserved matters, or for minor amendments to current permissions are excluded for the purpose of Mineral Safeguarding Area Constraints (although not Mineral Consultation Area).

ECC-Education and Highways

- 8.3 No objection.

NATS Safeguarding

- 8.4 The proposed development is around 2.5km NW of the aerodrome reference point (Midpoint of the runway) for Stansted Airport. An objection was raised on behalf of Stansted Airport in our previous letter dated 15 August 2014. The concerns raised at that time were specifically in relation to the design of the landscaping and SUDS

attenuation pond. The developer has subsequently submitted additional material and assurances in response to the concerns raised. Stansted Airport is therefore pleased to advise the objection can now be removed.

We would however request that any planning permission granted is subject to the condition detailed below:

Implementation of Landscaping Scheme

All landscaping works, including details of SUDS, shall be carried out in accordance with the approved scheme as part of the development. No alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.

Reason: The scheme has been designed to mitigate bird hazard and avoid endangering the safe movements off aircraft and the operation of Stansted Airport through the attraction of birds. We, therefore, have no aerodrome safeguarding objection to this proposal, provided that the above condition is applied to any planning permission.

Sport England

8.5 Does not wish to comment.

Access and Equalities Officer

8.6 I have reviewed the drawings submitted as part of the DFO. One of the requirements of the Lifetime Homes standard is level access into the dwellings, I note that there are some illustrations where steps are shown and the topography of the site indicates level changes. Please ask the applicant whether gently sloping paths are being provided. In addition the Wheelchair Accessible units on this site, which is a requirement of the SPG on Accessible Homes and Playspace (Appendix 2 refers) have not been nominated. We need to ensure that the layout complies.

Environment Agency

8.7 No response.

Landscape Officer

8.8 The revised soft landscaping proposals as set out in the following submitted drawings are considered satisfactory:

DO 223_003_H

DO 223_004_F

DO 223_005_H

DO 223_006_B

Housing Enabling Officer

8.9 Confirmed the changes to the affordable housing are acceptable.

9.0 REPRESENTATIONS

9.1 8 representation received objecting to the development. Period expired 18 August 2014.

9.2 Main concerns raised:

- Generation of noise.
- Access to allotments.
- Highway safety and increase in the volume of traffic which would harm living condition.
- The number of allotments proposed.
- Development on flood plain.
- Insufficient local infrastructure such as medical centre and schools.
- It is too close to railway line.
- The design did not relate to the local area.

8 APPRAISAL

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

A Access

B Scale

C Appearance

D Affordable and Housing Mix

E Landscaping

F Other issues

A Access

10.1 The access to the site has previously been approved as part of the outline planning application.

B Scale

10.2. The area is characterised by different scale, form, layout and design of architectural buildings ranging from bungalow to 2 storey buildings. In this current proposal minor alterations have been made to the layout and the development envelope in order to take account of the affordable housing requirements as advised by the Council, the inclusion of the pumping station and the evolution of the 'green fingers' to produce a comprehensive landscape layout. As the area is characterised by different styles, scale, form and design residential buildings reflecting their different architectural historical periods. Hence, it was considered during the outline stage to keep the development in context with the scale of the surrounding village and to protect the key view points along Chapel Hill, and the proposed buildings should not be greater than two storey's in order to keep the ridge levels within the broad parameters set by Elms Lea and Elms Farm Cottages. And the principal ideas include protecting the views from Chapel Hill with minimal interference from the development. Hence, the scale of the development has a mix between 1 and 1.5 storey and 2 storey buildings. As shown in the proposed plans maintains the vision set out in the outline planning approval in accordance with Policies GEN2 and DES1.

C Appearance

- 10.3 In order to protect the residential area from the risk of flooding, the development plateau would be raised to a minimum level of 76.06M AOD, in accordance with planning condition 15. This would provide the opportunity to enhance the natural fall from the parkland to the railway embankment in order to push any flooding risk to the east of the development site and away from the site and the Grade II Listed Bridge House. The minimum plateau level would be plus 76.06AM AOD in line with condition 15 of the outline permission and to create a controlled flood area east of the development site.
- 10.4 As a result of such detailed design approach and scale, the overall footprint of each building complements the size of the existing properties Bridge House and Elms Lea. Such unit sizes and natural fall in land from the area of Public Open Space to Stansted Brook would create a stepped development that would ensure a visually attractive. And it would further add variety to the roofscape.
- 10.5 The proposed four blocks of buildings are designed based upon and set between the four fingers of land that makes best use of the views over the parkland setting. For example; the four green fingers as shown in the proposed site layout plan permeate through the site giving many of the buildings views onto the open parkland. Each tell a different story to complement the traditional courtyard, walled and English garden qualities that were originally found within the wider estate.
- 10.6 The essence of including the pumping station is to make use of the natural sloping site to recreate with only minor ground re-profiling works and without the need for retaining wall. Hence, the pumping station has been located within the red line development boundary whilst still maintaining an appropriate 15 metres gap to the nearest building. As a result the pumping station would be located underground so that it would blend into the woodland setting with a hedgerow and indigenous planting to its perimeter. This is welcome as such design approach would not be in conflict with the Essex vernacular as detailed in the Essex Design Guide. For example; by incorporating features of traditional buildings which are compatible with the character of the local area which are considered acceptable in accordance with Policies GEN2 and DES1.
- 10.7 The proposed dwellings have taken into account Lifetime Homes Standards for example; by making sure they are easily accessible by creating steps in addition with sloping path. The applicant has also indicated the Wheelchair accessible units; overall the proposed dwellings have taken adequate approach in providing mix of different housing need in accordance with Policies H9, H10, HO4 and HO7.
- 10.8 Each open market dwelling will have a garage space with the minimum internal dimensions of 78m x 3m giving generous storage space for the provision of a car and 4 cycle spaces, exceeding the minimum requirements set out in the Essex Parking Standards. The affordable units will each have a separate shed allocated in the rear garden with secure storage space for a minimum of 2 cycles.
- 10.9 In design terms it can be concluded that the design embraces a balance of styles reflecting; the sites farming heritage and historic parkland buildings, whilst also complimenting the style that can be seen throughout the village. The bungalows are also driven by the mix set out by the Housing officer, and to keep a balanced design that reflects the geometry of the development plots 5 and 9 are the most logical location to accommodate these units.
- 10.10 The initial block of proposed dwellings, at the west of the site, takes the inspiration and form of a farmyard vernacular to celebrate the rich farming history; the single storey

element of this takes the design cue from 'stable blocks' and 'tack rooms'. This compact group is ideal for the narrowest part of the site and provides a visually interesting welcome to the site. Also, the site levels dictate that church road is higher than that of the bungalow at plot 5, therefore the views when entering the site permeate between plots 4 and 5 and over the staggering roofscape. This principle also makes the most of the views across the public open space towards the historic parkland.

D Affordable and Housing Mix

10.11 The approved outline application consists of 53 new residential dwellings with an accommodation mixture of 1 bed bungalows, 1 bed flats and 2, 3, 4 and 5 bed houses. The outline scheme was approved subject to the completion of Section 106 Obligation for the provision of affordable housing and financial contribution towards the provision of local infrastructure.

10.12 Concerns were raised by the Housing Officer stating that the affordable layout did not meet the terms of Schedule 3, clause 3 of the Section 106 Agreement which states that the affordable housing should be in two groups of no more than 10 units and not contiguous.

10.13 In order to avoid any ambiguity the applicant has amended the proposed affordable housing layout and the outline planning permission specifies that 40% of the total number of housing units shall be affordable housing which equates to 21 units. The proposed site layout as shown in the revised Housing mix in addition with 21 No. Affordable units of which 70% are to social rented units and 30% to be shared equity are shown below.

E. Landscaping

10.14 The application site is in close proximity to the historic parkland. Following the initial concerns raised by the Landscape Officer the applicant agreed to address them through revised plans.

10.15 The woodland belt along the southern edge of the development with a proposed depth of planting of 10metres has been incorporated. And the landscaping treatment of the new allotments includes changes to the access, off of the private driveway owned by Gemmill Bros LLP, and the location of the car park for the allotment site. These changes would assist to protect and safeguard the amenity of the adjoining properties and resolved their concerns and objection. It should be noted none of these changes altered the number of allotments and car parking spaces. Whilst the allotment layout, access and car parking layout were all approved as part of the outline scheme the intention of this change is to demonstrate the spirit of good neighbourliness and to address the concerns raised by Mr Vernon Crip. Overall the proposed landscaping scheme can be considered acceptable and in accordance with Policies ENV3, ENV9 and C1.

10.16 The proposed garden area for each of the proposed dwelling is stated below in addition with their respective car parking spaces.

Plot No	Description	Affordable unit	Garden Area (m ²)	Parking spaces
1	1 Bed Flat	Affordable	Communal Garden 142 +	1
2	1 Bed Flat Total	Affordable		1
3	1 Bed Flat	Affordable		1
4	1 Bed Flat	Affordable		1

5	1 Bed Bungalow	Affordable	53 +	1
6	2 Bed Mid terrace house		60 +	2
7	3 Bed Mid terrace house		91 =	2
8	2 Bed Mid terrace house		60 +	2
9	1 Bed Bungalow	Affordable	53 +	1
10	2 Bed End of terrace house	Affordable	81 +	2
11	2 Bed Mid terrace house	Affordable	81 +	2
12	2 Bed Mid terrace house	Affordable	86 +	2
13	2 Bed End of terrace house	Affordable	80 +	2
14	2 Bed Semi-detached house	Affordable	129 +	2
15	2 Bed Semi-detached house	Affordable	67 +	2
16	2 Bed End of terrace house	Affordable	67 +	2
17	2 Bed Mid terrace house	Affordable	67 +	2
18	2 Bed End of terrace house	Affordable	112 +	2
19	3 Bed End terrace house		100 +	2
20	2 Bed Mid terrace house	Affordable	126 +	2
21	3 Bed Mid terrace house	Affordable	126 +	2
22	2 Bed Mid terrace house	Affordable	105 +	2
23	3 Bed End terrace house		85 =	2
24	3 Bed End of terrace house		85 =	2
25	3 Bed Mid terrace house		90 =	2
26	3 Bed Mid terrace house		90 =	2
27	3 Bed Mid terrace house		100 +	2
28	3 Bed End of terrace house	Affordable	116 +	2
29	3 Bed Semi-detached house	Affordable	102 +	2
30	3 Bed Semi-detached house	Affordable	109 +	2
31	4 Bed Link detached house		101 +	3
32	4 Bed Link detached house		100 +	3
33	4 Bed Detached house		103 +	3
34	4 Bed Link detached house		149 +	3
35	4 Bed Link detached house		100 +	3
36	4 Bed Detached house		128 +	3
37	4 Bed End terrace house		101 +	3
38	4 Bed Mid terrace house		102 +	3
39	4 Bed Mid terrace house		102 +	3
40	4 Bed Mid terrace house		102 +	3
41	4 Bed End terrace house		175 +	3
42	4 Bed Detached house		114 +	3
43	4 Bed Detached house		118 +	3
44	4 Bed Detached house		101 +	3
45	4 Bed Detached house		165 +	3
46	4 Bed Detached house		147 +	3
47	5 Bed Detached house		150 +	3
48	5 Bed Detached house		172 +	4
49	5 Bed Detached house		225 +	4
50	5 Bed Detached house		327 +	4
51	5 Bed Detached house		180 +	4
52	5 Bed Detached house		209 +	4
53	4 Bed Detached house		260 +	3

Key:

- + Meets Essex Design Guide recommended amenity space standard
- = Within 25% tolerance of the amenity space standards
- Does not comply with EDG

F Other issues

10.17A total of 135 parking spaces are allocated through the development inclusive of 14 visitors spaces spread evenly around site.

11 CONCLUSION

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

- A The proposed scale is acceptable.
- B The proposed appearance and design are acceptable.
- C The proposed Landscaping scheme is acceptable

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. Notwithstanding the provision 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 7, 23, 24, 25, and 26 without the prior written permission of the local planning authority.

REASON: The gardens for these 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 commencement of the development details of the estate roads and footways to accord with the Essex Design Guide (including levels, gradients, surfacing and means of surface water drainage) shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety, efficiency and accessibility in accordance with Policy GEN1 of the Local Plan (adopted 2005).

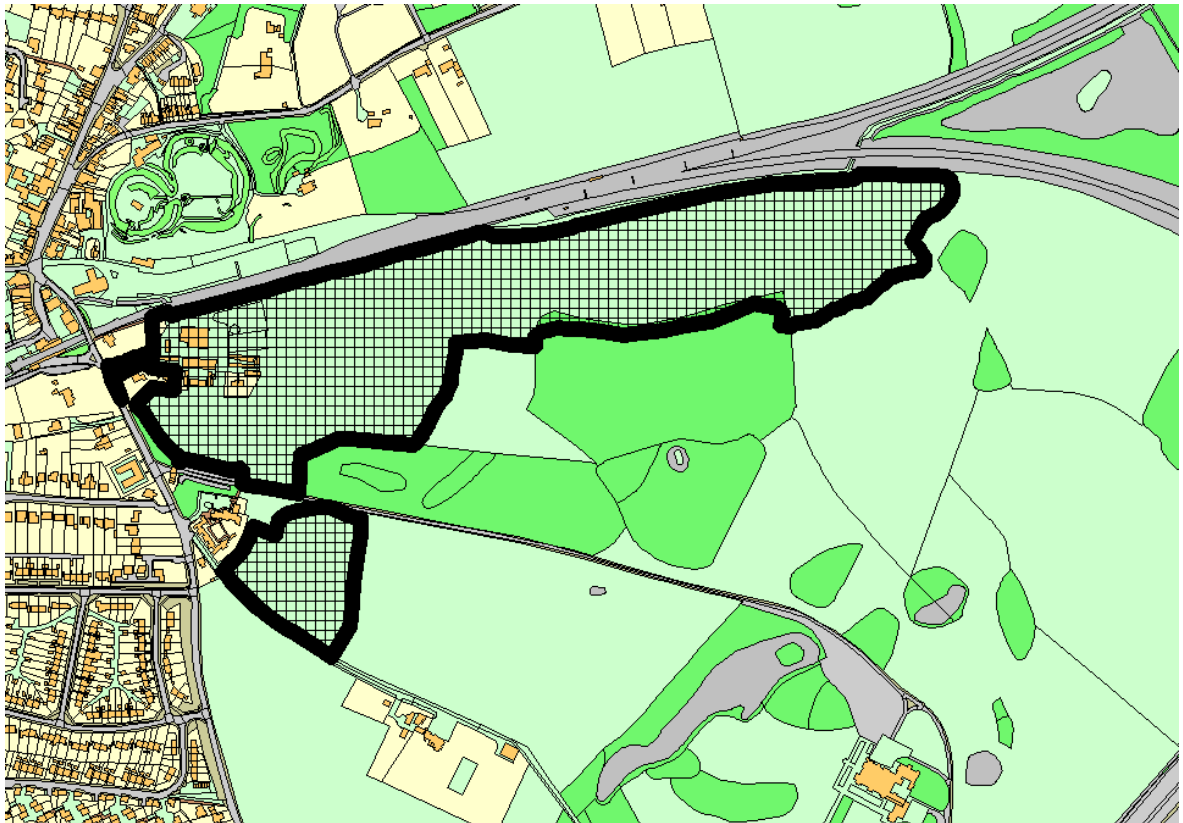
3. The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the occupation of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure 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 roads/footways are constructed to an appropriate standard in the interests of highway safety in accordance with Policy GEN1 of the Local Plan (adopted 2005).

Application no.: UTT/14/2133/DFO

Address: Elms Farm Church Road Stansted



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Organisation: Uttlesford District Council

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