

UTT/14/3357/FUL Flitch Green

PROPOSAL: Erection of 25 dwellings (including 10 affordable homes) a new vehicular access onto Hallett Road/Webb Road, new private vehicular accesses, and associated infrastructure.

LOCATION: Land at Webb Road and Hallett Road, Flitch Green

APPLICANT: Pigeon Investment Management Ltd, GAG373 Ltd & GAG339 Ltd

AGENT: Evolution Town Planning LLP

EXPIRY DATE: 16 February 2015

CASE OFFICER: Lindsay Trevillian

1. NOTATION

1.1 Within Development Limits (Oakwood Park Development Limits).

2. DESCRIPTION OF SITE

- 2.1 The application site as outlined in red on the submitted location plan is situated on the northern corner of Webb Road and Hallett Road within the village of Flitch Green. The site itself is relatively level consisting of approximately 1.5 acres of open grassland and is free from any built form and significant vegetation.
- 2.2 The areas to the north, east and west of the site consists of residential housing that comprises of mixture of building forms, styles and sizes. The area directly south of the site largely remains as open grass land although a new shop along with 9 residential units was granted permission in May 2013. These works have yet to commence although the application is still live.

3. PROPOSAL

- 3.1 Planning permission is sought for the construction of 25 residential dwellings, a new vehicle access onto Hallett/Webb Road and associated infrastructure.
- 3.2 The proposed scheme consists of 100% residential housing with the proposed mix consisting of 60% private and 40% affordable housing. The breakdown of the housing is as follows:

Private housing:

4 x four bedroom houses
2 x three bedroom houses
7 x two bedroom houses
2 x one bedroom apartments

(15 in total)

Affordable housing:

2 x three bedroom house

4 x two bedroom houses
4 x 1 bedroom apartments

(10 in total)

- 3.3 The dwellings would be predominantly two stories in height. Building styles within the development would range from terrace style buildings, semi-detached and detached buildings and apartments that contain different sizes and scale and have an assorted use of externally finishing materials and detailing. Each of these dwellings within the development has been provided with off street parking spaces and its own private or communal amenity space.

4. APPLICANT'S CASE

- 4.1 The applicant has provided a Design and Access Statement in support of a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. A Planning statement has also been provided to illustrate the planning policy context to the planning submission. In addition to the submitted plans, other supporting documentation that was submitted with the application included:

- Phase 1 (Desk Study) Ground Contamination Report (November 2014)
- Tree Survey, Arboricultural Impact Assessment (October 2014)
- Flood Risk Assessment & Drainage Strategy Report (November 2014)
- Statement of Community Involvement (November 2014)
- Transport Statement (November 2014)

5. RELEVANT SITE HISTORY

- 5.1 The site forms part of the former Oakwood Park site and is identified in the approved 2004 Masterplan as the Village Centre site together with land to the south which was the area identified for a public house.
- 5.2 UTT/1828/03/FUL – Provision of 54 residential units, two retail units and doctors surgery. (Refused July 2004)
- 5.3 UTT/0580/05/FUL - Provision of 48 residential units- 46 units of affordable housing, retail space, doctors surgery and associated car parking. (Application was refused and appeal dismissed in February 2006)
- 5.4 UTT/1110/07/FUL – Erection of 42 No. flats, 4 No. Houses, 2 No. retail units, doctors surgery, public house, and related parking on land identified in the Masterplan as the Village Centre. This received a resolution to grant permission subject to a S106 Agreement to secure the provision of the dwellings as affordable housing in December 2007. This agreement was not signed because of the liquidation of the applicant's company (Colonnade)
- 5.5 Also of relevance are the applications relating to the adjacent public house site:
- 5.6 Approval was granted in April 2012 under UTT/1310/10/FUL for the variation of planning permission UTT/0023/03/OP to carry out the remainder of the development at Fitch Green without providing the Public House.

- 5.7 Planning permission was also granted at the same time for UTT/1211/09/FUL which sought another variation of condition of UTT/0023/03/OP to allow a D1/D2 unit to be provided instead of the required doctor's surgery.
- 5.8 In addition, planning permission has been granted for the erection of 7 units, one D1/D2 unit and 2 retail units under UTT/1403/10/OP. However, that application has effectively been replaced by the grant of planning permission UTT/13/1123/FUL for the erection of 9 residential units and a single retail unit on the same site in May 2013.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S2 - Development Limits
- Policy GEN1 - Access
- Policy GEN2 – Design
- Policy GEN3 – Flood Protection
- Policy GEN4 – Good Neighbourliness
- Policy GEN6 – Infrastructure provision to support development
- Policy GEN8 – Vehicle Parking Standards
- Policy H1 – Housing Development
- Policy H9 – Affordable Housing
- Policy H10 – Housing Mix
- Oakwood Park Local Policy 1 (Master plan 2004)

6.3 Supplementary Planning Documents

- Accessible Homes and Playspace (November 2005)
- ECC Parking Standards (September 2009)
- Uttlesford Local Residential Parking Standards
- Urban Place Supplement to the Essex Design Guide (March 2007)
- Energy Efficiency and Renewable Energy (October 2007)

7. PARISH COUNCIL COMMENTS

- 7.1 Flitch Green Parish Council supports this planning application only on the basis that any extra visitor parking required is provided on plot only and not by creating parking bays directly bordering the existing neighbouring property in St Augustines Close. The parish council considers that it is imperative that the existing trees which screen the border between the two sites remain. The removal of this screening would not only be seriously detrimental to the bordering property but would also potentially lead to customers visiting the shop (planned for nearby) to park illegally in these visitor spaces. The parish council envisages that this would cause significant parking problems and conflict.

8. CONSULTATIONS

Environmental Agency

- 8.1 No objection - The Environmental Agency has assessed this application as having a low environmental risk.

ECC Minerals and Waste

- 8.2 No objection - The application UTT/14/3357/FUL LINDSA does not lie within a Minerals Safeguarding or Minerals Consultation Area as defined in the Essex Minerals Local Plan 2014 and therefore the MPA has no comments to make.

ECC Ecology

- 8.3 No objection – The preliminary ecological appraisal undertaken by Base Ecology (December 2014) identified the site to be of low ecological value, but with potential for transient reptiles. The mitigation measures outline on page 14 should be adhered to. No other potential for protected species was identified and no further surveys are considered necessary.

Natural England

- 8.4 No objection - Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

ECC Sustainable Drainage

- 8.5 No objection - As the site is less than one hectare in size, no formal comments have been provided.

Highways

- 8.6 From a highway and transportation perspective the impact of the proposal as shown on Drawing No. (0009) 013-045-005 Rev C is acceptable to the Highway Authority subject to planning conditions.

Anglian Water

- 8.7 No objection but have a concern - The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable as the proposed discharge rate of 110l/s is excessive and could not be accommodated. Anglian Water would seek 5l/s as per greenfield runoff rate, subject to evidence being provided that the surface water hierarchy has been followed. We will request that the agreed strategy is reflected in the planning approval by way of a planning condition to overcome the above concern.

ECC Education

- 8.8 No objection - According to the latest information available at Essex County Council's early years and Childcare Team there is likely to be sufficient pre-school places available in the area to serve the needs of the proposed development. However the number of primary and secondary school children that are likely to be generated as a result of the proposal would lead to net loss on school places in the surrounding area. In addition, the current bus arrangement is not sufficient to accommodate the secondary children.
- 8.9 In view of the above, it is requested on behalf of Essex County Council that any permission for this development is granted subject to a Section 106 agreement to mitigate its impact on primary and secondary education provision and secondary school transport provision.

8.10 Should the final development result in 17 house and 2 flats with two or more bedrooms the primary school contribution would be £58,498 the secondary school contribution £59,245 and the secondary school transport contribution £13,689.

Essex Police Architectural Liaison Officer

8.11 No objection - The design and access statements has one short statement relating to security. We would seek a condition on planning that the development as a whole achieves Secured by Design Certification. The layout is acceptable to SBD design.

9. REPRESENTATIONS

9.1 The application was notified to 134 surrounding occupiers and site notices displayed. One objection has been received at the time of writing this report. The main concerns of objection are as follows:

- Flitch Green is in dire need of infrastructure to support its 800+ residences. Currently the community relies on Felsted and Dunmow to supply most of its needs. This benefits those villages/towns but does nothing to bolster Flitch Green as a community.
- Environmentally it also makes no sense that 800+ residences have to shop elsewhere for their daily requirements when these could be provided in Flitch Green with a store similar to Linsells in Felsted.
- Parking is a persistent problem on the development and this proposal does nothing to alleviate that.
- It is not in accordance with the original master plan.

9.2 In addition one letter of support was received at the time of writing this report for the following reasons:

- The design and layout is sympathetic with the surrounding area and the number of houses is appropriate for the size of the site.
- There appears to be sufficient on site provision for parking within the plans.
- It is essential that the trees along the boundary remain to both provide screening and to ensure that inappropriate parking along the kerbside is avoided.

10. APPRAISAL

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

- A Whether the principle of the proposal is appropriate (NPPF, Local Policy S2 & Oakwood Park Local Policy 1).
- B Whether the design and appearance of the proposal is acceptable (NPPF, Local Policy GEN2)
- C Whether the proposal would result in satisfactory living conditions for future occupants (NPPF & Local policy GEN2)
- D Dwelling mix and Affordable Housing provisions (NPPF, Local Polies H9 & H10)
- E Highway safety and vehicle parking (NPPF, Local policies GEN1 and GEN8)
- F Landscaping and open space (NPPF, Local policy GEN2)
- G Drainage (ULP Policies GEN3 and GEN6)
- H Whether the proposal would cause harm to the amenities of adjoining property occupiers (Local Policies GEN2 and GEN4 and the NPPF).
- I Legal Obligations

A Whether the principle of the proposal is appropriate.

- 10.2 The subject site forms part of an area identified for development within the Uttlesford Local Plan 2005 under Oakwood Park Local Policy 1 and is the subject of an approved Masterplan for the area. The majority of Oakwood Park (now Flich Green) has already been developed and the current appraisal site which was earmarked as the village centre site has remained undeveloped although applications have been submitted for its development. None yet have been approved although the latest, UTT/1110/07/FUL, was approved by Committee but the Section 106 Obligation was never signed and the decision notice not issued. The previous applications have all sought to incorporate a substantial number of dwellings on the site as well as the village centre of retail and doctor's surgery. Whilst no planning permission has been granted, it is considered that the Council's resolution to grant permission for the 2007 application confirms that the principle of housing on this site is acceptable.
- 10.3 However, the previous application also sought to incorporate the village centre uses which no longer forms part of this application. The site was formally owned by Colonnade and has not progressed because the company went into liquidation. Flich Green still does not have all its community facilities and services and therefore the owners of the remaining undeveloped land at Flich Green, have sought to relocate the shops and doctors surgery on the former public house site. The reasoning was that there were difficulties in the timing and release of the Colonnade site for development and the public house site therefore represented the only other undeveloped area within Flich Green outside the Cordon Sanitaire.
- 10.4 The Council has agreed to remove the requirement for both the public house and the doctors surgery which can now be a D1 or D2 use instead. As a consequence, the land opposite the application site will now accommodate the retail unit and there is now no requirement for the former village centre site to provide these facilities.
- 10.5 Any new proposal should aim of securing sustainable development as it is a golden thread running through the Framework. Paragraph 14 sets out a presumption in favour of sustainable development and paragraph 7 provides a definition for planning purposes. This identifies three mutually dependent strands; an economic role, a social role and an environmental role.
- 10.6 The Council is required to favourably consider applications for sustainable development, as set out in the NPPF. In economic terms the proposal would have short term benefits to the local economy as a result of construction activity. Future occupiers of the dwellings would contribute to the local economy on a longer term and as such there would be some positive economic benefit.
- 10.7 In social terms, the Framework requires, amongst other things, that planning creates high quality environments, with accessible local services that reflect the needs of a community. With regard to services, the site is in reasonable walking distance to local amenities such as the nearby school, village hall and playing fields. In addition a new retail shop although yet to be constructed is to be located right opposite the site. The proposal would comply with the social aims of the Framework.
- 10.8 The environmental role of sustainable development, as set out in the Framework, requires the prudent use of natural resources, minimisation of pollution and the move to a low carbon economy. The accessibility of the site would result in less vehicle movements and therefore assist in achieving a low carbon economy. In addition, the buildings would further benefit from sustainable construction techniques, renewable

energy systems and sustainable drainage systems. These measures would help mitigate some of the environmental impacts involved in the construction and use of the dwellings.

10.9 When considered in the round, against the three-stranded definition in the Framework, it is considered that proposal complies with the aims of the Framework.

B Whether the design and appearance of the proposal is acceptable.

10.10 The guidance set out in Paragraph 58 of 'The Framework' stipulates that the proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture. Policy GEN2 requires that amongst other criteria development is compatible with the scale, form, layout, appearance and materials of surrounding buildings.

10.11 The layout shows, amongst other things, the 25 dwellings arranged facing onto Hallett Road with additional properties at the rear of the site served by an access in the eastern corner of the site off Hallett Road. The properties are two stories but combined, detached, semi-detached and terrace units with linked and detached garages.

10.12 The frontage of the development largely follows other development in the vicinity with the new buildings along Hallett Road being sited at the back edge of the public footway allowing for car parking to be sited between houses, beneath upper storey structures or within garages to the rear. As such, the visual impact of on-site parked cars is reduced and also allows as much private rear gardens as possible to the rear of the dwellings. In addition, the siting of the dwellings within the development have been arranged to follow the curve of the highway and the private driveway within the site which allows more harmonious street scene appearance.

10.13 The mixture of individual housing types particular along Hallett Road, in addition to the insertion of different ridge heights and the use of different materials would all contribute to a development that would break up any repetitiveness and avoid any strict symmetry that would be visually unpleasant within the street scene. The scale of the dwellings has been proposed with regard to the character of the surrounding locality which predominantly contains two story dwellings. The dwellings are normally made up of rectangular plan forms with pitch roofs spanning the narrow plan dimensions and gable roof forms. They would be well proportioned, articulated and reflect the patterns of characteristics of surrounding built form. The proposal would not result in detrimental harm to the character and appearance of the surrounding locality.

10.14 Furthermore, it should be noted that all the open market housing and affordable dwellings on the site are to be designed and built to achieve BRE Code for Sustainable Homes Code Level 3.

10.15 In accordance with local policy GEN2, the Council will require developers to provide new homes, which are designed to lifetime homes standards. These standards will apply to all new housing, including blocks of flats, for both social housing and private sector housing. In addition developments of 20 units and over at least 5% should be built to wheelchair accessible standards. Plots 3 and 7 have been designed to be wheelchair assessable ensuring that at least 5% is achieved.

10.16 The development has also taken into account the general principles regarding 'Secure by Design' in terms of its layout. Public spaces, such as parking areas, streets,

footpaths and cycle areas have been design to be overlooked to provide natural security to the public realm.

10.17 The size, scale and siting of the proposal is appropriate in that the development as a whole would not result material harm to the character and appearance of the surrounding locality and the street scene. It is considered that the design of the scheme responds to the characteristics of the site and its wider context. It would integrate well with the surrounding built form and the natural environment whilst at the same time create provide a sense of well-being for future occupiers.

C Whether the proposal would result in satisfactory living conditions for future occupants;

10.18 Policy GEN2 requires that developments are designed appropriately and that they provide provides an environment which meets the reasonable needs of all potential uses and minimises the environmental impact on neighbouring properties by appropriate mitigating measures. The NPPF also requires that planning should seek to secure high quality design and a good standard of amenity for all existing and further occupants of land and buildings.

10.19 For a two bedroom dwelling unit, the provision of 50sqm of amenity area and 100sqm for a three bedroom or more dwelling unit has been found to be acceptable and a workable minimum size that accommodates most household activities in accordance with the Essex Design Guide. For two or more bedroom flats communal gardens must be provided on a basis of a minimum area of 25sqm per flat.

10.20 It is noted that no amenity space has been provided for the one bedroom flats but that the Essex Design Guidance stipulates that there is not a requirement to do so and that amenity space should only be provided for 2 bedroom flats and above. The rest of the residential units within the development have been provided with the minimum amount of private and communal amenity areas. In addition the amenity areas are to the rear of the dwellings, provide outdoor siting areas and not significantly overlooked.

10.21 It is considered that the measures incorporated into the design of the proposed development will protect the amenities of the existing residents and that they will not have a materially adverse effect on their reasonable occupation and enjoyment of their dwellings.

D Dwelling mix and Affordable Housing provisions

10.22 In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out the Councils approach to housing provisions. The Council commissioned a Strategic Housing Market Assessment (SHMA) which identified the need for affordable housing market type and tenure across the District. Paragraph 50 of the Framework requires that developments deliver a wide choice of high quality homes, including affordable homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

10.23 The Local Plan sets a target of 40% of dwellings to be affordable housing on sites of 0.5 hectares or of 15 dwellings or more. 10 of the 25 dwellings have been allocated for affordable housing which amounts to 40% of affordable housing on site in which the tenure mix will be 70% Affordable Rented and 30% Shared Ownership Units. The applicant has agreed to the provision of affordable housing and agreed to enter into a legal obligation in this respect. It is considered that the proposal is in accordance with policy H9 of the Local Plan.

10.24 Policy H10 indicates that for a development comprises 3 or more dwelling houses, a significant proportion of the development must comprise small properties, of two or three bedrooms in size. However, since the policy was adopted, the Strategic Housing Market Assessment (SHMA) has identified that the market housing need is generally for dwellings with three or more bedrooms.

10.25 This is a material consideration because the SHMA constitutes supporting evidence for the Local Plan, which itself requires the housing mix requirements in the SHMA to be met in order to achieve compliance with Policy HO2. The mix of one, two, three and four bedroom dwellings is considered to be appropriate and is in accordance with policy H10 of the Local Plan.

10.26 It is also a requirement that 5% of the total dwellings on the site be of one or two bedroom elderly persons bungalows across the tenure. The requirement of the provision of at least one bungalow on the site has not been provided, however it is considered that the provision of a bungalow will be difficult to provide on this site and would be out of character with the surrounding area which is densely developed with up to three storey buildings throughout the estate. The development has been designed to accord with the areas character with terraced and semidetached homes on the main road frontage and detached homes within the site. It is considered that a bungalow would look out of place on the road frontage as the character of that frontage would change significantly. Similarly a bungalow behind this frontage would be out of character particularly with the neighbouring built development and with the road frontage development in this proposal. For these reasons it is considered that on balance that the lack of one bungalow on the site is acceptable.

E Highway safety and vehicle parking

10.27 A transport statement has been submitted in support of this application which states that the new access onto the Hallett Road would provide acceptable visibility splays and demonstrates that the existing road network will support the amount of traffic generated by the proposal. The transport assessment identifies the site as within walking distance of existing and future facilities and the provision of adequate public transport links would provide wider connections to larger settlements of Great Dunmow, Felsted and Braintree. The proposal is in accordance with Policy GEN1.

10.28 Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning Guidance 'Vehicle Parking Standards.

10.29 The Adopted Council parking standards recommends that a minimum of one vehicle space is provided for a one bedroom unit, two spaces for a two or three bedroom dwelling, and three spaces for a four bedroom dwelling house along with additional visitor parking spaces. In addition each dwelling should also be provided with at least 1 secure cycle covered space. A total of 49 vehicle space have been provide resulting in all the dwellings having sufficient on site plot parking provisions in accordance with the adopted parking standards. Although not shown on the submitted plans, it is also considered that adequate provisions can be made for suitable cycle storage.

10.30 In relation to visitor parking, a minimum of 6 spaces would be required for the scheme to comply with the adopted parking standards. Four spaces have been provided, which is a deficit of two visitor parking spaces. It is considered that on balance the deficit of

two visitor parking spaces would not result in traffic congestion on surrounding highways that would lead to detrimental harm upon highway safety.

F Landscaping and open space

- 10.31 New development should require comprehensive landscaping – for which adequate space must be given within the layout. The landscaping should be design to be appropriate and effective in relation to the development itself and to its wider context. The landscaping scheme should be one which is likely to succeed in achieving necessary screening, softening the definition of space and enhance public areas within the development.
- 10.32 A landscaping scheme has not been submitted to support the application. However it is considered that appropriate spacing has been given within the layout of the development to ensure that adequate provisions for appropriate landscaping can be achieved. This would allow the development as a whole to integrate into the wider setting and ensure a sense of well-being for future occupiers. It is considered necessary that to ensure appropriate landscaping is achieved throughout the site, a planning condition requiring a landscaping scheme be submitted and approved before any works commence on site.
- 10.33 No on site provisions has been made for either open space or for any LEAP's or LAP's as required under the supplementary planning guidance 'Developer Contributions' adopted in June 2013. However the applicant has agreed to pay the sum of £32,591.45 for the provision and maintenance of a LAP away from the site. This is considered to be appropriate to offset that no on-site provision has been provided.

G Drainage

- 10.34 Paragraph 103 of the Framework states that local planning authorities should ensure flood risk is not increased elsewhere and only consider development if appropriate in areas at risk of flooding where informed by a site-specific flood risk assessment. The site is identified as being sited within a Flood Risk Zone 1 and therefore there is no requirement for a sequential or an exceptions test to be provided.
- 10.35 A Flood Risk Assessment and drainage strategy report has been submitted in support of this application which states that the proposed development would not increase flood risk to the site, its occupants and the surrounding existing properties. It also concludes that the site forms a small part of a larger redevelopment scheme and an overall surface and foul water drainage strategy has allowed for the drainage of the site to flow into the existing larger network.
- 10.36 The application was consulted to Anglian Water who have concerns regarding the proposed discharge rate of 110l/s as it is regarded to be excessive Anglian Water would seek 5l/s as per greenfield runoff rate, subject to evidence being provided that the surface water hierarchy has been followed. This issue can be by dealt with by way of a planning condition to overcome the above concern if planning permission is granted.
- 10.37 The Environmental Agency was consulted who stated that the proposal would result in a low environmental risk.
- 10.38 It is concluded that the proposal would not increase the risk of flooding through surface water run-off in accordance with local policy GEN3 and the Framework.

H Whether the proposal would cause harm to the amenities of adjoining property occupiers.

10.39 Due consideration has been given in relation to the potential harm the development might have upon the amenities of adjoining property occupiers. With regard to neighbouring amenity, GEN2 requires that development does not have a materially adverse effect on neighbouring amenity as a result of overlooking, overbearing or overshadowing impacts.

10.40 It is noted that the back to back distances between the three storey building abutting the northern boundary of the site and plots 24 and 25 is less than the required 35m distance as stipulated within the Essex Design Guide. The proposed distance of 25m is considered to be appropriate, particular given that residential development has been granted permission in the past under previous applications.

10.41 It is concluded that the relative position, orientation and separation of the proposal in relation to adjoining dwellings are such that no significant harm would be caused to living conditions of adjoining occupiers particular in relation to a loss of light, privacy and visual blight.

10.42 In relation potential impacts at the construction stage, particular in relation to air quality, noise and vibration, it is considered that these could be addressed by appropriate conditions and also by a Construction Management Plan.

I Legal Obligation

The applicant has agreed to enter a Section 106 Obligation for the following provisions:

- 40% affordable housing via the onsite provisions in accordance with Policy H9.
- A contribution towards education to mitigate the developments impact on primary and secondary education provisions. The formula is calculated as outlined in ECC's Developers Guide to Infrastructure Contributions 2010 Edition.
- A contribution towards a playspace as required by UDC SPD Developers Contributions 2014.

11. CONCLUSION

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

A The principle of the development of this site is acceptable in light that there is now no requirement for a village centre to be established on this site and that the site is regarded as a sustainable location for such a proposal.

B The design and layout of the proposal is acceptable and follows the guidance given within the Essex Design Guide.

C It is concluded that each of the dwelling units within the development would provide adequate living conditions for the enjoyment of future occupiers.

D Although the proposal does not provide the provision of a bungalow on site, on balance, the proposal has an acceptable mix of dwelling types and sizes and accommodates 40% of affordable housing.

E The proposal would not result in detriment harm to highway safety and the amount and size of parking bays would comply with the adopted parking standards.

F Appropriate soft and hard landscaping can be agreed by way of planning conditions and a financial contribution has been agreed to mitigate the lack of provision of any open space within the site.

- G. The proposal would not result in significant harm upon drainage or flooding.
- H The proposal would not result in significant harm to the amenities enjoyed by of adjoining property occupiers in relation to loss of light, privacy and visual blight.
- I The applicant has agreed to enter into a S106 Obligation to provide provisions of affordable housing and education and open space financial contributions.

RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106 LEGAL OBLIGATION

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freehold 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) Provision of 40% affordable housing**
 - (ii) Education contributions**
 - (iii) Open space contributions**
 - (iv) Payment of monitoring fee**
 - (v) Pay Councils reasonable costs**
- (II) In the event of such an obligation being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out below**
- (III) If the freehold owner shall fail to enter into such an obligation by 15th March 2015 the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reasons:**
 - (i) Lack of provision for 40% affordable housing**
 - (ii) Lack of education contribution**
 - (iii) Lack of open space contribution**

Conditions/Reasons:

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. Prior to the erection of the development hereby approved (not including footings and foundations) samples 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).

3. Prior to the erection of the development hereby approved 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. Hard surfacing, other hard landscape features and materials
- iii. Existing trees, hedges or other soft features to be retained
- iv. Planting plans, including specifications of species, size, planting centres, number and percentage mix
- v. Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- vi. Location of service, etc drainage and gas pipelines
- vii. Management and maintenance details

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).

4. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding, or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings, the completion of the development, or in agreed phases whichever is the sooner, and any plants within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by 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).

5. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent environmental and amenity problems arising from flooding in accordance with Policies GEN2 and GEN3 Uttlesford Local Plan (adopted 2005).

6. Prior to commencement of any development, the provision of suitable access arrangements to the application site in connection with the construction of the development, to include wheel and under body cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site. Details to be submitted to and agreed in writing with the Planning Authority.

REASON: In the interests of highway safety and efficiency in accordance with Policy GEN1 Uttlesford Local Plan (adopted 2005).

7. Prior to commencement of the development details of the estate roads and footways to accord with the Essex Design Guide (including layout, 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 Uttlesford Local Plan (adopted 2005).

8. The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any up stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.

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

9. Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy GEN8 Uttlesford Local Plan (adopted 2005).

10. The development hereby permitted shall be implemented in accordance with the Preliminary Ecological Appraisal undertaken by Base Ecology (December 2014) scheme of submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

11. Prior to commencement of the development, a drawing demonstrating compliance with 'Lifetime Homes' standards shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drawing.

REASON: To ensure that the dwelling is accessible for all, in accordance with the 'Accessible Homes and Playspace' Supplementary Planning Document and Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

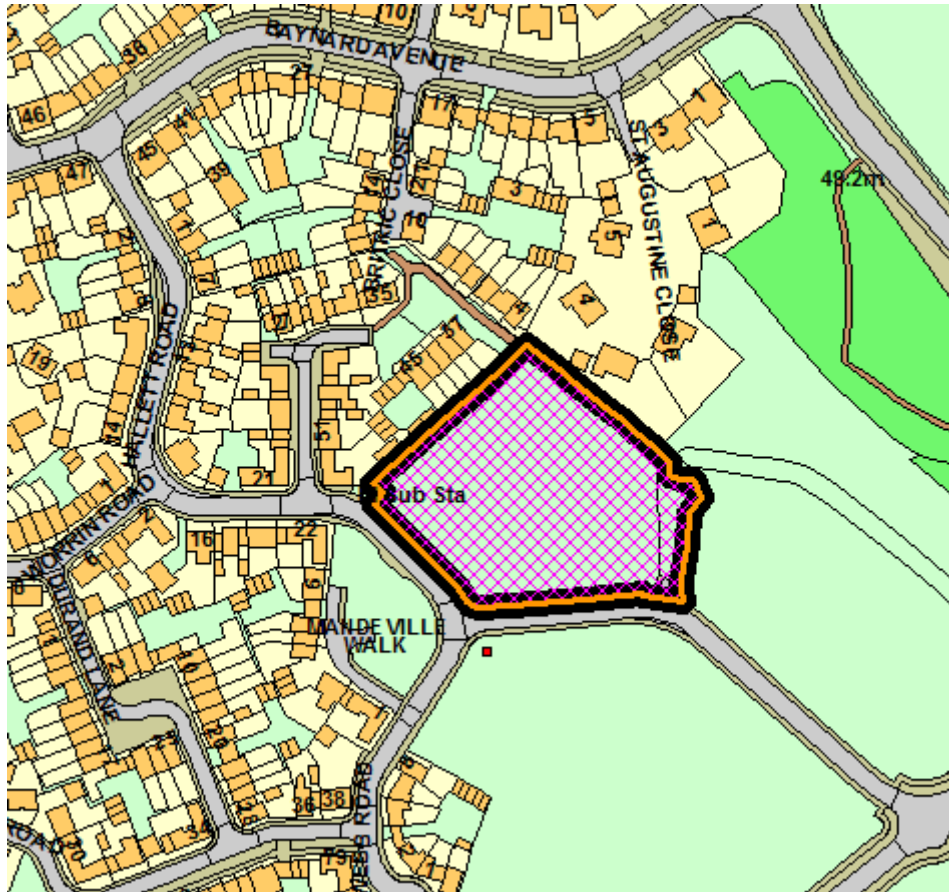
Appendix A.

Schedule of Accommodation.

Plot Number	Type	Rear Garden (sq. m.)	House Tenure	On Plot Car Parking Spaces
1	3 Bed. House	146.88	Shared Ownership	2
2	3 Bed. House	100.75	Affordable Rent	2
3	1 Bed. Apartment	0.00	Affordable Rent	1
4	1 Bed. Apartment	0.00	Affordable Rent	1
5	1 Bed. Apartment	0.00	Affordable Rent	1
6	1 Bed. Apartment	0.00	Affordable Rent	1
7	2 Bed. Apartment	52.78 (communal)	Shared Ownership	2
8	2 Bed. Apartment	52.78 (communal)	Shared Ownership	2
9	2 Bed. House	61.15	Affordable Rent	2
10	2 Bed. House	83.05	Affordable Rent	2
11	2 Bed. House	80.15	Market Housing	2
12	2 Bed. House	97.51	Market Housing	2
13	1 Bed. Apartment	0.00	Market Housing	2
14	3 Bed. House	125.35	Market Housing	2
15	2 Bed. House	59.54	Market Housing	2
16	3 Bed. House	116.80	Market Housing	2
17	1 Bed. Apartment	0.00	Market Housing	2
18	2 Bed. House	66.30	Market Housing	2
19	2 Bed. House	55.63	Market Housing	2
20	4 Bed. House	103.84	Market Housing	3
21	2 Bed. House	52.18	Market Housing	2
22	2 Bed. House	52.18	Market Housing	2
23	4 Bed. House	193.26	Market Housing	3
24	4 Bed. House	133.57	Market Housing	3
25	4 Bed. House	107.10	Market Housing	2
Unallocated Visitors Parking Spaces				4

Application no.: UTT/14/3357/FUL

Address: Land at Webb Road and Hallett Road, Flich Green



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Organisation: Uttlesford District Council

Department: Planning

Date: 27 February 2015

SLA Number: 100018688