

UTT/14/3279/DFO (Elsenham)

PROPOSAL:	Details following outline application UTT/0142/12/OP (erection of 155 dwellings with associated infrastructure) – details of access, appearance, landscaping, layout and scale.
LOCATION:	Land North of Stansted Road, Elsenham.
APPLICANT:	David Wilson Homes
EXPIRY DATE:	12 February 2015
CASE OFFICER:	Lindsay Trevillian

1. ISSUES OF CONSIDERATION

- 1.1 This application was considered at the Planning Committee meeting dated 11 February 2015, a copy of the report is attached in Appendix A, and was deferred to allow further information on the following points:
- a) Clarification on the amount of amenity space for each residential unit
 - b) Clarification of the number and location of bungalows within the development.
- 1.2 Additional revised information has been submitted by the applicant covering the above issues by way of an updated schedule of accommodation, copy of this is attached in Appendix B. The schedule outlines the amount of private and communal amenity space for each residential unit.
- 1.3 Each two bedroom dwelling has been provided with at least 50sqm and each three or more bedroom dwelling has been provided with at least 100sqm of private amenity space meeting the minimum guidance as set out in the Essex Design Guidance.
- 1.4 Three apartment blocks are proposed within the development.
- Apartment Block A – has a total of 6 flats and will be provided with 200sqm of communal amenity space. 50sqm above the required amount (6 flats x 25sqm = 150sqm required).
 - Apartment Block B – has a total of 9 flats and which will be provided with 240sqm of communal amenity space. 15sqm above the required (9 flats x 25sqm = 225sqm required).
 - Apartment Block C – has a total of 6 flats and will be provided with 200sqm of communal amenity space. 50sqm above the required amount (6 flats x 25sqm = 150sqm required).
- 1.5 It is noted that 8 flats above garages (FOG's) are proposed within the development with each one comprising of two bedrooms. The minimum amenity space required for each flat would be 25sqm. It is noted that 2 of the 8 flats meet the required provision of providing at least 25sqm of amenity space (plots 148 and 149 have been provided with 32sqm). The remaining 6 flats have been provided with a balcony consisting of 5sqm

(plot numbers 78, 81, 92, 100, 104 & 114). Although this is under the minimum guidance set out within the Essex Design Guide, officers consider that the provision of a balcony rather than no amenity space at all is on balance appropriate to meet the needs of future residents. Given only 6 units out of 155 are slightly under the minimum guidance, on balance officers consider the slight shortfall is acceptable.

- 1.6 Turning to the second issue, it can be confirmed that the provision of 8 elderly person bungalows have been incorporated into the scheme (6 private & 2 affordable). This amounts to 5% of the total dwelling units being one or two bedroom elderly person bungalow across the tenure. Plot numbers 2, 3, 4, 5, 6, 7, 83 and 138 would each consist of one elderly person bungalow.
- 1.7 Since the planning application was differed from the Planning Committee meeting, the applicant has submitted further information in the form of revised plans. Specifically apartment Block B has been amended to show the eaves and ridge heights have been reduced. The overall height of the apartment block has been reduced by approximately 0.7m (from 11.4m high down to 10.8m). This would therefore mean the apartment block would be approximately 1.6m higher than the adjacent dwelling proposed. It is considered that the 2.5 storey buildings would on balance not be dominant or visually intrusive that would lead to an unacceptable overbearing impact within the development itself or on the wider landscape setting.

2. CONCLUSION

- 2.1 The submission of additional revised information relating to the clarification of the amount of amenity space for each residential unit and the amount and location of the elderly person bungalows is hereby considered to be appropriate to address the outstanding matters raised by Members at the 11 February 2014 Planning Committee. In addition the revision to the height of apartment block B would improve its relationship with other buildings within the street scene. The scheme is considered acceptable subject to conditions listed below.

3. CONDITIONS

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

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

BH049-PL-01 Rev 00, BH056-OP1-002 Rev Q, BH056-PL-02 Rev I, BH056-PL-05 Rev J, BH056-PL-03 Rev I, BH056-PL-04-Rev I, BH056-AP01 Rev A, BH056-AP02 Rev C, BH056-AP03 Rev A, BH056-AP04 Rev 00, BH056-HA-01 Rev 00, BH056-HA-02 Rev 00, BH056-HA-03 Rev 00, BH056-HA-04 Rev 00, BH056-HA-05 Rev 00, BH056-HA-06 Rev 00, BH056-HA-07 Rev 00, BH056-HA-08 Rev 00, BH056-HA-09 Rev 00, BH056-HA-10 Rev A, BH056-HA-11 Rev B, BH056-HA-12 Rev B, BH056-HA-13 Rev 00, BH056-PD-01 Rev A, BH056-PD-02 Rev 00, BH056-PD-03 Rev 00, BH056-PD-04 Rev 00, BH056-PD-05 Rev 00, H056-PD-06 Rev 00, BH056-PD-07 Rev 00, BH056-PD-08 Rev 00, BH056-PD-09 Rev 00, H056-PD-10 Rev 00, BH056-PD-10b Rev 00, BH056-PD-10c Rev 00, BH056-PD-11 Rev 00, BH056-PD-12 Rev 00, BH056-PD-13 Rev 00, BH056-PD-14 Rev 00, BH056-PD-15 Rev 00, BH056-PD-16 Rev 00, BH056-PD-17

Rev 00, BH056-PD-18 Rev 00, BH056-PD-19 Rev 00, BH056-PD-20 Rev 00, BH056-PD-21 Rev 00, BH056-PD-22 Rev 00, BH056-PD-23 Rev 00, BH056-PD-24 Rev 00, BH056-PD-25 Rev 00, BH056-PD-26 Rev 00, BH056-PD-27 Rev 00, BH056-PD-28 Rev 00, BH056-PD-29 Rev 00, BH056-PD-30 Rev 00, BH056-CP-01 Rev 00, BH056-CP-02 Rev 00, BH056-GR-01 Rev 00, BH056-GR-02 Rev 00, BH056-GR-03 Rev 00, BH056-GR-04 Rev 00, BH056-GR-05 Rev 00, BH056-GR-06 Rev 00, BH056-GR-07 Rev 00, BH056-ST-01 Rev A, BH056-ST-02 Rev A, BH056-ST-03 Rev 00, BH056-ST-04 Rev D, BH056-AP05 Rev 00, Bir.4614_01F, 665145/110 Rev P3, 665145/111 Rev P4, 665145/500 Rev P1, 665145/501 Rev P1, 665145/502 Rev P1, 665145/503 Rev P1, 665145_1000 Rev P8, Bir.4614_02, Bir.4614_03, Bir.4614_04, Bir.4614_05 and Bir.4614_06.

REASON: In the interests of the appearance of the development and the amenity of surrounding residential/business premises in accordance with policy GEN2 of the local plan.

3. The development hereby permitted shall be constructed entirely of the materials details of which are shown on plan No. BH056-PL-05 Rev I and as shown on the schedule of materials unless otherwise agreed in writing by the Local Planning Authority.

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

4. No development shall take place, including any ground works or 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. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety in accordance with policies GEN1 and GEN8 of the Local Plan.

5. Prior to occupation of any dwelling, the provision of a priority junction formed at right angles to Stansted Road, Elsenham exactly as shown on MLM Drawing No. 665145/110 Rev P3 dated August 2014.

REASON: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with policy GEN1 of the Local Plan.

6. Prior to occupation of any dwelling, the provision of a scheme of traffic management to include a gateway feature at the commencement of the 30 mph speed limit along Stansted Road to encourage lower speeds of traffic passing the site and an extension of the street lighting on Stansted Road westwards to incorporate the proposed priority junction. Details to be submitted to and approved in writing with the Local Planning Authority and implemented.

REASON: In the interests of highway safety in accordance with policy GEN1 of the Local Plan.

7. 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).

8. The development hereby permitted shall be completed in accordance with the approved details within the Flood Risk Assessment and the mark up drainage strategy plan No. 665145_1000 Rev P8 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent flooding on the proposed site and the local area by ensuring the satisfactory storage of/disposal of surface water in a range of rainfall events and ensure the system operates as designed for the lifetime of the development in accordance with policy GEN3 of the Local Plan.

9. The development hereby permitted shall be implemented in accordance with the Phase 1 Habitat Survey undertaken by J.B Consultancy Service Ltd (January 2015) submitted with the application in all respects and any variation there to 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).

10. The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement 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. No development shall take place until a Lighting Plan is submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

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).

12. 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

UTT/14/3279/DFO (Elsenham)

Referred to Committee by Cllr Morson if officers are minded to approve on the grounds of excessive and unsuitable development in the countryside.

PROPOSAL: Details following outline application UTT/0142/12/OP (erection of 155 dwellings with associated infrastructure) – details of access, appearance, landscaping and scale.

LOCATION: Land North of Stansted Road, Elsenham.

APPLICANT: David Wilson Homes

EXPIRY DATE: 12 February 2015

CASE OFFICER: Lindsay Trevillian

1. NOTATION

1.1 Outside development limits

2. DESCRIPTION OF SITE

2.1 The application site as outline in red on the submitted location plan is located on the northern side of Stansted Road on the north western edge of the village of Elsenham. The site itself is relatively level, irregular in shape and comprises of approximately 6.86 hectares.

2.2 The site currently comprises mainly agricultural land with a small developed area in the south west occupied by offices and garages services (Essex Auto Spray). The site is relatively open with only bushes and trees located along the field boundaries.

2.3 The site is bounded by the playing fields to the south east along with the existing residential development at Leigh Drive. To the north of the site is the area known as 'The Orchards', for which planning permission was granted in 2012 for a residential development. This development is nearing completion. West of the site is Alsa Wood which is a designated Ancient Woodland and Country Wildlife Site. An unmade public footpath runs from Leigh Drive across the southern boundary of the large open field and into the woodland.

3. PROPOSAL

3.1 This application relates to the reserved matters following the granting of outline planning permission which was for the erection of 155 dwellings, 55 extra care units, land for the provision of a multi-use community building, and associated on and off site infrastructure provision, following the demolition and clearance of the Essex Auto Spray and associated residential property – ref: UTT/0142/12/OP.

3.2 The reserved matters for consideration now relates to Access, Appearance, Layout, Scale and Landscaping for the erection of the 155 dwellings.

- 3.3 It should be noted that the 55 extra care units along with the provision of a multi-use community building does not form part of the reserved matters for this application for reasons that are further explained under the heading 'History/background' within this report.
- 3.4 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:

15 x five bedroom houses
26 x four bedroom houses
37 x three bedroom houses
15 x two bedroom houses

(93 in total)

Affordable housing:

2 x four bedroom house
17 x three bedroom house
27 x two bedroom houses
16 x 1 bedroom apartments

(62 in total)

- 3.5 The dwellings would be predominantly two stories in height although the scheme also includes two and half storey apartment blocks. Building styles within the development would range from terrace style buildings, semi-detached and detached buildings that contain different sizes and scale and have an assorted use of externally finishing materials and detailing. In addition, the provision of eight bungalows has been provided as part of the development. 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 Extensive pre-application meetings with both the Local Planning Authority and Elsenham Parish Council were held in which general advice was taken into consideration regarding the final design and layout of the application.
- 4.2 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:
- Archaeological Evaluation – Prepared by Thames Valley Archaeological Services including Specialist Archaeological Advice.
 - Bat Emergence and Return to Roost Survey – Prepared by JBA
 - Flood Risk Assessment – Prepared by MLM

- Phase 1 Habitat Survey – Prepared by JBA
- Landscape Management Plan – Prepared by Pegasus
- Phase 2 Geo-environmental Assessment Report – Prepared by MLM
- Planning Compliance Statement – Prepared by David Wilson Homes.

4.3 The applicant considers that the proposed residential scheme accords with policies contained within the Uttlesford District Council's Local Plan as well as the National Planning Policy Framework.

5. RELEVANT SITE HISTORY

- 5.1 UTT/1368/86 - Outline application for residential development on 14 ha construction of a new access and alteration of an existing access (refused September 1986).
- 5.2 UTT/0142/12/OP - Residential development comprising of 155 No. dwellings, 55 No. extra care units, land for the provision of a multi-use community building, and associated on and off site infrastructure provision, following demolition and clearance of Essex Auto spray and associated residential property. (Planning permission granted subject to conditions and a S106 Agreement (May 2013).
- 5.3 The outline planning permission included the provision for 55 extra care units. Part 2 of the signed S106 agreement set out the requirements and timings for delivering the extra care units. The S106 agreement states that:
- 5.4 "Prior to the occupation 75th Open Market Housing Unit the owners or the developer shall provide satisfactory proof in writing to Uttlesford District Council and the Council shall acknowledge in writing that satisfactory proof has been provided of a building contract for the construction of 55 Extra Care Housing units on the land and the said binding contract shall require the 55 extra care housing units to be substantially completed and ready for occupation prior to the occupation of the last open market housing unit constructed on the land."
- 5.5 Carter Jones undertook an extensive marketing campaign from the end of January 2014 to the end of July 2014. The evidence from the marketing campaign conducted by Carter Jones concluded that there was a lack of interest from outside parties to deliver the provision of an extra care facility.
- 5.6 Officers were satisfied that the developer has adequately marketed the site for an extra care facility for an appropriate length of time and concluded that potential for the delivery of an extra care facility on this site had been exhausted. As such in this present time, it was agreed that the provision to provide an extra care facility of 55 units was not required to be submitted as part of the reserve matters application.
- 5.7 Therefore officers confirmed that Part 2 of the S106 Agreement associated with the planning permission to be enacted, and that the Local Planning Authority would be seeking a standard 40% provision of affordable housing on the site rather than 35% if an extra care facility was include as part of the application.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S7 – The Countryside
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN3 – Flood Protection
- Policy GEN4 – Good Neighbourliness
- Policy GEN6 – Infrastructure Provision to Support Development
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards
- Policy ENV3 – Open Spaces & Trees
- Policy ENV7 – The Protection of the Natural Environment – Designated Sites
- Policy ENV8 – Other Landscape Elements of Importance for Nature Conversation
- Policy H4 – Backland Development
- Policy H9 – Affordable Housing
- Policy H10 – Housing Mix
- Policy H11 – Affordable Housing on Exception Sites

6.3 Supplementary Planning Policy:

- SPD Accessible Homes & Play Space
- SPD Renewable Energy
- SPD Parking Standards Design & Good Practice September 2009
- SPD Essex Design Guide

7. PARISH COUNCIL COMMENTS

7.1 Elsenham Parish Council objects to the planning application for the following reasons:

- The proposal includes an inappropriate surface and foul water drainage strategy that would result in pressure on the capacity of existing infrastructure which may lead to surface water flooding within and outside the site.
- The proposed development would exceed the normal UDC limit of 10 dwellings or less in terms of clusters of affordable housing.
- No details have been provided on the submitted plans in terms of rights of way and footpaths
- No design proposals have been provided with the application to demonstrate that pedestrian and cyclist safety can be maintained through to Orchard Crescent.
- The Parish Council has concerns regarding the nature of the ownership and maintenance responsibilities of the open space land.
- The Parish Council notes that no street lighting has been proposed.
- The development only proposals 7 bungalows. This does not comply with UDC current housing strategy which requires the provision of at 5% of the total housing mix to be bungalows. At least 8 bungalows should be provided.

7.2 The above concerns raised by Elsenham Parish Council will be address within the appraisal section of this report.

8. CONSULTATIONS

ECC Education & Highways

- 8.1 No objection - From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions.

Thames Water Utilities

- 8.2 No objection- Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.
- 8.3 With regard to water supply, this comes within the area covered by the Affinity Water Company.
- 8.4 The amended surface water strategy is noted and is acceptable

Anglian Water Services

- 8.5 No comments Received.

Affinity Water Ltd

- 8.6 No objection - The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

ECC Sustainable Drainage

- 8.7 No objection - An updated drainage strategy was submitted to the LLFA on the 19 January. I am happy that the updated design addresses any water quality concerns we had.
- 8.8 It is now considered that a suitable drainage scheme has been submitted which demonstrates surface water management is achievable, without causing flooding on-site or elsewhere.

Environmental Agency

- 8.9 No objection - We have noted within the submitted documents that Essex County Council, the Lead Local Flood Authority, have been consulted and provided a comprehensive response to the reserved matters application. We have reviewed the information submitted and support the comments made by Essex County Council in their letter dated 18 November 2014.

ECC Ecology Advice

- 8.10 No objection – Subject to appropriate planning conditions requiring an Environmental and Biodiversity Management Plan submitted and approved by the Local Authority before any works commence on site. In addition it is also requested that an appropriate lighting scheme be produced.

Essex Bat Group

8.11 No comments received

ECC Police Architectural Liaison Officer

8.12 No comments received.

Natural England

8.13 No objection - Appropriate Biodiversity mitigation measures and the standard advice of Natural England should be relied upon when assessing the application.

Essex Wildlife Trust

8.14 No comments received.

UDC Internal Housing

8.15 No objection - The affordable housing provision on this site will attract the 40% policy requirement as the site is for up to 155 (net) units. This amounts to 62 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers. I confirm that the following mix is acceptable and meets all the Council's policy requirements.

UDC Landscaping

8.16 The illustrative landscaping scheme submitted with the application shows the provision of shrub planting to some of the plot frontages. However, this alone is not considered in itself sufficient and thereby a fully detailed landscape plan is required.

UDC Access & Equalities

8.17 Concerns raised:- I note the CHP comments about properties over garages, however, they do not meet the requirements of the SPD on Accessible Homes and Playspace. As a result none of the dwelling types identified as Argyll meet the standard as set out in the SPD. In addition those drawings identified as Studio Garage A and B will not meet the SPD either.

8.18 The plots to be designed to the SH48A standard, as an example, please advise of the glazing height in the living room, the requirement is again set out in the SPD and there is insufficient information for me to be able to determine this.

8.19 I note that Wellow A has been designed as a Wheelchair Accessible Bungalow, please advise how the 8 units (5% of the units to be constructed are to meet the Wheelchair Accessible Standard) are to be identified throughout the site. I note that there are other bungalows in the design. This is also important with regard to access to garages and car ports. I have looked at the documents on the screen and revised Design and Access Statement without any further information being contained within.

8.20 Plot levels and topography will also be important to ensure level access to the principal entrance. If this is to be a problem, we need to identify now how this will be remedied.

8.21 The access route to the play area and access within will need to be inclusive for wheelchair users.

ECC Minerals & Waste

8.22 The Mineral and Waste Planning Authority's raise NO OBJECTION against this application.

Essex Ramblers Association

8.23 No comments received.

Fisher German Chartered Surveys

8.24 No objection - Our client, GPSS, do not have apparatus situated within the vicinity of your proposed works and as such do not have any further comments to make.

National Grid

8.25 No comments received.

NHS Property Services

8.26 No comments received.

9. REPRESENTATIONS

9.1 The application was publicised by sending 267 letters to adjoining occupiers, displaying 6 site notices and advertising it within the local newspaper. 10 letters of objection have been received at the time of writing this appraisal that raise the following concerns:

- The proposal would lead to an increase in the risk of flooding within and outside the site.
- As the Planning Inspector has declared that the District Plan is unsound, this development should be rejected.
- There is no mention in the planning application of Footpath 31 Elsenham.
- Plot 1 of the development is planned to be on the route of the public footpath (FP31 Elsenham).
- No mention has been made of applying for any diversion of this route.
- The normal consultation period for a footpath diversion will still apply and building may not start and the route must be left publicly accessible until an approved Public Path Order is in place.
- Plot 1 is to be built too close to the thriving woodland known as The Spinney. Residents will immediately complain about the nearness of this woodland and demand that the owners (Elsenham Parish Council) reduce the height of the trees. (as has happened by the residents of Leigh Drive on the other side of The Spinney).
- FP31 Elsenham disappears under the proposed roadway. A suitable Footpath diversion has not been proposed.
- The Open Space Land to the south & east of the site should be created as a public footpath, given to the Parish Council and money lodged for its upkeep in perpetuity.
- Similarly a dedicated footpath should be created to the north of the site along the existing hedge.
- Plots 2-9 will be built on polluted land, although the developer claims there is no pollution. Building along this access road just shows the greed of the developer.

- Plots 7/8/9/11/12/13 are far too close to the Ancient Seminal woodland of Alsa Wood. As Essex Place Services indicate this woodland is irreplaceable and should not be put under threat by a building site of this magnitude.
- The linear design of this estate does not follow Essex design guide standards. These are back to back slums in the making.
- There are insufficient bungalows for a development of this size. At least 10% would be more appropriate.
- Bungalows should be located at the edges of the site to allow older residents easier access to public transport routes.
- Blocks of apartments are inappropriate in a rural setting.
- Affordable housing should be pepper-potted throughout the site and not concentrated in specific roads.
- The apartment blocks should not be uniquely 'Affordable housing'.
- The design of the affordable housing should not be different from the open market housing.
- UDC are proposing 3 major road junctions within 100 yards along Stansted Road Elsenham.
- Elsenham is embedded within a rural road network, most travel will be on rural roads heading mainly west towards Stansted Mountfitchet through roads clearly unsuited for the purpose, or south through the Countryside Protection Zone via the longer route of Hall road to the airport and destinations along the A120.
- The high standards as promised by Crowned Estates in the original application have disappeared since the site was sold to David Wilson Homes. It would no longer respond to local sensitivities, respect the landscape and setting and the local environment.
- There is now no Care Home element and some dwellings are three stories high. High rise buildings are unacceptable in a small village.
- Provisions should be made for some retirement dwellings, which need to be single storey.
- Junction with Stansted Road, Elsenham Any new junction should be as far as possible from existing houses in Stansted Road.
- Boundary with Hill Croft, Stansted Road, Elsenham If The Gables is demolished, agreement is needed concerning the boundary.
- Dwelling No 2 The undertaking previously given should be respected.
- Public footpath 31 A strategy is needed to keep the footpath open.
- Highways A new transport assessment is needed.
- Traffic calming Details should be agreed with the local community.
- Three-storey blocks These must be avoided.
- LAPs and LEAPs The LEAP and LAP should not be on opposite sides of the main access road.
- Biodiversity Questionnaire Some of the answers are unreliable.
- Other developments A plan is needed for all the housing developments in Elsenham.
- Road surface There will be no change to the existing road surface in Stansted Road.
- Chimneys There is no place for false chimneys in Elsenham.
- The development will cause traffic congestion.
- Greenfield sites such as the one in this application should not be the target of new housing development when so many brownfield sites exist in this region.
- The proposal would result in a loss of agricultural land, loss of wildlife habitat and a more congestion and increase strain on local services.
- Alsa Woods will suffer.

- It would appear from the plans that they plan both drainage and road development on my land.

9.2 The above concerns raised within the letters of objection will be address within the appraisal section of this report.

10. APPRAISAL

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

- A Whether the layout, design and appearance of the proposal is acceptable (NPPF, Local Policy GEN2)
- B Dwelling mix and Affordable Housing provisions (NPPF, Local Polies H9 & H10)
- C Access to the site and highway issues (ULP Policies GEN1, GEN8; SPD: Parking Standards – Design and Good Practice; Development Management Policies)
- D Landscaping and open space (NPPF, Local policy GEN2)
- E Biodiversity and Protection of Natural Environment (ULP Policies GEN7, GEN2 and ENV7 and ENV8)
- F Drainage (ULP Policies GEN3 and GEN6)
- G Whether the proposal would cause harm to the amenities of adjoining property occupiers (NPPF and ULP Policies GEN2 & GEN4).

A Whether the layout, design and appearance of the proposal is acceptable (NPPF, Local Policy GEN2)

10.2 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.

10.3 Local Plan Policy GEN2 seeks to promote good design requiring that development should meet with the criteria set out in that policy. Regard should be had to the scale form, layout and appearance of the development and to safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate. Furthermore, development should not have a materially adverse effect on the reasonable occupation and enjoyment of residential properties as a result of loss of privacy, loss of daylight, overbearing or overshadowing.

10.4 The guidance contained within the Essex Design Guide has been considered in the overall design of the development. The design of the buildings reflects the local vernacular of the surrounding built form, particular the recently constructed dwellings to the north of the site.

10.5 The mixture of individual housing types, the addition 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 but combined, detached, semi-detached and terrace units with linked and detached garages. The dwellings are normally made up of rectangular plan forms with some front and rear projecting features. The buildings contain pitch roofs spanning the narrow plan dimensions of the dwellings with most containing gable roof forms. They would be well proportioned and articulated to reflect the patterns of characteristics of surrounding built form.

- 10.6 It is noted concerns were raised by Elsenham Parish Council with regard to the height of the two and half storey apartment buildings within the development. Of a particular concern, it was regarded that the excessive height of these buildings will significantly conflict with the aesthetic appearance of the overall development and the wider landscape setting.
- 10.7 The applicant has provided street scene elevations of the proposed development which include a visual representation of the overall height of the 2.5 storey buildings compared to the two storey dwellings.
- 10.8 It is noted that the proposed 2.5 storey building are higher than the 2 storey dwellings. However it is considered that the difference in height between the two building forms is such that there would not be highly noticeable. The 2.5 storey buildings would not be dominant or visually intrusive that would lead to an unacceptable overbearing impact within the development itself or on the wider landscape setting.
- 10.9 In terms of the general layout, the development is largely in accordance with the general layout of the master plan that was granted outline consent under planning application UTT/0142/12/OP. The frontage of the buildings largely follows other development in the vicinity with the new buildings along the internal highways being sited at the back edge of the public footways allowing for car parking to be sited between houses, beneath upper storey structures or within garages and parking courts 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 general curve of the highways within the site which allows for a more harmonious street scene appearance.
- 10.10 Although the majority of residential units would have on plot parking, it is however noted that there are a number of parking courts proposed within the development. The Parking Standards Design and Good Practice September 2009 sets out within the Design and Layout section examples of good design which enable parking provision to be successfully integrated into residential developments. Parking courts are not generally considered to be appropriate for the rural nature of Uttlesford and "on plot" parking should be the normal approach.
- 10.11 The parking courts within the proposed development are well enclosed by buildings or walls to reduce their intrusiveness, but at the same time they are overlooked in order to reduce car related crime or anti-social behaviour. In reference to the communal parking courts for apartment blocks B and C, although not enclosed on balance they are considered to be appropriate given the incorporation of tree and shrub planting to soften the effect and reduce the apparent size of them.
- 10.12 It is considered that the design and layout of the parking courts proposed are on balance appropriate in that they have been designed to ensure that car parking does not dominate the character and appearance of development.
- 10.13 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.

10.14 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. It is recognised that residents of one-bedroom flats may be happy to forego any amenity space although any similar provision would be welcomed. In addition to the minimum size guidance, the amenity space should also be totally private, not be overlooked, provide an outdoor sitting area and should be located to the rear rather than the side. Each dwelling and residential unit has 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 sitting areas and are not significantly overlooked.

10.15 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.

10.16 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.

10.17 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. It is noted that Council's access and equalities officer had some concerns regarding the proposed development however it is considered that these concerns can be overcome by way of planning conditions.

10.18 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, lanes and cycle areas have been designed to be overlooked to provide natural security to the public realm.

10.19 The size, scale and siting of the proposal is appropriate in that the development as a whole would not result in material harm to the character and appearance of the surrounding locality and the street scene. It is considered that the design of the scheme is consistent with the parameters set by the outline application and 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 and provide a sense of well-being for future occupiers.

B Dwelling mix and Affordable Housing provisions (NPPF, Local Policies H9 & H10)

10.20 In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out the Council's 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.

- 10.21 The S106 agreement attached to the outline planning permission specifies the number and type of affordable housing to be provided. It also states that the affordable housing shall be positioned on land in at least 3 separate groups and each group will not comprise more than 18 Affordable Housing units. In addition, it also stipulates that 40% of the development should be Affordable in which the Tenure mix should be 70% Affordable Rented and 30% Shared Ownership Units. The proposed affordable housing provision meets the requirements of the S106 and is therefore acceptable in this instance.
- 10.22 ULP Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2 and 3 bedroom market dwellings. 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. The Council's stance is that this should equate to approximately 50% of the dwellings
- 10.23 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. 97 of the 155 dwellings proposed comprise of 3 bedrooms or more which equates to approximately 62%. Although the percentage of dwellings consisting of three bedrooms or more is a little high, and it would a better mix to provide more 1 and 2 bedroom dwelling units, on balance it is considered that the mix of one, two, three, four and five bedroom dwellings across the development is appropriate.
- 10.24 The provision of 8 bungalows has been incorporated into the scheme (6 private & 2 affordable). This amounts to 5% of the total dwelling units being one or two bedroom elderly person bungalow across the tenure. This is considered to be an appropriate number.

C Access to the site and highway issues (ULP Policies GEN1, GEN8; SPD: Parking Standards – Design and Good Practice; Development Management Policies)

- 10.25 The application includes the details of the proposed access to the site for approval at this stage. The primary vehicle access route into the site is from Stansted Road with a further pedestrian/cycle access point in the north eastern corner of the site leading into Orchard Crescent.
- 10.26 Issues related to congestion and the overloading of the road infrastructure serving Elsenham has been considered by Essex County Council Highways and no objections have been raised subject to conditions. It is considered that proposed vehicle access onto the main road network is capable of carrying the traffic generated by the development in a safe and efficient manner.
- 10.27 The existing public footpath (No. 31) that runs into a north south direction provides public access from Stansted Road towards Alsa Wood would be affected by the proposal. The footpath would be changed from rural footpath to an urban one and would need to be diverted around built form within the development. If planning consent is granted, the applicant should apply to the Essex County Council to divert the Public Right of Way around the built development. Internal pavements within the development are appropriately designed to meet the relevant safety requirements.
- 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.

10.30 The proposal makes provisions for at least 1 car parking space for each one bedroom unit and at least 2 car parking spaces for dwellings consisting of two bedrooms or more. A total of 264 off street parking spaces have been provided. These would be accommodated within a range of options including car ports, garages and on and off street parking. There is also the allowance for 34 additional visitor parking spaces. In addition secure cycling has been provided for each residential unit within the site.

10.31 It is concluded that the proposed development would cause no harm to matters of highway safety.

D Landscaping and open space

10.32 An illustrative landscaping scheme was submitted with the application that showed the provision of shrub and tree planting to some of the plot frontages. However, this alone was not considered in itself sufficient by Councils landscape officer to recommend that the reserve matters for landscaping to be approved due to the lack of detail it showed.

10.33 Officers have therefore requested that a detailed landscaping scheme be submitted prior to the committee meeting which specifically highlights such elements like the proposals planting plans, including specifications of species, size, planting centres, number and percentage mix for the site as a whole.

10.34 The landscape plan would be included as a supplementary representation at the committee meeting with all issues concerning including the landscape officers comments to be presented in front of members.

10.35 There will be two areas of Local Play (LAP) and one Local Equipped Area of Play (LEAP) provided within the development. The first LAP is positioned outside plots 21 and 22; the second is located adjacent to plots 54 and 55. The LEAP is situated south of apartment block (plots 150 to 155).

10.36 The size and location of the proposed LAP's and LEAP are generally in accordance with the Master plan granted consent under the outline application. It is considered that the space provided would be of a useful size and in a safe location that are overlooked to allow for informal play activities and is assessable for everyone concerned. The provision of the play areas would be in accordance with Part 4 (play areas) of the S106 agreement that formed part of the outline consent.

10.37 There is no principle open space within the main body of the proposed development. The open space provision is shown to be provided at the eastern and southern edges of the north part of the development. This is an acceptable solution in order to accommodate drainage swales for the development. However, the consequence is that there is very limited open space provision within the main body of the development. This reinforces the case for a strong unifying soft landscaping element such as hedging to the frontages as recommended. Such a provision would impart a more appropriate character to the development in keeping with this location.

E Biodiversity and Protection of Natural Environment (ULP Policies GEN7, GEN2 and ENV7 and ENV8)

- 10.38 The application site itself is not the subject of any statutory nature conservation designation being largely fields with some built development within the south western corner. However the woodland adjoining the site known as Alsa Wood has long been a historic feature of the village and is an ancient woodland and Local Wildlife Site and site.
- 10.39 The applicants have carried out an Extended Phase 1 Habitat Survey which, together with their data search, has identified the potential presence of various protected species.
- 10.40 The application was consulted to ECC ecology officer who stated that it is noted that the majority of the woodland lies 40 metres from the development, and that the small section of woodland (90m worth) that abuts the development lies beyond a 10 metre buffer. It is also noted that the easternmost part of the woodland has been planted more recently and does not qualify as ancient woodland.
- 10.41 The closest residential property lies 22m from the ancient woodland boundary and houses will be sited so that they face the woodland. This will remove any risk of litter being dumped over garden boundaries and accords with the Natural England / Forestry Commission Guidance on Ancient Woodlands.
- 10.42 In addition it is noted that a grass buffer is proposed between the road and the woodland and that traffic along this stretch of road will be light, serving only 4 properties. A lighting strategy should be conditioned, in line with the recommendations in the report to minimise impacts on bats using the woodland edge.
- 10.43 A landscape strategy should also be conditioned; with a particular focus on defensive planting along the woodland boundary.
- 10.44 It should be reminded that it was agreed under the outline application that a formal management plan for the future preservation and maintenance of Alsa Wood is to be submitted and agreed prior to the occupation of the 75th open market unit. If planning consent is granted, David Wilson Homes have agreed to work with the local Parish Council in finalising such a management plan.
- 10.45 It is concluded that the with appropriate mitigation measure by way of planning conditions, the proposal would not result in a significant harm to the ecology and biodiversity of the surrounding area and in particular Alsa Wood. The proposal is in accordance with local policy GEN7 and the NPPF.

F Drainage (ULP Policies GEN3 and GEN6)

- 10.46 It is noted that concerns have been raised by both the Elsenham Parish Council and local residents in relation to on and off site drainage. In addition, Essex County Council sustainable drainage officer initially had concerns with the information submitted within the Flood Risk Assessment and Drainage Strategy. In particular, it was suggested that the proposal included an inappropriate surface and foul water drainage strategy that would result in pressure on the capacity of existing infrastructure which may lead to surface water flooding within and outside the site.
- 10.47 Subsequently the applicant revised both the FRA and the Drainage Strategy in order to overcome the concerns raised by the above parties.

10.48 The amended FRA and Drainage Strategy were re-consulted to Essex County Council in which the drainage officer stated:

10.49 Further to the additional information submitted by MLM Consulting on the 12 January 2015, in response to our consultation response on the 18 November 2014, to the Flood Risk Assessment associated with this application and the additional drainage strategy, it is now considered that a suitable drainage scheme has been submitted which demonstrates surface water management is achievable, without causing flooding on-site or elsewhere.

10.50 Following my initial response to the above consultation I have spoken with a representative of the parish council as well as a representative from the Essex Highways team and the consultant representing the developer.

10.51 The issues surrounding the existing flood risk have been explained. From my conversations I understand that flooding is mainly caused by a lack of maintenance to the receiving watercourse due to a section of this watercourse running through unregistered land.

10.52 We believe that it would be unreasonable to expect the developer to resolve these issues as they have not arisen because of the proposed development. Furthermore the watercourse already receives runoff from the proposed development at unrestricted greenfield rates. The drainage strategy proposes to limit these rates, therefore significantly reducing the water entering into the watercourse for event up to the 1 in 100yr event (+30% Climate change), which will reduce the risk of flooding in this area.

10.53 An updated drainage strategy was submitted to the LLFA on the 19th January. I am happy that the updated design addresses any water quality concerns we had.

10.54 The application was consulted to Thames Water in which they concluded that with regard to sewerage infrastructure capacity, we would not have any objection to the planning application. In addition the surface water strategy is noted and is acceptable.

10.55 To prevent flooding on the proposed site and the local area by ensuring the satisfactory storage of/disposal of surface water in a range of rainfall events and ensure the system operates as designed for the lifetime of the development, a planning condition is considered necessary that the proposal is to be constructed in accordance with the details within the FRA and drainage strategy.

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

10.56 Due consideration has been given in relation to the potential harm cause to the amenities enjoyed by adjoining property occupiers.

10.57 The site is generally divorced from surrounding residential development as most of the proposed residential units situated close to the site boundaries would enjoy the open aspects of either backing onto wood lands or playing fields.

10.58 However some residential units would either back onto or front existing residential properties within the Orchards and Ridley Gardens along the northern and eastern boundaries of the site. In addition, one of the proposed bungalows would back on to the garden area of the property known as 'Hillcroft' that fronts onto Stansted Road.

10.59 The Illustrative Master plan shows a degree of separation between the proposed area of housing and the dwellings to the north and east of the site and the property of 'Hillcroft' that would ensure that the amenities of these properties will be largely protected. The distance would conform to the relevant setbacks within the Essex Design Guide and as such the proposal would not result in a significant degree of overlooking or overshadowing and would neither be visually intrusive or overbearing when viewed from adjoining properties.

10.60 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.

10.61 It is concluded that the development would not result in excessive harm to the amenities enjoyed by adjoining property occupiers and that the proposal would comply with local policies GEN2 and GEN4.

11. CONCLUSION

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

- A The layout, size and scale of the proposal is considered on balance to be appropriate to reflect the character and appearance of 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.
- B The proposed affordable housing provision meets the requirements of the S106 and is therefore acceptable in this instance and on balance it is considered that the mix of one, two, three, four and five bedroom dwellings across the development is appropriate.
- C It is concluded that the proposed development would cause no harm to matters of highway safety. In addition, appropriate parking provisions have been incorporated into the scheme that will meet the needs of future occupiers and visitors.
- D The proposed landscaping of open spaces including street frontages is considered to be appropriate. The two areas of Local Play (LAP) and one Local Equipped Area of Play (LEAP) provided within the development are appropriate and are in accordance with the S106 Agreement.
- E It is concluded that with appropriate mitigation measures by way of planning conditions, the proposal would not result in a significant harm to the ecology and biodiversity of the surrounding area and in particular Alsa Wood.
- F An appropriate surface and foul water drainage strategy and FRA have been submitted that provides details on the mitigation measures to be undertaken to reduce potential surface water flooding within and outside the site.
- G The proposal would not lead to excessive harm upon the amenities of adjoining property occupiers surrounding the site.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. The development hereby permitted shall be constructed entirely of the materials details of which are shown on plan No. BH056-PL-05 Rev I and as shown on the schedule of materials unless otherwise agreed in writing by the Local Planning Authority.

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

2. No development shall take place, including any ground works or 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. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety in accordance with policies GEN1 and GEN8 of the Local Plan.

3. Prior to occupation of any dwelling, the provision of a priority junction formed at right angles to Stansted Road, Elsenham exactly as shown on MLM Drawing No. 665145/110 Rev P3 dated August 2014.

REASON: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with policy GEN1 of the Local Plan.

4. Prior to occupation of any dwelling, the provision of a scheme of traffic management to include a gateway feature at the commencement of the 30 mph speed limit along Stansted Road to encourage lower speeds of traffic passing the site and an extension of the street lighting on Stansted Road westwards to incorporate the proposed priority junction. Details to be submitted to and approved in writing with the Local Planning Authority and implemented.

REASON: In the interests of highway safety in accordance with policy GEN1 of the Local Plan.

5. 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).

6. The development hereby permitted shall be completed in accordance with the approved details within the Flood Risk Assessment and the mark up drainage strategy plan No. 665145/SK/19012015 unless otherwise agreed in writing by the Local Planning Authority.

REASON To prevent flooding on the proposed site and the local area by ensuring the satisfactory storage of/disposal of surface water in a range of rainfall events and ensure the system operates as designed for the lifetime of the development in accordance with policy GEN3 of the Local Plan.

7. The development hereby permitted shall be implemented in accordance with the Phase 1 Habitat Survey undertaken by J.B Consultancy Service Ltd (January 2015) submitted with the application in all respects and any variation there to 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).

- 8 The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement 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).

- 9 No development shall take place until a Lighting Plan is submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

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).

- 10 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 B. – Housing Tenure.

SCHEDULE OF PLOTS AND GARDEN SIZES LAND NORTH OF STANSTED ROAD, ELSENHAM

Revised 19-02-
2015

Plot	No of beds	Garden Size sq.m	Parking Spaces
1	4	191	4
2	2	103	2
3	2	83	2
4	2	77	2
5	2	66	2
6	2	59	2
7	2	81	2
8	5	163	4
9	3	119	2
10	5	286	4
11	5	128	4
12	4	114	3
13	4	154	3
14	4	107	3
15	4	112	3
16	5	149	6
17	5	151	6
18	4	100	3
19	5	148	4
20	3	100	2
21	3	100	2
22	3	101	2
23	4	100	3
24	3	119	3
25	4	139	3
26	4	122	3
27	5	156	4
28	4	125	3
29	5	133	4
30	5	122	4
31	5	212	4
32	5	210	5
33	4	161	3
34	4	101	3
35	5	180	4
36	4	137	3


Bungalows

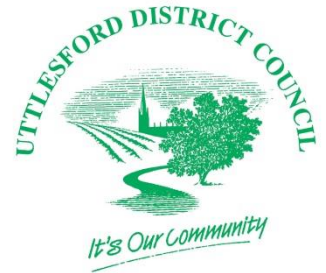

Apartments


FOGS

37	4	144	2
38	5	210	6
39	4	113	3
40	4	114	3
41	4	130	3
42	2	communal amenity area for unit 33.3	2
43	2	communal amenity area for unit 33.3	2
44	1	communal amenity area for unit 33.3	2
45	1	communal amenity area for unit 33.3	1
46	1	communal amenity area for unit 33.3	1
47	2	communal amenity area for unit 33.3	1
48	3	100	2
49	3	100	2
50	3	100	2
51	3	100	2
52	3	107	2
53	1	communal amenity area for unit 26.6	1
54	1	communal amenity area for unit 26.6	1
55	1	communal amenity area for unit 26.6	1
56	1	communal amenity area for unit 26.6	1
57	1	communal amenity area for unit 26.6	1
58	1	communal amenity area for unit 26.6	1
59	1	communal amenity area for unit 26.6	2
60	2	communal amenity area for unit 26.6	2
61	2	communal amenity area for unit 26.6	2
62	2	50	2
63	4	101	3
64	3	100	3
65	4	100	2
66	3	103	2
67	4	110	3
68	4	100	3
69	4	100	3

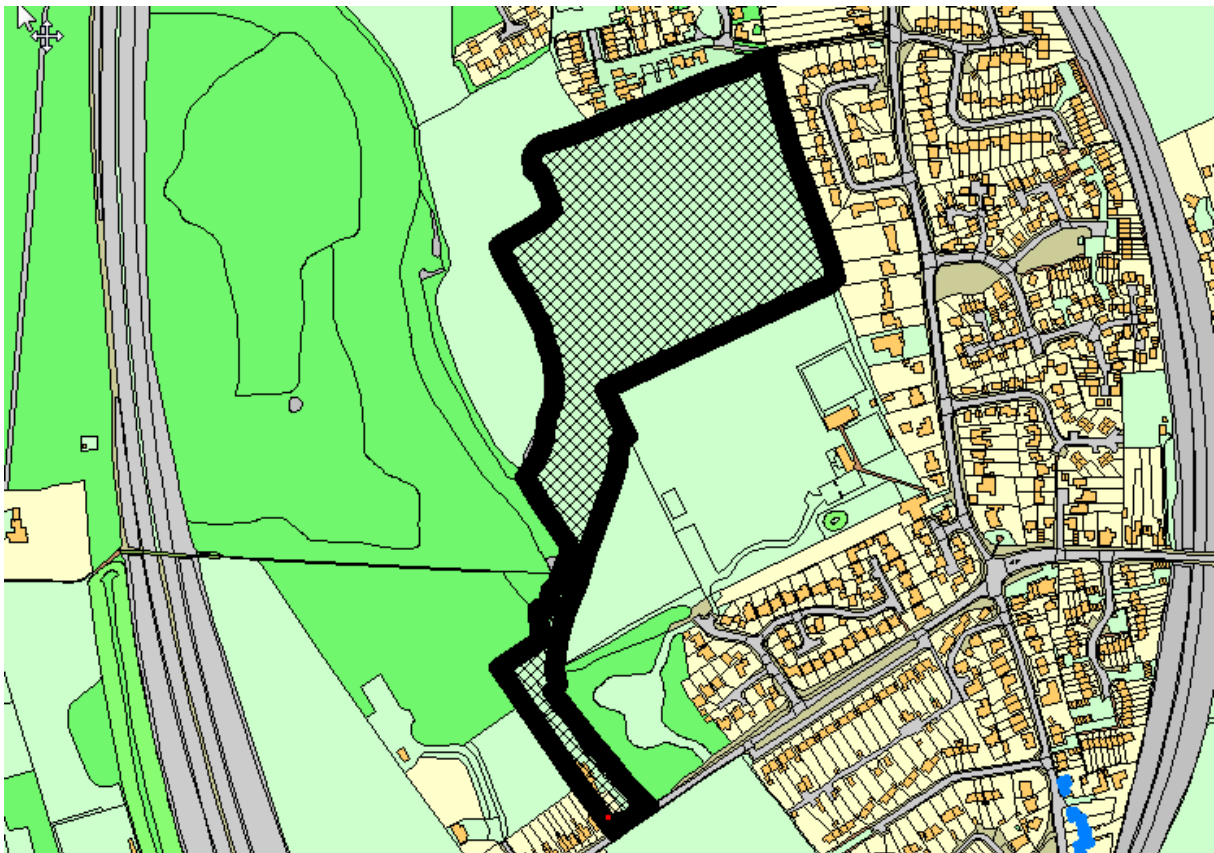
70	4	120	3
71	4	120	3
72	4	107	4
73	5	127	4
74	5	120	4
75	3	100	2
76	3	102	2
77	2	59	2
78	2	Private 5sqm Balcony	2
79	2	50	2
80	2	53	2
81	2	Private 5sqm Balcony	2
82	2	62	2
83	2	100	2
84	3	101	2
85	3	100	2
86	3	100	2
87	3	100	2
88	3	100	2
89	3	100	2
90	3	100	2
91	2	50	2
92	2	Private 5sqm Balcony	2
93	2	50	2
94	2	50	2
95	3	100	2
96	3	100	3
97	4	113	3
98	3	106	2
99	2	51	2
100	2	Private 5sqm Balcony	2
101	2	50	2
102	2	50	2
103	3	100	3
104	2	Private 5sqm Balcony	2
105	2	50	2
106	2	63	2
107	2	56	2
108	2	50	2
109	3	100	2
110	3	101	2
111	3	100	2
112	2	64	2
113	3	100	2
114	2	Private 5sqm Balcony	2
115	3	102	2

116	3	106	2
117	2	57	2
118	3	117	2
119	3	100	2
120	3	100	2
121	3	100	2
122	4	113	3
123	3	105	2
124	3	117	2
125	3	124	2
126	3	105	2
127	4	100	2
128	2	64	2
129	2	50	2
130	2	51	2
131	3	100	2
132	3	100	2
133	3	100	2
134	2	55	2
135	3	100	2
136	3	100	2
137	3	100	2
138	2	109	2
139	4	121	3
140	4	101	3
141	4	100	3
142	4	116	3
143	4	100	3
144	4	100	3
145	3	100	3
146	3	100	2
147	3	109	2
148	2	32	2
149	2	32	2
150	1	communal amenity area for unit 25	2
151	1	communal amenity area for unit 25	1
152	1	communal amenity area for unit 25	1
153	1	communal amenity area for unit 25	1
154	1	communal amenity area for unit 25	1
155	1	communal amenity area for unit 25	1



Application no.: UTT/14/3279/DFO

Address: Land North Of Stansted Road, Elsenham



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Organisation: Uttlesford District Council

Department: Planning

Date: 29 January 2015

SLA Number: 100018688