

UTT/15/1467/DFO (RADWINTER)

(MAJOR APPLICATION)

PROPOSAL: Details following outline application UTT/0142/12/OP (for the erection of 35 dwellings with vehicular access) - details for appearance, landscaping, layout and scale.

LOCATION: Land Off East View Close And Walden Road East View Close Radwinter

APPLICANT: Enterprise Property Group Limited

AGENT: Bidwells

EXPIRY DATE: 12.08.2015

CASE OFFICER: Emmanuel Allannah

1. NOTATION

1.1 Outside development limits, Public Rights of Way and Part of site in Flood Zone 2 and 3a.

2. DESCRIPTION OF SITE

- 2.1 The site is located on the Eastern edge of Radwinter village, which is approximately five miles east of Saffron Walden. The east of the boundary is formed by the Lower House Brook.
- 2.2 To the north it is bounded by agricultural fields. To the south the majority of the site is abutted by the B1053 with an inset bounding a power station.
- 2.3 Radwinter Primary School lies at the south east; and to the west it is bounded by East View Close and the village overall is surrounded by agricultural land.
- 2.4 The proposed development site is 2.6 ha and consists of two parcels of land. The parcel to the south comprises of unmanaged enclosed field with mature hedgerows and trees. Whilst the northern parcel is currently unmanaged grassland.

3. PROPOSAL

- 3.1 This application relates to the reserved matters following the granting of outline planning permission which was for the erection of 35 dwellings, the provision of land for the extension of the Recreation Ground and a parcel of land for the extension of the school land. The application includes a new access on to the B1053 and an additional access via East View Close.
- 3.2 The scheme would provide 12 affordable houses with a mixture of tenure. 5% bungalows will be provided across all tenures.
- 3.3 The reserved matters for consideration now relates to appearance, landscaping, layout and scale for the erection of 35 dwellings.

4. APPLICANT'S CASE

- 4.1 The applicant engaged with the Planning Officers and the Parish Council with extensive pre-application meetings in order to incorporate their advice and comments in the preparation and submission of these reserved matters.
- 4.2 The applicant has provided a Design and Access Statement to explain and justify the proposed reserved matters. In addition, with the following supporting documents:
- Statement in respect to discharge of conditions No. 3 of the outline planning approval Ref: UTT/13/3118/OP.
 - Landscape Management Plan
 - Construction Method Statement
 - Extended Phase 1 Habitat Survey
 - Radwinter – Landscape Design
 - Ecological Method Statement
 - Specification for Archaeological Excavation Consultation Report
 - Tree Survey, Arboricultural Impact Assessment

5. RELEVANT SITE HISTORY

- 5.1 UTT/15/0518/PA. Advice in preparation of reserved matters for outline application of 35 dwellings (UTT/13/3118/OP)
- 5.2 UTT/13/3118/OP. Approve with condition. Outline application for 35 dwellings with all matters reserved except for vehicular access.
- 5.3 UTT/1186/97/FUL. Approve with condition. Erection of six affordable houses and construction of access to highway.

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 GEN5 – Light pollution
- Policy GEN6 – Infrastructure Provision to Support Development
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards
- Policy ENV3 – Open spaces and trees
- Policy ENV12 – Groundwater protection
- Policy ENV15 – Renewable Energy
- Policy H1 – Housing development
- Policy H9 - Affordable housing
- Policy H10 – Housing Mix
- Policy LC3 – Community facilities

- Radwinter Parish Plan 2007-2012
- Supplementary Planning Document (SPD_ - Accessible Homes and Play Space
- SPD – Energy Efficiency and Renewable Energy
- Urban Place Supplement to the Essex Design Guide

PARISH COUNCIL COMMENTS

6.1 No comment received..

7. CONSULTATIONS

Historic Environment Advisor

7.1 No objection subject to recommended planning condition.

Natural England

7.2 No objection.

ECC Highways Authority

7.3 No objection subject to recommended planning conditions.

Aerodrome Safeguarding

7.4 No objection.

Housing Enabling Officer

7.5 No objection considering the scheme will provide 12 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

8. REPRESENTATIONS

9.1 Ten letters of objection and concerns received and the summary of their comments/objection includes the following:

- Object to the use of East View Close as a vehicular access
- Access on the main Walden Road B1053 is on a bend and visibility is poor and access would lead to accidents.
- The proposal would add parking problem to the existing parking problem at the nearby school.
- Concerned about the existing capacity of sewage infrastructure in the area and some properties often experience flooding
- Development is out of character and not in keeping with the existing village character or infrastructure in terms of access, and parking for the village school.
- There should be no visual impact over the hedge from the garden at 26 East View Close.
- Concerned about the proposed window in the roof of the property in plot 1 which overlooks 26 East View Close.
- Concerned about plots 1, 8, 9, 10 and 11 might lead to loss of sunlight from reaching the 26 East View Close. The size of the 4 and 5 bedroom houses are going to look

out of place as the houses in the cul-de-sac are bungalows and 2 and 3 small houses.

9. APPRAISAL

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

- A Whether the layout, scale and appearance would harm the character or amenity of the area (NPPF, Local Plan Policy GEN2)
- B Whether the proposed landscaping scheme is acceptable (NPPF, Local Plan Policy ENV8)
- C Whether the dwelling mix and affordable Housing provision is acceptable (NPPF, Local Plan Policies H9 and H10)
- D Other matters

A Whether the proposed layout, scale, appearance and design would harm the character or the amenity of the area (NPPF, Local Plan Policy GEN2).

10.1 Paragraph 56 of the National Planning Policy Framework (NPPF) affirms that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 (the sixth bullet points) stated that planning policies and decisions should aim to ensure that development respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

10.2 Policy GEN2 affirms that development will not be permitted unless its design for example is compatible with the scale, form, layout, appearance and materials of surrounding buildings; if it would materially have an adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

Layout

10.3 The proposed layout has been developed with essential Essex design guide principles which allowed some proportion of the proposed houses to perform a particular role according to their position in the layout.

10.4 The proposed layout for example establishes a creation of a strong visual and physical link to East View Close. An enhanced and developed footpath to provide via safer and more pleasant connection linking the heart of the village and the school to the public open space. The assessment of the proposed layout and scale demonstrated it would not harm the living condition of the adjoining occupiers in terms of loss of sunlight, daylight, overlooking or overshadowing or overbearing.

10.5 Given the approval of the proposed access during the outline application stage off Walden Road, a safe and secure vehicular entrance off Walden Road has been created separating the proposed safe footpath.

10.6 The proposed layout therefore used the opportunity of the site as it is located at the edge of the village built environment to establish an extension of the village in a more appropriate visual manner which is in keeping with the character of the village. Hence, thereby creating a suitable relationship to the newly designated Public open space. In addition with the introduction of landscaping which blend with the rural

character with careful consideration to boundary treatments facing the public open space.

Scale

- 10.7 The application site and its surroundings comprised both old and modern architectural history which defines the period of individual buildings or estate. The area comprised of different design approach ranging from bungalows, two storey and semi-detached properties and two and half storey residential buildings.
- 10.8 In order to mirror the existing scale of buildings within the surrounding area, considering the topography of the site slopes downwards from East Close View, the applicant used the opportunity to design the variety of dwelling types and sizes which form part of the character of this part of Radwinter Village. Hence, the development provides different scale of buildings such as single storey bungalow, two storey 2 and 3 bedroom cottages, and 2.5 storey 4 and 5 bedroom detached houses.
- 10.9 The existing residential properties along the East View Close for example comprise of bungalows and two storey dwellings. In terms of proposed scale the bungalow on Plot 1 is located adjacent to the existing bungalows in East View Close and which assisted in creating a transition in scale to the adjacent two storey houses such as Plots 2 and 3.
- 10.10 Given the gradient of the land which slopes downwards from East View Close towards the River Pant provided the opportunity which allows the new development to step down towards the river and away from the existing residential buildings on East View Close by creating an unobtrusive and appropriate scale to the development which is considered compatible with the scale of the surrounding buildings. For example; the larger properties which have second floor in the roof space has been carefully designed to avoid breaking the skyline of the surrounding area, thereby avoiding an overbearing and incongruous presence, at the same time providing houses with views across to the surrounding open countryside.

Appearance

- 10.11 The appearance of the proposed individual buildings incorporated part of the design philosophy which defines Radwinter which also dates back to some of the influence of Nesfield. Such design for example lends itself to an asymmetrical vernacular form with the function of various rooms of the building expressing themselves indirectly on the elevations through the use of painted render, red brick with strong gable forms in a red clay plain tile. And other cottages and houses emulate the simple rendered elevations on brick plinths with plain clay tiles or slate roofs from the earlier timber framed cottages and farm houses which date back to 16th to 18th centuries.
- 10.12 The proposed larger houses some of them have a more formal 'symmetrically' arranged frontage wing with a central doorway, painted sash windows and a less normal, smaller scale rear wing. This is seen as a typical farmhouse which forms part of the character of the immediate built environment.
- 10.13 In order to embrace the appearance of buildings associated within this part of countryside, the external proposed facing materials which has been incorporated to some the proposed buildings include stained weatherboarding over brick plinth and slate roofs. In order to create an inclusive community the design approach that has been taken involves making sure that both the appearance of the affordable and shared ownership are designed to blend seamlessly. This is welcome and acceptable.

- 10.14 In order to create an inclusive community the design approach taken to ensure both the affordable and shared ownership houses are designed to be seamless reflects through the appearance of the development by selecting palette of materials in variety of ways to define the qualities of these houses.
- 10.15 The proposed rear elevation details of these houses are considered also very contemporary for example; with large openings and bi fold or sliding doors, onto larger open family kitchen/dinners.

B Landscaping

- 10.16 Policy ENV8 states that development that may adversely affect landscape elements will only be permitted if the need for the development outweighs the needs to retain the elements for their importance to wild fauna and flora; mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality. Appropriate management of these elements will be encouraged through the use of conditions and planning obligations. Given that the site is bordered by existing hedgerows and trees every effort has been taken to retain and enhance the natural features and the retention of the mature trees and hedges would improve both the visual and ecological amenity value to the overall landscape strategy.
- 10.17 The landscape strategy in this proposal involves the integration of the landscaping schemes within the proposed development, for example by softening and connecting the edges of the development. In addition by creating a green corridor from north to south along the River Pant which will be framed with new landscape.
- 10.18 The landscaping scheme proposed demonstrated how it would enhance the existing pedestrian routes. In order to ensure good connectivity and ease of movement across the site to surrounding areas, including links with surrounding public rights of way and connections to local facilities.
- 10.19 In order to improve views into the development boundaries will be designed sensitively to permit key views in and out of the site and at the same time providing a level of screening and by integrating it with the surrounding village and rural landscape. For example, views to the east looking out to the countryside would be retained.
- 10.20 The enhancement of the biodiversity from the landscaping scheme include establishing rich and diverse habitat types and ecological corridors that traverse the site, and enhancing existing boundary vegetation. For example; by maintaining the existing boundary hedgerows and tree buffers; enhancing the diversity and quality of existing native hedgerows; creating new hedgerows using mixed native species and by creating new blocks of native buffer planting that are in keeping with local landscape character. In addition; by increasing tree canopy cover within the site and planting tree species that produce flowers and berries for birds and insects. These landscaping schemes are considered appropriate and welcome. Such landscaping schemes would be secured through planning condition in order to ensure the implementation of a satisfactory landscaping scheme.
- 10.21 In order to safeguard the direction of run-off water, the role and function of the landscaping strategy proposed involves incorporating free draining (permeable) hard surface where possible to reduce surface water run-off. This is welcome and environmentally friendly particularly by incorporating surface water attenuation

features within the green open spaces. This will be secured through planning condition.

10.22 Each of the proposed dwelling in terms of their layout include standard amenity space, garden sizes and cycle storage which are considered acceptable as each comply with Council standards as shown in the accommodation schedule below.

Plot no.	House type	Proposed storey height	Type	Garden size (sq.m)	Parking requirement (off street)	Cycle storage (no. of bikes)
01	2 bed bungalow rented	1	terrace	101.0	2	2
02	3 bed house rented	2	terrace	101.0	2	2
03	3 bed house rented	2	terrace	98.0	2	2
04	4 bed type a (w)	2.5	detached	207.0	3	2
05	4 bed type a	2.5	detached	150.0	3	2
06	4 bed type a	2.5	detached	183.0	3	2
07	5 bed type b	2.5	detached	220.0	3	2
08	1 bed flat rented	2	linked	95.0	1	2
09	1 bed flat rented	2	linked	95.0	1	2
10	2 bed house rented	2	terrace	101.0	2	2
11	2 bed house rented	2	terrace	100.0	2	2
12	2 bed house rented	2	terrace	110.0	2	2
13	2 bed type b	2	terrace	121.0	2	2
14	2 bed type b	2	terrace	150.0	2	2
15	3 bed type b	2	terrace	100.0	2	2
16	5 bed type b	2.5	detached	200.0	3	2
17	5 bed type a (w)	2.5	detached	289.0	3	2
18	4 bed type c	2.5	detached	175.0	3	2
19	4 bed type c	2.5	detached	174.0	3	2
20	4 bed type b	2.5	detached	230.0	3	2
21	2 bed type b2	2	semi detached	200.0	2	2
22	3 bed type b	2	semi detached	112.0	2	2
23	3 bed b - SO	2	linked	106.0	2	2
24	2 bed house SO	2	semi detached	109.0	2	2
25	3 bed type a	2	detached	130.0	2	2
26	2 bed house SO	2	semi detached	114.0	2	2
27	2 bed house	2	semi	100.0	2	2

	SO		detached			
28	2 bed type a	2	semi detached	100.0	2	2
29	2 bed type a (w)	2	semi detached	118.0	2	2
30	4 bed type b	2.5	detached	141.0	3	2
31	4 bed type a (w2)	2.5	detached	140.0	3	2
32	3 bed type b	2	terrace	167.0	2	2
33	3 bed type b (w)	2	terrace	153.0	2	2
34	3 bed type b	2	terrace	117.0	2	2
35	5 bed type a	2.5	detached	235.0	3	2
Visitor parking					9	
Sub total					89	70

C Whether the dwelling mix and affordable Housing provision is acceptable (NPPF, Local Plan Policies H9 and H10)

10.23 Policy H9 affirms that the Council will seek to negotiate on a site to site basis an element of affordable housing of 40% of the total provision of housing on appropriate allocated and windfalls sites, having regard to the up to date Housing Needs Survey, market and site considerations.

10.24 Policy H10 states that all developments on sites of 0.1 hectares and more or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties.

10.25 In consideration to the above policies and in consultation with Housing Enabling Officer advised that the proposed scheme is acceptable and complies with the Council's affordable housing policies. The scheme will provide 12 affordable housing units and it is expected that these properties will be delivered by one of the Council's Registered Providers.

D Other matters

10.26 The proposed access was considered acceptable during the outline stage. The proposed car parking standards and amenity space comply with Council standards.

10.26 In consideration with the ecological implication of this proposal, the ECC Ecological Consultant have requested for further information and clarification from the applicant which will be included in the Supplementary Planning Committee Report update.

10. CONCLUSION

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

A The proposed layout, scale and appearance are considered acceptable because it would not harm the character of the built environment within this area of Radwinter village or harm the living condition of the adjoining occupiers (ULP Policy GEN2).

- B The proposed landscaping strategy is acceptable because it would assist in retaining some existing trees, hedgerows and addition with the planting of new trees, hedgerows, private and public amenity space (ULP Policy ENV8).
- C The proposal would provide opportunity to secure affordable housing (ULP Policies H9 and H10).
- D The proposal would comply with car parking standards (ULP Policy GEN8). And with appropriated recommended planning conditions in place the proposal would not have a harmful effect on ecology (ULP Policy GEN7)

RECOMMENDATION –CONDITIONAL APPROVAL

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. Before development commences samples of 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. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the adopted Local Plan (2005).

3. The cycle/powered two wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

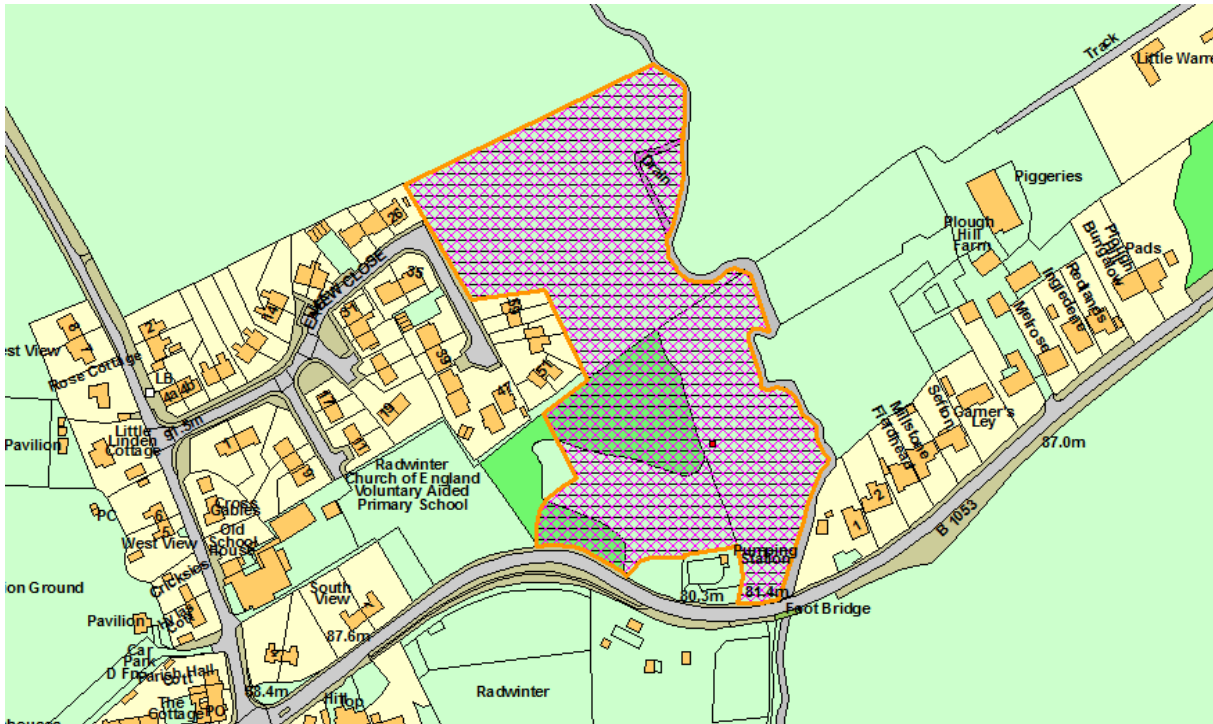
REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy GEN1 of the adopted Local Plan (2005).

4. In terms of the post excavation programme, the applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: In order protect and safeguard archaeological findings or remains within the site in accordance with Policy ENV4 of the adopted Local Plan (2005).

Application number: UTT/15/1467/DFO

Location: Land off East View Close and Walden Road Radwinter



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office© Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Organisation: Uttlesford District Council

Department: Planning

Date: 15 July 2015

SLA Number: 100018688