

UTT/15/1046/FUL (LITTLE HALLINGBURY)

(MAJOR)

PROPOSAL: Affordable housing development comprising 16 no. dwellings and associated vehicular access, pedestrian access, field access, roads and landscaping

LOCATION: Land at Dell Lane, Little Hallingbury

APPLICANT: Hastoe Housing Association

AGENT: Parsons and Whittley

EXPIRY DATE: 31 July 2015

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Metropolitan Green Belt.

2. DESCRIPTION OF SITE

2.1 The application site is located off Dell Lane in Little Hallingbury. It comprises a portion of an agricultural field, bounded to the north by a residential area, to the west by a single residential property and to the east by Latchmore Bank (A1060).

3. PROPOSAL

3.1 The application is for planning permission to erect 16 affordable dwellings, including associated access off Dell Lane, pedestrian access off Latchmore Bank and field access to the agricultural land to the south. Landscaping includes parking spaces and gardens, and an area of public open space.

3.2 The schedule of accommodation is as follows:

Plot No.	Bedrooms	Parking Spaces	Garden Size (sq m)
1	1	1	63
2	1	1	32
3	1	1	29
4	1	1	39
5	1	1	43
6	2	2	101
7	2	2	104
8	2	2	95
9	2	2	239
10	2	2	194
11	3	2	360
12	2	2	112
13	2	2	81
14	2	2	103
15	2	2	125

16	2	2	237
-	-	6 visitor spaces	-

4. APPLICANT'S CASE

4.1 It is suggested in the submitted Design & Access Statement that:

- the proposal would appear compatible with its surroundings
- car parking would be provided to the sides of dwellings to prevent car domination in the street scene
- a footpath link would provide easy access to bus stops and village services
- adequate off-street parking would be provided
- dwellings would be built in accordance with the Lifetime Homes standards

5. RELEVANT SITE HISTORY

5.1 In January 2000, planning permission was refused under application number UTT/1403/99/OP for a low-cost housing development on land that includes part of the current application site. The reasons for refusal indicate that a local need was not demonstrated, a Housing Association had not been engaged, the proposal conflicted with Green Belt policy and there were road safety concerns regarding the access off the A1060.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework
- Planning Practice Guidance
- Ministerial Written Statement (HCWS161) regarding 'Sustainable drainage systems'

6.2 Uttlesford District Local Plan 2005

- Policy S6 – Metropolitan Green Belt
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN5 – Light Pollution
- Policy GEN6 – Infrastructure Provision to Support Development
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards
- Policy ENV2 – Development affecting Listed Buildings
- Policy ENV5 – Protection of Agricultural Land
- Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation
- Policy ENV10 – Noise Sensitive Development and Disturbance from Aircraft
- Policy H11 – Affordable Housing on "Exception Sites"

6.3 Guidance

- Supplementary Planning Document – Accessible Homes and Playspace
- Developer Contributions Guidance Document
- Parking Standards: Design and Good Practice
- Local Residential Parking Standards
- The Essex Design Guide

7. PARISH COUNCIL COMMENTS

- 7.1 Little Hallingbury Parish Council supports the application, citing a need for affordable housing.

8. CONSULTATIONS

Essex County Council – Infrastructure Planning Officer

- 8.1 The proposal is for 100% affordable housing, non-profit. Therefore, no education contributions are required.

Ecological Consultant (Essex County Council)

- 8.2 No objection. Extract:

“...Given the current land use, habitats present and limited potential for protected species, I consider that the ecology information submitted is sufficient to determine the application. The site does have potential for ecological enhancement however, and I recommend [that a] condition is appended to any consent to ensure the scheme delivers maximum benefit for biodiversity in accordance with NPPF paragraph 109...”

Stansted Airport

- 8.3 No objection regarding aerodrome safeguarding.

Lead Local Flood Authority (Essex County Council)

- 8.4 Initial objection removed following the submission of further information. Extract from updated position:

“...Having reviewed the submitted Surface Water Drainage Strategy in response to our earlier objection of 23 April 2015, we now consider that full planning permission could be granted to the proposed development.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Surface Water Drainage Strategy (SWDS), submitted with this application are implemented and secured by way of a planning condition on any planning permission...”

Natural England

- 8.5 No objection regarding statutorily protected sites or landscapes.

Highway Authority (Essex County Council)

- 8.6 No objection, subject to the use of planning conditions regarding the following:

- Management of construction traffic
- Construction of vehicular access prior to occupation of the dwellings
- Surface water drainage
- Ease of passage over public footpath

Housing Enabling Officer

- 8.7 “This site is for 16 affordable homes delivered through the Rural Exception Policy [in the adopted Local Plan].

This scheme meets an identified housing need within the Parish of Little Hallingbury. The Rural Exception Policy allows affordable homes to be delivered outside of development limits in perpetuity for the benefit of residents with a strong local connection, (as per the Councils’ Housing Allocation Scheme), in the Parish of Little Hallingbury and neighbouring Parishes. The affordable rented properties are protected from the Right to Acquire (as they will be owned and managed by one of our Registered Providers) whilst the shared ownership properties have covenants placed on them to protect the re-sale of the properties.

I confirm that this scheme meets all Council policy and has been brought forward with the support of the Parish Council.”

Environmental Health

- 8.8 The dwellings would be subject to noticeable aircraft noise. A planning condition should be used to protect occupants from loss of amenity due to aircraft noise.

Highways England

- 8.9 No objection.

Thames Water

- 8.10 No objection regarding sewerage infrastructure capacity.

Access and Equalities Officer

- 8.11 No objection.

9. REPRESENTATIONS

- 9.1 Neighbours were notified of the application by letter and notices were displayed near the site. The following comments have been made in opposition to the proposal:

- Unjustified harm to the Green Belt
- Inadequate assessment of the local need for housing
- Inadequate assessment of sites for affordable housing
- Inappropriate eligibility criteria for the affordable homes
- Limited local services, facilities and employment opportunities
- Poor public transport
- Harmful encroachment into the countryside
- The layout and design do not comply with planning policies and guidance
- Damage to highway verges and hedges
- Adverse effect on road safety
- Adverse impacts from construction traffic
- Nuisance during construction
- Harm to the setting of a listed building – Bonningtons
- Harm to biodiversity
- Overlooking of existing properties – 8 George Green Villas
- Loss of daylight to existing properties – 8 George Green Villas

- Overbearing impact
- Disturbance from aircraft
- Inadequate electricity infrastructure
- Inadequate school capacity
- Loss of desirable view from existing properties
- Devaluation of existing properties
- A similar application was refused in 2000
- Site required to land air ambulances
- Loss of hedge on boundary with 8 George Green Villas

9.2 The following comments have been made in support of the proposal:

- There is a need for affordable housing in the area
- Little visual impact
- Safe vehicular access
- Easy access to local services and facilities
- Good public transport options – hourly bus service to Bishop’s Stortford

10. APPRAISAL

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

- A Green Belt (ULP Policy S6 and H11; NPPF)
- B Sustainable transport (ULP Policy GEN1; NPPF)
- C Vitality of rural communities (NPPF)
- D Landscape and visual impact (NPPF)
- E Design (ULP Policy GEN2; NPPF)
- F Light pollution (ULP Policy GEN5)
- G Heritage assets (ULP Policy ENV2)
- H Biodiversity (ULP Policy GEN7 and ENV8)
- I Sustainable drainage (NPPF; Planning Practice Guidance; Ministerial Written Statement)
- J Agricultural land (ULP Policy ENV5)
- K Road safety and vehicle parking (ULP Policy GEN1 and GEN8; Parking Standards: Design and Good Practice; Local Residential Parking Standards)
- L Noise (ULP Policy ENV10)
- M Infrastructure (ULP Policy GEN6; Developer Contributions Guidance Document)

A Green Belt (ULP Policy S6 and H11; NPPF)

10.2 Policy S6 and the Proposals Map indicate the extent of the Metropolitan Green Belt, and the relevant policy for development in the Green Belt is contained in the NPPF.

10.3 Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

10.4 Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

10.5 Paragraph 88 of the NPPF requires planning authorities to give substantial weight to any harm to the Green Belt. It also states that ‘very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

- 10.6 Paragraph 89 of the NPPF confirms that planning authorities should regard the construction of new buildings as inappropriate in Green Belt, albeit there are a number of exceptions.
- 10.7 In assessing whether the proposal conflicts with Green Belt policy, it is necessary to consider whether it meets any of the abovementioned exceptions. The relevant exception to the proposed development is described as limited affordable housing for local community needs under policies set out in the Local Plan. The relevant policy in the Uttlesford Local Plan is Policy H11.
- 10.8 Policy H11 states that affordable housing development will be permitted outside settlements, on a site where housing would not normally be permitted, if it would meet the following criteria:
- a) 100% of the dwellings would be affordable and provided through a Registered Social Landlord
 - b) The development would meet a particular local need that cannot be met in any other way
 - c) The development would be of a scale appropriate to the size, facilities and character of the settlement
 - d) The site adjoins the settlement
- 10.9 The proposal is for 100% affordable housing, provided by Hastoe Housing Association – a Registered Social Landlord. This arrangement could be secured using a planning obligation.
- 10.10 Taking into account the comments of the Housing Enabling Officer, it is considered that the applicant has demonstrated a particular local need that cannot be met in any other way. Little Hallingbury is the only settlement in the parish with which a 16-dwelling development on adjoining land would be compatible, and it is inevitable that Green Belt land would be used because it surrounds the village.

B Sustainable transport (ULP Policy GEN1; NPPF)

- 10.11 Policy GEN1 states that development will only be permitted if it encourages movement by means other than driving a car.
- 10.12 Paragraph 34 of the NPPF states that plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. It recognises the need to take account of other policies in the NPPF, particularly in rural areas.
- 10.13 The application site is located adjacent to the village, with access to local services and facilities including a primary school, church, village hall and public house. A regular bus service to nearby Bishop's Stortford can be accessed using bus stops on Latchmore Bank, which are within walking distance of the site.
- 10.14 It is considered that public transport and, to a more limited extent, walking and cycling offer realistic transport options. As stated in the NPPF, it is necessary to take into account other factors in rural areas, which are addressed separately and in the conclusion of this report.

C Vitality of rural communities (NPPF)

10.15 Paragraph 55 of the NPPF states that rural housing should be located where it will enhance or maintain the vitality of rural communities, and an example is given of development in one village supporting services in a village nearby. It also states that planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

10.16 The site is located adjacent to the village of Little Hallingbury, and is therefore not considered isolated. It would enhance the vitality of the rural community through increased use of the local services and facilities available in the village.

D Landscape and visual impact (NPPF)

10.17 Paragraph 17 of the NPPF states that a core land-use planning principle is that planning should recognise the intrinsic character and beauty of the countryside.

10.18 The application site forms part of an agricultural field, bounded to the north by residential development, to the west by Wallbury House and its curtilage, and to the east by Latchmore Bank. The landscape to the south is predominantly open and rural in character.

10.19 The proposal represents an encroachment into open countryside. However, any potential harm to the landscape would be mitigated by the existing residential character of land to the north, west and east. In views from the public rights of way to the south and west of the site, it would appear as an appropriate infill of a corner of the field against the backdrop of existing residential development. While users of the public right of way along the western boundary of the site would notice a marked difference upon access from Dell Lane, the existing boundary of Wallbury House prevents panoramic views of countryside to the south and west. The majority of the public right of way network in the vicinity would retain open views of the countryside. Overall, it is considered that the harm to the character of this part of the countryside would be limited.

E Design (ULP Policy GEN2; NPPF)

Character and appearance

10.20 Policy GEN2 states that development will not be permitted unless it is compatible with the scale, form, layout, appearance and materials of surrounding buildings.

10.21 Paragraph 58 of the NPPF states that developments should:

- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- be visually attractive as a result of good architecture and appropriate landscaping

10.22 The proposed dwellings would be laid out in a cul-de-sac, primarily arranged in pairs with the exception of two short terraces of three. This reflects the use of semi-detached pairings along both Dell Lane and Latchmore Bank.

10.23 All but the bungalow on Plot 16 would be two-storey in scale, although the single bedroom houses on Plots 1 to 5 would have a single storey scale at the rear owing to a lower eaves height compared to the front. The flank elevations of the houses would be presented to the road, each with a canopy at the entrance. In these respects, the scale

and form of the dwellings are compatible with the existing properties in the vicinity. Nevertheless, there are pockets of different house types so it is considered appropriate that the new development establishes its own character.

10.24 The uncluttered approach to detailing produces a contemporary appearance, while the proposed finishes of render and brick are consistent with the character of the area.

10.25 Low picket fencing to the front of properties would provide a suitable degree of enclosure and at the same time would appear appropriate in the street scene. Close-boarded fencing is considered suitable between rear gardens on the northern boundary, where there would be no significant impact on the appearance of the area and where privacy is desired. The eastern and western boundaries would be bordered by a secure and semi-transparent mesh fence, which would be placed inboard of hedgerow planting that would reflect the rural character of the area. Post and rail timber fencing in the south-western corner of the site would be compatible with the rural landscape to the south.

10.26 To assimilate the development into its rural surroundings, a full landscaping scheme to supplement the indicative scheme should be secured using a planning condition. This would include a substantial native species hedgerow along the southern site boundary.

Environmental features

10.27 Policy GEN2 states that development will not be permitted unless it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate.

10.28 A group of trees on the northern site boundary are protected by a Tree Preservation Order. All would be protected during construction in accordance with the submitted Arboricultural Method Statement. Two trees would be removed at the access to the site, but these are not covered by the TPO and their loss would not cause significant harm to the character of the area.

Accessibility

10.29 Policy GEN2 states that development will not be permitted unless it provides an environment which meets the reasonable needs of all potential users. The policy is supplemented by the SPD entitled 'Accessible Homes and Playspace', which requires compliance with the Lifetime Homes standards.

10.30 Paragraph 58 of the NPPF states that developments should create accessible environments.

10.31 Taking into account the comments of the Access and Equalities Officer, it is considered that the proposal complies with the requirements of the above SPD. One wheelchair accessible dwelling is provided at Plot 16, in accordance with the requirements.

Crime

10.32 Policy GEN2 states that development will not be permitted unless it helps to reduce the potential for crime.

10.33 Paragraph 58 of the NPPF states that developments should create safe environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

10.34 It is considered that the proposed layout would create a safe environment, where vehicles and public open space would be overlooked, private gardens would be secure and front property boundaries would be clearly marked to provide a defensible space.

Private amenity space

10.35 Policy GEN2 states that development will not be permitted unless it has regard to guidance on layout and design. The policy is supplemented by 'The Essex Design Guide', which indicates that dwellings with three or more bedrooms should have at least 100 sq m of private amenity space. A lower provision of 50 sq. m may be acceptable for dwellings with two bedrooms, and unextendable houses may have smaller gardens.

10.36 In general, the proposal meets the above requirements. However, the gardens serving four of the five one-bedroomed properties would measure between 29 and 43 sq. m, below the desired standard of 50 sq. m. 'The Essex Design Guide' states that unextendable houses with one or two bedrooms may be provided with communal amenity space measuring 25 sq. m per dwelling. With this in mind, it is considered that the private gardens for the proposed one-bedroomed houses would provide an adequate level of amenity for future occupants.

Waste and recycling

10.37 Policy GEN2 states that development will not be permitted unless it helps to reduce waste production and encourages recycling and reuse.

10.38 The proposal makes appropriate provision for the storage of bins in private rear gardens, and their collection by refuse vehicles.

Living conditions

10.39 Policy GEN2 states that development will not be permitted unless it would avoid materially adverse impacts on the reasonable occupation and enjoyment of a residential property. The policy is supplemented by 'The Essex Design Guide', which includes guidance on issues such as loss of privacy and loss of daylight.

10.40 Taking into account the scale and layout of the proposed buildings, it is considered that there would be no harmful loss of daylight to existing properties. The nearest property to the site, 8 George Green Villas, is orientated at approximately 90 degrees to the rear elevation of Plot 8 so the corner-to-corner separation distance of 15 m would prevent harmful overlooking in accordance with the above guidance.

10.41 Within the site, the layout of buildings and positions of windows ensure that future occupants would not suffer a harmful loss of daylight or privacy.

Public space

10.42 Paragraph 58 of the NPPF states that developments should optimise the potential of the site to accommodate development, and create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments).

10.43 Taking into account the guidance in the 'Developer Contributions Guidance Document' and the submitted schedule of accommodation, the proposal generates a requirement for 110 sq. m of children's play space and 440 sq. m of amenity greenspace.

10.44 The proposal includes approximately 232 sq. m of public open space, which could be used as informal children's play space. Equipped play space is not required for a development of the size proposed. While there would be no separate amenity greenspace, it is considered that shared use of the public open space and access to

the public right of way network via the existing footpath ensure that the level of provision is appropriate.

F Light pollution (ULP Policy GEN5)

10.45 Policy GEN5 states that a lighting scheme will not be permitted unless the level of lighting and its period of use is the minimum necessary to achieve its purpose, and glare and light spillage from the site is minimised.

10.46 A planning condition could be used to secure the approval of any external lighting details, thereby preventing undue harm to the character of the area from light pollution.

G Heritage assets (ULP Policy ENV2)

10.47 Policy ENV2 states that development will not be permitted if it would adversely affect the setting of a listed building.

10.48 The nearest listed buildings are Willow Cottage to the south and Bonningtons to the north. Both are Grade II listed. As there is intervening residential development between the listed buildings and the application site, it is considered that the proposal would have no material impact on their setting. The backdrop of open countryside to the west of Willow Cottage would remain.

H Biodiversity (ULP Policy GEN7 and ENV8)

10.49 Policy GEN7 states that development which would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation.

10.50 Policy ENV8 states that development which may adversely affect hedgerows and tree belts will only be permitted if the need for the development outweighs the need to retain the landscape elements for their biodiversity value, and if appropriate mitigation measures would be provided.

10.51 Paragraph 109 of the NPPF states that planning should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

10.52 Taking into account the comments of the Ecological Consultant, it is considered unlikely that the proposal would cause harm to protected species or important habitats. Nevertheless, the consultant has identified opportunities for biodiversity enhancement, which could be secured using a planning condition.

I Sustainable drainage (NPPF; Planning Practice Guidance; Ministerial Written Statement)

10.53 A Ministerial Written Statement (HCWS161) was made on 18 December 2014 regarding 'Sustainable drainage systems'. It states that the Government expects local planning decisions relating to major development to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. It also states planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable

drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.

10.54 Taking into account the comments of the Lead Local Flood Authority, it is considered that the sustainable drainage system proposed within the submitted Surface Water Drainage Strategy is appropriate. Adherence to the strategy should be secured using a planning condition, and the suitable ongoing maintenance of the system should be secured using a planning obligation which would require payment to the Council of a monitoring fee. This could not be achieved using a planning condition because it would, in practice, be impossible to detect a contravention.

J Agricultural land (ULP Policy ENV5)

10.55 Policy ENV5 states that development will only be permitted on the best and most versatile agricultural land where opportunities have been explored on previously developed land and within Development Limits.

10.56 The application site is located on Grade 3 agricultural land. In the absence of a site-specific survey, it is not possible to establish whether the land is classified as Grade 3a and therefore whether it is amongst the best and most versatile agricultural land. The proposal therefore includes insufficient information to demonstrate compliance with Policy ENV5. However, given the relatively small size of the site in agricultural terms, 0.61 ha, limited weight is given to this potential breach of policy.

K Road safety and vehicle parking (ULP Policy GEN1 and GEN8; Parking Standards: Design and Good Practice; Local Residential Parking Standards)

10.57 Policy GEN1 states that development will only be permitted if its design would not compromise road safety.

10.58 Policy GEN8 states that development will not be permitted unless the number, design and layout of vehicle parking places are appropriate for the location. This policy is supplemented by 'Parking Standards: Design and Good Practice' and 'Local Residential Parking Standards', which set minimum parking standards to prevent on-street parking.

10.59 Taking into account the comments of the Highway Authority and Highways England, it is considered that the proposal would not compromise road safety. The conditions suggested by the Highway Authority are appropriate, although the issue of surface water drainage has been suitably addressed in the Surface Water Drainage Strategy. Surface runoff from the access road would be directed to a soakaway within the site.

10.60 The adopted parking standards require the provision of one parking space for dwellings with one bedroom, and two spaces for dwellings with two or three bedrooms. Four visitor spaces are required for a development of the proposed size. Each property would have adequate parking in accordance with the minimum standards, and six visitor spaces would be conveniently positioned adjacent to the road.

L Noise (ULP Policy ENV10)

10.61 Policy ENV10 states that housing and other noise sensitive development will not be permitted if the occupants would experience significant noise disturbance from aircraft.

10.62 Taking into account the comments of the Environmental Health Officer, it is considered that a planning condition should be used to protect future occupants from a loss of amenity due to aircraft noise associated with Stansted Airport.

M Infrastructure (ULP Policy GEN6; Developer Contributions Guidance Document)

10.63 Policy GEN6 states that development will not be permitted unless it makes appropriate provision for infrastructure which it necessitates.

10.64 Essex County Council, in its role as the Education Authority, has confirmed that a financial contribution towards education provision is not required because the proposal is for 100% affordable housing.

11. CONCLUSION

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

- A The proposal represents an encroachment into the countryside, on Green Belt land. Nevertheless, Green Belt policy and Policy H11 inherently permit the loss of countryside for affordable housing exception sites. There would be only limited harm to the character of the countryside, and a limited loss of agricultural land.
- B Taking into account all relevant development plan policies and material considerations, it is recommended that planning permission be granted subject to appropriate conditions. A planning obligation should be used regarding the tenure of the dwellings and the long-term maintenance of the proposed sustainable drainage system.

RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106 LEGAL AGREEMENT:

- (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder 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) secure suitable provision of affordable housing**
 - (ii) pay Council's costs of monitoring the maintenance of the approved sustainable drainage system**
 - (iii) pay Council's reasonable legal 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 28 August 2015 the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:**
 - (i) Lack of suitable provision of affordable housing**
 - (ii) Lack of payment of Council's costs of monitoring the maintenance of the approved sustainable drainage system**

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 commencement of the development, details of the external finishes (including samples and/or photographs as appropriate) must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details.

REASON: To ensure compatibility with the character of the area, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

3. Prior to commencement of the development, details of hard and soft landscaping (including planting, hard surfaces, boundary treatment and external lighting) must be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works must be carried out in accordance with the approved details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping must be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased must 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 must be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the rural character of the area and in the interest of good design, in accordance with Policy S3 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

4. No development shall take place until a Biodiversity Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must be in line with the recommendations provided in the Ecology Report (Denny Ecology, January 2015).

The plan should focus on protecting and enhancing the boundary hedgerows, ensuring the southern boundary hedgerow are designed appropriately with a grassland margin, providing additional biodiversity features including bird and bat boxes, as well as maximising the biodiversity gain within the public open space through inclusion of wildflower grassland. The Plan must also include:

- a) A description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving the aims and objectives of the project;

- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) On-going monitoring and remedial measures.

The development hereby permitted must be implemented in accordance with the approved plan.

REASON: To enhance the natural environment, in accordance with paragraph 109 of the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

5. Prior to commencement of the development, details of sound insulation measures must be submitted to and approved in writing by the Local Planning Authority. The details must demonstrate that suitable internal noise levels can be achieved as set out in BS 8233: 2014. The development must be carried out in accordance with the approved details.

REASON: To protect future occupants from a loss of amenity due to aircraft noise, in accordance with Policy ENV10 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

6. Prior to commencement of the development, details of the access onto Dell Lane and the footpath onto Latchmore Bank, as shown on Drawing No. 3163.22 Rev F, must be submitted to and approved in writing by the Local Planning Authority. The access and footpath must be provided in accordance with the approved details prior to occupation of any dwelling.

REASON: In the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

7. The development must be carried out in accordance with the approved Surface Water Drainage Strategy (June 2015, Job No. 19591, Plandescil Consulting Engineers) and the following design criteria detailed within the SWDS:

- Provide storage area of at least 164m³ (4 soakaways) within the development to contain the 1 in 100 year event inclusive of climate change.
- Providing 1 treatment stage for runoff from roofs, and 2 treatment stages for treating runoff from access roads and vehicle parking areas.

The above design criteria must be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, with the Local Planning Authority.

REASON: To ensure the provision of an appropriate, and suitably maintained, sustainable drainage system, in accordance with the Ministerial Written Statement (HCWS161) on 18 December 2014 regarding 'Sustainable drainage systems'.

8. Prior to commencement of the development, a Construction Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Statement must 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

The development must be carried out in accordance with the approved Statement.

REASON: To prevent risks to road safety from on-street parking and loose material, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

9. The development must be carried out in accordance with the Arboricultural Method Statement contained within the submitted 'Arboricultural Implications Assessment & Tree Protection Plan'.

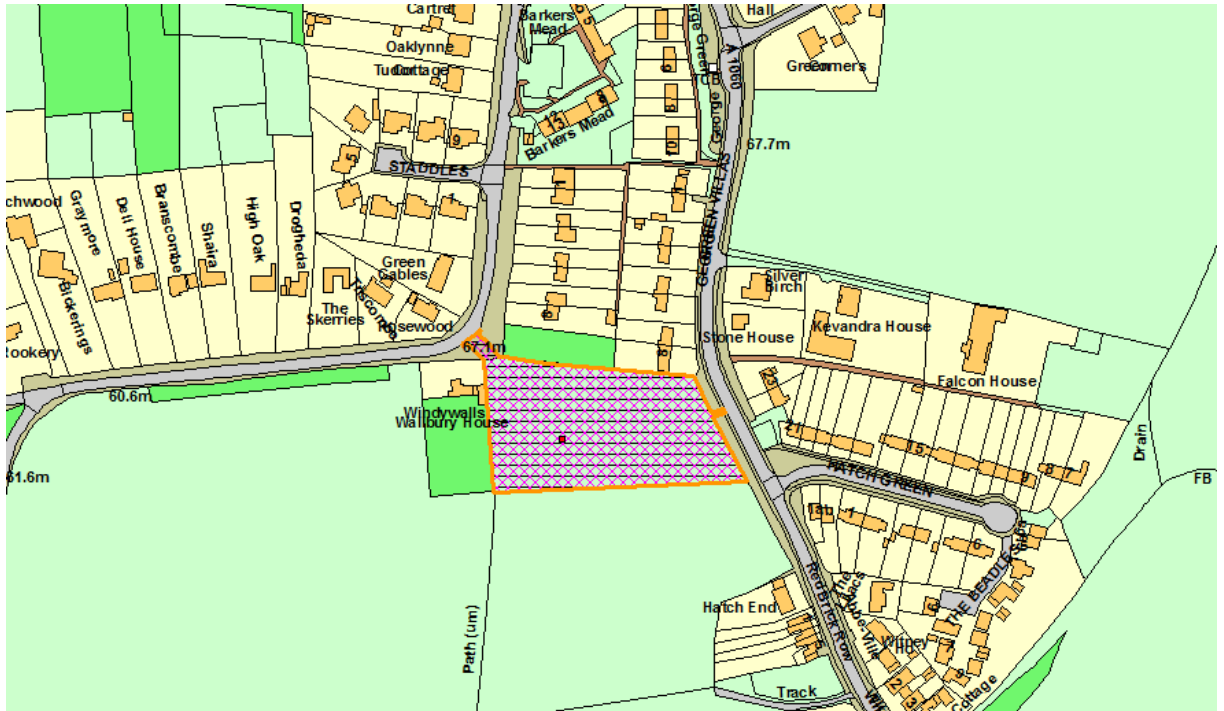
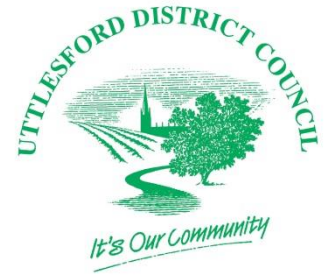
REASON: To protect trees of value, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

10. The public's rights and ease of passage over public footpath 20 (Little Hallingbury) must be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility.

Application number: UTT/15/1046/FUL

Location: Land at Dell Lane Little Hallingbury



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Organisation: Uttlesford District Council

Department: Planning

Date: 15 July 2015

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