

UTT/15/2089/DFO FLITCH GREEN

MAJOR APPLICATION

PROPOSAL: Details following outline application UTT/14/0005/OP – Details of appearance landscaping, layout and scale.

LOCATION: Land off Tanton Road, Flitch Green.

APPLICANT: Bloor Homes Eastern

EXPIRY DATE: 20 October 2015

EXTENSION OF TIME: 18 December 2015

CASE OFFICER: Lindsay Trevillian

1. NOTATION

1.1 Within Development Limits, Oakwood Park Local Policy 1.

2. DESCRIPTION OF SITE

2.1 The application site as outline in red on the submitted location plan extends both sides of Tanton Road within the settlement of Flitch Green. The site itself is generally irregular in shape, relatively level and is approximately 3 hectares in size.

2.2 The site is currently undeveloped consisting of open grassland that is relatively open with no established built form. The existing highways of Tanton and Webb Road intersect the site separating it into three distinctive areas. Apart from the tree bund that would abut the north eastern boundary of the application site, the site is void of any significant vegetation

2.3 Residential housing comprising of a variety of sizes and styles abuts the majority of the western boundary of the site. The vacant parcel of land towards the North West that is currently vacant has planning permission for the erection of 25 dwelling units (ref: UTT/14/3357/FUL). The construction of this development has yet to commence. Further residential developments including the provision of a corner convince store that is currently under construction also abuts the western boundary of the site opposite the vacant plot of land that has permission for the construction of 25 dwellings. Playing fields with ancillary facilities that are currently under construction adjoins the eastern boundary of the site. Flitch Green Primary school and the Village Hall are located to the south east with residential housing further beyond.

3. PROPOSAL

3.1 It should firstly be noted that a hybrid outline planning application (ref: UTT/14/0005/OP) was granted permission in September 2014 for the following:

Outline application for 98 residential units with all matters reserved except access together with earthworks and associated works and;

A detailed application with all matters considered for the construction of two football pitches, cricket square, pavilion, neighbourhood equipped play area, multi-use games area, youth shelter, car park, extending and re modelling of nature reserve, landscaping, erection of temporary bridge, erection of permanent footbridge over Stebbing Brook, earthworks and other associated works.

3.2 This application relates to the first part of the above approved hybrid application in that it seeks reserved matters approval for the construction of 98 dwellings.

3.2 Access to the development was approved as part of the outline application which is to utilise the highways known as Tanton Road which flows though the site in an east west direction, and Webb Road which will intersect the site close to its eastern point in a north south direction. The reserved matters for consideration relates to Appearance, Layout, Scale and Landscaping for the construction of the 98 dwellings.

3.3 The proposed residential mix has been developed to comply with the parameters set by the outline planning permission. The proposal incorporates a range of housing types including one and two bedroom flats, two bedroom bungalows, and two, three, four and five bedroom houses. The proposed residential mix is set out below.

Unit Type	Affordable	Private	Total
1 bedroom flat	10	0	10 (10.2%)
2 bedroom flat	6	0	6 (6.1%)
2 bedroom bungalow	2	3	5 (5.1%)
2 bedroom house	12	0	12 (12.2%)
3 bedroom house	8	28	36 (36.8%)
4 bedroom house	1	17	18 (18.3%)
5 bedroom house	0	11	11 (11.2%)
Total	39 (39.8%)	59 (60.2%)	98 (100%)

3.5 The dwellings would be predominantly two stories in height although there would elements of two and a half and 3 storey buildings. 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 five 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 the Local Planning Authority 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 and a Planning Statement of Conformity 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. Specifically the statements demonstrate technical issues such as life time homes compliance, landscape, ecology and access and how the design objectives of the scheme were established in terms of layout and scale.
- 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/0302/96/OP Reclamation of despoiled land and demolition of redundant structures and redevelopment for residential purposes with associated local shopping, employment and recreational facilities, with associated works. Granted on appeal in 1998. The provision of the community facilities and the playing fields are regulated by a Section 106 tied to this permission.
- 5.2 UTT/0767/01/OP reclamation of despoiled land and redevelopment for up to 655 dwellings being a net addition of up to 170 dwellings to those previously approved together with community facilities, school, and open space. Appeal dismissed by the Secretary of State solely on the lack of sufficient affordable housing.
- 5.3 UTT/0023/03/OP reclamation of despoiled land and redevelopment for up to 216 dwellings (being a net addition of up to 160 dwellings following appeal decision) public house, associated highway, engineering works and landscaping. Increased the level of affordable housing in line with the Council's policy and therefore approved in 2004.
- 5.4 UTT/1816/05/OP - development of site for residential development and sports pitches. The Secretary of State dismissed the appeal in May 2007 and a High Court Challenged brought by the appellants was dismissed in October 2008.
- 5.5 UTT/1110/07/FUL - Erection of 42 flats, 4 houses, 2 retail units, doctor's surgery, public house, and related parking on land identified in the Masterplan as the Village Centre. This received a resolution to grant permission subject to a S106 Agreement, to secure the provision of the dwellings as affordable housing, in December 2007. The agreement remains unsigned because of the liquidation of the applicant company (Colonnade).
- 5.6 UTT/0365/09/OP - 168 residential units, multi-use games area, Skate Park, parkland, landscaping and associated works. Refused in April 2012 and dismissed at appeal in August 2013.

- 5.7 UTT/0190/09/FUL - Construction of two sports pitches, a cricket square, access bridge over Stebbing Brook, sports pavilion and associated landscaping. Refused in April 2012 and dismissed at appeal in August 2013.
- 5.8 UTT/13/1123/FUL - Erection of 9no. Residential units and 1 no. retail unit (Use Class A1) with associated parking and access at Land at Webb Road and Hallett Road. Approved 03/07/2013 (replacing UTT/1403/10/OP)
- 5.9 UTT/14/0005/OP - Outline application for 98 residential units with all matters reserved except access together with earthworks and associated works. Detailed application with all matters considered for the construction of two football pitches, cricket square, pavilion, neighbourhood equipped play area, multi-use games area, youth shelter, car park, extending and re modelling of nature reserve, landscaping, erection of temporary bridge, erection of permanent footbridge over Stebbing Brook, earthworks and other associated works. (Approved by committee June 2014).
- 5.10 UTT/14/3357/FUL – Erection of 25 dwellings with associated infrastructure. Application recommended for approval by committee on the 11/3/15 however works have to commence on this site.
- 5.11 UTT/15/0133/FUL - Removal of condition 17 (The compensatory storage scheme shall be completed to the specification demonstrated in drawing number 02/109 within the submitted Flood Risk Assessment) on planning permission UTT/14/0005/OP for 98 no. dwellings, 2 no. football pitches, cricket square, pavilion, play & games area, youth shelter, car park, nature reserve, landscaping and erection of footbridges (approved)

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S2 Settlement Boundaries for Main Urban Areas
- 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 H9 – Affordable Housing
- Policy H10 – Housing Mix
- Oakwood Park Local Policy 1

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 Flitch Green Parish Council object for the following reasons:

- Given that the contours of the landscape have changed significantly since work has progressed on the playing fields and community facilities there have been ongoing problem with odours from the sewage works. We would recommend that new environmental tests needs to be carried out.
- Overall the plan has poor parking allocation for both residents and visitors.
- There is also a heavy bias towards not providing garages.
- The parish council is disappointed that Plots 53, 54, 55 and 84 on Tanton Road have not been redesigned to allow for parking access to come from the front rather than the rear of the houses.
- Overall we have a concern that this proposed development is far too dense and as a result, is not sustainable nor fit for purpose.
- The outline and detailed plans do not show the same boundary lines.
- The location of both privately owned and affordable bungalows are inappropriate with poor access to community facilities.
- Overall the mix of houses is heavily biased towards 3 and 5 bedroom townhouses, many of which have insufficient and poorly designed parking allocation. This will result in on street parking, again causing issues with congestion and safety.
- Disappointed with the amount of housing backing onto the playing fields as it limits natural surveillance.
- No evidence of the safety screen adjacent to the sports pitches which adjoin these houses.
- With regard to materials, whilst weatherboard is in keeping with areas of the development, we have serious concerns over the long term maintenance of this with regard to the flats and buildings of shared ownership.

8 CONSULTATIONS

Thames Water Utilities:

8.1 No objection - Planning application UTT/15/2089/DFO does fall within our catchment but does not require a formal response.

Anglian Water Ltd:

8.2 No objection - We do not usually comment on applications of reserved matters.

ECC Sustainable Drainage:

8.3 No objection - Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, support the granting of planning permission.

Please note that whilst this site does not accord with our current criteria, we recognise that there is a detailed history in terms of the surface water strategy for the wider site and much of this infrastructure is already in place. Therefore, we are willing to approve the information in line with that which the Environment Agency would have previously required.

ECC Ecology Advice:

- 8.4 No objection - I have reviewed the planting proposals sent from Andrew Garnham (applicant's agent) and do not have any concerns over the proposed planting. Many of the species selected are native, will attract wildlife and will improve site biodiversity as a whole. I note that in my previous comments (relating to UTT/14/0005/OP), I asked that details of the reptile receptor site were provided prior to determination, however I understand this application related specifically to the housing development site and does not encroach into the proposed nature reserve area.

ECC Highways:

- 8.5 No objection - The Highway Authority would not wish to raise an objection to the above application which will conform to the drawing number EA113-ELE-020-D.

UDC Internal Housing:

- 8.6 No objection - The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more units; 20% on schemes 11-14 units and a commuted sum on schemes 10 units or less if the gross floorspace is more than 1,000sqm.

The affordable housing provision on this site will attract the 40% policy requirement as the site is for up to 98 (net) units. This amounts to 39 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

The number, type and mix of affordable units as well as their location within the scheme meets the Council's policies. However, the Council require a lift within the 3 storey flatted unit as per the Housing Strategy 2012-2015 document. (This has been provided under revised plans)

UDC Landscaping:

- 8.7 No objection - The soft landscaping proposals as set out in submitted dwgs. No. CSa/2709/100: 101;102C are considered satisfactory and can be approved.

UDC Access & Equalities:

- 8.8 No objection - The revised drawings submitted as part of this application now meet the requirements of the SPD on Accessible Homes and Playspace part of the Uttlesford Local Plan.

Aerodrome Safeguarding:

8.9 No objection - There are no safeguarding concerns for Stansted Airport.

9 REPRESENTATIONS

9.1 The application was publicised by sending 254 letters to adjoining occupiers, displaying a site notices and advertising it within the local newspaper 8 letters of objection have been received at the time of writing this appraisal that raise the following concerns:

- Plot 98 sees a bungalow adjacent to my fence, very close to my house and consequently highly visible. I do not think that building in such a tiny pocket of land is appropriate and would ask for a different solution to be considered.
- The same applies to the garage from Plot 96 which is proposed to be built right on my back fence. It would be more appropriate to have gardens backing onto gardens rather than a structure so close.
- In addition the boundary fence is mine it is not clear at all in the current arrangement how this would be accessed for maintenance. Replacement with a maintenance free boundary such as a brick wall would seem the only reasonable solution.
- A further 98 houses would mean that the village would be 30% larger than originally planned.
- The green corridor linking the primary school/community centre to the planned village centre has now been removed in this latest application, and has been replaced with a mixture of high-density and medium density housing. This is completely against the whole thinking for providing a vibrant community.
- Since the removal of the large embankment next to the community centre the smell from the sewage works is noticeably stronger.
- Further housing would result in increased pressures among local school places.
- Aside from a very limited number of jobs at the new Co-op, there will be no additional employment in the village, and simply an extra 200 or more residents living in what will essentially be even more of a dormitory village.
- Looking at the plans for this latest application, the 98 houses do not appear to fill all of the remaining land, which suggests that this will not be the end of development at Flich Green. It seems almost inevitable that following the delivery of these 98 houses we will see yet another application for new houses, with Enodis seemingly determined to get as close as possible to their previous attempt at building 168 new houses.
- Increase traffic as a result of the development would result in congestion and highway safety concerns.
- Concerns raised in relation that the proposal would erect a one foot high fence which effectively segregates the new estate from existing estates and will not allowing access and parking along the road immediately in front of us.

10 APPRAISAL

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 (NPF, 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 (NPPF, ULP Policies GEN7, GEN2 and ENV7 and ENV8)**
 - F. Drainage (NPPF, 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)**

- 10.1 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.
- 10.2 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.
- 10.3 The design and access statement provides details of the rationale behind the proposed development. This follows an assessment of the constraints and opportunities of the site, the design and appearance of the residential units, landscape objectives, life time homes compliance, ecology, access and sustainability.
- 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.
- 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 with a scattering of single and two and half storey dwellings and three story apartment blocks. The dwellings consist of a combination of detached, semi-detached and terrace units with linked and detached garages and carports.
- 10.6 The dwellings are normally made up of rectangular plan forms with some front and rear projecting features. Although some of the feature buildings consist of gambrel double pitch roofs, the majority of the buildings contain gable end pitch roofs spanning the narrow plan dimensions of the dwellings. Front elevations are enhanced across the majority of buildings incorporating features such as bay windows, door canopies, and chimneys. They would be well proportioned, articulated and reflect the patterns of characteristics of surrounding built form.

- 10.7 The three storey apartment block although highly visible as you drive or walk along Tanton Road is considered to be on balance appropriate. The applicant has provided street scene elevations of the proposed development which include a visual representation of the overall height of the 3 storey building compared to the adjoining buildings. The height diffraction between the buildings is considered to be appropriate in that the apartment block would not appear excessive in terms of its bulk, massing and size. In addition, three storey apartment blocks or town houses are not an uncommon feature within the surrounding locality and it has been design to incorporate a due aspect as to provide articulation and visual gratification. The building would also provide natural surveillance over the adjoining playing fields to the east.
- 10.8 The proposed layout of the site is generally in accordance with the approved Masterplan in that that the dwellings units are to be erected within the designated area that was offset for housing as indicated under the granted outline application.
- 10.9 Specifically, the siting of the dwellings would be located either side of the existing highways of Tanton and Webb Roads and around new adopted cul-de-sacs within the proposal. The siting of the dwellings within the development have been arranged to follow the curve of the highways within the site which allows more harmonious street scene appearance. The street layout generally encourages walking and cycling in that internal paths are well connected allowing pedestrians and cyclists a choice of direct routes and to move freely between all parts of the layout and to wider destinations. Furthermore, the creation of pedestrian/cycles links between parts of the road system particular those at the end of cul-de-sacs that would otherwise form a barrier, results in a permeable layout rather than a dead end.
- 10.10 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 or to the rear within parking bays, garages and carports reducing the visual impact of on-site parked cars and to allow as much private rear gardens as possible to the rear of the dwellings. It is noted that there are some parking towards the front of properties however it is considered that the visual impact within the street scene is minimal.
- 10.11 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.
- 10.12 It is noted that there is one distinctive parking court within the development to the rear of plot numbers 38 to 44. This parking court is well enclosed by buildings or walls in order to reduce its intrusiveness, but at the same time it is overlooked in order to reduce car related crime or anti-social behaviour. It is considered that the design and layout of the parking court proposed is on balance appropriate in that it has 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 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 As a minimum every effort should be made to avoid overlooking of rear-facing living room windows. Where the rear facades of dwellings back onto one another the Essex Design Guidance stipulates that a distance of 25 metres between the backs of houses or the use of other possible design mitigation measures may be appropriate to minimise and reduce the risk of potential impact upon neighbouring amenities. Where the backs of houses are at more than 30 degrees to one another this separation may be reduced to 15 metres from the nearest corner. In addition, where new development backs on to the rear of existing housing, the rear of new houses may not encroach any closer than 15 metres to an existing rear boundary.
- 10.15 The majority of the residential units meet the above guidance in terms of the minimum setbacks and angles. However it should be noted that 4 of the 98 dwellings proposed just fall short of the minimum 25 metre back to back distance which amounts to approximately 3.5% of the total scheme. The plots in question are 12, 13, 17 and 18 in which the back-to-back distances of these dwellings are approximately 23m. Given that it is only a slight shortfall in terms of distance and that it only affects 4 dwellings within the entire scheme; officers considered that on balance this short fall is appropriate.
- 10.16 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. The five bungalows within the site have been identified as being wheelchair assessable which amounts to 5% as required.
- 10.17 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 recreational grounds and public paths have been design to be overlooked to provide natural security to the public realm.
- 10.18 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 flat communal gardens must be provided on a basis of a minimum area of 25sqm per flat. In addition to the minimum size guidance, the amenity space should also be totally private, not be overlooked, provide and outdoor sitting area and should be located to the rear rather than the side.
- 10.19 Each residential unit within the scheme has been provided with at least the minimum private or communal garden sizes as stipulated above to meet the recreational needs of future occupiers.
- 10.20 The scheme's roads would be to adoptable standards however the proposed development would need to also comply with current Building Regulations which would include the ability of the scheme to cater for emergency vehicles and refuse vehicles.

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

- 10.21 In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out Councils approach to housing provisions. The Council commissioned a Strategic Housing Market Assessment (SHMA) which identified the need for affordable housing market type and tenure across the District. Paragraph 50 of the Framework requires that developments deliver a wide choice of high quality homes, including affordable homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 10.22 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 in separate groups which will not be contiguous and will not comprise more than 10 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. Although the majority of the clusters of affordable housing are located to the southern half of the development site, on balance they are just separated enough as not to appear as one large cluster. Therefore it is considered that the proposed affordable housing provision meets the requirements of the S106 and is acceptable in this instance.
- 10.23 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.
- 10.24 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 H2.
- 10.25 56 of the 98 dwellings proposed consist of 3 bedrooms or more market housing which equates to 57%. Although the percentage of dwellings consisting of three bedrooms or more is a little high, and it would a better mix to provide a few additional 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.
- 10.26 The provision of 5 bungalows has been incorporated into the scheme 3 private and 2 affordable. This amounts to 5% of the total dwelling units being two or three bedroom elderly person bungalow across the tenure. This is considered to be an appropriate number and mix. The elderly person bungalows are located on plots 26, 27, 96, 97 and 98.

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

- 10.27 Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must not compromise road safety and to take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and also encourage movement by means other than the car.

10.28 The access to and from the development site is off Tanton Road which has already been agreed under the outline consent UTT/14/0005/OP.

10.29 This scheme was consulted to Essex County Council who do not wish to raise an objection to the application as shown on drawing number EA113-ELE-020-D.

10.30 It is considered that the development would not adversely affect highway safety of the free flow of traffic on the local road network. Furthermore the development would allow for both pedestrians including people who are mobility impaired and vehicles to enter and move around the site and further beyond in a safe and orderly manner. The site is in close proximity to local bus stops and therefore it also encourages movement by means other than a motor vehicle. Consequently the proposal would not have an unacceptable transport impact on the highway network and would cause no harm to matters of highway safety.

10.31 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'.

10.32 The Adopted Council Parking Standards recommends that a minimum of one vehicle space be 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.

10.33 The proposal makes provisions for at least 1 car parking space for each one-bedroom unit and at least 2 car parking spaces for dwelling consisting of two bedrooms or more. A total of 219 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. All garages will have internal dimensions of 3m by 7m with on plot parking spaces measuring at least 2.9 by 5.5. There is also the allowance for 24 additional visitor parking spaces. In addition secure cycling has been provided for each residential unit within the site. The proposal is in accordance with Council's parking standards as adopted.

10.34 All appropriate size vehicles including emergency and refuse vehicles would be able to access the site. All refuse storage points would be located within 25m carry distance.

D. Landscaping and open space

10.35 All larger development should be designed around a landscape structure. The landscape structure should encompass the public open space system but should also provide visual contrast to the built environment and constitute a legible network based, where appropriate, on existing trees and hedgerows.

10.36 The existing mature trees within the site along the northern boundary have been retained and are used to enhance public open space areas as you enter into the site via Tanton Road in order to achieve a better sense of wellbeing and place making for future occupiers within the development.

10.37 The general landscape layout particularly that of the plot landscaping has been designed to enhance the overall character and appearance of the development and creates a

pleasant environment to live in. Extensive grassed areas and garden beds along with street trees will provide an open and attractive aspect to the front of dwellings. In addition, the soft landscaping would be easily maintained and allow for future growth. The landscaping is appropriate in that it will help soften the built form of the development and reflect its wider setting.

10.38 It should be noted that there is not a requirement to provide designated open space and play areas within this application site.

10.39 The provision for playing fields and sports pitches, a Local Area of Play (LEAP) and a Neighbourhood Equipped Area of Play (NEAP) were requirements under the original 1998 planning permission for the development of Oakwood Park, now known as Flitch Green. These facilities were granted permission as part of the hybrid application ref: UTT/UTT/14/0005/OP which is now nearing completion. Future occupiers of the development would be able to utilise these public open space and recreational areas.

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

10.40 Existing ecology and natural habitats found on the site must be safeguarded and enhanced and new opportunities for increasing the biodiversity should be explored.

10.41 The application site itself is not the subject of any statutory nature conservation designation being largely open grassland with some mature trees and hedgerows along the northern boundary.

10.42 Throughout the assessment of this application the applicant has worked closely with ECC ecologist in which both parties have agreed that prior to the commencement of site preparation works, details of mitigation and enhancement design shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Environment Management Plan and an Ecological Management Plan by way of imposing planning conditions.

10.43 It is concluded that with appropriate mitigation measure by way of planning conditions if permission was approved, the proposal would not result in a significant harm to the ecology and biodiversity of the surrounding area. The proposal is in accordance with local policy GEN7 and the NPPF.

F. Drainage (ULP Policies GEN3 and GEN6)

10.44 This housing proposal is the final phase of the wider settlement of Flitch Green which commenced around 1999. A large proportion of the main infrastructure was installed at this time with further infrastructure being installed during subsequent phases. Appropriate drainage infrastructure has been installed in and around the site as part of earlier phases to cater for this phase at a future date.

10.45 A number of drainage connection points were left to serve this phase of development though due to layout having been revised over time, new connections will be required. The applicant states that the new drainage connection points have been agreed by Anglian Water.

10.46 As such the scheme does not incorporate or facilitate the provision of a full Sustainable Urban Drainage System (SUDS) as the intention is to simply connect into the existing infrastructure.

10.47 The application was consulted to Thames Water and Affinity Water who both had no comments to make regarding the proposal.

10.48 ECC Sustainable Drainage team acknowledged that the drainage and surface water strategy does not accord with their current criteria. However they stated given that there is a detailed history in terms of the surface water and drainage strategy for the wider site and much of this infrastructure is already in place, there is no objection to the proposed drainage scheme as it is in line with that which the Environment Agency previously agreed upon.

10.49 It is therefore considered that in terms of cumulative effects there would be negligible cumulative effects for flood risk, surface water drainage and surface water quality for the completed development.

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

10.50 Due consideration has been given in relation to the potential harm caused to the amenities enjoyed by adjoining residential property occupiers.

10.51 Although some of the new dwellings within the development would have the pleasure of views overlooking public spaces and recreation fields to the east and north of the site, other new dwellings would either back or front onto existing adjoining properties to the west. In addition some new dwellings would be adjacent to the clubhouse, the village hall and the school to the south of the site.

10.52 The site plan shows a degree of separation between the proposed area of housing and the adjoining dwellings 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.

10.53 In relation to 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.

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

Other Issues

10.55 It should be noted that an issue was raised by some neighbours and to some extent from the Parish Council in relation to whether the dwellings could be deliverable if permission was approved by the Local Authority as the site falls within a Cordon Sanitaire.

10.56 Whether the site falls within the Cordon Sanitaire or not, it is not a valid material consideration that would form as part of this assessment. The release of this land if it does in fact fall within the Cordon Sanitaire would be dependent upon the agreement of both the applicants and Anglian Water. The applicant has ensured that there would not be any issues in relation to the deliverability of the homes if permission is granted.

11 CONCLUSION

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

- A. The layout, size and scale of the proposal is considered 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.
- E. 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.
- 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

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 be constructed entirely of the materials details of which are shown on plan No EA113-SL-020 rev D 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).

3. 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.

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

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety, efficiency and accessibility.

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

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

6. The hard and soft landscaping of the development hereby permitted shall be constructed in accordance with plan numbers CSA/2709/100 rev: C, numbers CSA/2709/101 rev: C, numbers CSA/2709/102 rev: C unless otherwise agreed in writing by the Local Planning Authority.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

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. Prior to the commencement of site preparation works, details of mitigation and enhancement design shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Environment Management Plan and an Ecological Management Plan. These shall include those mitigation and enhancement measures for habitats and protected species as set out in the Ecological Appraisal prepared by Engain (dated 2014), submitted in support of the planning application.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with local plan policy GEN7.

9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (May 2014, CW/CS/101/59 Revision A produced by Create Consulting Engineers Ltd and Drainage Strategy Drawing no. 00/004 produced 24.03.15) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective operation of SuDS features over the lifetime of the development.

10. The development hereby permitted shall not be commenced until such time as a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective operation of SuDS features over the lifetime of the development.

Justification: The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development. Construction may lead to excess water being discharged from the site.

11. Prior to commencement of the development the applicant must submit a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

12. The applicant must maintain yearly Maintenance Logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

Appendix A

PLOT	HOUSE TYPE	DESCRIPTION	PRIVATE AMENITY SPACE (sqm)	PARKING ALLOCATION
1	1BF03	1 BED 2 PERSON FLAT	50.sqm (Communal)	1x PS
2	1BF03	1 BED 2 PERSON FLAT	50.sqm (Communal)	1x PS
3	2B4P	2 BED 4 PERSON HOUSE	58.sqm	2x PS
4	2B4P	2 BED 4 PERSON HOUSE	53.sqm	2x PS
5	310	3 BED HOUSE	100.sqm	1x PS/1x CP
6	309	3 BED HOUSE	100.sqm	1x PS/1x CP
7	358	3 BED TOWN HOUSE	100.sqm	1x PS/1x CP
8	358	3 BED TOWN HOUSE	100.sqm	1x PS/1x CP
9	309	3 BED HOUSE	101.sqm	1x PS/1x CP
10	358	3 BED TOWN HOUSE	104.sqm	1x PS/1x CP
11	358	3 BED TOWN HOUSE	107.sqm	1x PS/1x CP
12	309	3 BED HOUSE	119.sqm	1x PS/1x CP
13	310	3 BED HOUSE	104.sqm	2x PS
14	405	4 BED HOUSE	110.sqm	1x G/2x PS
15	405	4 BED HOUSE	100.sqm	1x G/2x PS
16	427	4 BED HOUSE	100.sqm	1x G/2x PS
17	2B4P	2 BED 4 PERSON HOUSE	53.sqm	2x PS
18	3B5P	3 BED 5 PERSON HOUSE	103.sqm	1x PS/1x CP
19	2B4P	2 BED 4 PERSON HOUSE	64.sqm	1x PS/1x CP
20	2B4P	2 BED 4 PERSON HOUSE	56.sqm	1x PS/1x CP
21	4B6P	4 BED 6 PERSON HOUSE	107.sqm	2x PS
22	2B4P	2 BED 4 PERSON HOUSE	53.sqm	2x PS
23	3B5P	3 BED 5 PERSON HOUSE	100.sqm	2x PS
24	1BF03	1 BED 2 PERSON FLAT	62.sqm (Communal)	1x PS
25	1BF03	1 BED 2 PERSON FLAT	62.sqm (Communal)	1x PS
26	WCA BUNG	2 BED 4 PERSON BUNGALOW	50.sqm	2x PS
27	WCA BUNG	2 BED 4 PERSON BUNGALOW	75.sqm	2x PS
28	2B4P	2 BED 4 PERSON HOUSE	55.sqm	2x PS
29	2B4P	2 BED 4 PERSON HOUSE	60.sqm	2x PS
30	1BF01	1 BED 2 PERSON FLAT	50.sqm(Communal)	1x PS

31	1BF01	1 BED 2 PERSON FLAT	50.sqm(Communal)	1x PS
32	2B4P	2 BED 4 PERSON HOUSE	55.sqm	2x PS
33	2B4P	2 BED 4 PERSON HOUSE	55.sqm	2x PS
34	358	3 BED TOWN HOUSE	100.sqm	2x PS
35	358	3 BED TOWN HOUSE	100.sqm	2x PS
36	358	3 BED TOWN HOUSE	100.sqm	2x PS
37	358	3 BED TOWN HOUSE	100.sqm	2x PS
38	1BF01	1 BED 2 PERSON FLAT	220.sqm(Communal)	1x PS
39	1BF01	1 BED 2 PERSON FLAT		1x PS
40	1BF01	1 BED 2 PERSON FLAT		1x PS
41	1BF01	1 BED 2 PERSON FLAT		1x PS
42	2B4PF	2 BED 3 PERSON FLAT		2x PS
43	2B4PF	2 BED 3 PERSON FLAT		2x PS
44	2B4PF	2 BED 3 PERSON FLAT		2x PS
45	2B4PF	2 BED 3 PERSON FLAT		2x PS
46	2B4PF	2 BED 3 PERSON FLAT		2x PS
47	2B4PF	2 BED 3 PERSON FLAT		2x PS
48	310	3 BED HOUSE	132.sqm	2x PS
49	310	3 BED HOUSE	130.sqm	1x PS/1x CP
50	400	4 BED HOUSE	104.sqm	1x PS/1x CP/ 1x G
51	550	5 BED TOWN HOUSE	115.sqm	2x PS/ 1x G
52	453	4 BED TOWN HOUSE	100.sqm	2x PS/1x G
53	550	5 BED TOWN HOUSE	100.sqm	2x PS/1x G
54	550	5 BED TOWN HOUSE	100.sqm	2x PS/1x G
55	421	4 BED HOUSE	120.sqm	2x PS/1x G
56	358	3 BED TOWN HOUSE	105.sqm	1x PS/1x G
57	358	3 BED TOWN HOUSE	123.sqm	1x PS/1x CP
58	358	3 BED TOWN HOUSE	127.sqm	1x PS/1x CP
59	358	3 BED TOWN HOUSE	124.sqm	1x PS/1x CP
60	309	3 BED HOUSE	115.sqm	2x PS
61	310	3 BED HOUSE	106.sqm	2x PS
62	309	3 BED HOUSE	108.sqm	1x PS/1x CP
63	309	3 BED HOUSE	102.sqm	1x PS/1x CP
64	358	3 BED TOWN HOUSE	110.sqm	1x PS/1x CP
65	358	3 BED TOWN HOUSE	120.sqm	2x PS/ 1x G
66	3B5P	3 BED 5 PERSON HOUSE	100.sqm	1x PS/1x CP
67	2B4P	2 BED 4 PERSON HOUSE	82.sqm	1x PS/1x CP
68	3B5P	3 BED 5 PERSON HOUSE	106.sqm	1x PS/1x CP
69	3B5P	3 BED 5 PERSON HOUSE	105.sqm	1x PS/1x CP
70	3B5P	3 BED 5 PERSON HOUSE	104.sqm	1x PS/1x CP

71	2B4P	2 BED 4 PERSON HOUSE	78.sqm	2x PS
72	3B5P	3 BED 5 PERSON HOUSE	100.sqm	2x PS
73	3B5P	3 BED 5 PERSON HOUSE	110.sqm	2x PS
74	453	4 BED TOWN HOUSE	114.sqm	2x PS / 1x G
75	358	3 BED TOWN HOUSE	105.sqm	2x PS
76	358	3 BED TOWN HOUSE	101.sqm	2x PS
77	400	4 BED HOUSE	103.sqm	2x PS / 1x G
78	309	3 BED HOUSE	110.sqm	1x PS/ 1x G
79	421	4 BED HOUSE	104.sqm	2x PS/ 1x G
80	550	5 BED TOWN HOUSE	105.sqm	2x PS/1x G
81	454	4 BED HOUSE	145.sqm	2x PS/ 1x G
82	421	4 BED HOUSE	100.sqm	2x PS/ 1x G
83	450	4 BED TOWN HOUSE	111.sqm	2x PS/1x G
84	421	4 BED HOUSE	121.sqm	2x PS/ 1x G
85	551	5 BED TOWN HOUSE	147.sqm	2x PS/2x G
86	450	4 BED TOWN HOUSE	100.sqm	2x PS/1x G
87	550	5 BED TOWN HOUSE	116.sqm	2x PS/1x G
88	421	4 BED HOUSE	106.sqm	2x PS/1x G
89	550	5 BED TOWN HOUSE	106.sqm	2x PS/1x G
90	450	4 BED TOWN HOUSE	103.sqm	2x PS/1x G
91	508	5 BED HOUSE	167.sqm	2x PS/2x G
92	551	5 BED TOWN HOUSE	184.sqm	2x PS/2x G
93	508	5 BED HOUSE	235.sqm	2x PS/2X G
94	550	5 BED TOWN HOUSE	125.sqm	2x PS/ 1x G
95	421	4 BED HOUSE	100.sqm	2x PS/1x G
96	WCA BUNG	2 BED BUNGALOW	134.sqm	2x PS
97	WCA BUNG	2 BED BUNGALOW	105.sqm	1x PS/1x G
98	WCA BUNG	2 BED BUNGALOW	200.sqm	1x PS/1x G

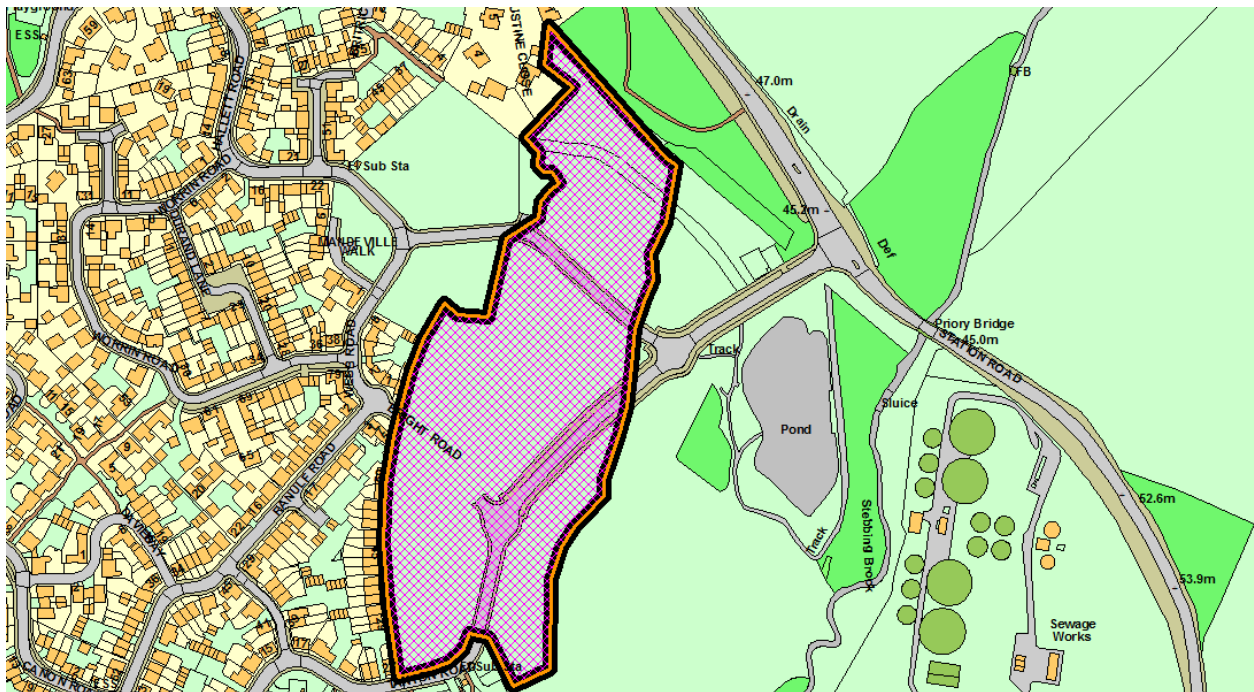
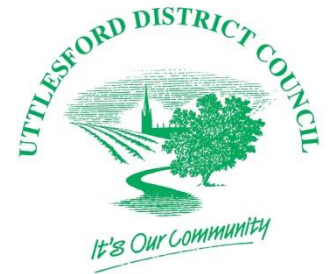
KEY



AFFORDABLE HOUSING

Application number: UTT/15/0726/FUL

Address: Land off Tanton Road Flich Green



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Organisation: Uttlesford District Council

Department: Planning

Date: 2 December 2015

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