

UTT/17/0712/DFO (GREAT CHESTERFORD)

MAJOR

PROPOSAL: Details following outline application UTT/15/2310/OP for 31 dwellings. Details of the layout, scale, landscaping and appearance.

LOCATION: Land at Thorpe Lea, Walden Road, Great Chesterford, Saffron Walden CB10 1PS

APPLICANT: Thorpe Lea (Great Chesterford) LLP

AGENT: Carter Jonas LLP

EXPIRY DATE: 7 July 2017

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Countryside; Within Development Limits (NE corner of site).

2. DESCRIPTION OF SITE

2.1 The site is located off Walden Road, Great Chesterford. In the north-eastern corner, adjacent the road is the dwelling known as Thorpe Lea. An annexe known as Hawthorn House is located further into the site. The remainder of the site is largely open, its historic uses being as a caravan site and for horticulture.

3. PROPOSAL

3.1 The application is for the approval of reserved matters, following a grant of outline planning permission in June 2016 for a residential development of up to 31 dwellings (UTT/15/2310/OP). The outline planning permission included the approval of 'access', while the approval of all other reserved matters is the subject of the current application.

3.2 An Accommodation Schedule is appended to this report (Appendix A).

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

5. APPLICANT'S CASE

5.1 The application is accompanied by the following documents:

- Design Statement for Reserved Matters Application
- Planning and Community Engagement Statement
- Phase II Geo-Environmental Statement
- SuDS Design Statement
- Preliminary Ecological Appraisal

- Biodiversity Management Plan
- Essex Biodiversity Validation Checklist
- Essex Recorders partnership Data search Report

6. RELEVANT SITE HISTORY

- 6.1 The site has an extensive planning history. However, the permission of most relevance to the current application is that granted in June 2016 for a residential development of up to 31 dwellings (UTT/15/2310/OP).

7. POLICIES

- 7.1 S70(2) of The Town and Country Planning Act 1990 requires the local planning authority, in dealing with a planning application, to have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

- 7.2 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Uttlesford Local Plan (2005)

- 7.3
- S3 – Other Development Limits
 - S7 – The Countryside
 - GEN1 – Access
 - GEN2 – Design
 - GEN3 – Flood Protection
 - GEN4 – Good Neighbourliness
 - GEN5 – Light Pollution
 - GEN6 – Infrastructure Provision to Support Development
 - GEN7 – Nature Conservation
 - GEN8 – Vehicle Parking Standards
 - ENV4 – Ancient Monuments and Sites of Archaeological Importance
 - ENV7 – The Protection of the Natural Environment – Designated Sites
 - ENV8 – Other Landscape Elements of Importance for Nature Conservation
 - ENV14 – Contaminated Land
 - H9 – Affordable Housing
 - H10 – Housing Mix

Supplementary Planning Documents/Guidance

- 7.4
- SPD – Accessible Homes and Playspace (2005)
 - Developer Contributions Guidance Document (Feb 2016)
 - The Essex Design Guide (2005)
 - Parking Standards: Design and Good Practice (2009)
 - Uttlesford Local Residential Parking Standards (2013)

National Policies

- 7.5
- National Planning Policy Framework (NPPF) (2012)
 - paragraphs 14, 17, 32-39, 58, 75, 100-104, 118, 120-122 & 128-135

Planning Practice Guidance (PPG)

- Conserving and enhancing the historic environment
 - Design
 - Flood risk and coastal change
 - Housing: optional technical standards
 - Land affected by contamination
 - Natural environment
 - Open space, sports and recreation facilities, public rights of way and local green space
- Rights of Way Circular 1/09 (Circular 1/09)

Other Material Considerations

- 7.6 West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (2015)
Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)

8. PARISH COUNCIL COMMENTS

- 8.1 Supports the application, subject to a condition regarding the hedge on the southern boundary of the site.

9. CONSULTATIONS

Highway Authority (Essex County Council)

- 9.1 The proposal is acceptable, subject to conditions.

Lead Local Flood Authority (Essex County Council)

- 9.2 No objections.

Special Roadside Verges Coordinator

- 9.3 No objections, subject to conditions.

Essex County Council – Infrastructure Planning

- 9.4 No objections.

Aerodrome Safeguarding Authority (Stansted Airport)

- 9.5 No objections.

Ecological Consultant (Place Services)

- 9.6 No objections. Extract:

“The recommendations in the Biodiversity Management Plan (Greenwillows, March 2017) should be followed in full.”

10. REPRESENTATIONS

- 10.1 Neighbours were notified of the application by letter and notices were displayed near the site and in the local press.

10.2 The following concerns have been raised in the submitted representations:

- 1) Harm to character and appearance
- 2) Existing landscaping should be preserved
- 3) Adverse effect on road safety
- 4) Inadequate manoeuvrability for refuse vehicles
- 5) Inadequate parking provision for Plots 26 and 29
- 6) The new residents would incur costs to maintain the drainage system
- 7) The layout differs from the indicative layout in the outline application

10.3 Points 1 – 5 are covered in the below appraisal, while point 6 is not a material planning consideration. As to point 7, the outline application did not seek approval of the layout, thereby allowing it to be decided through this Reserved Matters application.

11. APPRAISAL

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

- A Character, appearance and heritage (S3, S7, GEN2, GEN5, 17, 58, 128-135 & PPG)
- B Transport (GEN1, GEN8, 32-39, 75, PPG & Circular 1/09)
- C Accessibility (GEN2, 58 & PPG)
- D Amenity (GEN2, GEN4 & 17)
- E Flooding (GEN3, 100-104, PPG & SFRA)
- F Infrastructure (GEN6)
- G Biodiversity (GEN7, ENV7, ENV8, 118 & PPG)
- H Archaeology (ENV4, 128-135 & PPG)
- I Contaminated land (ENV14, 120-122 & PPG)
- J Affordable housing (H9)
- K Housing mix (H10 & SHMA)

A Character, appearance and heritage (S3, S7, GEN2, GEN5, 17, 58, 128-135 & PPG)

11.1 It is considered that the proposed development has been well-designed to respect the character of Great Chesterford, as well as its rural setting. The vegetated boundaries at the north, south and west would be retained and improved, while the buildings within the site would be of a traditional design in keeping with the range of styles in the village. While much of the parking would be visible at the front of properties, its visual impact would be softened by street trees and its relationship with a high-quality and integral area of public open space.

11.2 It is noted that the Great Chesterford conservation area and a number of listed buildings are located to the north and west. Nevertheless, it is considered that a combination of distance and intervening buildings ensures that there would be no material impact on these heritage assets. In drawing these conclusions, regard has been had to the Council's statutory duties under S66 (1) and S72 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

B Transport (GEN1, GEN8, 32-39, 75, PPG & Circular 1/09)

11.3 The vehicle movements associated with the development and the access off Walden Road were assessed at the outline stage. Therefore, the assessment of the

Reserved Matters application focuses on the road safety implications of the detailed layout, as well as parking provision and effects on the public rights of way network.

- 11.4 Taking into account the comments of the highway authority, it is considered that the proposal would not have any significant adverse effects on road safety or infrastructure.
- 11.5 The number of resident and visitor parking spaces is in accordance with the Council's adopted parking standards. A small number of non-compliances regarding the size of spaces are justified as follows:
- Plots 12-23 – Parking spaces have a width of 2.8 m, rather than 2.9 m. It is considered that the margin at the end of each row of four spaces would ensure their usability.
 - Plots 24-31 – Garages could accommodate a parking space but not the necessary storage area to make the space viable. This is overcome through the provision of equivalent outside storage space in a separate shed.
 - Plots 26 & 29 – Parking spaces have a length of 5.5 m rather than 6.0 m. Nevertheless, as there is no storage function for the garage (see above point), it is not necessary to provide space to open the doors.
- 11.6 The proposal includes a link to a public footpath to the west, which provides pedestrian access to both the village and the wider countryside. Nevertheless, there would be no works to the public footpath itself.

C Accessibility (GEN2, 58 & PPG)

- 11.7 Policy GEN2 and the SPD entitled 'Accessible Homes and Playspace' require compliance with the Lifetime Homes standards. However, these standards have effectively been superseded by the optional requirements at Part M of the Building Regulations, as explained in the PPG. Compliance with these requirements has been secured by a condition on the outline planning permission.

D Amenity (GEN2, GEN4 & 17)

- 11.8 All dwellings would be provided with a suitable amount of private amenity space, in accordance with the standards in The Essex Design Guide. While it is not usually expected that one-bedroom flats will possess private amenity space, the proposal includes the provision of shared amenity areas for Plots 8-11.
- 11.9 The recommended 25-metre separation distance has generally been achieved, thereby preventing harmful overlooking of existing and proposed dwellings. The 24-metre separation to the west of Plots 18-23 is considered sufficient to prevent significant harmful effects, while Plots 24, 27, 28 and 31 have been carefully designed to ensure there is no direct overlooking of the private sitting areas at the properties to the front.
- 11.10 It is considered that there would be suitable levels of daylight for existing and proposed dwellings, and that no harmful disturbance would arise from the increased activity on the site.

E Flooding (GEN3, 100-104, PPG & SFRA)

- 11.11 The site is not in an area at risk of flooding, although a sustainable drainage system is required in accordance with the PPG. Taking into account the comments of the lead local flood authority, it is considered that the proposed system would be appropriate. While some of the more minor design details would be approved in accordance with a condition on the outline permission, it is sufficiently clear at this stage that the proposed layout can be approved.

F Infrastructure (GEN6)

- 11.12 The outline planning permission and associated S106 agreement cover any requirements for contributions towards off-site infrastructure. These contributions are unaffected by the current application.

G Biodiversity (GEN7, ENV7, ENV8, 118 & PPG)

- 11.13 The site is located near a County Wildlife Site and a Special Verge, as indicated on the Local Plan Proposals Map. Taking into account the comments of the Council's ecological consultant, it is considered unlikely that the proposal would have an adverse effect on any protected species or valuable habitats. It is noted that the conditions suggested by the Special Roadside Verges Coordinator are unnecessary because the development would be confined to the application site.

H Archaeology (ENV4, 128-135 & PPG)

- 11.14 The outline planning permission includes a number of conditions, following an assessment of impact on archaeological remains. It is considered that the proposed details do not affect the archaeological implications of the development, or the appropriateness of these conditions.

I Contaminated land (ENV14, 120-122 & PPG)

- 11.15 The outline planning permission includes a number of conditions, following an assessment of land contamination. It is considered that the proposed details do not affect the contamination status of the site, or the appropriateness of these conditions.

J Affordable housing (H9)

- 11.16 The proposal includes the necessary 12 affordable homes, four of which would be 'shared ownership' and eight 'social rented'. One would be a bungalow. In accordance with the Developer Contributions Guidance Document, there would be no clusters of more than 10 affordable units because Plots 16 and 17 would form part of a group of houses primarily for sale on the open market.

K Housing mix (H10 & SHMA)

- 11.17 Of the 19 market units, 11 would have either two or three bedrooms. This represents the 'significant proportion' required by Policy H10, while the predominance of three-bedroom units within this group is consistent with the SHMA.

12. CONCLUSION

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

- A The proposal accords with the development plan and the NPPF, and no material considerations indicate that the application should be refused. It is therefore recommended that the reserved matters be approved.

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

1. Prior to commencement of the development, details of the following external finishes (including samples and/or photographs as appropriate) must be submitted to and approved in writing by the local planning authority:

- Walls
- Roof
- Windows
- Doors

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 S7 and 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.

2. Prior to commencement of the development, details of existing and proposed ground levels and/or building heights 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 clarify the visual relationship between existing and permitted buildings, 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 any works to the existing hedgerow along the south-east and south-west site boundaries, details of protection measures and new planting in respect of the hedgerow 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.

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 character of the area, in accordance with

Policy S7 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. The development must be carried out in accordance with the soft landscaping proposals on Drawing Nos. 1912 03 G, 1912 04 C and 1912 05 C, and on a final version of the draft Drawing No. 1912 06 which must be submitted to and approved in writing by the local planning authority prior to occupation of the development.

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 character of the area, in accordance with Policy S7 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

5. Prior to occupation of the development, details of the following hard landscaping works must be submitted to and approved in writing by the local planning authority:

- Hard surfaces
- Boundary treatment

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 S7 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

6. Prior to occupation of the development, details of all external lighting and consequent light emissions must be submitted to and approved in writing by the local planning authority. The lighting must be installed in accordance with the approved details prior to occupation of the development.

REASON: To preserve the rural character of the area, in accordance with Policy S7 and Policy GEN5 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

7. The vehicle parking and turning areas must be formed in accordance with Drawing No. 744/A2/305 B prior to occupation of any dwelling hereby permitted.

REASON: To prevent hazardous on-street parking, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

8. Each storage shed and cycle store indicated on Drawing No. 744/A2/305 B must be erected prior to occupation of the corresponding dwelling.

REASON: To ensure appropriate cycle parking is provided, in accordance Policy GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005), and the

National Planning Policy Framework.

9. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Class A or C of the Order shall take place on Plots 24, 27, 28 or 31 without the prior written permission of the local planning authority.

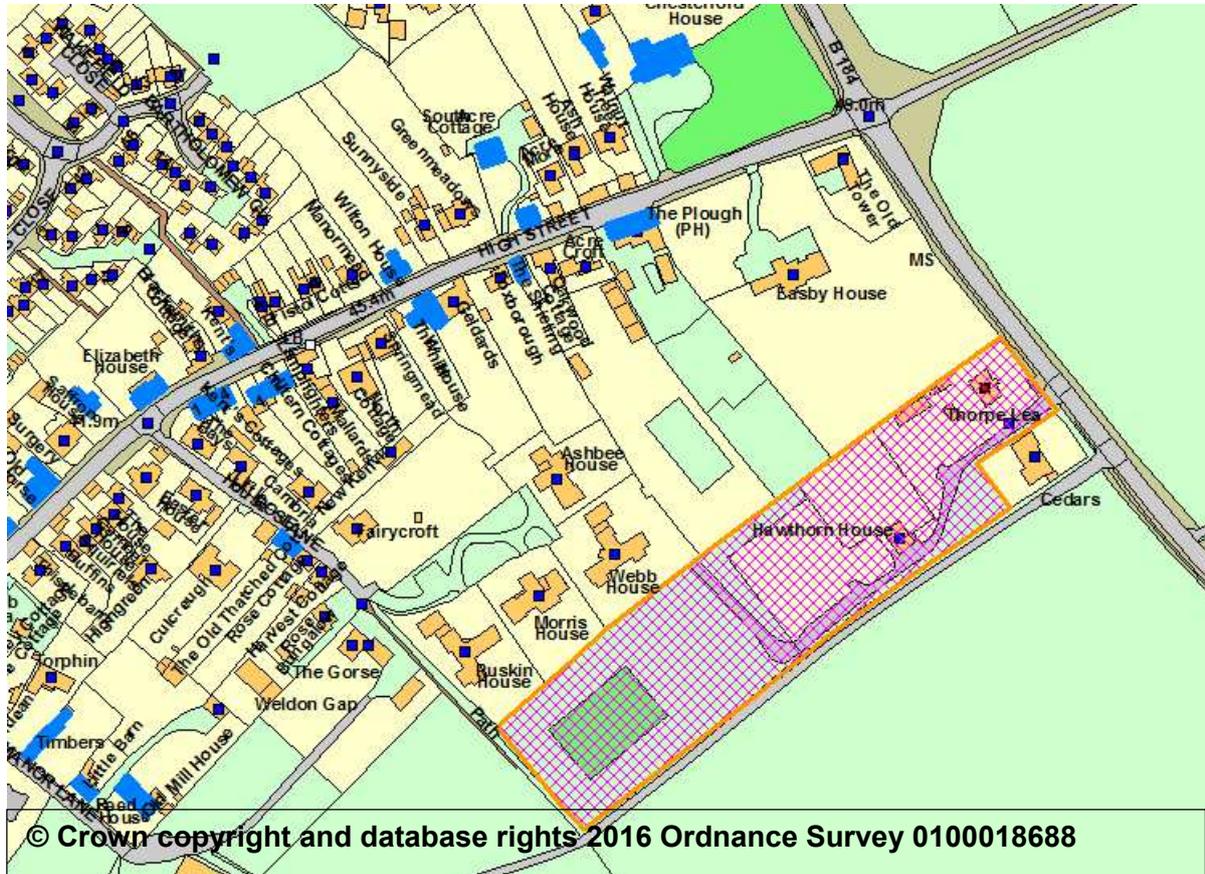
REASON: To prevent overlooking of Plots 25, 26, 29 and 30 from upper-floor windows, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Appendix A – Accommodation Schedule

Plot	Beds	Garden (sq. m)	Parking	Tenure
1	1 (Bungalow)	101	2	S/O
2	2 (Bungalow)	116	2	Market
3	2	70	2	S/O
4	2	68	2	S/R
5	2	68	2	S/R
6	2	75	2	S/R
7	2	78	2	S/R
8	1	20 approx.	1	S/R
9	1	20 approx.	1	S/R
10	1	18 approx.	1	S/R
11	1	18 approx.	1	S/R
12	3	161	2	Market
13	3	101	2	Market
14	3	101	2	Market
15	3	101	2	Market
16	3	101	2	S/O
17	3	103	2	S/O
18	3	103	2	Market
19	3	101	2	Market
20	3	101	2	Market
21	3	101	2	Market
22	3	101	2	Market
23	3	122	2	Market
24	5/6	362	3	Market
25	4	198	3	Market
26	4	140	3	Market
27	5/6	414	3	Market
28	5/6	405	3	Market
29	4	140	3	Market
30	4	229	3	Market
31	5/6	384	3	Market

Application: UTT/17/0712/DFO

Address: Land at Thorpe Lea Walden Road Great Chesterford



Organisation: Uttlesford District Council

Department: Planning

Date: 21 June 2017