

UTT/18/1708/FUL (DEBDEN)

(More than five dwellings)

PROPOSAL: Proposed development of 36 no. new dwellings ranging from 1-bed, 2-person, up to 5-bed, 7-person houses with a mix of tenure, including 14 no. affordable housing units. With associated garages, landscaping and new access.

LOCATION: Land to the west of Thaxted Road, Debden

APPLICANT: Ford Homes Ltd

AGENT: BBR Architects

EXPIRY DATE: 22 March 2019

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Countryside.

2. DESCRIPTION OF SITE

2.1 The site is located off Thaxted Road, Debden. It comprises approximately 1.9 ha of undeveloped agricultural land.

3. PROPOSAL

3.1 The application is for planning permission to erect 36 dwellings, of which 14 would be affordable homes. A new access road off Thaxted Road would be formed and an area of public open space, accommodating a drainage basin, would be provided in the southern corner of the site. Furthermore, a footpath link would be provided along the western side of Thaxted Road, connecting the site to the village to the north.

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 2017.

5. APPLICANT'S CASE

5.1 The application was submitted with the following documents:

- Biodiversity Validation Checklist
- Desk-Based Archaeological Assessment
- Design & Access Statement
- Flood Risk Assessment
- Landscape and Visual Assessment
- Preliminary Ecological Appraisal including a Protected Species Assessment

- Statement of Community Involvement
- SuDS Checklist
- Traffic count data
- Transport Statement

5.2 A Road Safety Audit was submitted during the determination period.

6. RELEVANT SITE HISTORY

6.1 There is no recent, relevant planning history for the site. However, it is noted that the emerging Local Plan allocates approximately half of the site for residential development of approximately 25 dwellings (Ref: DEB 1).

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,
 - (aza) a post-examination draft neighbourhood 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.

7.3 Relevant development plan policies and material considerations are listed below.

Uttlesford Local Plan (2005)

7.4

- 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
- ENV2 – Development affecting Listed Buildings
- ENV4 – Ancient Monuments and Sites of Archaeological Importance
- ENV5 – Protection of Agricultural Land
- ENV8 – Other Landscape Elements of Importance for Nature Conservation
- ENV10 – Noise Sensitive Development and Disturbance from Aircraft
- H1 – Housing Development
- H9 – Affordable Housing
- H10 – Housing Mix

Supplementary Planning Documents/Guidance

- 7.5 SPD – Accessible Homes and Playspace (2005)
The Essex Design Guide (2005)
Parking Standards: Design and Good Practice (2009)
Uttlesford Local Residential Parking Standards (2013)

National Policies

- 7.6 National Planning Policy Framework (NPPF) (2018)
- paragraphs 11, 73, 78-79, 102-111, 127, 155-165, 170, 175, 178-180 & 189-196
Planning Practice Guidance (PPG)
- Conserving and enhancing the historic environment
- Design
- Flood risk and coastal change
- Housing: optional technical standards
- Light pollution
- Natural environment
- Planning obligations
- Rural housing
- Water supply, wastewater and water quality

Other Material Considerations

- 7.7 West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (2015)
Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)
Housing Trajectory 1 April 2017 (August 2017)
Landscape Character Assessment (LCA) (2006)

- 7.8 The emerging Local Plan was submitted to the Planning Inspectorate on 18 January 2019. While its policies currently carry little weight in decision-making, it is noted that the following are relevant:

SP1 – Presumption in Favour of Sustainable Development
SP2 – The Spatial Strategy 2011-2033
SP3 – The Scale and Distribution of Housing Development
SP10 – Protection of the Countryside
SP12 – Sustainable Development Principles
H1 – Housing Density
H2 – Housing Mix
H6 – Affordable Housing
H10 – Accessible and Adaptable Homes
TA1 – Accessible Development
TA2 – Sustainable Transport
TA3 – Provision of Electric Charging Points
TA3 – Vehicle Parking Standards
TA4 – New Transport Infrastructure or Measures
INF1 – Infrastructure Delivery
INF2 – Protection, Enhancement and Provision of Open Space, Sports Facilities and Playing Pitches
INF4 – High Quality Communications Infrastructure and Superfast Broadband
D1 – High Quality Design

D2 – Car Parking Design
D7 – Innovation and Variety
D8 – Sustainable Design and Construction
D9 – Minimising Carbon Dioxide Emissions
D10 – Highly Energy Efficient Buildings
EN1 – Protecting the Historic Environment
EN4 – Development affecting Listed Buildings
EN5 – Scheduled Monuments and Sites of Archaeological Importance
EN7 – Protecting and Enhancing the Natural Environment
EN9 – Ancient Woodland and Protected Trees
EN10 – Minimising Flood Risk
EN11 – Surface Water Flooding
EN12 – Protection of Water Resources
EN15 – Air Quality
EN17 – Noise Sensitive Development
EN18 – Light Pollution
C1 – Protection of Landscape Character
DEB1 – Land west of Thaxted Road

8. PARISH COUNCIL COMMENTS

8.1 Objection. Concerns include:

- The site is located beyond the Development Limits in the Local Plan
- The proposal represents a disproportionate increase in the size of the village
- Adverse effect on the character of the area
- The affordable housing may not be genuinely affordable
- Inadequate provision of two-bedroom market homes
- Loss of valuable agricultural land
- Inadequate parking provision
- Increased risk to highway safety
- Increased traffic congestion
- Inadequate pedestrian links to the village
- Inadequate public transport options
- Loss of privacy at neighbouring properties
- Noise nuisance from the associated vehicle movements
- Increased risk of flooding
- Lack of mains gas for heating
- The applicant does not have control over the verge along Thaxted Road

9. CONSULTATIONS

Highway Authority (Essex County Council)

9.1 No objections, subject to conditions. Extract:

“In assessing this site, the transport Statement (TS) was reviewed in terms of highway capacity, safety and accessibility and site visits undertaken. The assessment of the TS was undertaken with reference to the National Planning Policy Framework 2018 and in particular paragraphs 108 and 109, the following was considered: the opportunities for sustainable transport: access and safety; network capacity; and mitigation measures. A footway has since been proposed along Thaxted Road to connect the site to the existing footway to the north. A stage 1 safety audit was conducted, and the

Highway Authority is satisfied that a footway can be provided within the highway and/or land of the applicants control. In conclusion, the Highway Authority considers that the proposal will not have a detrimental impact on highway safety, efficiency or accessibility.”

Essex Police (Crime Prevention)

- 9.2 Encourages the developer to seek a ‘Secured by Design’ award.

Lead Local Flood Authority (Essex County Council)

- 9.3 No objections, subject to conditions.

Anglian Water

- 9.4 No objections.

Education Authority (Essex County Council)

- 9.5 No objections, for the following reasons:

- There is no need to make a contribution towards early years and childcare provision, or primary education

- While contributions are necessary to increase capacity at Joyce Frankland Academy, the restrictions imposed by the CIL Regulations ensure that the education authority does not request a contribution from this development

Ecological Consultant (Place Services)

- 9.6 No objections, subject to the use of a condition. Extract:

“I have reviewed the Preliminary Ecological Appraisal Report (Skilled Ecology Consultancy Ltd., July 2018) supplied by the applicant, relating to the likely impacts of development on Protected & Priority habitats and species, particularly mammals and identification of proportionate mitigation. The proposed development falls well within the arable field and will therefore not be near the area where wildlife has been found, along the ditch line.

...The mitigation measures identified in the Preliminary Ecological Appraisal Report (Skilled Ecology Consultancy Ltd., July 2018) should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species particularly mammals.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.”

Historic Environment Advisor (Place Services)

- 9.7 No objections, subject to conditions. Extract:

“The Historic Environment Record and the desk based assessment provided with the application indicates that the proposed development lies within a potentially sensitive area of heritage assets. Cartographic evidence shows a

linear Green running along the eastern boundary of the site. To the south of the development area lies the moated site of Broctons (EHER 47262) forming part of the historic landscape along with the historic settlement at Debden. Other developments outside the immediate area have shown that frequently occupation from the Middle Bronze Age through to the medieval period is found on rural sites such as this.

The archaeological work would comprise initial trial trenching to identify the extent and depth of archaeological deposits followed by open area excavation if archaeological deposits are identified.”

Environment Agency

- 9.8 Does not wish to comment.

Environmental Health Officer

- 9.9 No objections, subject to conditions. Extract:

“As a sizeable development, construction has the potential to cause noise and dust impacts. Conditions are recommended to protect the amenity of existing residential properties close to the site.”

Housing Enabling Officer

- 9.10 No objections, provided that both bungalows would be wheelchair accessible and subject to confirmation of the shared ownership units. Extract:

“The mix and location of the affordable homes is policy compliant and I am pleased to see 2 bungalows included. Please could you confirm that these are fully wheelchair accessible (Cat. M3).

From the site plan, it is difficult to know which homes are intended for shared ownership. I would recommend 3x2 bed houses and 1x3 bed house for this tenure.”

London Stansted Airport

- 9.11 No objections, subject to the use of a condition. Extract:

“The Safeguarding Authority for Stansted Airport has assessed this proposal and potential to conflict aerodrome Safeguarding criteria. This site is 9.9km north from the centre of Stansted Airport. The proposals include a SuDs attenuation basin in the southern corner of the site, at this distance from the airport the Suds basin, depending on design, has the potential to attract and support hazardous waterfowl which would create a birdstrike risk to aircraft. Therefore, we seek assurances that the attenuation basin will be largely dry, holding water only during or immediately after an extreme rainfall event with a quick drawdown time. If the basin will be permanently or regularly wet then we request Condition for a Bird Hazard Management Plan to prevent breeding feral geese at the site. Reason: flight safety.”

NATS Safeguarding

- 9.12 No objections.

UK Power Networks

- 9.13 General advice regarding safe working practices near electrical lines/plant.

Cllr T Knight (Ward Councillor)

- 9.14 Objection. Concerns include:

- Adverse effect on the character of the area
- Lack of need for additional housing
- Loss of valuable agricultural land
- Overbearing and overlooking impacts on neighbouring properties
- Increased risk of flooding
- Inadequate parking provision
- Increased risk to highway safety
- The developer has not engaged properly with the local community

10. REPRESENTATIONS

- 10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. The following concerns have been raised among the submitted representations:

- 1) Conflict with the adopted and emerging Local Plans
- 2) Adverse effect on the character of the area
- 3) Loss of mature trees
- 4) Lack of sustainable transport opportunities
- 5) Inadequate parking provision
- 6) Increased risk to highway safety
- 7) Increased traffic congestion
- 8) Inadequate pedestrian link to the village, including safety concerns regarding the effect of the proposed footpath on parking
- 9) Loss of privacy at neighbouring properties
- 10) Overbearing impact on neighbouring properties
- 11) Loss of daylight at neighbouring properties
- 12) Nuisance to neighbours from light pollution, including car headlights
- 13) Noise nuisance from the proposed residential use
- 14) Increased risk of flooding
- 15) Inadequate infrastructure e.g. sewerage, electricity, education, healthcare
- 16) Loss of biodiversity
- 17) Loss of valuable agricultural land
- 18) Increased air pollution
- 19) The proposal represents a disproportionate increase in the size of the village
- 20) No need for additional housing
- 21) Inadequate affordable housing provision
- 22) Lack of genuinely-affordable homes
- 23) Inadequate provision of smaller homes
- 24) The proposed drainage basin would be a safety hazard
- 25) Inadequate use of sustainable construction methods
- 26) Nuisance during construction
- 27) The applicant does not have control over the whole application site

10.2 The following comments are made in relation to the above concerns:

1) – 23) Covered in the below appraisal.

24) The detailed drainage design would be secured using a planning condition.

25) This would be assessed through the separate Building Regulations approval process.

26) This would primarily be regulated through the Control of Pollution Acts.

27) The applicant has confirmed in the application that all land is in either their, or the highway authority's, ownership. It should be noted that any grant of planning permission would not override any land ownership claims.

11. APPRAISAL

The issues to consider in the determination of the application are (relevant policies in brackets):

- A Location of housing (S7, H1, 78-79 & PPG)
- B Character, appearance and heritage (S7, GEN2, GEN5, ENV2, 127, 170, 189-196 & PPG)
- C Transport (GEN1, GEN8 & 102-111)
- D Accessibility (GEN2, 127 & PPG)
- E Amenity (GEN2, GEN4, GEN5, ENV10, 127, 180 & PPG)
- F Flooding (GEN3, 155-165, PPG & SFRA)
- G Infrastructure (GEN6)
- H Biodiversity (GEN7, ENV8, 175 & PPG)
- I Archaeology (ENV4, 189-196 & PPG)
- J Agricultural land (ENV5 & 170)
- K Affordable housing (H9 & PPG)
- L Housing mix (H10 & SHMA)
- M Housing land supply (11 & 73)

A Location of housing (S7, H1, 78-79 & PPG)

11.1 The Local Plan places the site beyond the defined Development Limits for town and villages, and therefore in a countryside location that is inconsistent with policies S7 and H1 on the location of housing.

11.2 Notwithstanding the above conflict with development plan policies, the proposal accords with the more up-to-date national policy in the NPPF. Paragraphs 78-79 take a less restrictive approach compared with the Local Plan, supporting the growth of existing settlements while preventing isolated homes that could lead to sporadic development in the countryside. The site's location adjacent the built-up area of Debden ensures its consistency with paragraphs 78-79.

B Character, appearance and heritage (S7, GEN2, GEN5, ENV2, 127, 170, 189-196 & PPG)

11.3 The introduction of housing to an undeveloped field would inherently have a harmful effect on the rural character of the area, in conflict with Policy S7

and paragraph 170 of the NPPF. However, it is necessary to determine the weight that should be given to such an adverse effect.

- 11.4 Mitigating factors include the fact that the site is not in an area of designated landscape value. Furthermore, existing housing to the north and east ensures that the proposed development would read as a natural extension of the village. The proposed landscaping in the southern corner of the site and along its western boundary would soften the edge of the development facing open countryside.
- 11.5 It is considered that the proposed layout responds well to the existing settlement pattern, with a row of houses in line with Thaxted Road and a similar overall depth to the development at Highfields to the north. The traditional designs include a mix of external finishes, including red, buff and brown bricks, render, timber boarding, clay pantiles and natural slates.
- 11.6 The proposed footpath along Thaxted Road has the potential to affect a tree to the front of Rowney House, which is the subject of a Tree Preservation Order (TPO Ref: 11/94 – T1). No information has been submitted to demonstrate that there would be no harm to the tree, such that there is conflict with Policy ENV3 and paragraph 127.
- 11.7 It is noted that the site is located near the Grade II listed buildings known as Broctons Farm, Millers Farm and West View. Nevertheless, a combination of distance and intervening development ensures that there would be no significant effect on the setting of these designated heritage assets.
- 11.8 It is concluded that the proposal conflicts with the above policies insofar as they relate to landscape character and protected trees, and that limited weight should be given to this adverse effect. There is no further conflict with respect to the above policies insofar as they relate to design and heritage impacts.
- 11.9 In assessing the proposal's effect on listed buildings, regard has been had to the Council's statutory duty under S66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

C Transport (GEN1, GEN8 & 102-111)

- 11.10 The site's location on the edge of the village ensures that the residents of the development would have reasonable access to a range of local services and facilities, including a primary school, restaurant, playing field and village hall. Furthermore, a regular bus service (Stephensons No. 6) provides realistic public transport to Saffron Walden and Stansted Airport. It is notable that the emerging Local Plan identifies the site as being a suitable focus for growth, with an allocation for approximately 25 dwellings.
- 11.11 Taking into account the comments of the highway authority, it is considered that there would be no significant adverse effects on road safety or capacity. Furthermore, the proposed footpath link would use highway authority land and has been found to provide a suitable connection to the village. The majority of the suggested conditions are appropriate, although the requirements for residential travel packs and internal visibility splays are considered unnecessary.

- 11.12 The development complies with the Council's minimum residential parking standards, as confirmed in the full Accommodation Schedule appended to this report.

D Accessibility (GEN2, 127 & PPG)

- 11.13 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 could be secured using a condition.

E Amenity (GEN2, GEN4, GEN5, ENV10, 127, 180 & PPG)

- 11.14 Taking into account The Essex Design Guide, which represents non-adopted but useful guidance, it is considered that the proposed rear gardens would be of a suitable size, and that there would be no significant adverse effects on the amenity of neighbouring premises with respect to daylight, privacy or overbearing impacts.

- 11.15 Concerns have been raised among the submitted representations that headlights from cars using the new access would cause nuisance to the existing residents on the opposite side of Thaxted Road. However, it is considered that the relationship would be relatively typical and the number of night-time vehicle movements would be limited, such that there would be no significant loss of amenity. Furthermore, it is noted that the Environmental Health Officer has raised no objections, subject to the use of conditions to prevent nuisance during the construction period.

F Flooding (GEN3, 155-165, PPG & SFRA)

- 11.16 Policy GEN3 contains the Local Plan policy for flooding, although this has effectively been superseded by the more detailed and up-to-date flood risk policies in the NPPF and the accompanying PPG. The SFRA confirms that the site is not in an area at risk of flooding but, as the proposal is a 'major development', national policy requires the use of a sustainable drainage system.

- 11.17 Taking into account the comments of the lead local flood authority, it is considered that an appropriate SuDS could be installed. Therefore, subject to the use of conditions and obligations to secure the detailed drainage design and long-term maintenance arrangements, it is concluded that the proposal accords with the above policies.

G Infrastructure (GEN6)

- 11.18 Taking into account the nature and scale of the development, and the above consultation responses, it is considered that there would be no requirement for improvements to off-site infrastructure. It is therefore concluded that the proposal accords with Policy GEN6.

H Biodiversity (GEN7, ENV8, 175 & PPG)

- 11.19 Taking into account the comments of the Council's ecological consultant, it is considered unlikely that the development would have significant adverse

effects on any protected species or valuable habitats. It is therefore concluded that the proposal accords with the above policies.

I Archaeology (ENV4, 189-196 & PPG)

11.20 The Historic Environment Advisor has identified that the proposed development has the potential to affect archaeological remains, and recommended that any planning permission should include conditions to ensure appropriate investigation and recording. It is concluded that, subject to the use of such conditions, the proposal accords with the above policies insofar as they relate to archaeology.

J Agricultural land (ENV5 & 170)

11.21 Policy ENV5 seeks to prevent significant losses of the best and most versatile (BMV) agricultural land, and paragraph 170 of the NPPF has a similar objective. While the site is classified as Grade 2, which is regarded as BMV land, the development would not represent a significant breach of these policies because the land is small in agricultural terms and the high quality of land across the majority of the District means that some loss is inevitable.

K Affordable housing (H9 & PPG)

11.22 Taking into account the comments of the Housing Enabling Officer, it is considered that the proposed affordable housing provision is consistent with Policy H9. A total of 14 affordable homes would be built, in accordance with the requirement that 40% of new homes should be affordable.

L Housing mix (H10 & SHMA)

11.23 Policy H10 requires that a significant proportion of market housing should be provided as ‘small properties’, with two or three bedrooms. The Council’s Strategic Housing Market Assessment (SHMA) provides further analysis of housing needs, indicating that the need for three-bedroom units is far greater than for two-bedroom units. A comparison between the SHMA and the proposal is provided in the following table:

Market house type	SHMA	Proposal
1 bed flat	140 (1.4%)	0
2+ bed flat	80 (0.8%)	0
2 bed house	690 (7.1%)	0
3 bed house	4,290 (44.2%)	11 (50%)
4 bed house	3,110 (32%)	6 (27.3%)
5+ bed house	1,410 (14.5%)	5 (22.7%)
Total	9,700 (100%)	22 (100%)

11.24 It is considered that the provision of 50% of the dwellings as three-bedroom houses ensures compliance with Policy H9.

M Housing land supply (11 & 73)

11.25 Paragraphs 11 and 73 of the NPPF describe the importance of maintaining a five-year supply of deliverable housing sites. As identified in the most recent

housing trajectory document, Housing Trajectory and 5-Year Land Supply Statement 1 April 2018 (October 2018), the Council's housing land supply is currently 3.46 – 4.45 years. Therefore, contributions towards housing land supply must be regarded as a positive effect.

12. CONCLUSION

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

- A** The proposal does not accord with the development plan due to conflicts with policies on the location of housing, landscape character and protected trees.
- B** Notwithstanding the above, it is concluded that the proposal represents 'sustainable development' in the context of the NPPF. The tilted balance at paragraph 11 is engaged because relevant policies for the supply of housing, including the associated site allocations and Development Limits, are out of date. In this case, the limited adverse effect on landscape character would not significantly and demonstrably outweigh the benefits from the contribution towards housing land supply. Furthermore, a condition could be used to ensure that all possible steps are taken to prevent harm to a protected tree. It is considered that, should removal be necessary, the benefits associated with the development and its pedestrian link would outweigh the adverse effect, taking into account that a condition could mitigate the impact to an extent through replacement planting.
- C** Taking into account the more up-to-date nature of the NPPF with respect to the determining issues, it is considered that the lack of accordance with the development plan is overridden in this instance. Regard has been had to all other material considerations, and it is concluded that planning permission should be granted.
- D** The applicant has been consulted on all 'pre-commencement' conditions, in accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106 LEGAL OBLIGATION:

- (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 freehold 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 Head of Legal Services, in which case he shall be authorised to conclude such an obligation to secure the following:**
 - (i) provision of affordable housing**
 - (ii) long-term maintenance arrangements for the sustainable drainage system (SuDS)**
 - (iii) payment of the Council's reasonable legal costs**

(iv) payment of monitoring fee

- (II) In the event of such an obligation being made, the Assistant Director Planning 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 20 March 2019, the Assistant Director Planning shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:**
- (i) inadequate provision of affordable housing**
 - (ii) lack of suitable long-term maintenance arrangements for the proposed sustainable drainage system (SuDS)**

Conditions

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

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to commencement of the development, a written scheme of investigation including a programme of archaeological trial trenching must be submitted to and approved in writing by the local planning authority. The archaeological trial trenching must be carried out in accordance with the approved details prior to commencement of the development.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to allow investigation prior to the loss of archaeological remains.
3. Following completion of the archaeological trial trenching required by Condition 2 and prior to commencement of the development, a mitigation strategy detailing the excavation/preservation strategy must be submitted to and approved in writing by the local planning authority. The works detailed in the mitigation strategy must be carried out in accordance with the approved details prior to commencement of the development.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to allow investigation prior to the loss of archaeological remains.
4. Within three months of the completion of the works required by Condition 3, a post-excavation assessment (including the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report) must be submitted

to and approved in writing by the local planning authority.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to allow investigation prior to the loss of archaeological remains.

5. Prior to commencement of the development, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, must be submitted to and approved in writing by the local planning authority. The scheme must be implemented in accordance with the approved details prior to the occupation of any dwelling, and should include but not be limited to:

- Limiting discharge rates from the site to 2.6l/s for the 1 in 100 year rainfall event with 40% allowance for climate change and allowance for urban creep.

- Provide sufficient surface water storage so that the runoff volume is discharged at a rate that does not adversely affect flood risk and that unless designated to flood that no part of the site floods for a 1 in 30 year event, and 1 in 100 year event in any part of a building, utility plant susceptible to water within the development.

- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year rainfall event with allowance for 40% climate change.

- Final modelling and calculations for all areas of the drainage system.

- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.

- Detailed engineering drawings of each component of the drainage scheme.

- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

- A written report summarising the final strategy and highlighting any minor changes to the approved

REASON: To prevent flooding, ensure the effective operation of the drainage system and provide mitigation for any harm to the local water environment, in accordance with the National Planning Policy Framework. This condition must be 'pre-commencement' to prevent a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

6. Prior to commencement of the development, a Construction Method Statement (including provisions for the control of noise and dust, consistent with the best practicable means as set out in the Uttlesford Code of Development Practice) must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved Statement.

REASON: To protect the amenity of neighbouring residents, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that construction impacts are minimised.

7. Prior to commencement of the development, a Construction Traffic Management Plan 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, which must provide for:

- i. safe access into the site
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. wheel and underbody washing facilities.

REASON: To ensure that the highway is not obstructed during the construction period, in accordance with Policy GEN1 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.

8. 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.

9. Prior to any works above slab level, 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.

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

- Retained features

- New planting
- Hard surfaces
- Boundary treatment

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 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.

11. Prior to commencement of works to form a drainage basin, a Bird Hazard Management Plan must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved Plan.

REASON: To prevent hazards to aircraft operating from London Stansted Airport as a result of breeding feral geese, in accordance with the National Planning Policy Framework.

12. Prior to commencement of the footway works shown on Drawing No. PL53, details of associated works to adjacent trees, a method statement for the footway works and details of any replacement planting 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 must be carried out in the first planting season following the occupation of the first dwelling and any plants which within a period of five years from occupation 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 minimise adverse effects on the health of adjacent trees, ensure appropriate mitigation and in the interests of pedestrian safety and accessibility, in accordance with Policy GEN2, Policy ENV3 and Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

13. Prior to occupation of any dwelling, large-scale drawings of the vehicular access off Thaxted Road (including details of carriageway width, radii,

footways, pedestrian crossings and visibility splays) must be submitted to and approved in writing by the local planning authority. The access must be formed in accordance with the approved details prior to occupation.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to provide adequate inter-visibility between vehicles, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

14. Prior to occupation of any dwelling, details of improvements to the passenger transport infrastructure on Thaxted Road (including but not limited to the formalisation of bus stops, footways, crossing points and bus shelters) must be submitted to and approved in writing by the local planning authority. The improvements must be carried out in accordance with the approved details prior to occupation.

REASON: To maximise the use of sustainable transport options, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

15. Prior to occupation of any dwelling without a garage, details of secure, convenient, covered cycle parking must be submitted to and approved in writing by the local planning authority. The cycle parking for each dwelling must be provided in accordance with the approved details prior to occupation of the dwelling.

REASON: To maximise the use of sustainable transport options, in accordance with Policy GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

16. Prior to occupation of any dwelling, 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 and protect the amenity of neighbouring residents, in accordance with Policy S7 and Policy GEN4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

17. No construction work, machinery operation or material deliveries shall take place at the site at the following times:

- Before 7.30am or after 6.00pm on Monday to Friday
- Before 7.30am or after 1.00pm on Saturdays
- At any time on Sundays or Public Holidays

REASON: To protect the amenity of neighbouring residents, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

18. The development must be carried out in accordance with the ecological measures and/or works recommended in the submitted Preliminary Ecological Appraisal Report (Skilled Ecology Consultancy Ltd., March 2018). This includes bat sensitive lighting, protection of the ditch line from

development, due diligence regarding nesting birds, native and wildlife friendly planting, protection for amphibians, new hedgerow at the western boundary, installation of bat and bird boxes.

REASON: To conserve and enhance biodiversity, in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

19. The bungalows at Plots 08 and 26 must be built in accordance with Requirement M4(3)(2)(b) (Wheelchair user dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition. The remaining dwellings must be built in accordance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure a high standard of accessibility, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the SPD entitled 'Accessible Homes and Playspace' and the Planning Practice Guidance.

20. The allocated parking space(s) for each dwelling must be fully completed and hard surfaced prior to occupation of the dwelling.

REASON: To prevent hazardous on-street parking, in accordance with Policy GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

21. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

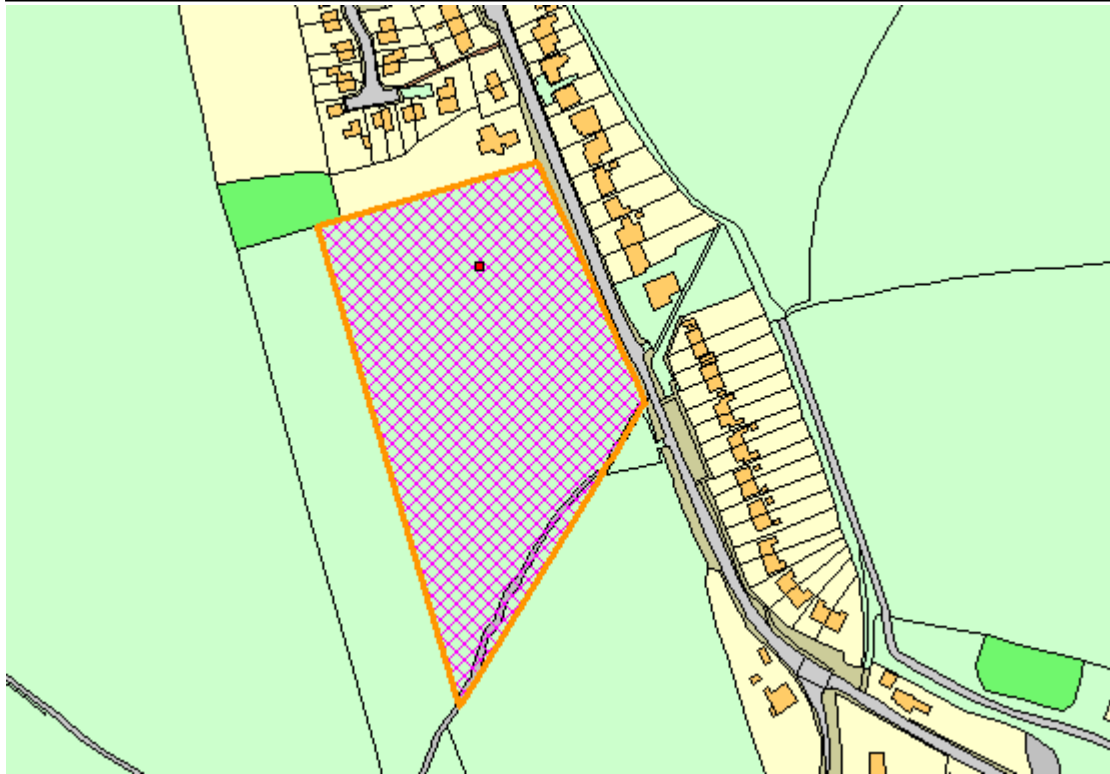
REASON: To avoid displacement of loose material onto the highway in the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

**Appendix:
Accommodation Schedule**

Plot	Tenure	Bedrooms	Garden standard (sq m)	Garden size (sq m)	Parking standard (No.)	Parking spaces (No.)
1	Market	5	100	203	3	4
2	Market	3	100	119	2	2
3	Market	3	100	111	2	2
4	Market	3	100	104	2	2
5	Affordable	2	50	88	2	2
6	Affordable	2	50	79	2	2
7	Affordable	2	50	71	2	2
8	Affordable	2	50	189	2	2
9	Affordable	2	50	146	2	2
10	Affordable	2	50	73	2	2
11	Affordable	2	50	71	2	2
12	Affordable	3	100	114	2	2
13	Affordable	3	100	110	2	2
14	Market	3	100	112	2	2
15	Market	3	100	125	2	2
16	Market	5	100	138	3	4
17	Market	4	100	102	3	4
18	Market	4	100	102	3	4
19	Market	5	100	134	3	4
20	Market	5	100	171	3	4
21	Market	3	100	105	2	2
22	Affordable	3	100	107	2	2
23	Affordable	3	100	101	2	2
24	Affordable	1	-	18	1	1
25	Affordable	1	-	18	1	1
26	Affordable	2	50	113	2	2
27	Market	4	100	101	3	3
28	Market	3	100	125	2	2
29	Market	3	100	117	2	2
30	Market	3	100	124	2	2
31	Market	3	100	134	2	2
32	Market	3	100	150	2	2
33	Market	4	100	118	3	3
34	Market	4	100	102	3	3
35	Market	4	100	106	3	3
36	Market	5	100	139	3	4
Visitors	-	-	-	-	9	10

Application: UTT/18/1708/FUL

Address: Land to the west of Thaxted Road, Debden
© Crown copyright and database rights 2016 Ordnance Survey 0100018688



Organisation: Uttlesford District Council

Department: Planning

Date: 30/01/2019