

UTT/19/0140/FUL – HATFIELD HEATH

(Referred to Committee by Cllr Farthing)

PROPOSAL: **Erection of 8 no. detached dwellings with associated access from Friars Lane and the introduction of a new community orchard**

LOCATION: **Land East of Oakhanger, Friars Lane, Hatfield Heath**

APPLICANT: **Mr & Mrs David & Debbie Worrell**

AGENT: **Mr M Wood Phase 2 Planning**

EXPIRY DATE: **19 March 2019**

CASE OFFICER: **Sara de Barros**

1. NOTATION

- 1.1 Outside Development Limits
- 1.2 Metropolitan Green Belt

2. DESCRIPTION OF SITE

- 2.1 The site is situated on the east side of Friars Lane to the rear of Chelmsford Road and comprises a parcel of gently sloping private amenity grassland consisting of 0.76 ha which lies behind the residential properties known as Oakhanger, and Heritage Cottage with field gate vehicular access onto Friars Lane.
- 2.2 A short line of residential properties extend down the west side of Friars Lane, whilst further properties with long rear gardens extend along Chelmsford Road to the east of the site. Open countryside comprising gently rolling farmland lies to the south of the site beyond a stream. The southern boundary of the site is partially screened by vegetation to this wider rural landscape and openness of the rural character and area.

3. PROPOSAL

- 3.1 This full application relates to the erection of 8 no. new dwellings with associated vehicular access situated to the east of the host dwelling known as Oakhanger.
- 3.2 This full application relates to the erection of 8 no. new dwellings associated vehicular access from Friars Lane with dedicated community orchard and represents a revised application to previously refused application UTT/18/1437/FUL and UTT/15/3816/FUL which was refused and subsequently dismissed at appeal
- 3.3 The proposed scheme seeks to make some highway improvements by offering to provide a pedestrian crossing along Chelmsford Road. It is anticipated the provision of such a crossing would make minor improvements to pedestrians.
- 3.4 The proposed dwellings would comprise a mix of 1½ storey and two storey units, would be designed in traditional style incorporating a variety of external finishes. A 6m wide rolled gravelled service road incorporating a hammerhead would serve the

new dwellings which from the existing and improved vehicular access point from Friars Lane. The community orchard would be laid out across most of the width of the site's southern boundary with the stream.

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 following documents were submitted with the Planning application

- 1) Planning statement
- 2) Biodiversity Validation checklist
- 3) Preliminary Ecological Assessment (phase 1) including a Protected species assessment
- 4) Arboricultural Impact Assessment
- 5) Tree Protection Plan
- 6) Draft heads of terms

5.2 The application is accompanied by a supporting planning statement and a supporting letter from the applicant enclosing a development brochure entitled "Monks Orchard - community at the heart of development"

5.3 Planning Statement describing the site and its surroundings, the planning history for the site with reference to refused application UTT/18/1437/FUL and reason the appeal was dismissed is set out within this statement

5.4 The supporting letter from the applicant identifies as to what it sees the Planning and community benefits of the scheme,

- a) Namely housing mix giving genuine choice to local people
- b) A locals only marketing event
- c) Four low cost rental homes with 10 year tenancies available for local people
- d) Contributing financially to improving road safety in the village
- e) Setting up a trust fund for local young people planting up, maintaining and managing a community orchard with the trading profits coming back into the trust fund incorporating a learning zone in the orchard for use by local school children and young peoples group gifting the orchard to the local parish council or the Woodlands Trust thus preserving this edge of the green belt
- f) The supporting letter concludes we feel our small development embodies in its own special way the very principles the District Council is promoting the new Garden Communities and we feel that other private development schemes could give more community benefit than might otherwise be required by the Planning regulations
- g) Further justification as to why the application should be approved have been put forward by the applicants agent during the assessment of this application including making reference to the offer of a pedestrian crossing by the applicant for the proposed community orchard
- h) application including making reference to the offer of a pedestrian crossing by the applicant for the proposed community orchard

5.5 The proposed scheme also seeks to gift the proposed Orchard to the Parish Council.

- 5.6 The proposed scheme is for 8no dwellings , 50% of which would be affordable and the proposed mix would be ;

Affordable rented

4no houses

Open market

4no houses

The development seeks to provide 5no 3 bedroom dwellings, 2no 2 bedroom dwellings and 1no 4 bedroom dwelling.

6. RELEVANT SITE HISTORY

- 6.1 The site has been the subject of three previously refused planning application and one withdrawn application as follow;

- 6.2 UTT/13/2531/OP - Outline application for the erection of 3 no. single storey Dwellings with all matters reserved except access, layout and scale (refused)
The above application was refused by the Council on three grounds, namely
(1) that the proposal would be harmful upon the character and openness of Green Belt
(2) a lack of information was submitted in support of the application in relation to ecology and biodiversity
(3) that the proposal made no contribution towards affordable housing

- 6.3 UTT/15/3109/FUL - Erection of 7 dwellings (withdrawn)
UTT/15/3816/FUL – Erection of 7no dwellings, associated road and landscaping (refused 24th December 2015 and dismissed at appeal)

- 6.4 The above-mentioned application was refused by the Council on grounds that development would be harmful within the Green Belt and have a greater impact that would diminish and result in an unacceptable reduction in the openness material of the Green Belt and was contrary to policy S6 of the Uttlesford District Local Plan as Adopted and the National Planning Policy Framework.

- 6.5 Application UTT/18/1437/FUL was refused Planning permission on similar grounds but it was considered that no special circumstances were put forward and justified to outweigh the level of intrinsic harm afforded to the Green belt.

- 6.6 Further reasons for refusal were due to no justification and mitigation measures were demonstrated within the associated documents submitted with the application.

- 6.7 Not enough consideration of provision for affordable housing was included within the proposed scheme

7. POLICIES

7.1 National Policies

**NPPF – February 2019
Planning Practice Guidance**

7.2 Uttlesford Local Plan (2005)

S7 Outside Development Limits

S6 Metropolitan Green Belt

GEN1 Access
GEN2 Design
GEN3 Flooding
GEN5 Light Pollution
GEN6 Infrastructure provision to protect development
GEN4 Good Neighbourliness
GEN7 Nature conservation
GEN8 Vehicle parking standards
ENV5 Protection of agricultural land
ENV8 Other Landscape Elements of Importance for Nature Conservation
H9 Affordable Housing
H10 Housing Mix
LC4 Provision of Outdoor Sport and Recreational Facilities Beyond
Development limits

7.3 Emerging Local Plan policies have been considered in the decision making Process

SP2 The Spatial Strategy 2011-2033
SP3 The Scale and Distribution of Housing Development
SP10 Protection of the Countryside
SP12 Sustainable Development Principles
SP13 Historic Environment
H1 Housing Density
H2 Housing Mix
H6 Affordable Housing
H10 Accessible and Adaptable Homes
TA1 Accessible Development
TA2 Sustainable Transport
TA2 Provision of Electric Charging Points
TA3 Vehicle Parking Standards
INF1 Infrastructure Delivery
INF4 High Quality Communications Infrastructure and Superfast Broadband
D1 High Quality Design
D2 Car Parking Design
D8 Sustainable Design and Construction
D9 Minimising Carbon Dioxide Emissions
EN7 Protecting and Enhancing the Natural Environment
EN10 Minimising Flood Risk
EN11 Surface Water Flooding
EN12 Protection of Water Resources
C1 Protection of Landscape Character

7.4 Supplementary Planning Documents Guidance

SPD Lifetime Homes
The Essex Design Guide (2005)
Parking Design and Access (2009)
Uttlesford Local Residential Parking Standards (2013)

8. PARISH COUNCIL COMMENTS

- 8.1 The Town Council strongly object to the above application on the following grounds;
The site is within the metropolitan green belt and outside the village envelope and previous applications have been turned down and the decision upheld at appeal

essentially on these grounds. Preservation of the MGB around Hatfield heath is in the present local plan and also in the proposed plan.

- 8.2 The applicants have attempted to overcome prior objections by proposing a community orchard to be gifted to either the Parish Council or the Woodland trust. The assertion that the Parish council would be interested is false and no other village organisation is interested. We believe this is to simply be a cynical attempt to overturn the previous planning decisions, since it will take a number of years for such an orchard to mature sufficiently to crop the tons of harvest that would be sold at profit and support the trust that the applicants wish to set up even if the regularly flooded land on which the orchard is proposed could be made arable. It is also unclear where people would park.
- 8.3 Parking and traffic we note that in the prior application Highways concentrated on the site itself rather than egress and access to the site which is down effectively a single track road from the Chelmsford road. The entrance to Friars Lane is in a 40mph zone and has experienced numerous accidents and near misses by severe congestion at peak times.
- 8.4 Friars Lane has no footpath and two normal sized vehicles cannot pass each other in a number of places leading to the site. The entrance to the site is situated on a severely restricted bend which we believe will cause major issues at peak times with people coming in and out. We are also concerned that there are no garages and a restricted number of parking spaces that will inevitably lead to inappropriate parking in Friars Lane itself both for the development and presumably for the orchard. Highways have provided no comment on any of these aspects of the proposal apart from giving advice on a potential pedestrian crossing across while at the same time refusing to provide such a facility where it is really needed in the village. They have not addressed the fact there is no footway to get to such a crossing up a virtually one track road.

9. CONSULTATIONS

HIGHWAY AUTHORITY (Essex County Council)

- 9.1 No objections, subject to the use of a condition

ECOLOGICAL SERVICES (Place Services)

- 9.2 No objections, subject to securing biodiversity mitigation and enhancement measures.

Extract: "I have reviewed the Preliminary Ecological Appraisal Report (Open Spaces, April 2018) supplied by the applicant, relating to the likely impacts of development on protected & Priority habitats and species, particularly bats and nesting birds and identification of proportionate mitigation

I am satisfied that there is sufficient ecological information available for determination of The community orchard will also provide benefits for wildlife

This provides certainty for the LPA of the likely impacts on Protected and Priority Species and, with appropriate mitigation measures secured, the development can be acceptable. I support the reasonable biodiversity enhancements that should also be secured by a condition on any consent.

ENVIRONMENTAL HEALTH

- 9.3 No comments have been received

SPECIALIST ARCHAEOLOGY ADVICE

- 9.4 **RECOMMENDATION:** An Archaeological Programme of Trial Trenching followed by Open Area Excavation No development or preliminary groundworks can commence until a programme of archaeological trial trenching and excavation has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.
Reason for Archaeological Recommendation

The Historic Environment Record shows that the proposed development lies within an area of potential sensitive archaeological deposits. To the north east of the proposed development, is a prehistoric landscape with cropmark evidence of a trackway and ring ditches (EHER19546) indicative of Bronze Age occupation. Cropmark evidence to the south of the proposed development also shows linear and amorphous features which could extend into the Site's boundaries

A recognised team of professionals should undertake the archaeological work. The archaeological work would comprise a programme of archaeological trial trenching of all areas of ground disturbance followed by open area excavation to assess the surviving heritage assets on the site and record them. A brief detailing the requirements of this work can be obtained from this office.

10. REPRESENTATIONS

- 10.1 13 letters of support have been received, 1 letter of objection and 3 letters of representation

Support: The proposal would make more efficient use of the land at this walkable edge of village location which has been underutilised for a long time, would provide for a pleasant layout and design, would provide urgently needed affordable housing for local people and offer schoolchildren the chance to learn about ecology in the proposed community orchard.

Object: Site lies outside development limits within the countryside and within the green belt. Revised layout does not overcome the fundamental green belt reasons for refusal. The use of Friars Lane for vehicular access would conflict with other road users, including runners and horse riders ("Friars Lane Loop"). Unlikely that the "community orchard" would be used by the community or supported by the Parish Council and should be seen as a sop for this market led development. Ecology issues concerning the stream.

11. APPRAISAL

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

- A Principle of development (ULP Policies S6, LC4, ENV5; NPPF)
- B Design and residential amenity (ULP Policy GEN2; NPPF)
- C Vehicular access and parking (ULP Policies GEN1, GEN8; NPPF)
- D Flood risk and drainage (ULP Policy GEN3; NPPF)
- E Infrastructure (GEN6)
- F Biodiversity (GEN7; NPPF)

A PRINCIPLE OF DEVELOPMENT

- 11.1 The Local Plan places the site as within the Metropolitan Green Belt (Local Plan Policy S6) and outside any established settlement limits, the Countryside. Both the NPPF and the Local Plan recognise that such locations need to be protected for its own sake; however this view does not amount to a bar to development in such areas
- 11.2 Policy S6 is designed to prevent coalescence of development around the metropolitan green belt and to preserve the green belt's openness. The site consists of an open field as a proposed location for housing development to the northern boundary and a proposed Orchard is to be sited to the South of the application site for benefit of the community.
- 11.3 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 within the defined village of Hatfield Heath ensures its consistency with paragraphs 78-79. It can be regarded that Hatfield Heath can be regarded as a sustainable area for development that has the benefit of good links to the centre of the Village.
- 11.4 The NPPF sets out a presumption in favour of sustainable development. This presumption is increased where there is no 5 year land supply for housing. In this regard, following the publication of the NPPF (February 2019) the Council has a 3.29 year land supply with a 147% delivery over the past three years.
- 11.5 Paragraph 133 of the revised NPPF (July 2018) advises that the Government attaches great importance to Green Belts wherein it is stated that "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".
- 11.6 Paragraph 134 sets out the five purposes of the Green Belt, including (c) "to assist in safeguarding the countryside from encroachment". Paragraph 143 states that "Inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances", whilst paragraph 144 states that "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".
- 11.7 In support of the application, the applicant has provided mitigating reasons as to why the proposed development at the site should not be considered as inappropriate Development within the MGB. In this regard, it is stated that the proposal by reason of the site's location should be treated as being a form of "limited infilling in villages" and as such complies with criterion (c) of paragraph 145 of the NPPF, notwithstanding that the site lies just outside village development limits. It is also contended that the site can be reasonably, if not loosely described as representing an infill site where the Council in its pre-application meeting with the applicant suggested that it could be regarded as such. The applicant also makes reference to the Council's 2015 SHLAA assessment of the site which states that "The site is surrounded by residential gardens and does not intrude into the open countryside".

- 11.8 The applicant further contends that there is in any case clear and compelling very special circumstances which also justify the "sensitive development" of the application in this instance, including the provision of on-site affordable housing (see further discussion below), adding that "these very special circumstances would clearly outweigh any substantial weight to be given to the potential harm to the Green Belt by reasonableness, and any other harm", stating that the development would have limited additional harm beyond "definitional harm" in view of the revised housing layout and also community orchard proposed for the southern end of the site in response to comments made by the Planning Inspector and at pre-application stage. As such, the applicant makes the case that the principle of the proposed development in green belt terms is fully acceptable and that the development would not conflict with the ability of the Green Belt within the site and surrounding area to fulfil the stated purposes of the Green Belt.
- 11.9 It is reasonable to conclude from these design and site layout adjustments that the revised scheme would have a lesser harm on the Green Belt at this semi-rural location than the previously refused scheme whereby it would have a better containment in character.
- 11.10 The revised scheme would, however, still be exposed to the south along Friars Lane as the land within the site slopes down from Chelmsford Road towards the stream and as it would take some time for any orchard planting at the southern end of the site to become fully established, notwithstanding the extent of planting which would be carried out. Consequently, the development would still be visible to longer views along Friars Lane when approaching the site from the south, which gradually rises up from the stream beyond.
- 11.11 It is considered from this that the revised scheme would constitute more than "definitional harm" as asserted by the applicant and would instead have a significant impact on the openness and permanence of the site and its immediate surroundings. This view is reinforced by the 2018 update to the 2015 SHHLA/Call for Sites for the application site makes reference to the 2015 refused application for residential development in its re-evaluated assessment for the site when it states that;
- "At an appeal into the refusal of 7 dwellings the Inspector concluded that the development and use of the land would erode openness on a site that is open at present, and having mind to the statement in the Framework on the essential characteristics of Green Belts, significant weight attaches to this adverse effect. Two of the purposes of the Green Belt stated in national policy would not be supported. The site forms part of Parcel 22 in the Green Belt Review 2016 which was found to have a 'strong' value in meeting the purposes of the Green Belt. The site does contribute to the functions of the Green Belt and therefore development is considered unsuitable".*
- 11.12 The applicant claims that the current scheme merits "very special circumstances" on the grounds that the site scored favourably in the Council's 2015 SHLAA/Call for Sites Assessment subject to the results of the Council's Green Belt review, as the scheme would incorporate two affordable housing units where these would be secured for local housing needs as part of the overall housing provision for the site, as both a community orchard and crossing point across Chelmsford Road would be provided and as the Council does not have a 5 year housing supply and the housing scheme would contribute to local housing delivery.
- 11.13 In terms of what constitutes "Very special circumstances", the answer to the question firstly depends on the weight of each of the factors put forward whereby the degree

of weight to be accorded to each is a matter for the decision taker acting within the "Wednesbury Principles". The first is to determine whether any individual factor taken by itself outweighs the harm and the second is to determine whether some or all of the factors in combination outweigh the harm.

- 11.14 There is case law that says that a number of factors, none of them "very special" when considered in isolation, may when combined together amount to very special circumstances and that "there is no reason why a number or factors ordinary in themselves cannot combine to create something very special. The weight to be given to any particular factor will be very much a matter of degree and planning judgement and something for the decision-taker. Neither is there any categorical way of deciding whether any particular factor is a 'very special circumstance' and the case must be decided on the planning balance qualitatively rather than quantitatively what is required of the decision taker above all is a value judgement.
- 11.15 After evaluating the current revised scheme and assessing the weight of each of the influencing factors put forward in support of the proposed development to claim very special circumstances, it is considered on balance that these factors taken both individually or in combination would not amount to very special circumstances (i.e. something very special) to outweigh the intrinsic and significant harm which the Council considers the proposal would still have on the openness of the Green Belt at this "greenfield" location in its revised form when assessed qualitatively balance notwithstanding the changes which have been made.

B DESIGN & RESIDENTIAL AMENITY

- 11.16 Policy GEN2 requires, inter alia, development to be compatible with the scale, form, layout and appearance of surrounding buildings and to provide an environment which meets the reasonable needs of all potential users. The proposed dwellings are considered to be of an acceptable design and the proposed mix of materials would be appropriate
- 11.17 Essex Design Guide which is non-adopted supplementary guidance sets out the requirement for minimum garden sizes. It is considered that the proposed scheme comply with the guidance as it is considered the site can accommodate a development of this scale comfortably and would appear sustainable and would not lead to a loss of privacy to occupiers of neighbouring occupiers.
- 11.18 Residential amenity is assessed in terms of a proposal's impact upon privacy levels for neighbouring occupiers, whether the development would cause excessive overshadowing or create a visually dominant feature.
- 11.19 Residential amenity must be considered in terms of the impact on future occupiers of the development and on existing homeowners
- 11.20 The proposal relates to a form of development outside the settlement boundary on the Southern part of the site close to nearby neighbours Katalba in close proximity to their rear boundary.
- 11.21 The proposed dwellings for plots 1-5 would have good separation distances to the northern part, and the west side of the site. Sufficient distance to the boundary of nearby properties Oakhanger and Heritage Cottage would not result in any potential overlooking or overbearing as a result of the proposed scheme and the siting of development.

- 11.22 It is clear that careful consideration has been made to this revised scheme and the layout and design improvements to the previously refused application have considerably improved. The fact the applicant has addressed the previous reason for refusal in that the scheme failed to provide a sufficient level of affordable housing is of merit. However, there is still the impact upon the green belt to consider and it is considered the very special circumstances (as stated by the applicant) has not in this case been demonstrated that would outweigh the intrinsic harm afforded to the openness of the green belt.
- 11.23 In addition, there is no national or local policy requirement for a scheme of this size to provide affordable housing. Indeed, the Planning Practice Guidance states that affordable housing should only be sought for residential developments that are major developments. In this instance the proposal is for 8 dwellings and this falls below the threshold for major development. Therefore, the Council has no mechanism for securing affordable housing provision on this development.
- 11.24 No supporting evidence has been submitted with the application to demonstrate that there is a need for affordable housing on an exception site within the Green Belt, one of the exceptions permitting development within the Green Belt. Whilst the applicant indicates that the proposed affordable housing would be for local need they have not submitted a Unilateral Undertaking to secure this provision. Furthermore, the provision is disproportionate to the scheme and does not comply with s122 of the CIL Regulations.
- 11.25 Reference has been made following the granting of Planning consent on UTT/18/0811/OP comparing the two schemes. However the circumstances of this application are somewhat different and the site does not completely lie within the green belt the two schemes cannot be considered comparable. Furthermore, the two schemes are significantly different in nature and scale in terms of their impact upon the green belt.
- 11.26 As discussed above, the proposal represents inappropriate development and no very special circumstances have been demonstrated that would outweigh the harm to the green belt. The proposal would cause demonstrable harm to the Green Belt and is contrary to policy S6 of the Uttlesford Local Plan (adopted 2005) and Government Guidance contained within the National Planning Policy Framework.
- 11.27 It is not considered that the shortage of housing land, irrespective of the degree of deficit, represents the Very Special Circumstances listed in Paragraph 89 to justify the setting aside of Green Belt status. Uttlesford has a very limited area of Metropolitan Green Belt within its district and it is not considered appropriate for Green Belt land to be developed or that it should be necessary to contribute towards the Councils five year supply of housing.

C VEHICULAR ACCESS & PARKING

- 11.28 The most up-to-date policy for the consideration of sustainable at transport modes is provided paragraph 103 of the NPPF, which seeks a balance between facilitating some level of growth in settlements of all sizes while ensuring that 'significant development' is focused on locations with good sustainable transport options. In this instance, it is likely that there would be a strong link to the village by the means of walking without the reliance on car travel to meet most day-to-day needs.
- 11.29 The means of vehicular access would be from Friars Lane. Highways have been consulted and do not object to this aspect of the scheme. With regards to the

proposed pedestrian Highways have not commented on this aspect of the application.

D FLOOD RISK & DRAINAGE

- 11.30 The site is within Flood risk zone 1, meaning the site is not at risk of flooding and further drainage details would be requested as a condition.

E INFRASTRUCTURE

- 11.31 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.

F BIODIVERSITY

- 11.32 Taking into account the comments of the Councils ecologist it is considered unlikely the proposed development would have significant adverse effects on protected species or valuable habitats. It is therefore concluded that the proposal accords with the above policies.

G OTHER MATERIAL CONSIDERATIONS

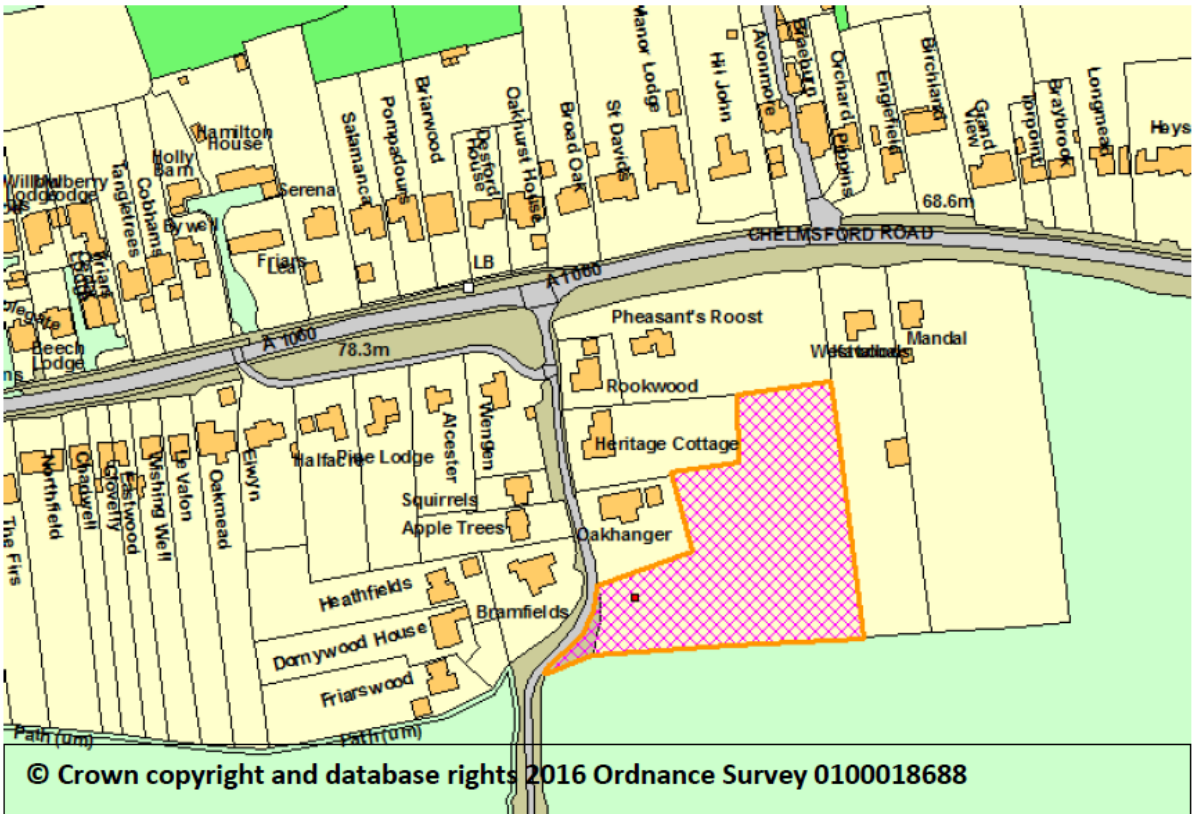
- 11.33 The proposal also includes the provision of a community Orchard with proposals to hand this over to the Parish Council. However, the Parish Council has made it very clear in their response that they do not wish to have the Orchard. The provision of this facility is not a requirement for the development and to secure it by way of a s106 Legal Obligation would be contrary to s122 of the Community Infrastructure Levy Regulations. The applicant has not provided any mechanism to provide this outside of the Planning System.

CONCLUSION

The proposed development would amount to inappropriate development leading to significant harm to the openness and permanence of the Green belt at this edge of village location and fails to amount to very special circumstances to justify approval of the proposed development. As such the development is unacceptable and is contrary to NPPF relating to green belt protection.

RECOMMENDATION – REFUSAL

- 1 The site is within the area identified in the Uttlesford District Local Plan as Metropolitan Green Belt. The proposal to construct 8 dwellings and associated service road is defined as being an inappropriate development and by definition would be harmful within the Green Belt. In addition the substantial built form proposed and its presence on the site would have a greater material impact that would diminish and result in an unacceptable reduction in the openness of the Green Belt and conflict with the purposes of including land within the Green Belt. The benefits and mitigation put forward by the applicant in support of the proposal do not individually or cumulatively amount to very special circumstances sufficient to overcome the level of intrinsic harm which would be caused to justify the proposal. Accordingly, the proposal is contrary to ULP Policy S6 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.



Organisation: Uttlesford District Council
Department: Planning
Date: 28 March 2019