

## UTT/18/2959/DFO (SAFFRON WALDEN)

(Major)

<b>PROPOSAL:</b>	<b>Reserved matters following UTT/16/2210/OP for 85 residential dwellings including all necessary infrastructure and landscaping. Details of appearance, landscaping, layout and scale.</b>
<b>LOCATION:</b>	<b>Land East of Little Walden Road, Saffron Walden</b>
<b>APPLICANT:</b>	<b>Abbey Development Ltd</b>
<b>AGENT:</b>	<b>CMYK (Planning and Design) Ltd</b>
<b>EXPIRY DATE:</b>	<b>7 June 2019</b>
<b>CASE OFFICER:</b>	<b>Luke Mills</b>

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### **1. NOTATION**

1.1 Countryside; County Wildlife Site (part).

### **2. DESCRIPTION OF SITE**

2.1 The site comprises 4.47 ha of undeveloped agricultural land to the east of Little Walden Road and to the north of St Mary's View, Saffron Walden.

### **3. PROPOSAL**

3.1 The application is for the approval of reserved matters following a grant of outline planning permission via an appeal on 21 August 2017 (UTT/16/2210/OP). The outline permission included the approval of access, with the current application seeking the approval of appearance, landscaping, layout and scale.

3.2 A full Accommodation Schedule is appended to this report.

### **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:

- Planning Statement
- Design & Access Statement
- Arboricultural Impact Assessment & Method Statement
- Soft Landscape Specification
- Drainage Statement

- Surface Water Drainage Maintenance Plan
- SuDS Checklist

5.2 The following documents have been submitted during the determination period:

- Revised Landscape and Ecological Management Plan
- Construction Environmental Management Plan (CEMP): Ecology
- Revised Drainage Statement
- Revised Arboricultural Impact Assessment & Method Statement
- Revised Surface Water Drainage Maintenance Plan

## 6. RELEVANT SITE HISTORY

6.1 Outline planning permission, with all matters reserved except access, was refused in December 2016 (UTT/16/2210/OP). The subsequent appeal was allowed.

6.2 An alternative scheme was submitted between the Council's decision and the appeal decision (UTT/17/0522/OP). Permission was refused and no appeal was submitted.

## 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

ENV3 – Open Spaces and Trees  
ENV4 – Ancient Monuments and Sites of Archaeological Importance  
ENV5 – Protection of Agricultural Land  
ENV7 – The Protection of the Natural Environment – Designated Sites  
ENV8 – Other Landscape Elements of Importance for Nature Conservation  
ENV13 – Exposure to Poor Air Quality  
ENV14 – Contaminated Land  
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) (2019)  
- paragraphs 11, 63, 73, 78-79, 102-111, 127-130, 155-165, 170, 175, 178-179, 180, 181 & 189-199  
Planning Practice Guidance (PPG)  
- Air quality  
- Conserving and enhancing the historic environment  
- Design  
- Flood risk and coastal change  
- Housing: optional technical standards  
- Land affected by contamination  
- Light pollution  
- Natural environment  
- Rural housing

### **Other Material Considerations**

- 7.7 West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (2015)  
Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)  
Air Quality Action Plan 2017 – 2022  
NPPF 2019 – Five Year Housing Land Supply update (March 2019)  
Landscape Character Assessment (LCA) (2006)  
Historic Settlement Character Assessment (2007)  
Emerging Local Plan  
- The Spatial Vision  
- SP 1 The Presumption in Favour of Sustainable Development  
- SP 2 The Spatial Strategy 2011-2033  
- SP 3 The Scale and Distribution of Housing Development  
- SP 9 Development Within Development Limits  
- SP 12 Sustainable Development Principles  
- H 1 Housing Density  
- H 2 Housing Mix  
- H 6 Affordable Housing  
- H 10 Accessible and Adaptable Homes  
- TA 1 Accessible Development

- TA 2 Sustainable Transport
- TA 2 The Provision of Electric Charging Points
- TA 3 Vehicle Parking Standards
- TA 4 New Transport Infrastructure or Measures
- INF 1 Infrastructure Delivery
- INF 2 Protection, Enhancement and Provision of Open Space, Sports Facilities and Playing Pitches
- INF 3 Health Impact Assessments
- INF 4 High Quality Communications and Super-Fast Broadband
- D 1 High Quality Design
- D 2 Car Parking Design
- D 8 Sustainable Design and Construction
- D 9 Minimising Carbon Dioxide Emissions
- EN 1 Protecting the Historic Environment
- EN 5 1 Scheduled Monuments and Sites of Archaeological Importance
- EN 7 Protecting and Enhancing the Natural Environment
- EN 10 Minimising Flood Risk
- EN 11 Surface Water Flooding
- EN 12 Protection of Water Resources
- EN 15 Air Quality
- EN 16 Contaminated Land
- EN 18 Light Pollution
- C 1 Protection of Landscape Character
- SAF 2 Land East of Little Walden Road

## **8. TOWN COUNCIL COMMENTS**

### **8.1 Objection, on the following grounds:**

“1) That the open market housing mix is heavily weighted towards larger houses, with 71% of the proposed open market housing development being 4- or 5-bedroom houses, and zero 1- or 2-bedroom houses. The Saffron Walden Neighbourhood Plan has identified a lack of and a need for, smaller homes in Saffron Walden;

2) That the design layout is inconsistent with the Essex Design Guide and therefore contrary to Policy D1 High Quality Design of the Regulation 19 Local Plan;

3) That the roads appear to be narrow and many do not have pavements, raising a concern about access for emergency and refuse vehicles;

4) That no detail is provided on the design of the SuDs and therefore that there is no clarity on the effect that a high level of rainfall on would have on Little Walden Road;

5) That the parking court is not over looked and may be considered to be unsafe by some users, which will encourage some residents to park on the streets (further complicating the problem of narrow streets and access for emergency services and rescue vehicles);

6) That the internal finished areas of the affordable housing 2-bedroom flats do not meet the nationally described space standards which is unacceptable, and which is contrary to Policy D1 of the Regulation 19 Local Plan High Quality Design which specifies that “*development should meet the nationally*

*described space standards.*” For clarity, the nationally described space standard for this size of dwelling being 70sqm, whereas the proposed dwellings are 66.31;

7) That no lighting plan has been submitted for the development;

8) That there is no clarity on the link between the development and St Mary’s View;

9) That there is no ecological consideration given to surface treatments for car parking; and

10) That there is no detail provided on facilities for charging plug-in vehicles, contrary to the Regulation 19 Local Plan Policy TA2 Sustainable Transport and Provision of electric charging Points, which specifies requirements per dwelling.”

## **9. CONSULTATIONS**

### **Highway Authority (Essex County Council)**

9.1 No objections, subject to conditions. Extract:

“From a highway and transportation perspective the impact of the layout and design of the proposal as shown in drawing number 1770/P10.2/B is acceptable to the Highway Authority subject to the following mitigation and conditions...”

### **Essex Police**

9.2 No objections to the proposed layout, although would wish to comment on the proposed lighting, boundary treatments and physical security measures.

### **Lead Local Flood Authority**

9.3 No objections, subject to conditions.

### **Ecological Consultant (Place Services)**

9.4 No objections, subject to the use of conditions to secure biodiversity mitigation and enhancement measures. Extract:

“We have reviewed the additional ecological information provided in relation to our comments on 15 March 2019 on impacts to protected species; Revised Landscape Proposals, Revised Landscape and Ecological Management Plan and Revised Construction Environmental Management Plan Rev A.

Details of reptile mitigation, enhancement and monitoring have now been provided in the Landscape and Ecological Management Plan Rev B (ACD Environmental, 16 April 2019).

The revised Landscape Proposals drawing ABBEY22054-11E 1 of 5 (Abbey New Homes, Oct. 2018) now shows the hop-over points for bats to deliver mitigation as required by the Appeal decision notice.

We are satisfied that there is sufficient ecological information available for determination of this Reserved Matters application.

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 made acceptable. I support the reasonable biodiversity enhancements that should also be secured by a condition on any consent.”

### **Environmental Health**

- 9.5 No objections.

### **Housing Enabling Officer**

- 9.6 Generally supportive of the scheme but concerned regarding the suitability of the 3-bed, 5-person affordable homes. Extract:

“The delivery of affordable housing is one of the Councils’ corporate priorities. To meet the need in the District, the Council requires homes to meet the following standards; 1 bed property house 2 people, 2 bed properties house 4 persons, 3 bed properties house 5 persons and 4 bed properties house 6 persons. This is in line with the 1985 Housing Act and Welfare Reform Act 2012.

The applicant has submitted plans that show 3 bed properties housing 5 people over 3 stories, ie, a double bed room is in the roof of the property. This has raised concerns from housing association partners and Council colleague who have cited a lack of demand for this type of housing due to the layout, the size of rooms and the significant loss of revenue from empty properties.

... Recent 3 storey properties delivered in Uttlesford were empty for 6 weeks as all interested applicants declined them due to the layout, echoing the issues raised above.

Evidence from the Council’s Housing Register show there is a strong need for 3 bed properties in the District for families who have more than 2 children. The need is based on overcrowding, medical issues or homelessness due to no fault eviction from the private rented sector.

Previous 3 storey properties were empty for 6 weeks, causing a significant loss of rental income for the housing association. This is revenue that cannot be recouped and will show as a loss on the housing associations accounts. It also caused additional work for the Council’s and housing associations allocation teams.

The Housing Strategy Team is supportive of this scheme, however, as evidenced above, there is concern about the layout of the 3 bed homes. A more traditional house over 2 stories would meet the needs better of the residents of Uttlesford and prevent unnecessary loss of income for housing association partners.”

### **Anglian Water**

- 9.7 No objections, subject to the use of a condition to secure a foul water strategy.

### **Affinity Water**

- 9.8 Advises that the site is located in a Groundwater Source Protection Zone, and that groundwater pollution risk should be minimised.

### **UK Power Networks**

- 9.9 General advice on safe working near electrical lines/plant.

### **London Stansted Airport**

- 9.10 No objections.

### **NATS Safeguarding**

- 9.11 No objections.

## **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) Harm to the character and appearance of the area
- 2) The proposed play area would adversely affect the amenity of existing residents
- 3) Dangerous cycle path layout
- 4) Potential adverse effects on biodiversity
- 5) Increased flood risk
- 6) The proposed layout is different to that presented in the previous application
- 7) Increased traffic congestion
- 8) Increased air pollution
- 9) Inadequate infrastructure to support the development e.g. education, healthcare, police
- 10) Dispute regarding land ownership and right of way adjacent St Mary's View

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

- 1) – 4) Covered in the below appraisal.

5) Flood risk was mainly considered in the determination of the outline application, although the effect of the proposed layout on the achievement of a suitable sustainable drainage system (SuDS) is covered in the below appraisal.

6) The matter of layout was reserved at the outline application stage.

7) – 9) These issues were covered in the determination of the outline

application.

10) The proposed site area is the same as that shown in the outline application, with all appropriate ownership declarations having been made. It should be noted that land ownership and rights of way would not be affected by a decision to approve this application.

## **11. APPRAISAL**

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

- A Location of housing (S7, H1, 78-79 & PPG)
- B Character and appearance (S7, GEN2, GEN5, ENV3, 127-130, 170 & PPG)
- C Transport (GEN1, GEN8 & 102-111)
- D Accessibility (GEN2, 127 & PPG)
- E Crime (GEN2, 127 & PPG)
- F Amenity (GEN2, GEN4, GEN5, 127, 180 & PPG)
- G Flooding (GEN3, 155-165, PPG & SFRA)
- H Infrastructure (GEN6)
- I Biodiversity (GEN7, ENV7, ENV8, 175 & PPG)
- J Archaeology (ENV4, 189-199 & PPG)
- K Agricultural land (ENV5 & 170)
- L Air quality (ENV13, 181 & PPG)
- M Contamination (ENV14, 178-179 & PPG)
- N Affordable housing (H9 & 63)
- O Housing mix (H10 & SHMA)
- P Housing land supply (11 & 73)

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

- 11.1 Compliance with the above policies was addressed at the outline stage.

### **B Character and appearance (S7, GEN2, GEN5, ENV3, 127-130, 170 & PPG)**

- 11.2 The proposed development applies a traditional style to a variety of house types, arranged to form well-defined street scenes. Two public open spaces would be created, with that in the south-eastern corner also containing a play area. Taking into account the landscaping proposals for the site boundaries, it is considered that the development would assimilate well into its edge-of-town surroundings. It is therefore concluded that the proposal accords with the above policies insofar as they relate to character and appearance.

- 11.3 It is noted that conditions 14, 15 and 20 of the outline planning permission require the separate approval of lighting details, tree protection measures and site section drawings.

### **C Transport (GEN1, GEN8 & 102-111)**

- 11.4 Sustainable transport and highway capacity were addressed at the outline stage, with the Reserved Matters application confirming details of the layout, parking provision and pedestrian/cycle link to St Mary's View. Taking into account the comments of the highway authority, it is considered that there would be no adverse effects on road safety or efficiency. Furthermore, suitable off-street parking provision would be made in accordance with the

Council's minimum standards.

- 11.5 It is noted that conditions 5, 6 and 8-11 of the outline planning permission secure various transport-related details.

**D Accessibility (GEN2, 127 & PPG)**

- 11.6 Condition 19 of the outline planning permission secures compliance with the accessibility standards in Requirement M4(2) and M4(3) of the Building Regulations, in accordance with the above policies.

**E Crime (GEN2, 127 & PPG)**

- 11.7 Taking into account the comments of the Crime Prevention Officer at Essex Police, it is considered that the proposed design ensures that there would be no significant risks of crime. It is therefore concluded that the proposal accords with the above policies insofar as they relate to crime prevention.

**F Amenity (GEN2, GEN4, GEN5, 127, 180 & PPG)**

- 11.8 Taking into account The Essex Design Guide, which constitutes non-adopted but useful guidance, it is considered that the proposed private amenity spaces would be of a suitable size and layout. All private rear gardens would meet or exceed the suggested minimum standards, and the 5 sq m balconies/terraces for the flats are considered useable and sufficient for such small dwellings given the easy access to new public open spaces.

- 11.9 Taking into account the minimum standards in The Essex Design Guide, it is considered that there would be no significant adverse effects on the amenity of existing or future residents with respect to daylight, privacy or overbearing impacts. It is therefore concluded that the proposal accords with the above policies insofar as they relate to amenity. It is noted that condition 14 of the outline planning permission secures full details of all external lighting.

**G Flooding (GEN3, 155-165, PPG & SFRA)**

- 11.10 Taking into account the comments of the lead local flood authority, it is considered that an appropriate sustainable drainage system (SuDS) could be secured through the approval of details reserved by conditions 16 and 17 of the outline planning permission.

**H Infrastructure (GEN6)**

- 11.11 Contributions towards off-site infrastructure were secured where appropriate through the outline planning permission. It is noted that Anglian Water has altered its position with the current application, requesting that a foul water strategy should be agreed. However, this is considered unnecessary for the Reserved Matters application, which does not relate to the principle of development.

**I Biodiversity (GEN7, ENV7, ENV8, 175 & PPG)**

- 11.12 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.

- 11.13 The suggested condition relating to lighting details effectively duplicates condition 14 of the outline planning permission and is therefore considered unnecessary. It is noted that conditions 12 and 13 of the outline permission require the approval of ecological details, which have also been submitted with the current application and found to be acceptable.

**J Archaeology (ENV4, 189-199 & PPG)**

- 11.14 Compliance with the above policies was addressed at the outline stage, with condition 18 of the permission securing appropriate archaeological investigation.

**K Agricultural land (ENV5 & 170)**

- 11.15 Compliance with the above policies was addressed at the outline stage.

**L Air quality (ENV13, 181 & PPG)**

- 11.16 Compliance with the above policies was addressed at the outline stage.

**M Contamination (ENV14, 178-179 & PPG)**

- 11.17 Compliance with the above policies was addressed at the outline stage.

**N Affordable housing (H9 & 63)**

- 11.18 The provision of 34 affordable homes was secured when outline planning permission was granted, with the Reserved Matters application adding details of their position and design. Taking into account the comments of the Housing Enabling Officer, it is considered that the development would generally provide suitable affordable housing. However, it has been noted that the seven three-bedroom units would have an inconvenient layout that could make them difficult to let.
- 11.19 It is concluded that the proposal accords with Policy H9 on the basis that it provides a suitable number of affordable homes in a broadly appropriate mix. In the absence of any detailed policy on the internal layout of affordable housing, it is considered that the above reservations regarding the three-bedroom units do not represent a conflict with policy. Nevertheless, it should be noted that any difficulties that the applicant may encounter when a Registered Provider is engaged would not lead to a reduction in affordable housing provision. Ultimately, amended designs would need to be authorised through a new planning application.

**O Housing mix (H10 & SHMA)**

- 11.20 Policy H10 requires that a significant proportion of market housing is provided in the form of small dwellings with two or three bedrooms. The most up-to-date housing needs are presented in the SHMA, which suggests that the requirement for small dwellings remains but is skewed towards three-bedroom rather than two-bedroom properties. The below table compares the SHMA requirements with the proposed housing mix:

<b>Market house type</b>	<b>SHMA</b>	<b>Proposal</b>
1 bed flat	140 (1.4%)	0
2+ bed flat	80 (0.8%)	0
2 bed house	690 (7.1%)	4 (8%)
3 bed house	4,290 (44.2%)	22 (43%)
4 bed house	3,110 (32%)	23 (45%)
5+ bed house	1,410 (14.5%)	2 (4%)
<b>Total</b>	<b>9,700 (100%)</b>	<b>51 (100%)</b>

11.21 It is concluded that the proposal aligns well with the housing mix requirements and complies with Policy H10.

**P Housing land supply (11 & 73)**

11.22 Compliance with the above policies was addressed at the outline stage.

**12. CONCLUSION**

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

**A** The submitted Reserved Matters would not cause conflict with the development plan or the NPPF, and no material considerations indicate that the application should be refused. It is therefore recommended that approval be granted.

**RECOMMENDATION – APPROVAL WITH CONDITIONS**

**Conditions**

1. Prior to any works above slab level, full details of the following external finishes for the dwellings (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.

2. Prior to occupation of any dwelling, full details of the following hard landscaping works (including samples and/or photographs as appropriate) must be submitted to and approved in writing by the local planning authority:

- Hard surfaces
- Boundary treatment

All hard landscape works must be carried out in accordance with the

approved details.

REASON: To ensure compatibility with the character of the area and the incorporation of crime prevention measures, in accordance with Policy S7 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

3. Prior to any works above slab level for the substation shown on Drawing No. 1770/P/10.02, full details of its elevations and external finishes must be submitted to and approved in writing by the local planning authority. The substation must be erected in accordance with the approved details.

REASON: To ensure compatibility with the character of the area and the incorporation of crime prevention measures, in accordance with Policy S7 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

4. All planting, seeding or turfing and soil preparation comprised in the approved landscaping details 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.

5. The development must be carried out in accordance with the ecological mitigation and enhancement measures and/or works recommended in the submitted Construction Environment Management Plan : Ecology (ACD, April 2019) and Landscape and Ecological Management Plan Rev B (ACD, April 2019).

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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

6. Throughout the period of construction of the development, on-site provision must be made for:
  - i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development
  - iv. wheel and underbody cleaning facilities

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety and in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

7. Prior to occupation of each dwelling, its associated garage or cycle store must be completed in accordance with the approved drawings.

REASON: To ensure appropriate cycle parking provision is made, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

8. The proposed turning heads must include the entire area required for the turning movements as shown on Drawing No. E3843/796/B, and must be constructed to adoptable standards and maintained free from permanent obstruction within the site at all times for that sole purpose.

REASON: To ensure that large vehicles including refuse vehicles can safely navigate the site, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

**Appendix:  
Accommodation Schedule**

<b>Plot</b>	<b>Tenure</b>	<b>Bedrooms (No.)</b>	<b>Garden (sq m)</b>	<b>Parking (No.)</b>
1	Market	4	139	3
2	Market	3	118	2
3	Market	4	163	4
4	Market	4	119	4
5	Market	3	136	2
6	Market	3	111	2
7	Market	2	58	2
8	Market	3	111	2
9	Affordable	4	152	3
10	Affordable	2	66	2
11	Affordable	2	63	2
12	Affordable	2	58	2
13	Affordable	2	58	2
14	Affordable	2	58	2
15	Affordable	2	65	2
16	Market	4	108	3
17	Market	3	100	2
18	Market	3	104	2
19	Market	2	80	2
20	Market	2	54	2
21	Market	3	107	2
22	Affordable	2	5	2
23	Affordable	1	5	1
24	Affordable	1	5	1
25	Affordable	2	5	2
26	Affordable	2	5	2
27	Affordable	2	5	2
28	Affordable	2	5	2
29	Affordable	2	5	2
30	Affordable	2	5	2
31	Market	3	103	2
32	Market	4	112	3*
33	Market	3	104	2
34	Market	4	101	3*
35	Market	3	118	2
36	Market	4	153	3*
37	Market	5	186	3
38	Market	4	120	3
39	Market	3	102	2
40	Market	3	130	2
41	Market	4	103	4
42	Market	4	101	3*
43	Market	3	106	2
44	Market	3	100	2
45	Market	3	101	2
46	Market	3	100	2
47	Affordable	3	100	2
48	Affordable	3	106	2

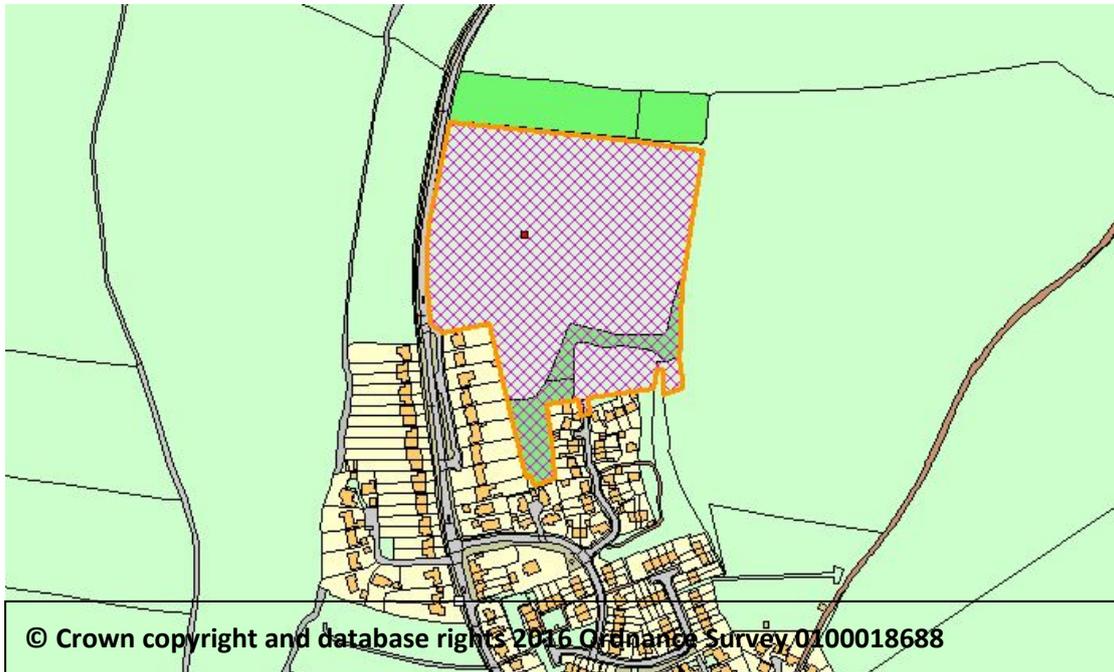
49	Affordable	3	116	2
50	Affordable	3	117	2
51	Affordable	2	116	2
52	Affordable	2	138	2
53	Market	4	224	3
54	Market	4	107	3
55	Market	3	103	2
56	Market	3	103	2
57	Market	3	107	2
58	Market	2	65	2
59	Affordable	2	5	2
60	Affordable	2	5	2
61	Affordable	2	5	2
62	Affordable	2	5	2
63	Affordable	2	5	2
64	Affordable	2	5	2
65	Affordable	2	5	2
66	Affordable	2	5	2
67	Affordable	2	5	2
68	Affordable	2	118	2
69	Affordable	2	107	2
70	Affordable	2	105	2
71	Market	4	105	3
72	Market	3	125	2
73	Market	3	124	2
74	Market	4	108	3
75	Market	4	100	3*
76	Market	4	103	3
77	Market	3	122	2
78	Market	3	113	2
79	Market	4	143	3*
80	Market	4	180	3*
81	Market	4	113	3
82	Market	4	122	3
83	Market	4	304	3*
84	Market	4	228	3*
85	Market	5	248	3
Visitors	-	-	-	22

\* One space comprises an unallocated space adjacent the property.

NB: Where three spaces are arranged end-to-end, the provision is calculated as two spaces only.

Application: UTT/18/2959/DFO

Address: Land East of Little Walden Road, Saffron Walden



Organisation: Uttlesford District Council

Department: Planning

Date: 17/05/2019