

UTT/18/2959/DFO (SAFFRON WALDEN)

(Major; Deferred from 5 June meeting)

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

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 (Appendix A).

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 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, details of which are appended to this report (Appendices B and C).

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
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. Concerns include:

- i) Inappropriate market housing mix
- ii) The affordable housing does not meet national space standards
- iii) Inadequate electric vehicle charging provision
- iv) Inadequate public open space provision
- v) Lack of full fibre broadband connectivity, which is necessary to facilitate home working
- vi) Inadequate detail on energy and water efficiency

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

- i) Covered in Section O of the below appraisal.
- ii) The Council does not have an adopted policy on space standards, nor has it adopted the national standards. Nevertheless, the 3- and 4-bed affordable homes would meet the national standards, while the 2-bed homes would be only 1 sq m smaller.
- iii) Covered in Section C of the below appraisal.
- iv) The Council does not have an adopted policy on public open space standards.
- v) The Council does not have an adopted policy requiring full fibre broadband connections.
- vi) The Council has not adopted energy and water efficiency standards.

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 revised drawing number [1770/P/10.02 E] is acceptable to the Highway Authority subject to the following mitigation and conditions...”

Essex Police

9.2 No objections. However, comments as follows:

Regards the landscaping we noted within the landscape guide that it covers existing planting and the maintenance of the landscaping but here we are keen to ensure that species used and such maintenance takes into consideration ensuring the natural surveillance over the play area for the safety of those using it. As a matter of interest the new Secured by Design Homes 2019 guide now include planting and landscaping advice that has been edited by the RHS.

Physical security needs to reflect those risk commensurate requirements for windows, doors and locking etc. The lighting should ensure that there is overall uniformity of lighting at appropriate levels with minimal shadow or dark patches. These are also all illustrated within the current SBD 2019 Homes Guide.

As mentioned within our earlier comment we would like to see the developer through consultation and engagement seek to achieve a Secured by Design "Gold award" for this development, thereby demonstrating that those recommendations within the current guide intended to ensure the safety and security of residents and neighbours have been followed.”

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 from most recent response (03/09/2019):

“We have considered the recent record of Common Lizard and are satisfied that the previously submitted details for reptile mitigation, enhancement and monitoring – Landscape and Ecological Management Plan Rev B (ACD Environmental, 16 April 2019) – will provide sufficient to protection from the development. 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.

As no other detail is relevant to ecology, we have no further comments to

make on this application. We recommend that the ecological conditions suggested in our response of 15 May 2019 as attached to any revised consent.”

Environmental Health

- 9.5 No objections.

Housing Enabling Officer

- 9.6 No objections. Initial issues regarding the three-bedroom affordable homes have been resolved through the submission of revised plans. Extract:

“I confirm the amended plans for the affordable 3 bed, 5 person house on this scheme is acceptable and meets the 1985 Housing Act requirements and the policy of the Council.”

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 when the application was submitted and upon receipt of revised plans, 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 contravenes that approved by the outline permission
- 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. However, the requirement for electric vehicle charging points in Condition 9 of that permission is not entirely compatible with the most up-to-date national policy at paragraph 110e of the NPPF, which requires developments to "be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations." It is therefore considered appropriate to secure through a further planning condition full details of how a charging point would be enabled at each dwelling.

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. While the advisory comments regarding the Secured by Design initiative are noted, there is no adopted planning policy that requires achievement of a 'Gold' award. 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 In accordance with the outline planning permission and Policy H9, the proposal includes 34 affordable homes. While concerns were initially raised by the Housing Enabling Officer with respect to house type 3AFF, these have now been addressed by revised plans that ensure three suitably-sized bedrooms in a two-storey, rather than three-storey, building. It is therefore concluded that the proposal accords with the above policies.

O Housing mix (H10 & SHMA)

11.19 Policy H10 requires that a significant proportion of market housing is provided in the form of small dwellings with two or three bedrooms. As 25 of the 51 market homes would fall into this category, it is concluded that the requirement is comfortably met and the proposal therefore accords with Policy H10.

11.20 The SHMA forms part of the evidence base for the emerging Local Plan and, while it does not constitute a policy, it is notable that there is a strong correlation between its housing needs requirements and the proposed housing mix. The following table illustrates the comparison:

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%)	4 (8%)
3 bed house	4,290 (44.2%)	21 (41%)
4 bed house	3,110 (32%)	21 (41%)
5+ bed house	1,410 (14.5%)	5 (10%)
Total	9,700 (100%)	51 (100%)

P Housing land supply (11 & 73)

11.21 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. Prior to occupation of each dwelling, full details of works to enable the installation of a safe, convenient and accessible electric vehicle charging point must be submitted to and approved in writing by the local planning authority. The works must be completed in accordance with the approved details for each dwelling prior to its occupation.

REASON: To promote sustainable transport, in accordance with the National Planning Policy Framework.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 A:
Accommodation Schedule**

Plot	Tenure	Bedrooms (No.)	Garden (sq m)	Parking (No.)
1 (SW5)	Market	4	137	3
2 (SW1)	Market	3	104	2
3 (SW9)	Market	5	178	4
4 (SW8)	Market	4	162	4
5 (SW1)	Market	3	131	2
6 (SW1)	Market	3	127	2
7 (SW12)	Market	2	71	2
8 (SW1)	Market	3	107	2
9 (4AFF)	Affordable	4	134	3
10 (2AFF)	Affordable	2	66	2
11 (2AFF)	Affordable	2	60	2
12 (2AFF)	Affordable	2	59	2
13 (2AFF)	Affordable	2	59	2
14 (2AFF)	Affordable	2	59	2
15 (2AFF)	Affordable	2	66	2
16 (SW5)	Market	4	109	3
17 (SW1)	Market	3	100	2
18 (SW1)	Market	3	105	2
19 (SW12)	Market	2	80	2
20 (SW12)	Market	2	54	2
21 (SW1)	Market	3	107	2
22 (2bAFF)	Affordable	2	5	2
23 (1bAFF)	Affordable	1	5	1
24 (1bAFF)	Affordable	1	5	1
25 (2bAFF)	Affordable	2	5	2
26 (2bAFF)	Affordable	2	5	2
27 (2bAFF)	Affordable	2	5	2
28 (2bAFF)	Affordable	2	5	2
29 (2bAFF)	Affordable	2	5	2
30 (2bAFF)	Affordable	2	5	2
31 (SW1)	Market	3	104	2
32 (SW9)	Market	5	128	3*
33 (SW1)	Market	3	100	2
34 (SW6)	Market	4	115	3*
35 (SW1)	Market	3	102	2
36 (SW7)	Market	4	139	3*
37 (SW9)	Market	5	167	3
38 (SW9)	Market	5	139	3
39 (SW1)	Market	3	104	2
40 (SW7)	Market	4	126	3*
41 (SW8)	Market	4	103	4
42 (SW6)	Market	4	101	3*
43 (SW3)	Market	3	106	2
44 (SW3)	Market	3	102	2
45 (SW3)	Market	3	101	2
46 (SW3)	Market	3	101	2
47 (3AFF)	Affordable	3	100	2
48 (3AFF)	Affordable	3	105	2

49 (3AFF)	Affordable	3	118	2
50 (3AFF)	Affordable	3	119	2
51 (1AFF)	Affordable	2	117	2
52 (1AFF)	Affordable	2	127	2
53 (SW5)	Market	4	219	3
54 (SW8)	Market	4	111	3
55 (SW5)	Market	4	107	3*
56 (SW1)	Market	3	106	2
57 (SW1)	Market	3	100	2
58 (SW12)	Market	2	66	2
59 (2bAFF)	Affordable	2	5	2
60 (2bAFF)	Affordable	2	5	2
61 (2bAFF)	Affordable	2	5	2
62 (2bAFF)	Affordable	2	5	2
63 (2bAFF)	Affordable	2	5	2
64 (2bAFF)	Affordable	2	5	2
65 (2bAFF)	Affordable	2	5	2
66 (2bAFF)	Affordable	2	5	2
67 (2bAFF)	Affordable	2	5	2
68 (3AFF)	Affordable	3	101	2
69 (3AFF)	Affordable	3	100	2
70 (3AFF)	Affordable	3	108	2
71 (SW7)	Market	4	139	3
72 (SW1)	Market	3	119	2
73 (SW1)	Market	3	101	2
74 (SW8)	Market	4	140	3
75 (SW5)	Market	4	112	3*
76 (SW7)	Market	4	117	3
77 (SW1)	Market	3	109	2
78 (SW1)	Market	3	101	2
79 (SW8)	Market	4	149	3*
80 (SW10)	Market	4	180	3*
81 (SW10)	Market	4	113	3
82 (SW6)	Market	4	122	3
83 (SW5)	Market	4	304	3*
84 (SW5)	Market	4	228	3*
85 (SW9)	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.

Appendix B:

Inspector's decision on outline planning application UTT/16/2210/OP