

UTT/20/0757/DFO (FELSTED)

(MAJOR)

PROPOSAL: Details following outline application UTT/18/1011/OP (granted under appeal ref: APP/C1570/W/18/3210501) for 28 dwellings. Details of appearance, landscaping, and scale.

LOCATION: Land West of Maranello, Watch house Green, Felsted, Essex

APPLICANT: WPD (Felsted) Limited

AGENT: Mrs S Stephenson

EXPIRY DATE: 6th July 2020

CASE OFFICER: Mrs Madeleine Jones

1. NOTATION

1.1 Outside Development Limits. Within 250m of Local wildlife Site (Flitch Way). Public right of Way

2. DESCRIPTION OF SITE

2.1 The application site is located to the north west of Watch House Green, and north east of the village of Felsted

2.2 The site is part of the garden of the adjacent dwelling Maranello and is irregular in shape. It is approximately 1.5 hectares in total. The land gentle slopes from north to the south western corner. The garden is split into two distinct areas: a formal area immediately to the south of the house, which includes lawns and formal planting areas; and another side garden to the west of the house that is set as lawn. These two areas are separated by a row of pine trees.

2.3 There are residential dwellings to the east of the site running in a linear pattern along the B1417. There is a close boarded fence to this boundary. To the north of the site is an existing driveway (which is also a public right of way) which provides access to Felmoor Farm and a day care nursery. This access leads onto the Braintree Road. Beyond the access track is open countryside. Mature trees line the existing access road.

2.4 A landscape buffer runs along the western and southern boundaries. Beyond the western boundary is open countryside

3. PROPOSAL

3.1 This application relates to the reserved matters following the grant of outline planning permission for the erection of 28 dwellings including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping under UTT/18/1011/OP which was allowed at appeal subject to conditions and a Section 106 legal agreement.

3.2 Layout and access were considered under the application UTT/18/1011/OP and therefore only appearance, landscaping and scale are for consideration as reserved matters.

3.3 The table below shows the proposed housing mix.

Plot	Housing Type & Number of Bedrooms	Garden Size m/sq	Parking Provision	Affordable Housing.
1	3B Detached House	110	2	
2	3B Detached House	164	2	
3	3B Semi Detached House	115	2	Y (SO)
4	3B Semi Detached House	137	2	Y (SO)
5	4B Detached House	193	3	
6	4B Detached House	251	3	
7	4B Detached House	242	4	
8	2B Semi Detached House	113	2	Y (SO)
9	2B Semi Detached House	113	2	Y (SO)
10	2B Bungalow	161	2	Y
11	2B Bungalow	199	2	Y
12	2B Link Detached House	148	2	Y
13	2B Semi Detached House	129	2	Y
14	2B Semi Detached House	146	2	Y
15	1B Flat	230	1	Y
16	1B Flat	182	1	Y
17	3B Detached House	105	2	
18	3B Detached House	155	2	
19	3B Semi Detached House	132	2	
20	3B Semi Detached House	101	2	
21	4B Detached House	241	3	
22	4B Detached House	178	3	
23	3B Semi Detached House	111	2	
24	4B Link Detached House	132	3	
25	3B Link Detached House	105	2	
26	4B Link Detached House	162	3	
27	3B Link Detached House	155	2	
28	4B Detached House	357	3	
Visitor Parking			7	

3.4 The proposal is for 28 housing units with 11 of these being affordable housing, amounting to 40% of the development.

3.5 The housing mix is of 2 x 1 bed, 7 x 2 bed, 11 x 3 bed and 8 x 4 bed. The indicative mix shows a mix of flats, bungalows, semi-detached and detached properties

3.6 Forty percent affordable housing is proposed and this is shown it to be 2 x 1 bed, 7 x 2 bed and 2 3 bed. Two of the affordable housing would be provided as bungalows and two of the units would be flats.

3.7 All dwellings have on plot parking and there are 7 additional visitor

parking spaces provided.

- 3.8 All dwellings have in excess of 100m² private amenity space.
- 3.9 The Affordable housing would be split into Affordable rent and Affordable Shared Ownership.
- 3.10 An area of public open space in the form of a LAP is included in the proposals adjacent to plot 20.
- 3.11 A new access road would be provided with a new junction serving the farm and nursery off of the new development access drive. A pedestrian footpath would be created from the development linking to the pavement on the western side of the B1417
- 3.12 The existing access to Maranello would be moved further away from the B1417 junction

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Town and Country Planning (Environmental Assessment):
The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.
- 4.2 Human Rights Act considerations:
There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

5. APPLICANT'S CASE

- 5.1 The application is supported with the following accompanying documents: a completed Biodiversity Checklist questionnaire, a Design and Access Statement, and a Planning Statement.

6. RELEVANT SITE HISTORY

- 6.1 UTT/18/1011/OP: Outline application, with appearance, landscaping and scale reserved, for the construction of 28 new dwellings, including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping. Allowed at appeal.
- 6.2 UTT/1802/03/FUL: - Change of use of field to garden. – Conditionally approved.
- 6.3 UTT/1637/00/FUL: -Change of use from pasture land/field to residential. Conditionally approved.
- 6.4 UTT/1308/02/FUL: Detached single storey building to form games room and covered swimming pool – Conditionally approved.
- 6.5 UTT/0833/01/FUL: Erection of 1.8m high boundary wall and gates – Conditionally Approved.

- 6.6 UTT/0393/75: Erection of stable block, tack room and store – Conditional approval
- 6.7 DUN/0488/65: Site for 3 dwellings - refused
- 6.8 DUN/0237/68: site for 3 dwellings – refused

7. POLICIES

Uttlesford Local Plan (2005)

- 7.1
- S7 – The Countryside
 - GEN1 – Access
 - GEN2 – Design
 - GEN3 – Flood Protection
 - GEN6 – Infrastructure Provision to Support Development
 - GEN7 – Nature Conservation
 - GEN8 – Vehicle Parking Standards
 - ENV7 – County Wildlife Site
 - H9 – Affordable Housing
 - H10 – Housing Mix
 - GEN4 – Good Neighbourliness
 - ENV13 – Exposure to poor air quality
 - ENV2- Development affecting Listed Buildings

Supplementary Planning Documents/Guidance

- 7.2 SPD – Accessible Homes and Playspace
- 7.3 SPD - Uttlesford Local Parking Standards
- SPD – Energy efficiency and Renewable Energy

National Policies

- 7.4 National Planning Policy Framework (2019)

Other Material Considerations

- 7.5 National Planning Policy Guidance (NPPG)
Essex Design Guide
ECC Parking Standards

8. PARISH COUNCIL COMMENTS

- 8.1 The Parish council continues to believe that this is an inappropriate development

9. CONSULTATIONS

ECC Built Heritage

- 9.1 Approval has been granted for the construction of twenty-eight dwellings on the site, following an appeal. The site is located in Watch House Green, it is not within a Conservation Area or adjacent to one. The closest designated heritage

asset relevant to this site is that of Felmoor Farmhouse, Grade II listed (list entry number: 1146724) and Felmoor Farmhouse pump, Grade II listed (list entry number: 1112895). Felmoor Farmhouse is a sixteenth century house, timber framed and plastered, its access is adjacent to the proposed site.

In considering this application, it is acknowledged that the application site has consent (UTT/18/1011/OP) and therefore this forms the baseline from which to assess the proposal.

The landscaping proposals are acceptable, existing trees are to be retained along the northern edge and along the boundary of the site which will provide screening. The boundary treatments together with the soft landscaping proposals are also considered appropriate.

The scale of the building types ranges from one, one and a half and two-storeys in height. The proposed scale of the development upon review of the submitted documents is considered acceptable.

Materiality includes a mix of coloured renders, red and buff brickworks, cement cladding and some painted brickwork. Roofing includes plain red tiles, clay red pan tiles and natural slate. The design of the plots and choice of materials is acceptable.

Therefore, I do not object to permission being granted.

ECC Highways

- 9.2 No objections.

ECC Ecology

- 9.3 No objection subject to securing biodiversity mitigation and enhancement measures. Summary:

We have reviewed the Biodiversity Checklist (Mrs Samantha Stephenson, March 2020) and Design Statement (Arcady Architects Ltd, March 2020) supplied as part of this application; the Biodiversity Enhancement Strategy (Ethos Environmental Planning, March 2020) attached to UTT/20/0762/DOC; and the Ecological Assessment (Ethos Environmental Planning, April 2018) supplied with application UTT/18/1011/OP, relating to the likely impacts of the development on protected & Priority habitats and species.

We note that the development site is situated within the 22km Zone of Influence (ZOI) for the Blackwater SPA and Ramsar site. At appeal, a Unilateral Undertaking (UU) under Section 106 of the Town and Country Planning Act 1990 was provided that will result in financial contributions toward the Essex Coast RAMS and this should trigger payment on commencement of the development. The contributions will count as mitigation toward maintaining the integrity of the sites which need to be in place before occupation of the new dwellings.

The developer contribution will be spent on delivery of visitor management at the Blackwater Estuary SPA & Ramsar site under the Essex Coast RAMS. We are satisfied that our previous response dated 4th May 2018 and the documents analysed therein, provide sufficient ecological information for determination as below.

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. We support the reasonable biodiversity enhancements that should also be secured by a condition on any consent.

This will enable the LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

The mitigation measures identified in the Biodiversity Enhancement Strategy (Ethos Environmental Planning, March 2020) and the Ecological Assessment (Ethos Environmental Planning, April 2018) including the 'presence of an Ecological Clerk of Works to supervise certain activities' should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly Great Crested Newts. We also recommend that the addition of a 'time limit on development before new surveys are required' condition is included within any consent.

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 proposed measures will contribute to this aim.

Submission for approval and implementation of the details below should be a condition of any planning consent.

ECC SUDS

- 9.6 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:

We do not have any comments in regard to this application. The conditions related to surface water put on application UTT/18/1011/OP should be discharged as part of a discharge of conditions application.

MAG London Stansted Airport

- 9.7 The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have no aerodrome safeguarding objections to the proposal.

UDC Landscaping

- 9.8 The submitted detailed soft landscaping proposals, together with the means of enclosure, are considered to be appropriate

10. REPRESENTATIONS

- 10.1 The application has been advertised and 60 neighbouring properties written to. No representations have been received. Expiry date 3rd July 2020.

11. APPRAISAL

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

- A Principle of Development – (NPPF and UDC Policy S7)
- B Access (ULP Policy GEN1);
- C Design (ULP Policy GEN2 and SPD “Accessible Homes and Playspace”);
- D Vehicle Parking Standards (ULP Policy GEN8);
- E Housing Mix (ULP Policy H10);
- F Affordable Housing (ULP Policy H9);
- G Impact on Biodiversity (ULP Policies GEN7 and ENV3).
- H Flood Risk and drainage (ULP Policy GEN3; NPPF)
- I Other material considerations

A Principle of development (NPPF and UDC Policy S7)

- 11.1 This scheme is for 28 residential units of which 11 would be affordable and the remainder would be market housing. In policy terms the site is located outside the development limits for Felsted as defined by the Uttlesford Local Plan. Consequently for the purposes of planning, the site is considered to be within the Countryside and subject to all national and local policies.
- 11.2 This application, however, follows an outline application reference UTT/18/1011/OP which was allowed at appeal on 30th May 2109 for 28 dwellings with appearance, landscaping and scale reserved. As such the principle of the development has already been accepted. There are no further relevant changes in planning policy since that date that would reverse that decision.
- 11.3 The reserved matters to be considered are therefore only appearance, landscaping and scale which are considered below.

B Access (ULP Policy GEN1);

- 11.4 The application includes the formation of a new vehicular access road and For the existing access into Maranello to be relocated further away from the B1417 junction. This would reduce traffic conflict at the junction. The public right of way, footpath 7, connects Braintree Road to the Flitch Way runs along the northern side of the existing access road. This right of way would be retained. The Highways authority now has no objections.
- 11.5 These access proposals were approved at outline stage.

C Design (ULP Policy GEN2 and SPD “Accessible Homes and Playspace”);

- 11.6 Policy GEN2 sets out the design criteria for new development. In addition, section 12 of the NPPF sets out the national policy for achieving well-designed places and the need to achieve good design
- 11.7 The site layout submitted is similar to the layout submitted and approved at outline stage.
- 11.8 All of the units would have private amenity spaces. The Essex Design Guide recommends that dwellings or 3 bedrooms or more should have private amenity spaces of 100sqm+.and 2 bedroom properties 50 sqm+.Each plot would have adequate private amenity space to accord with the requirements of the Essex Design Guide

- 11.9 The proposed dwellings have been positioned and designed so that there would not be any material detrimental impact by way of overlooking, overshadowing or overbearing impact to neighbours amenity.
The proposed layout of the development takes into account the position and orientation of the existing adjacent properties and the distances set out in the Essex Design guide to prevent any overlooking and loss of amenity to the occupiers of existing properties.
- 11.11 The properties comprise a mix of semi -detached and detached properties, including flats and bungalows ranging between 6.3 -9.3m in height. The majority of the properties are two storey of traditional design and the development is of low density (917 dwellings per hectare) to reflect the character of the area. A mix of materials is proposed. Materials will be from a traditional palette of clay plain roof tiles, natural slate, facing brickwork and featheredged boarding. The design, appearance, scale and external materials of the proposed dwellings reflect the Essex vernacular as detailed in the Essex Design Guide.
- 11.12 A core principle of the NPPF is to recognise the intrinsic character and beauty of the countryside. Paragraph 170 of the Framework further states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 11.13 The outline planning application was accompanied by a an Arboricultural Impact Assessment Report and a Landscape and Visual Appraisal and this reserved matters application is accompanied by detailed hard and soft landscape proposal plans.
- 11.14 The site benefits form a mixture of trees and hedges along the southern, northern and eastern boundaries. A small amount of low quality trees along the northern boundary along with some ornamental trees associated with the garden of Maranello will be removed to accommodate the new entrance. This will be offset with new tree planting throughout the development. A new hedge will be planted along the eastern boundary to divide the application site from the rear garden of Maranello and the dwellings to the east.
- 11.15 The trees lining the northern boundary and access drive are considered a key feature of the village.
- 11.16 A further key feature of the development is the retention of the mature landscaped buffer along the southern and western boundaries as well as the mature tree screening along the northern boundary and the inclusion of new tree, hedge and shrub planting within the development. The western buffer will be suitably managed and enhanced with additional planting to screen the development from the countryside vantage points and maintain the soft urban edge of the village. The retention of the existing trees along the road frontage along with a large area of public open space helps to protect the character of the village. Therefore the proposal has been designed to protect these trees.
- 11.17 An area of open space in the form of a LAP is also proposed. The landscaping scheme is considered to be acceptable by the Councils Specialist Landscape Officer.
- 11.18 The proposal is considered to be of acceptable design and scale. The proposal would therefore comply with the requirements of ULP Policies GEN2 and GEN4

D Vehicle Parking Standards (ULP Policy GEN8);

- 11.19 The proposed properties are a mixture of one, two, three, and four bedroom dwellings. The adopted Uttlesford District Council parking standards require the provision of two parking spaces per dwelling for two and three bedroom dwellings and three parking spaces for three+ bedroomed properties and additional visitor parking spaces.
- 11.20 In accordance with Supplementary Planning Document – Accessible Homes and Playspace the proposed dwellings would need to be accessible and designed to Lifetime Homes Standards. In new housing developments of 20 dwellings or more , the council will require 5% of the dwellings approved by this permission shall be built to Category 3 (wheelchair user) housing M4(3)(2)(a) wheelchair adaptable. The remaining dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4 (2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition and 2016 amendments. In this respect Part M4 (2) paragraph 2.12 relating to car parking, in order to comply with the building regulations it states:
- 11.21 Where a parking space is provided for the dwelling, it should comply with all of the following.
- a) Where the parking is within the private curtilage of the dwelling (but not within a carport or garage) at least one space is a standard parking bay that can be widened to 3.3m
 - b) Where communal parking is provided to blocks of flats, at least one standard parking bay is provided close to the communal entrance of each core of the block (or to the lift core where the parking bay is internal) The parking bay should have a minimum clear access zone of 900mm to one side and a dropped kerb in accordance with paragraph 2.13d
 - c) Access between the parking bay and the principal private entrance or where necessary, the alternative private entrance to the dwelling is step free.
 - d) The parking space is level or, where unavoidable, gently sloping
 - e) The gradient is as shallow as the site permits.
 - f) The parking space has a suitable ground surface.
- 11.22 Revised plans have been received increasing the parking provision to three spaces for the four bedroomed dwellings to comply with the required adopted Parking standards. All dwellings now have sufficient parking provision to meet the adopted parking standards. The highways authority have no objections to the proposal subject to conditions.

There would also be 7 unallocated parking spaces within the development to provide visitor parking. The proposals therefore satisfy the requirements of ULP Policy GEN8

E Housing Mix (ULP Policy H10);

- 11.23 Policy H10 states that all development on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties. All developments on a site of three or more homes must include an element of small two and three bed homes, which must represent a significant proportion of the total.

- 11.24 The proposal relates to the erection of 28 dwellings. This would be a mix of 1, 2, 3, and 4 bedroom properties. Affordable housing would be provided at 40%. In line with adopted Policy H10, this would be a mix of shared equity dwellings and affordable rent.
- 11.25 The properties would be a mix of semi -detached and detached properties, including flats and bungalows.
- 11.26 As detailed within the submitted Design and Access Statement, 5% of the dwellings in the proposed development shall be built to Category 3 (wheelchair user) housing M4 (3) (2) (a) wheelchair adaptable (these plots are no.'s 10 & 11) , with the remaining dwellings to be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition. This ensures compliance with Policy GEN2 and the SPD on Accessible Homes and Playspace as well as compliance with condition 17 of the outline application.
- 11.27 The proposals would provide an appropriate mix of housing and as such the proposals would comply with Policy H10.

F Affordable housing (ULP Policy H9) and Education contributions (ULP Policy GEN6)

Affordable Housing

- 11.28 Policy H9 states that the Council will seek to negotiate on a site for site basis an element of affordable housing of 40% of the total provision of housing The Council commissioned a Strategic Housing Market Area Assessment which identified the need for affordable housing market type and tenure across the District. As a result of this the Council will require a specific mix per development proposal.
- 11.29 The S106 agreement attached to the outline planning permission specifies that 40% of the total number of housing units shall be affordable housing. As such the proposal requires 40% of the 28 No. dwellings on the site to be affordable units, which have been allocated by the developer as 2 No 1 bedroom flats, 7 No. 2 bedroomed units (including 2 bungalows) , 2 No. 3 bedroomed units.
- 11.30 The Affordable housing would be split into Affordable rent and Affordable Shared Ownership as a 70/30 split.

Education Contributions

- 11.31 The Section 106 Obligation secured with the outline application secured financial contributions in regards to primary education provision.
- 11.32 The proposed development complies with the requirements of ULP policy H9 and the S106 obligation.

G Impact on Biodiversity (ULP Policies GEN7 and ENV8).

- 11.33 Policy GEN7 and paragraph 118 of the NPPF require development proposals to aim to conserve and enhance biodiversity. Appropriate mitigation measures must be implemented to secure the long-term protection of protected species. Policy ENV8 requires the protection of hedgerows, linear tree belts, and semi-natural

grasslands.

- 11.34 An ecological Assessment report has been submitted with the application. The boundary hedgerows were assessed as being the key ecological feature and this is reflected by their retention and protection within the development proposals. The report includes recommendations to mitigate the impacts of development on bats, amphibians and breeding birds and includes a number of enhancement measures.
- 11.35 The proposals include the retention of key trees and hedgerows and the creation of new open space and natural swales and habitats which will provide a net gain in biodiversity on the site. The provision of open space will also play a role in mitigating any recreational impacts on ecological receptors by providing amenities to meet the needs of new residents.
- 11.36 The development site is also situated within the 22km Zone of Influence (ZOI) for the Blackwater SPA and Ramsar site. At appeal, a Unilateral Undertaking (UU) under Section 106 of the Town and Country Planning Act 1990 was provided that will result in financial contributions toward the Essex Coast RAMS and this should trigger payment on commencement of the development. The contributions will count as mitigation toward maintaining the integrity of the sites which need to be in place before occupation of the new dwellings.
- 11.37 The mitigation measures identified in the Biodiversity Enhancement Strategy (Ethos Environmental Planning, March 2020) and the Ecological Assessment (Ethos Environmental Planning, April 2018) including the 'presence of an Ecological Clerk of Works to supervise certain activities' should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly Great Crested Newts. The landscaping scheme incorporates ecological features suggested by the Ecologist which include hedgehog doors, bird and bat boxes, log piles and wildflower grass.
- 11.38 As such it is considered that the proposal, subject to conditions and the s106/ Unilateral Undertaking, attached to the outline application, accords with ULP policy GEN7.

H Flood Risk and drainage (ULP Policy GEN3; NPPF)

- 11.39 Policy GEN3 requires development outside flood risk areas to not increase the risk of flooding through surface water run-off. The NPPF requires development to be steered towards areas with the lowest probability of flooding. In addition, it should be ensured that flood risk is not increased elsewhere. The site is located within Flood Zone 1, therefore is a site with the lowest risk of flooding (1:1000 Years)
- 11.40 The proposal subject to the conditions attached to the outline application would comply with Policy GEN3 and the NPPF

I Other material considerations

- 11.41 In order to encourage cleaner vehicle usage a condition is recommended for the provision of electric charging points to be provided. The developer has agreed to provide all dwellings with garages and each block of flats with electric vehicle charging points.

12. CONCLUSION

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

- A.** The principle of development has already been established through the approved outline planning permission Ref: UTT/18/1011/OP
- B** The means of access was secured through the subject outline planning permission. The detailed highway details are acceptable and would not result in harmful impacts to the strategic highway network.
- C** The proposal is considered to be of acceptable design and scale. The proposal would therefore comply with the requirements of ULP Policies GEN2 and GEN4
- D** Adequate parking provision would be provided to meet Uttlesford's Adopted Parking Standards
- E** The proposals would provide an appropriate mix of housing and as such the proposals would comply with Policy H10.
- F** It is considered that the proposal, subject to conditions and the Section 106/Unilateral Undertaking, secured through the outline planning permission the proposal, accords with ULP policy GEN7.
- G** As such it is considered that the proposal, subject to conditions and the s106/ Unilateral Undertaking, attached to the outline application, accords with ULP policy GEN7.
- H** The proposal subject to the conditions attached to the outline application would comply with Policy GEN3 and the NPPF

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

1. All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Enhancement Strategy (Ethos Environmental Planning, March 2020) and Ecological Assessment (Ethos Environmental Planning, April 2018) as already submitted with the planning application UTT/18/1011/OP and UTT/20/0762/DOC and agreed in principle with the local planning authority prior to determination.

This will 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 Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats & Species)

2. If the approved development does not commence (or, having commenced, is suspended for more than a year) within 1 year from the date of this reserved matters planning consent, the approved ecological measures secured through Condition 1 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to
 - i) Establish if there have been any changes in the presence and/or abundance of protected species and
 - ii) Identify any likely new ecological impacts that might arise from any changes.

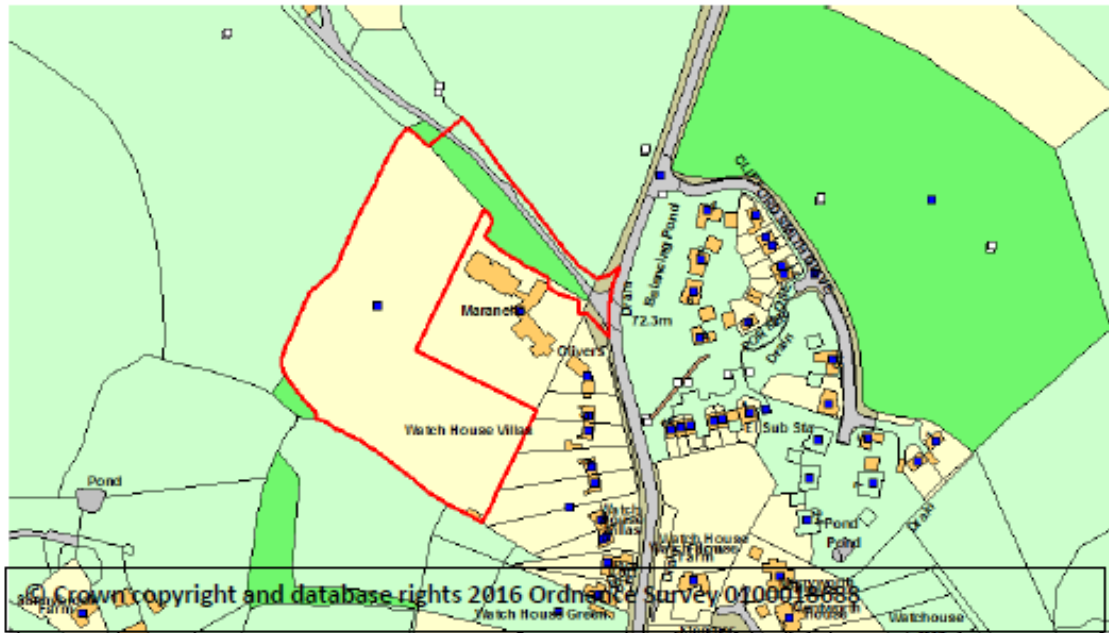
Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development specified phase of development

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 3 Prior to occupation of any dwellings with garages shall be provided with electric vehicle charging points. All points shall be fully wired and connected, ready to use and retained thereafter.

REASON: to encourage/support cleaner vehicle usage in accordance with policy ENV13 of the Uttlesford Local Plan (adopted 2005)



Organisation: Uttlesford District Council

Department: Planning

Date: 25 JUNE 2020