

UTT/20/2220/DFO – (GREAT DUNMOW)

(Major)

PROPOSAL: Details following outline approval UTT/13/2107/OP and UTT/18/1826/DFO - details of layout, scale, landscaping and appearance relating to the development of the site to provide 326 residential dwellings and associated infrastructure works

LOCATION: Land West of Woodside Way Woodside Way Dunmow

APPLICANT: Barratt David Wilson Homes

AGENT: Bidwells

EXPIRY DATE: 19 February 2021 (Extension of Time Agreed)

CASE OFFICER: William Allwood

1. NOTATION

1.1 Outside Development Limits / Adjacent Ancient Woodland, County Wildlife Site and SSSI.

2. DESCRIPTION OF SITE

- 2.1 The application site lies on the western edge of Great Dunmow to the east of Woodside Way, and forms the northern part (Phases 1b and 3) of an outline approved housing development site known as “Land to west of Woodside Way” comprising 790 dwellings and associated infrastructure, including internal road network, granted under UTT/13/2107/OP. The site is currently in arable agricultural use and comprises the land parcels located to the north of the new internal spine road of the outline approved wider development on Land to the West of Woodside Way, to the east of the town of Great Dunmow. The sites western boundary abuts High Wood (SSSI), while open fields lie to the north and east of the site. The site is accessed by a new spine road currently under construction by Bellway Homes, which will provide access from the B1256 Stortford Road, beyond the land parcels of the wider development owned by Bellway Homes, and Woodside Way located to the east of the application site.
- 2.2 High Wood runs along the western boundary, there are open fields to the north and to the east is an area of open space adjacent to Woodside Way. Hoagland’s Wood adjoins the north eastern corner of the site and below the woodland and to the east of the site boundary is an area of land being used in conjunction with the Woodlands Park development which is outside of the application site. High Wood Quarry lies to the north west of the site.
- 2.3 The site consists of fields previously used for agricultural purposes. The western field runs north/south and is adjacent to High Wood. There are fields to the rear of the site with a ditch running along the northern boundary. These are separated from the frontage fields by an area of coppice and hedgerows. The eastern frontage field wraps around Canada Cottages and the adjoining builder’s yard.
- 2.4 There is a public right of way running northwards from the B1256 from a point approximately halfway along the site frontage. This runs up to the area of woodland plantation and then turns to the east towards Woodside Way and passes another area of woodland plantation. There is a bridleway running up the western boundary of the site adjacent to High Wood. Adjacent to the south eastern boundary of the site is a further area of plantation woodland, lying outside of the application site.

- 2.5 There are hedgerows and ditches along the field boundaries. The northern boundary has a stream running through the ditch and this links up with High Wood, a SSSI, to the west and Hoagland's Wood to the east. Both woodlands are County Wildlife sites and Ancient Woodlands. The frontage of the site is largely open and there are clear views into the site from the B1256.
- 2.6 The land rises up from the B1256 to the central field boundary which forms a ridge. The land then falls away again towards the northern boundary. The highest point of the site is on the western boundary and is approximately 98.5m Above Ordnance Datum (AOD) and the lowest point is in the north east of the site at around 84.5m AOD.

3. PROPOSAL

- 3.1 This application is for the Approval of Reserved Matters for the details of layout, scale, landscaping and appearance to provide 326 residential dwellings, following the grant of outline planning permission on the 27th October 2015 under reference UTT/13/2107/OP
- 3.2 The outline approval was granted subject to an Agreement under Section 106 of the Town and Country Planning Act 1990, as amended, which covered the following matters:
- Affordable housing
 - Contribution to education provision
 - Transfer of land for primary school and community facilities
 - Contribution to healthcare provision
 - Provision of LEAPS, NEAP, public open space and associated maintenance payment
 - Provision of sports pitches, pavilions and associated maintenance payment
 - Provision of allotments
 - Payment of commuted sum in relation to the proposed signalised pedestrian/ cycle crossing, and associated Highway works
 - Residential Travel Plan
 - Provision of bus service
 - Maintenance fencing to High Wood SSS1
 - Monitoring fees and Councils costs
- 3.3 The site comprises the northern parcels of the site at Woodside Way, and is currently formed of 3 agricultural fields, measuring 23.26ha or 57.48 acres. The site broadly slopes downwards from south to north.
- 3.4 In terms of density of the proposed development, the master plan has been designed to comply with the site density parameter which is an approved plan and forms part of the outline consent UTT/13/2107/OP. The proposal seeks to focus denser areas of development on the eastern side, with a reduction in density as development moves east. The development within the '30-40dph' zone of the parameter plan is the densest area and sits in the middle at 35dph. The development within the '15-25dph' zone on the eastern side of the parameter plan is a transitional zone and has been calculated as 32dph. The development within the '15-25dph' zone on the western side of the parameter plan is the least dense zone and has been calculated as 25dph. The density of the eastern and western areas complies with the approved site density parameter plan.
- 3.5 The proposed dwellings as stated would be a mix of 1-5-bedroom units, with 32% affordable housing provision, indicating a mix of shared ownership and affordable rent, as approved as part of the s106 Agreement. 5% wheelchair accessible M4(3) bungalow will be provided for both the market and affordable housing provision, as per the Section 106 Agreement. This equates to 11no. two-bedroom market bungalows and 5no. two-bedroom affordable bungalows.
- 3.6 The dwellings will be designed so they will be tenure blind in appearance through the use of the same materials. The height of the proposed dwellings will range from single storey bungalows to 2 ½ storey dwellings in scale.

3.7 The proposed housing mix is outlined below:

PRIVATE DWELLINGS:

12 x 2-bed bungalows
2 x 2-bedroom houses
88 x 3-bedroom houses
109 x 4-bedroom houses
11 x 5-bedroom houses

Total Private Dwellings: 222

AFFORDABLE DWELLINGS:

15 x 1-bedroom flats
2 x 2-bedroom flats
1 x 2-bedroom Flat Over Garage
2 x 1-bedroom bungalows
3 x 2-bedroom bungalows
38 x 2-bedroom houses
38 x 3-bedroom houses
5 x 4-bedroom houses
Total Affordable dwellings: 104

Grand Total: 326

3.8 Car parking will be provided predominantly on-plot in the form of garages and driveway parking and is considered Policy compliant. Allocated resident car parking is based on UDC standards and each space measures 5.5m x 2.9m. These are:

- 1 bed dwelling - 1 space
- 2 and 3 dwellings - 2 spaces
- 4 bed dwelling - 2-4 spaces
- 5 bed dwelling - 4 spaces

3.9 In terms of visitor parking, there are 82 visitor parking spaces that are located around the site which represents 1 space per 4 dwellings. All visitor spaces are fully integrated into the street scene. Finally, and in terms of cycle parking, all properties without a garage will be provided with covered and secure cycle parking. Houses and bungalows will have small cycle sheds located in rear gardens. Apartment residents will have access to communal cycle storage.

3.10 The existing landscaping provides a mature site setting of which this is stated would be enhanced where necessary by new structural and amenity tree planting.

3.11 The development would provide public open space within the heart of the development, together with including tree and hedgerow planting, habitat creation, including natural and semi-natural green space, children's and youth play areas, allotments, pitch quality ground, including sports pavilions, and an area set aside for a Primary School.

3.12 In terms of the particular land uses as identified above, it is advised thus:

- Primary school – 2.1 hectares commensurate with 2-form entry primary school.
- Community centre/ sports pavilion – Definition of Community Centre Land in the S106 “*shall mean 0.5 hectares on which the Community centre and one of the pavilions referred to in clause 1.50 and associated parking shall be constructed approximately in the position coloured orange on the Plan*”.
- Pitch Quality Ground – to provide 2.14 hectares, formed by 4no. mini football and 1no. adult football pitch
- Amenity green space i.e. NEAPS, LEAPS and LAPs – to provide 1.21 hectares.
- Allotments – to provide 0.53 hectares; and
- Natural/ semi natural green space – to provide 7.42 hectares.

- 3.13 The applicant advises that the development would promote sustainability and reduce energy consumption, and the applicant advises that as a matter of course build homes above the standards required under Building Regulations. This approach includes the following:
- Higher levels of insulation.
 - Higher performance windows and doors.
 - Reduced air infiltration rates.
 - Enhanced thermal bridging performance; and
 - Maximisation of passive solar gains.
- 3.14 Fibre to the premises will be provided to all homes with ultrafast fibre optic internet being available to each and every home prior to their occupation.
- 3.15 The site electrical infrastructure will be reinforced, and ducting will be provided to all homes to allow a EV charging points to be installed in the future
- 3.16 In terms of biodiversity benefits, the applicant has advised that a number of wide-ranging ecological benefits are proposed. It is recognised that ecology is playing an ever-increasing role in the determination of new developments and any application must demonstrate, as one of its key pillars, that it delivers a Biodiversity Net Gain over the previous use of the land. The table below sets out the various improvements resulting from the development proposals:

Feature	Measure
High Wood SSI	<ul style="list-style-type: none"> • Protection of eastern boundary of SSSI through deer fencing • Signage to deter trespassing into SSSI. • 20m planted buffer to protect SSSI from construction activities and disturbance during occupation phase • Connectivity enhanced with Hoglands Wood LoWS through northern buffer habitat enhancements along watercourse/ditch link.
Hedgerows	<ul style="list-style-type: none"> • All existing hedgerows within the northern parcels will be retained (aside from small gaps created for access) and enhanced by 'gapping up' with native species/species of value to protected species. • Existing narrow poor-quality grassland margins will be retained, enhanced and sensitively managed to create a diverse and structurally complex graded edge habitat.
Northern Watercourses	<ul style="list-style-type: none"> • Northern watercourse habitats will be enhanced through provision of a 20m (minimum) wildlife buffer strip comprising a mosaic of tussock and wildflower grassland, scrub and wetland habitats.
Badger	<ul style="list-style-type: none"> • Retained hedgerows and sensitive lighting will facilitate badger movement through the site post-construction. • Sensitive hedgerow and margin management together with new semi-natural grassland, scrub and woodland habitat provision will favour foraging activity.
Bats	<ul style="list-style-type: none"> • Gapping up of existing hedgerows and sensitive hedgerow and margin management to improve habitats as foraging/commuting corridors. • New woodland, scrub, SuDs and surrounding grassland will provide additional foraging habitat for a range of locally occurring species. • New artificial roost features to be incorporated within new properties
Birds	<ul style="list-style-type: none"> • Newly created habitats (semi-natural grassland, scrub and woodland) along the northern and western boundaries together with gapping up and sensitive management of retained hedgerows will provide enhanced natural nesting opportunities and winter/summer foraging resources for a broad breeding and wintering bird assemblage. • Bird boxes integrated in new properties and installed on retained trees will deliver additional artificial nesting options. Installation of a bird feeding station in the northern grassland will provide an additional winter-feeding resource
Great Crested newt	<ul style="list-style-type: none"> • Newly created habitats (semi-natural grassland, scrub and woodland) along the northern and western boundaries together with gapping up and sensitive management of existing hedgerows will provide enhanced terrestrial habitat on site and significantly improve landscape connectivity for currently isolated populations. Wildlife-friendly SuDS design may deliver new breeding locations within the site.
Invertebrates	<ul style="list-style-type: none"> • Newly created habitats (semi-natural grassland, scrub and woodland) along the northern and western boundaries together with retention and enhancement of existing hedgerows and margins will improve existing habitat for invertebrates. The diversity of newly-created semi-natural habitats will enhance the site for invertebrates and in the long term this may be significant as woodlands mature. Sensitive lighting will negate impacts.
Reptiles	<ul style="list-style-type: none"> • Newly created habitats (semi-natural grassland, scrub, woodland and SuDS) along the northern and western boundaries together with gapping up and sensitive management of existing hedgerows will provide enhanced reptile habitat on site, with
	<p>grassland/scrub/wetland mosaic habitat of particular benefit to grass snake. Provision of purpose-built refugia in the north and west of the site will deliver hibernation habitat.</p>

- 3.17 The applicant has further advised that all of these measures, along with the extensive landscaping scheme proposed, contribute to the applicant being able to demonstrate a Biodiversity Net Gain of circa 27.01%. It is advised that this is well in excess of the Government's current target of 10% for all new developments. Extensive enhancements to existing wildlife features, creation of new habitats and the sensitive design of the wider residential scheme all demonstrate the applicant's commitment to being a sustainable homebuilder with ecology at the forefront. Given these industry leading credentials, the applicant intends to use the Great Dunmow development as a national case study demonstrating that new housing can deliver significant gains in ecological biodiversity.
- 3.18 Finally, the detailed proposals contained within this Approval of Reserved Matters application have been subject to extensive consultation with Officers and Members of Uttlesford District Council, Great Dunmow Town Council and Sport England.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The outline planning application under reference UTT/13/2107/OP was accompanied by an Environmental Statement, as it was considered that the proposed development of 790 dwellings and associated works constituted Environmental Impact Assessment (EIA) development under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended.
- 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. APPLICANTS CASE

- 5.1 The following documents have been submitted in support of the application:

- Design and Access Statement
- Planning Statement
- Drainage Strategy
- Hard and Soft Landscaping Proposals
- Tree Survey and Arboricultural Impact Assessment
- Masterplan and Layouts
- Proposed Storey Heights Plan
- Proposed Materials Plan
- Proposed Parking Plan
- Detailed House Type Elevations and Floor Plans
- Proposed Street Scenes
- Detailed Fire Tender and Refuse Vehicle Swept Path Analysis
- Allotment Proposals
- Play Area Proposals
- Sports Pitch Plan

6. RELEVANT SITE HISTORY

- 6.1 The application site has a long planning history; the most relevant planning applications are listed below.
- 6.2 UTT/13/0004/SO: Request for Scoping Opinion in respect of a proposed development of up to 850 homes, community buildings including site for health centre, primary school, playing fields with ancillary buildings (dual use with schools and local community), allotments and supporting road and drainage infrastructure. Land West of Woodside Way Woodside Way Great Dunmow. Provided

- 6.3 UTT/13/2107/OP Outline application, with all matters reserved, for up to 790 homes, including primary school, community buildings, open space including playing fields and allotments and associated infrastructure APPROVED
- 6.4 UTT/16/1466/DFO Reserved matters approval for the accesses to the site and principal roads within the site including spine road following outline application UTT/13/2107/OP APPROVED
- 6.5 UTT/16/1467/DOC Application to discharge Conditions 3(Phasing plan) 10(wildlife protection) 11(Biodiversity) 12(Written scheme of archaeological investigation) 14(deer fencing) 15(Woodside way junction) 16(Roundabout onto Stortford Rd) attached to UTT/13/2107/OP dated 27 October 2015 Discharge Conditions in Part
- 6.6 UTT/17/0004/DOC Application to discharge in part condition 5(surface water drainage scheme) attached to UTT/13/2107/OP dated 27.10.2015. Discharge Conditions in Part
- 6.7 UTT/18/1826/DFO Details following outline approval UTT/13/2107/OP for up to 790 homes, including primary school, community buildings, open space including playing fields and allotments and associated infrastructure - details of access into the site (amendments to the access approved under UTT/16/1466/DFO)
- 6.8 UTT/19/2686/DOC Application to Discharge Condition 3 (Phasing plan shall be submitted to and approved in writing by the local planning authority. This plan shall identify each proposed phase, the timing of delivery, together with the number of dwellings and percentage of affordable units to be delivered) attached to UTT/13/2107/OP Discharge Conditions in Full
- 6.9 UTT/20/0420/NMA Non-Material Amendment to UTT/16/1466/DFO - insertion of a condition to list approved plan numbers. APPROVED
- 6.10 UTT/20/0506/DOC Application to discharge part 1 of Condition 12 (Archaeology) attached to UTT/13/2107/OP. Discharge Conditions in Part
- 6.11 UTT/20/0866/FUL Variation of condition listing the approved plans as added by UTT/20/0420/NMA to UTT/16/1466/DFO - amendments to the spine road APPROVED
- 6.12 UTT/20/0900/DOC Application to discharge conditions 10 (Wildlife protection plan) and 11 (Biodiversity Mitigation and Enhancement plan) attached to UTT/13/2107/OP Discharge Conditions in Full
- 6.13 UTT/20/1109/DOC Application to discharge condition 5 (surface water drainage) and 6 (foul water strategy) attached to UTT/13/2107/OP Discharge Conditions in Full
- 6.14 UTT/20/1449/DOC Application to discharge conditions 7 (site waste management plan), 8 (construction environmental management plan) and 9 (construction traffic management plan) attached to UTT/13/2107/OP Discharge Conditions in Full
- 6.15 UTT/20/2413/NMA Non-material amendment to UTT/20/0866/FUL - The removal and replacement of trees T139 and T140 to facilitate the construction of the S278 works along Stortford Road APPROVE
- 6.16 UTT/20/2429/NMA Nonmaterial amendment to UTT/20/0866/FUL - the removal of trees along the western and northern edge of young plantation W174 to accommodate a proposed drainage run. APPROVE

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 National Policies

National Planning Policy Framework (NPPF) (2019)

7.4 Uttlesford District Local Plan 2005

- Policy S1 – Development Limits for Major Urban Areas
- Policy S7 – The Countryside
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN3 – Flood Protection
- Policy GEN4 – Good Neighbourliness
- Policy GEN6 – Infrastructure Provision to Support Development
- Policy GEN7 – Nature Conservation
- Policy ENV3 – Open Spaces and Trees
- Policy ENV4 – Ancient Monuments and Sites of Archaeological Importance
- Policy ENV5 – Protection of Agricultural Land
- Policy ENV7 – The Protection of the Natural Environment- Designated Sites
- Policy ENV10 – Noise Sensitive Development
- Policy ENV12 – Protection of Water Resources
- Policy ENV13 – Exposure to Poor Air Quality
- Policy ENV14 – Contaminated Land
- Policy ENV15 – Renewable Energy
- Policy H9 – Affordable Housing
- Policy H10 - Housing Mix
- Policy LC2 – Access to Leisure and Cultural Facilities
- Policy LC3 – Community Facilities
- Policy LC4 – Provision of Outdoor Sport and Recreational Facilities beyond Development Limits

7.5 Supplementary Planning Documents/Guidance

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

7.6 Great Dunmow Neighbourhood Plan

The Neighbourhood Plan was made in December 2016. It identifies the site as 'Proposed Development Site 3 – Land West of Woodside Way' for approximately 800 residential units.

The following policies of the Neighbourhood Plan are relevant to the proposed development and have been taken into consideration in the preparation of this application for Reserved Matters.

- DS8: Buildings for Life
- DS9: Hedgerows
- DS10: Eaves Height
- DS11: Rendering, Pargetting and Roofing
- DS12: Integration of Affordable Housing
- DS13: Local Housing Needs.
- LSC1: Landscape, Setting and Character
- NE1: Identified Woodland Sites
- NE2: Wildlife Corridors
- NE3: Street Trees on Development Sites
- NE4: Screening
- SOS2: Sporting Infrastructure Requirements
- GA1: Core Footpath and Bridleway Network
- GA2: Integrating Developments (Paths and Ways)
- GA3: Public Transport
- HEI3: Primary School Provision

The Great Dunmow Town Design Statement (2007-2008) also provides relevant design guidance.

8. CONSULTATIONS

8.1 This Approval of Reserved Matters application has been subject to recent amendments, and re-consultations with Statutory and Non-Statutory consultees. This summary of responses below with therefore generally only deal with the most up-to-date replies, to avoid any confusion.

Local Highway Authority

8.2 Have advised that that from a highway and transportation perspective, the impacts of the proposal are acceptable to the Highway Authority, subject to conditions and mitigation.

8.3 **UDC Housing Enabling Officer**

I am pleased to note the 104 affordable homes are to be provided with a housing mix that meets the requirements of the SHMA 2017. The development also meets the requirement for 5% wheelchair accessible M4(3) bungalows both for market and affordable housing provision.

The provision of full [fast] fibre broadband and the infrastructure for electric vehicle charging points to all properties, irrespective of tenure, is welcomed

8.4 **Anglian Water**

Foul water: We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable.

Surface water: We have reviewed the applicant's submitted surface water drainage information (flood risk assessment) and have found that the proposed method of surface water discharge does not relate to an Anglian Water asset.

8.5 **Essex County Council as Lead Local Flood Authority (LLFA)**

The proposed amendments in the planning applications layout and scale does not alter the surface water drainage and therefore the LLFA does not object to the granting of planning permission

8.6 **ECC Place Services Archaeology**

A Written Scheme of Investigation has been approved for an earlier application for this proposed development. Archaeological excavation is currently being undertaken. The archaeological condition is therefore reiterated for those elements that have not been completed from the earlier application.

8.7 **UDC Environmental Health**

No objections

8.8 **NATS Safeguarding**

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

8.9 **Sport England**

I am now generally satisfied that the submitted Sports Pitch Plan demonstrates that the requirements of the section 106 agreement can be met and I am now happy for the detailed proposals for the design and layout of the sports ground to be progressed through a future reserved matters application for the sports ground.

8.10 **NHS Clinical Commissioning Group**

Existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development would give rise to a need for improvements to capacity and thus a Capital Cost contribution is provided totalling £167,670. Assuming the above is considered West Essex CC would not wish to raise an objection.

8.11 **Essex Police Crime Prevention**

Whilst there are no apparent concerns with the layout, we are disappointed to see that a number of areas are devoid of lighting columns and will rely solely on individual properties external lighting. To comment further we would require the finer detail such as the boundary treatments (unfortunately relevant drawings were out of focus) and physical security measures. We would welcome the opportunity to consult on this development to assist the developer with their obligation under this policy and to achieve a Secured by Design Homes award.

8.12 **London MAG Stansted**

MAG Stansted have reviewed the submitted Bird Hazard Management Plan and consider the threshold levels for flocks or roosts of birds are suitable. Monitoring is proposed in Spring & Winter every 3 years for the first 10 years post-construction. The proposed monitoring schedule needs to be expanded to cover all seasons and in all years in perpetuity with 3 visits/season initially with mechanism to increase should hazardous birds be recorded.

8.13 **ECC Place Services Ecology**

We are satisfied with the contents of the ecological reports submitted.

We are satisfied that the Revised Biodiversity Mitigation & Enhancement Plan Appendix 4 – Northern Parcels B & C. The enhancements include improved connectivity to the wider landscape anticipated to improve the boundary habitats for protected and Priority species including Great Crested Newts, bats, Dormice, reptiles, and winterfeeding birds. The inclusion of integrated bat and bird boxes to be installed on properties are also included within the enhancement scheme.

We are satisfied that a suitably qualified Ecological Clerk of Works (ECoW) will be present during relevant points of the construction phase to ensure delivery of the Biodiversity Mitigation & Enhancement Plan Appendix 4 – Northern Parcels B & C (Southern Ecological Solutions, December 2020). We note that as part of the discharge of condition application UTT/20/2089/DOC for UTT/13/2107/OP off site skylark plots have been secured via a legal agreement. Finally, the Lighting information provided by It Does Lighting, December 2020 includes details on the street lighting specifications and demonstrates that sensitive lighting parameters have been included in order to avoid and minimise lighting impacts, sky glow and to comply with national recommended limits.

The Section 38 Lighting Plan show, thorough lighting contour plots, that the lighting will be focused around the roads and sensitive boundary vegetation will be avoided.

8.14 **Great Dunmow Town Council**

Initial comments

The Town Council supports the application in principle as this site is a housing development allocation in our neighbourhood plan (GDNP). The layout and external treatments are in accordance with the GDNP policies and the Council is supportive of the open spaces to be provided and the wildlife mitigation measures.

Concerns over the long-term maintenance of the land set aside for a primary school in the future.

The Town Council shares the developer's wish to revisit s106 provision of sporting and community infrastructure, to ensure certainty over the community benefits to coincide with reserved matters planning consent.

Subsequent comments

The Town Council has had positive engagement with the developer and supports the changes to layout and design in the updated plans. The development protects the sensitive environmental areas to the north and west of the site and the developer intends to deliver and transfer to the Council sports pitches, a sports pavilion with parking, natural open space, play areas and allotments as outlined in the S106 agreement.

Although we appreciate that it is outside the developer's control, the Council has serious concerns regarding road access to the development from the Stortford Road and draws attention to our transport consultant's report and recommendations.

8.15 **Third Party Representations**

1 Cedar Close - My view is that this plan should not be approved until there is a clear commitment and timeline of when the agreed provisions are to be completed. This includes:

1. The roundabout on Stortford Road
2. The Spine road through the development so not all residents have to enter and exit via Woodside Way
3. The improvements to the Woodside Way/Stortford Road roundabout
4. The sports provision including changing room facilities.
5. Primary school/community hub.

2 Hillside - The ecological report clearly shows that this development will have a significant impact on a range of wildlife, particularly given the close proximity to a SSSI. There is no reason why one integrated brick should not be allocated per new house but as a minimum the 100+ houses on the perimeters of each of parcels B & C should be stipulated as requiring them.

3 Pine Avenue - The original approved application included a primary school, community buildings, open space, including playing fields, allotments and associated infrastructure. These provisions are also confirmed within the planning statement for this application. The planning statement also indicates that this application for 326 homes is the full extent of the Barratt plan for this location, having transferred a substantial part of the plot to Bellway. I therefore suggest that a clear and binding commitment to deliver these infrastructure provisions at an early stage of development must be in place prior to granting approval

NW Essex Swift Group

The Bird boxes integrated in new properties and installed on retained trees are welcome, along with the proposed installation of a bird feeding station in the northern grassland. Please could the number of swift bricks be in accordance with CIEEM best-practice guidance, i.e. on average one of each per dwelling.

9. APPRAISAL

9.1 The issues to consider in the determination of this Approval of Reserved Matters application are:

- A. Principle of development
- B. Layout
- C. Scale
- D. Landscaping
- E. Appearance

A Principle of development

9.2 Compliance with the above policies as set out in Section 7 of this Report was addressed at the outline stage under reference UTT/13/2107/OP, whereby the principle of the development was agreed, subject to a series of pre-commencement conditions relating to the following:

- Site Phasing
- Surface and foul water provision
- Site Waste Management
- Construction Environmental Management
- Construction Traffic Management
- Wildlife Protection Plan
- Biodiversity Management Plan
- Archaeological works
- Lighting scheme
- Deer fencing
- Junction to Woodside Way
- Roundabout to Stortford Road

9.3 Further, and as set out in Section 3 of this Report, the outline approval was granted subject to an Agreement under Section 106 of the Town and Country Planning Act 1990, as amended, which covered the following matters:

- Affordable housing
- Contribution to education provision
- Transfer of land for primary school and community facilities
- Contribution to healthcare provision
- Provision of LEAPS, NEAP, public open space and associated maintenance payment
- Provision of sports pitches, pavilions and associated maintenance payment
- Provision of allotments
- Payment of commuted sum in relation to the proposed signalised pedestrian/ cycle crossing, and associated Highway works
- Residential Travel Plan
- Provision of bus service
- Maintenance fencing to High Wood SSS1
- Monitoring fees and Councils costs

B Layout

- 9.4 The layout has been designed to comply with the approved plans forming part of the outline consent, following discussion with Officer and Members of Uttlesford District Council. The 'residential developable area' has been structured in a logical way and using best practice urban design principles. The entire proposal is based on a perimeter block approach, with public 'fronts' overlooking streets, squares, greens and open spaces, offering surveillance and a positive image. Private 'backs' face into the block, providing secure amenity space. Blocks have been designed using optimum dimensions to achieve compliant back to back distances, in accordance with Uttlesford Policy guidance.
- 9.5 The street hierarchy starts with a tree-lined entrance avenue, which offers access to both sides of the development. On the eastern side, a secondary road loops from the avenue and joins the main spine road running through the wider development. On the western side, a further loop is created. Shared surfaces take access from these secondary roads. This treatment prevails through much of the development and will reduce vehicle speeds with the emphasis on pedestrian safety. Finally, private drives will serve a limited number of houses around peripheral areas.
- 9.6 Streets and footpaths provide good connections around the development for pedestrians and cyclists, offering convenient links to local amenities such as the allotments and the community hub, as well as creating safe routes to the primary school. Other traffic calming measures have been utilised including speed bumps, raised tables and carriageway narrowing.

- 9.7 Following design workshops held with Officers of Uttlesford DC, this resulted in an iterative design process which has developed in focussed revisions being made to the application in order to positively respond to comments raised. These comments focused largely on the built form, materials and detailing of 6 key areas of the site layout.
- 9.8 As a result of the iterative design process held with Uttlesford DC, it is clear that extensive revisions to the application have been undertaken. Further, Great Dunmow Town Council consider that the scheme's "*layout and external treatments are in accordance with the GDNP policies and the Council is supportive of the open spaces to be provided and the wildlife mitigation measures*".
- 9.9 It is concluded therefore that the proposed revised layout adopts many of the positive design principles incorporated in the approved Parameter Plan set out within the Outline Planning Approval. Further, these proposals have been assessed against the Design Council/ CABI *Building for Life* principles. The proposal is therefore considered to be consistent with the provisions of Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan 2005, Policy DS8 of the Great Dunmow Neighbourhood Plan, and the Essex Design Guide.

C Scale

- 9.10 The master plan has been designed to comply with the building heights parameter plan which is an approved plan and forms part of the outline consent UTT/13/2107OP.
- 9.11 The development within the '5 - 14.5m' ridge height zone of the parameter plan contains buildings that are a maximum of 11.7m high. This area contains all of the apartment blocks in the development and a large proportion of the site's 2.5 storey houses.
- 9.12 The development within the '5 - 11m' ridge height zone of the parameter plan contains buildings that are a maximum of 10.7m high. This area contains mainly 2 storey housing with some bungalows.
- 9.13 The massing of individual and collective buildings has also been considered to correspond with the scale parameters. A higher proportion of terraced and semi-detached forms have been adopted in the higher ridge heights area. In contrast, more are located within the lower ridge height areas.
- 9.14 It is therefore concluded that the proposed master plan complies with the approved building heights parameter plan. The proposals are therefore considered to be generally consistent with the provisions of Policies GEN2 and GEN4 of the adopted Uttlesford Local Plan 2005, Policy DS10 of the Great Dunmow Neighbourhood Plan, and the Essex Design Guide.

D Landscaping

- 9.15 The development parcels are contained within a perimeter framework of multifunctional open space, split into two distinct, major parts by the retained field hedgerows and trees. These hedgerows and tree lines form the backbone of the Landscape proposals, which are to be strengthened and enhanced through new planting, to create diverse, robust green corridors that run north-south through the housing areas.
- 9.16 The balance of the open space is designed as natural and seminatural space, where a variety of landscape types such as new native woodland, scrub and an array of species-rich grassland knit together to assist in mitigating against the ecological impact of the development on the adjoining wildlife sites, while the Interior open spaces are more amenity led, containing focal play spaces and shorter-mown grassland.

- 9.17 Large, open swathes of grassland predominate the western half of the open space, where a multitude of surfaced and mown footpaths intersect one another to create a mosaic of sward heights. To the peripheries of this area the prescribed 20m buffer has been retained, containing clumps of new thorny thicket planting that will help create a graded eco-tone edge, to provide a natural and defensible boundary to the new native woodland that adjoins High Wood SSSI. To the northern half of the open space, a mix of landscape typologies can be found befitting of the semi-natural nature of the space, with the inclusion of the SuDS drainage basins, as required to fulfil the site-wide drainage requirement, with again a variety of species-rich wildflower and tussock grassland meadows. These features have been softened and enhanced through careful placement of structural thicket, tree and aquatic plug planting to maximise their biodiversity benefit, whilst still maintaining an important drainage function.
- 9.18 In terms of the play and recreation strategy, these proposals seek to create a landmark play area to act as a play hub for the residents. The play area has been designed so as to provide a range of exciting and imaginative play opportunities for a wide range of ages and to create an inclusive play environment. It will provide congenial play for all residents catering for a wide range of abilities. The play area caters for a range of ages from 18 months to 18 years overall and has been designed to comply with the approved Play Area Specification. The play area offers a range of stimulating and challenging experiences such as balancing, climbing, sliding, swinging, rotating, hanging for both older and younger children. Natural play elements like mounds, boulders and tree trunks form an essential part of the overall experience and enable more imaginative play. Safety surfacing of rubber bark mulch and grass matting is proposed to integrate with the varied play environment and natural setting.
- 9.19 Overall, the proposals provide a high quality multi-functional open space, which will serve a range of requirements from toddlers to adults, whilst also providing a range of recreational opportunities, and this arrangement is considered acceptable to the Local Planning Authority. The proposals are therefore considered to be consistent with the provisions of Policies ENV3 and LC4 of the adopted Uttlesford Local Plan 2005, and Policy LSC1 of the Great Dunmow Neighbourhood Plan.

E Appearance

- 9.20 Building materials have been specified to add variety and reinforce specific character areas. They have also been inspired by local details. In terms of facing materials, four types of brick are specified. A solid red brick will be used along with a red multi-brick for variety. Two yellows are specified, including a standard yellow and a lighter buff brick.
- 9.21 In terms of roofing materials, two tile types are specified including a red plain tile and a grey plain tile. These colours will be evenly distributed around the site and chosen to help reinforce character. Other facing treatments are indicated to be render and boarding, which are a characteristic of the town and are applied to the layout in key locations. Render is located throughout the scheme with black weatherboarding limited to the eastern side of the site. White weatherboarding is used along the spine road and avenue to link into the western side where this colour prevails.
- 9.22 Further, and in some prime locations, pargetting is applied in response to the use of this treatment in the town. A contrast of brick colour will be applied to some building corners again in response to this treatment elsewhere locally.
- 9.23 In general terms, the proposed choice of materials will give a good variety of treatments across the site, which would enhance the setting of the development. The proposals are therefore considered to be consistent with the provisions of Policies GEN2 of the adopted Uttlesford Local Plan 2005, and Policy DS11 of the Great Dunmow Neighbourhood Plan.

10. CONCLUSION

- 10.1 The submitted Reserved Matters would not cause conflict with the development plan or the National Planning Policy Framework 2019, and no material considerations indicate that the application should be refused. Further, the scheme has the support of Great Dunmow Town Council.
- 10.2 It is therefore recommended that approval be granted subject to conditions.

RECOMMENDATION – CONDITIONAL APPROVAL

1. Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

2. Dwellings shall not be occupied until such time as their associated cycle parking on the approved plans have been provided.

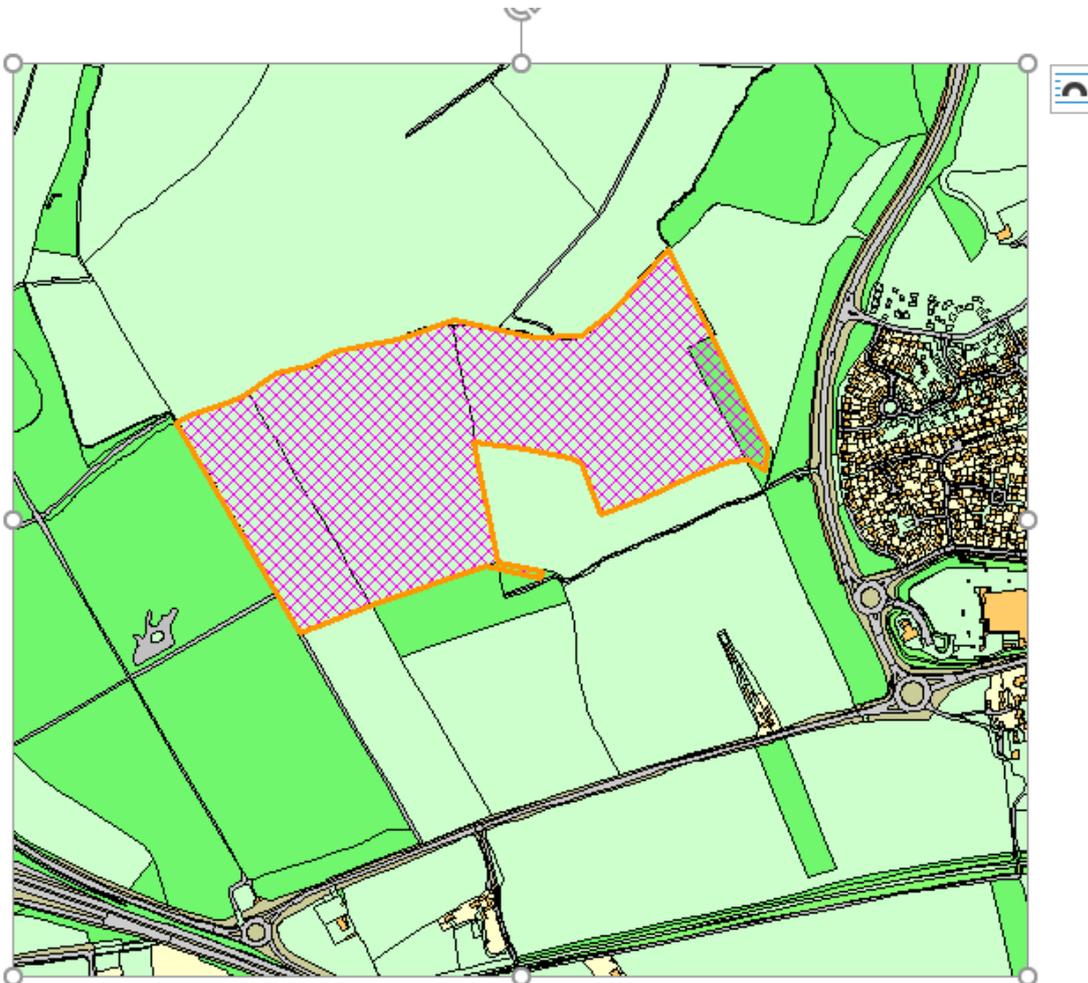
REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

3. The walking and cycling network shall be provided as shown in principle on submitted plan 260.1 dated 03/02/2021

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

4. All measures should be carried out in accordance with the details contained in the Wildlife Protection Strategy Appendix 4 – Northern Parcels B & C (Southern Ecological Solutions, August 2020), the Biodiversity Mitigation & Enhancement Plan Appendix 4 – Northern Parcels B & C (Southern Ecological Solutions, September 2020); Lighting Design Information (It Does Lighting, August 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. 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 Protected and Priority species and allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 and s40 of the NERC Act 2006 (Priority habitats & species).



Organisation: Uttlesford District Council
Department: Planning
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