

## UTT/20/3419/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 464 residential dwellings and associated infrastructure works

**LOCATION:** Land West of Woodside Way Woodside Way Dunmow

**APPLICANT:** Bellway Homes

**AGENT:** Savills

**EXPIRY DATE:** 06 April 2021

**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 west of Woodside Way, and forms the southern part 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 the applicant, which will provide access from the B1256 Stortford Road, and Woodside Way located to the east of the application site.
- 2.2 High Wood runs along the western boundary; the Barratts David Wilson site lies to the north of the application site. The site consists of fields previously used for agricultural purposes. The western field runs north/south and is adjacent to High Wood. The eastern frontage field wraps around Canada Cottages and the adjoining builder’s yard.
- 2.3 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.
- 2.4 There are hedgerows and ditches along the field boundaries. An oil pipeline crosses through the application site. The frontage of the site is largely open and there are clear views into the site from the B1256.
- 2.5 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.

### 3. PROPOSAL

3.1 This application is for the Approval of Reserved Matters for the details of layout, scale, landscaping and appearance to provide 464 residential dwellings, following the grant of outline planning permission on the 27<sup>th</sup> October 2015 under reference UTT/13/2107/OP. The outline planning permission secured planning conditions pertaining to the following:

- Commencement of development
- Phasing
- Foul and Surface Water Drainage
- Site Waste Management Plan
- Construction Environmental Management Plan
- Wildlife Protection Plan
- Biodiversity Mitigation Plan
- Archaeology
- Details of Lighting
- Deer Fencing to High Wood
- Priority Junction to Woodside Way
- Roundabout to Stortford Road

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 southern parcels of the site at Woodside Way, and is currently formed of 3 agricultural fields, measuring 26.1ha or 64.5 acres. The site broadly slopes downwards from north to south.

3.4 In terms of density, the Outline Parameter Density Plan has recently been amended by a non-material amendment application (LPA Ref: UTT/21/0274/NMA). Through pre-application discussions, the applicant was encouraged to revise the density parameter plan to create a focus around the community facilities and the playing fields in the centre of the Outline site; and to provide decreasing densities to the south and west. Through the amendment, the amount of high density development (30 to 40 dwellings per hectare) has been reduced from what was consented at outline stage and that which remains has shifted away from the Stortford Road frontage, whilst a much larger area covered by the lowest density (15 to 25 dwellings per hectare), being located along the western edge, adjacent High Wood, and along the Stortford Road frontage so as to reduce the apparent density of the development.

3.5 The proposed dwellings as stated would be a mix of 1-4-bedroom units, with affordable housing provision, indicating a mix of shared ownership and affordable rent, as approved as

part of the s106 Agreement. 36 units (8%) will be provided as homes suitable for the elderly, comprising 16 bungalows and 20 ground floor maisonettes. The housing mix was agreed with Officers in the early stages of the pre-application process. All private homes will comply with Nationally Described Space Standards and all affordable units have been designed as M4(2) compliant accessible and adaptable dwellings.

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 storey houses and flats in scale.

3.7 The proposed housing mix is outlined below:

PRIVATE DWELLINGS:

16 x 2-bed bungalows  
52 x 2-bedroom houses  
164 x 3-bedroom houses  
84 x 4-bedroom houses

Total Private Dwellings: 316

AFFORDABLE DWELLINGS:

20 x 1-bedroom maisonette flats at ground floor  
20 x 1-bedroom flats at first floor  
64 x 2-bedroom houses  
44 x 3-bedroom houses

Total Affordable dwellings: 148

Grand Total: 464

3.8 With respect to affordable housing, the s106 agreement for the development of the wider site requires that 40% of all dwellings in any phase are provided as affordable housing, with the exception of the first phase of the development, which was to comprise 160 dwellings (of a total of 790). Within the remaining phases, 40% of 630 homes were to be provided as affordable – resulting in a total of 252 affordable homes across the Outline site as a whole. 148 of these homes are provided on the Bellway land.

3.9 The previously approved phasing plan (Ref: UTT/16/1467/DOC), which provided for 160 dwellings as part of Phase 1, was amended by the submission and re-discharge of Condition 3 under LPA Ref: UTT/19/2686/DOC. The Phasing Plan approved under the latter application achieves a more even distribution of affordable housing across the site as a whole, through the introduction of 'sub phases' and the removal of the cluster of 160 market homes previously consented.

3.10 Car parking will be provided predominantly on-plot in the form of garages and driveway parking and is considered Policy compliant and comprises 1,099 car parking spaces. 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 - 3 spaces

3.11 In terms of visitor parking, there are 116 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.

- 3.12 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. A new 'entrance green' public open space featuring a SuDS attenuation basin is proposed adjacent to the main Site entrance; a proposed new area of woodland and scrub planting will provide a positive ecological corridor between the existing area of relatively young woodland plantation and the SSSI woodland to the west; and a planted 20m buffer will be maintained between the edge of the development and the SSSI Woodland. The buffer will be planted with a new boundary hedgerow and a substantial linear belt of thorny scrub species as well as a new tree belt planting to protect the edge of the woodland. The existing bridleway will be retained, but access to it will be discouraged from within the development. A new path will be created within the eastern edge of the buffer so this new landscape feature can be enjoyed by the public.
- 3.13 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.
- 3.14 In accordance with Outline permission and associated S106 agreement, the wider development will provide the following land uses:
- 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 3.07ha. hectares, formed by 4no. mini football and 1no. adult football pitch to be confirmed and secured through the S106 Agreement
  - Amenity green space i.e. NEAPS, LEAPS and LAPs – to provide 1.21 hectares, and
  - Natural/ semi natural green space – to provide 7.42 hectares.
- 3.15 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.
- 3.16 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.
- 3.17 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
- 3.18 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 SSSI	<ul style="list-style-type: none"> <li>- Protection of eastern boundary of SSSI through deer (people) fence.</li> <li>- Signage to deter trespass into SSSI and leaflets to new residents warning of sensitivity.</li> <li>- 20m buffer to High Wood to protect from construction activities and disturbance during occupation phase;</li> <li>- Existing bridleway maintained and protected.</li> </ul>
Hedgerow	<ul style="list-style-type: none"> <li>- Hedgerows will be retained wherever feasible and enhanced by 'gapping up' with native species/species of value to protected species.</li> <li>- Existing narrow poor-quality grassland margins will be retained, enhanced and sensitively managed to create a diverse and structurally complex graded edge habitat.</li> </ul>
Plantation woodland	<ul style="list-style-type: none"> <li>- Existing plantation woodland enhanced through selective thinning, internal glade creation and scalloping along southern edge and central east-west ride.</li> <li>- Tussock and wildflower grassland to be sown in opened-up areas.</li> <li>- New wildlife corridor to be created to link plantation to High Wood SSSI and western buffer.</li> </ul>
Badger	<ul style="list-style-type: none"> <li>- Retained woodland and hedgerows and sensitive lighting will facilitate badger movement through the site</li> <li>- Sensitive woodland, hedgerow and margin management together with new semi-natural scrub and woodland habitat provision will favour foraging activity.</li> </ul>
Bats	<ul style="list-style-type: none"> <li>- Retained plantation woodland, hedgerows, and creation of a new wildlife corridor will facilitate bat movement through the site</li> <li>- Sensitive management to promote a more varied structure to the plantation woodland and hedgerows will favour bat foraging activity.</li> <li>- Trees with suitability for roosting will be retained and protected from indirect impacts (lighting disturbance, loss of connectivity).</li> <li>- The housing development and amenity open space will also provide foraging habitat for pipistrelle species, with wildlife friendly planting to be incorporated including nectar producing species attractive to invertebrates and native tree species.</li> <li>- New artificial roost features to be incorporated within new properties and within the retained plantation.</li> <li>- Sensitive lighting will negate impacts to key foraging, commuting and potential roosting habitats.</li> </ul>
Birds	<ul style="list-style-type: none"> <li>- Newly created woodland/scrub along the western boundary, gapping up and sensitive management of retained hedgerows, and enhancement of the plantation woodland to promote understory growth and transitional edge habitats, will provide enhanced natural nesting opportunities and winter/summer foraging resources for a broad breeding and wintering bird assemblage.</li> <li>- Bird boxes integrated in new properties and installed on retained trees will deliver additional artificial nesting options.</li> </ul>

	<ul style="list-style-type: none"> <li>- Off-site mitigation will be delivered for skylark in the form of 4 x nesting plots.</li> </ul>
Great crested newt	<ul style="list-style-type: none"> <li>- Newly created habitats (semi-natural grassland, scrub and woodland) along the northern and western boundaries of the wider site, together with gapping up and sensitive management of existing hedgerows will significantly improve landscape connectivity for currently isolated populations.</li> <li>- Enhancement of plantation woodland to promote understory growth and transitional edge habitats will provide enhanced refuge opportunities and foraging resources.</li> <li>- Wildlife-friendly SuDS design may deliver new breeding locations within the site.</li> </ul>
Hazel dormouse	<ul style="list-style-type: none"> <li>- Retention and enhancement of existing plantation woodland and hedgerows, together with new woodland and scrub planting, will improve connectivity through the site and in the long-term may encourage the presence and enable the spread of this species.</li> <li>-</li> </ul>
Invertebrates	<ul style="list-style-type: none"> <li>- Sensitive management to promote a more varied structure to the plantation woodland with transitional graded edge, glades and scalloped areas will favour invertebrates by providing a range of microhabitats suitable for different species.</li> <li>- Retention of the existing plantation, new planting within the 20m western buffer to High Wood, and sensitive lighting, will negate impacts.</li> </ul>
Reptiles	<ul style="list-style-type: none"> <li>- Sensitive management to promote a more varied structure to the plantation woodland with transitional graded edge, glades and scalloped areas will provide enhanced reptile habitat on site, with a mosaic of basking, foraging and refuge opportunities.</li> <li>- New habitats (scrub, woodland and SuDS) to be created along the western and southern boundaries.</li> <li>- Provision of two purpose-built refugia will deliver hibernation habitat.</li> </ul>
Brown hare	<ul style="list-style-type: none"> <li>- Retained plantation will continue to provide refuge area, linking to buffer planting to west and created grasslands in the north west quadrant of the wider site.</li> </ul>
Common toad	<ul style="list-style-type: none"> <li>- Retention and enhancement of plantation woodland, hedgerow and margins, together with northern and western buffer 'wildlife corridors' will improve connectivity and facilitate the colonisation of created SuDS and associated grassland habitats by this species.</li> </ul>
Hedgehog	<ul style="list-style-type: none"> <li>- Retention and enhancement of plantation woodland, hedgerow and margins, together with northern and western buffer 'wildlife corridors' will deliver improved connectivity through the site, refuge, and foraging opportunities for hedgehogs and polecat.</li> </ul>

3.19 The applicant advised that opportunities to maximise semi-natural habitat creation within the open space areas, including through native tree and scrub planting, wildflower and tussock grassland, has contributed to a site wide Biodiversity Net Gain of 11.52%, in excess of the Government's emerging 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.

3.20 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. The scheme has been developed through a iterative process involving multiple design workshops, members presentations, and meetings with officers addressing masterplan principles, through to detailed design.

#### **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
- Affordable Housing Location Plan
- Proposed Parking Layout Plan
- Detailed House Type Elevations and Floor Plans
- Proposed Street Scenes
- Play Area Proposals
- Indicative Sports Pitch Plan
- Lighting Layout
- Pedestrian Connectivity Plan
- Site Layout Visibility and Swept Paths
- Refuse Strategy
- Arboricultural Impact Appraisal
- Bird Hazard Management 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 Non-material 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



- 6.17 UTT/21/0274/NMA Non-material amendments to Amendments to UTT/13/2107/OP including- consented parameter plans to facilitate changes to sports facilities layout; allotment land; density; and access 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 from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to appropriate mitigation and conditions

### 8.3 **UDC Housing Enabling Officer**

The layout plan shows that the affordable housing is to be pepper-potted throughout the development in clusters of no more than 15 units and the appearance of the properties is to be tenure blind which therefore meets expectations.

I note that 32% affordable housing will be delivered which adheres to the terms of the S106 agreement with Bellway Homes and this will therefore provide 148 affordable homes and assist towards meeting housing demand for the district.

### 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 to Anglian Water at this stage.

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. The Local Planning Authority should seek the advice of the Lead Local Flood Authority

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

Having reviewed the Surface Water Drainage Strategy and the associated documents which accompanied the planning application, we do not object to the granting of the planning permission UTT/20/3419/DFO.

### 8.6 **ECC Place Services Archaeology**

I can confirm that the archaeological fieldwork for Areas 1-5 of UTT/13/2107/OP (Land West of Woodside Way, Woodside Way) have been completed and monitored by the historic environment advisors. If a request is made for the partial release of part 2 of Condition 12, I can confirm this has been fulfilled for Areas 1-5.

### 8.7 **UDC Environmental Health**

It is noted that there will be building services plant and a substation, to control noise emissions I recommend a planning condition.

### 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**

An **objection** is made to the planning application due to potential concerns about how the development layout may prejudice the use of the proposed sports ground.

#### LPA Response

The detailed proposals for the design and layout of the sports ground are to be progressed through a future reserved matters application for the sports ground asset out in the S106 Agreement; the sports pitch layout submitted as part of this application is therefore indicative only

#### 8.10 **Essex Police Crime Prevention**

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.

#### 8.11 **London MAG Stansted**

We have no aerodrome safeguarding objections to the proposal subject to conditions.

#### 8.12 **ECC Place Services Ecology**

No objections subject to securing biodiversity mitigation and enhancement measures.

#### 8.13 **CLH Pipeline Systems Ltd**

Advise of the presence of a pipeline in proximity to the development

#### 8.14 **Great Dunmow Town Council**

Members are supportive of the new plans, including the removal of some of the parking courts and additional buffer screening to the west and High Wood. The Council would support a further reduction of parking courts if it were proposed.

Further information is requested to clarify the access and parking arrangements for the properties immediately to the east of the new community building.

There are outstanding concerns that the proposed walking route to the new all-through school on the opposite side of the Stortford Road will not be safe.

There have been discussions with the developer and ECC Highways to discuss recommendations of our transport consultant on the attached report.

#### 8.15 **Third Party Representations**

1 Cedar Close - The original plan for this site was for 790 houses WITH community benefit provision. By 'selling' off the land into smaller parcels to 'other' developers they are allowing it to be developed piecemeal with no community provision. The developer has already diluted the original promised sports provision but even that is not included in this application, meaning nearly 500 houses will be built with none of the promised benefits, including a school. All of these residents will need to access the existing town infrastructure which is already creaking at the seams. We cannot prevent this development now but There should be a limit on how much housing is completed before the commitments promised by the developer are also provided.

36 North Street - strongly oppose this plan's proposal to fell 5 healthy, established trees and 5 areas of native hedging, with partial removal of a further group of each. The Arboricultural Impact Assessment states that removal of these is "to accommodate the layout", indicating the applicant's disregard for their value to the natural environment. I suggest it is the layout which instead needs changing to accommodate these pre-existing trees and hedging. The Tree Works Schedule shows the remaining life expectancy of the trees in question to total in excess of 80 years. Similarly, the hedging has a combined predicted further life expectancy of 120+ years. 2 centuries of benefit to the environment cannot be disregarded: - trees clean the air we breathe, alleviate flooding, give structure and stability to the subsoil and support all manner of ecosystems and wildlife. Each of these presents an indisputable and increasing problem in today's climate. The threatened hedging is mixed, native and fruit-bearing providing food and shelter to our birds through the winter and nesting opportunity in the spring and summer months. The schedule attributes value in simple terms of life expectancy; it fails to recognise that a tree's contribution to biodiversity

increases exponentially as it matures. Any argument that 'only' a relatively small number is under threat of removal fails to acknowledge the huge net loss to the environment of current development ambition and redundant local authority policy which combined have already allowed substantial damage to be inflicted on our landscape through loss of green spaces, trees, hedgerow and wildlife habitat. Each felled tree has individually contributed to this situation. The natural environment is not a disposable luxury - it supports all of life. Nor should it be viewed as a profit-making asset. There is no justification for the removal of the trees or hedging and I urge you to require the applicant to amend their plan to ensure they are retained and protected in the long-term.

16 Pine Avenue - Having previously commented on the Barratt planning application UTT/20/2220/DFO for 326 homes I now see there are applications in place for the full 790 homes and feel the need to comment further. I accept that the developments in question should, and will, ultimately go ahead as the points raised below are not insurmountable. Therefore, whilst this comment is listed as an objection, in practice I'm simply asking that the applications be upgraded to accord with the original outline planning permission.

In so doing I note that the application for 77 homes (UTT/20/0901/DFO) and 105 homes (UTT/20/1816/DFO) appear to have been superseded by the application for 464 homes (UTT/20/3419/DFO) from Bellway. This is all very confusing, but I assume the 326 homes from Barratt on (UTT/20/2220/DFO) and the 464 from Bellway on (UTT20/3419/DFO) will be the final applications and that the others are no longer relevant. If that understanding is incorrect then I ask for further guidance.

By way of a reminder, outline planning permission was granted on 27 October 2015, with all matters reserved, for the redevelopment of the site for up to 790 homes, including primary school, community buildings, open space including playing fields and allotments and associated infrastructure (LPA Ref: UTT/13/2107/OP). Applications from both developers also reference this within their planning statements.

However, apart from the sports fields, neither application includes these commitments within their development proposals. I can see from the plans there is space reserved for a school but no commitment to build one. I can't see anything resembling "community buildings" or anything that might be described as "associated infrastructure".

I understand the economic reality of such a development, in that the developer will need to generate a revenue stream as soon as possible. However, these provisions cannot be left until the project nears completion, at which point there would be little or no motivation on the part of the developers and the council would have little or no power of enforcement.

We need to have a clear and binding commitment, from the developers, to deliver these infrastructure provisions at a reasonable stage within the development prior to granting approval.

Also, of note are the independent reports commissioned by Dunmow Town Council relating to ecology and traffic, for which I commend them and urge the planning committee to take note of.

The TN1 traffic report particularly highlights the fact that the section of Stortford Road which is to provide access to the Barratt/Bellway development is the major route for all vehicles including HGV to the towns and villages north of Great Dunmow, therefore in the absence of any other road developments traffic flow will become heavier.

This together with the new school being built to the south side of the same stretch of road makes the intended left in left out road junction with Stortford Road unsuitable as it will result in additional and unnecessary traffic running up to the existing roundabouts at each end of that section of Stortford Road. It therefore seems imperative to mitigate the danger by

upgrading that junction as recommended by report TN1.

38 Maple Way - This is another development built without any consideration for residents of Dunmow. It's little more than a parasitic development tacked on to Dunmow with little to no additions to services in the town. Along with the new Quarry development planned, UTC is trying to force through Easton New town piecemeal. Dunmow, 1000 years to develop, 10 to destroy. Destruction of a beautiful town into a carpark simply to line the pockets of developers.

### LPA Response

The application site is allocated for housing development, both within the adopted Uttlesford Local Plan 2005 and the Great Dunmow Neighbourhood Plan. The s106 covers delivery of community infrastructure, including a school, community centre and sports pitches. The timing of delivery of infrastructure provided by the wider development is linked through the agreed S106 to ensure it is brought forward at the agreed appropriate stage of the development. The community centre, for example, is required to be completed prior to occupation of 50% of all dwellings.

## **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

Overall, the Reserved Matters application is considered to accord with the principles of the OPP and the associated parameter plans. The proposals have developed in response to the iterative design process undertaken between UDC officers and the applicant, resulting in a high-quality scheme which accords with the principles established through the Outline Planning Approval

Regard has also been had to the Great Dunmow Neighbourhood Plan, with which the scheme is in accordance. Further, the applicant has engaged positively with Great Dunmow Town Council who have shown their support for the development.

## **B Layout**

- 9.4 The layout has been designed to comply with the approved parameter plans forming part of the outline consent, following discussion with Officers, Members of Uttlesford District Council, Sport England and Great Dunmow Town Council.
- 9.5 The arrangement of buildings has taken into account the site's specific context, specifically with respect to providing an appropriate interface between the proposed residential development, Stortford Road to the south, and the location of green infrastructure within, and adjoining, the proposed development. The layout comprises a mix of attached, detached and semi-detached houses and bungalows, together with detached two storey blocks of flats. All of the proposed houses and flats are provided with generous outdoor amenity space in the form of rear gardens, which have been designed to ensure they are not overlooked by neighbouring dwellings.
- 9.6 The layout is characterised by three distinct character areas, being "Woodside", to the north of the playing fields, "Parkside" in the south western corner and enclosed by woodland to two sides, and "Dunmow Edge" to the south east, wrapping around the finger of land at Canada Cottages and forming the new street frontage to Stortford Road. On the north side of the playing fields, "Woodside" creates a character which confirms that it is part of the centre of the overall scheme. Positioned alongside the community centre and to the north of the playing fields, the built form reads as part of the hub of uses that marks the centre of the site. In accordance with the parameters plans, the density of development is at its highest and the rigid layout of the streets sets them apart from the gently flowing form of the streets to the south.
- 9.7 To the south west, "Parkside" is the first part of the scheme that comes into view when approaching Great Dunmow from the west. It sits between the Stortford Road frontage and the retained plantation woodland that runs along the ridge through the centre of the site, with new homes facing outwards and built at a low density of development as part of the

transition between the built-up area of the town and the countryside beyond, using the woodland on its west side as a new and permanent edge to the town. A densely planted landscape buffer is proposed to prevent pedestrian access to the woodlands beyond, ensuring their ecological protection.

- 9.8 The south eastern part of the site, “Dunmow Edge”, creates the connection between the new edge of the town and the existing built-up area. The same density of development as Parkside follows the Stortford Road frontage, taking advantage of views across the high quality public realm created by the green infrastructure against the main road, but increases northwards to the new playing fields where a more urban form of development is proposed. In addition, areas of open space, including land for sports pitches; amenity space; and natural and semi-natural open space are provided in accordance with the OPP. An indicative layout has been provided for the sports pitches, although the pitches themselves do not form part of this application. In accordance with the s106 Agreement, this land will be provided with drainage, and grassed to the standards required by *'Planning and Design for Outdoor Sport and Play'* published by Fields in Trust in August 2008.
- 9.9 It is concluded therefore that the proposed 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 scale of the buildings within this phase has been established in the Building Heights Parameter Plan approved through the Outline Planning Permission which provides for building heights ranging from 5m to 11m / 13m across the application site. The proposed development comprises predominantly two storey houses or blocks of flats, with 16 single-storey bungalows interspersed throughout the development. All of the proposed buildings are within the height range provided by the approved parameter plan.
- 9.12 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 detached dwellings are located within the lower ridge height areas.
- 9.13 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**

- 9.14 The landscape strategy addresses the landscape, arboricultural and ecological constraints and opportunities afforded by the site. These elements have been taken into account in order to formulate a robust and holistic landscape strategy for the site. The overall vision for the Site's proposed new landscape and public realm is to create a distinctive, high quality place, which is informed by best practice design guidance. Central to these proposals is to create a pedestrian friendly environment with a strong sense of place. A new 'entrance green' public open space featuring a SuDs attenuation basin is proposed adjacent to the main Site entrance. This new public open space will create a positive and expansive green



gateway at the main entrance into the Site (and to the wider masterplan area).

- 9.15 A LAP/LEAP Children's Play area is to be provided within a new recreation ground that will include a number of football pitches. In addition, a new pocket park with a LAP Play Area will also be provided in the centre of the western half of the Site, providing play facilities and public open space for new residents. A proposed new area of woodland and scrub planting will provide a positive ecological corridor providing a link between the existing area of relatively young woodland plantation and the SSSI woodland to the west.
- 9.16 A planted 20m buffer will be maintained between the edge of the development and the SSSI Woodland. The buffer will be planted with a new boundary hedgerow and a substantial linear belt of thorny scrub species as well as a new tree belt planting to protect the edge of the woodland. The existing bridleway will be retained, but access to it will be discouraged from within the development. A new path will be created within the eastern edge of the buffer so this new landscape feature can be enjoyed by the public.
- 9.17 At the eastern end of the existing woodland block, the scalloping will create a small green at the edge of the Spine Road. Again, some of the existing trees will be retained as stand-alone specimens which along with new tree planting will help create an instant landscape. Street trees will largely comprise of varieties of indigenous trees. Different species will be planted within different parts of the Site in order to both help with legibility and also to help to define the different character areas that are being created.
- 9.18 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**

- 9.19 The proposed development draws upon the characteristics of the local vernacular to reinforce the sense of place established by the layout of the development. The appearance of the proposed residential units has been informed by the development of the different character areas identified above. Within the "Woodside" character area, the continuity in the built form is matched by repetition in the appearance of the house types, forming a backdrop to the public space and highlighting the linear character. The northern side is finished in the Forterra Atherstone Red brick (including additional brick detailing) with Gemini Forticrete roof tiles in Mixed Russet (dark red/brown mix) above. The southern side comprises the Forterra Kensington Cream brick with the Forticrete Gemini roof tile in Sunrise Bend (red/orange mix). Render and pargeting marks the western end of the group, altering the character where the houses face the entrance from Parkside Way.
- 9.20 Within "Dunmow Edge", A wide palette of materials is proposed but grouped so that each street uses one brick and one roof tile, making each one different from the next to assist in navigation and wayfinding. Additional detail is added by render and pargeting, although this can only be found on the east-west "main street" and the street scenes facing the spine road and Stortford Road: areas where the built form reflects the main routes into Great Dunmow. Within "Parkside", materials are used to add to the "sense of place", with houses on the outer edges (including plots facing the pipeline easement and the retained field boundary) finished with render and pargeting, feature brick detailing only used in the middle of the three streets that spur off the spine road and weatherboarding restricted to houses that mark the edge of the open space around the retained field boundary.
- 9.21 Overall, a simple palette of materials that includes variation in facing bricks, roof tiles and

render is proposed, enlivened by weatherboarding, bay windows, a detailed roofscape, door canopy detailing, and pargeting in specific locations throughout the site. In addition, selected variations in house design respond to the constraints of the site, ensuring that a neighbourly relationship is created with future phases to the north and east and that a strong frontage is created along the southern boundary to Stortford Road.

- 9.22 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 accord with the development plan and 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. The application accords with policy, will provides an important contribution to housing land supply position in a high-quality design led scheme.
- 10.2 It is therefore recommended that approval be granted subject to conditions.

## **RECOMMENDATION – CONDITIONAL APPROVAL**

1. If within a period of 10 years from the date of planting the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.

REASON: To ensure the suitable provision of landscaping within the site in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

2. 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 areas and associated turning areas 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, and Uttlesford Local Plan Policy GEN1.

3. Dwellings shall not be occupied until such time as their associated cycle parking indicated on the approved plans, has been provided.

REASON: To ensure appropriate bicycle parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1.

4. Prior to first occupation of the dwellings they serve the private drive accesses from the

spine road shall be provided with visibility splays of dimensions 2.4m by 43m in both directions as measured from and along the nearside edge of the carriageway. Such visibility splays shall be retained free of obstruction above 600mm at all times.

REASON: To provide adequate inter-visibility between vehicles using the accesses and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1. .

5. The walking and cycling network (including links to the cycleway on to the B1256) shall be provided as shown in principle on submitted plans PR187-01B, PR187-02-C, PR187-03B and Pedestrian Connectivity 13/11/2020, the proposed shared cycle/footways within the landscaped areas to have a minimum width of 2.0m.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1.

6. The footway cycleway to the west of the left in left out access road shall be provided at a minimum effective width of 3m and connect to the cul-de-sac adjacent to plot 14

REASON: In the interests of highway safety and reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1.

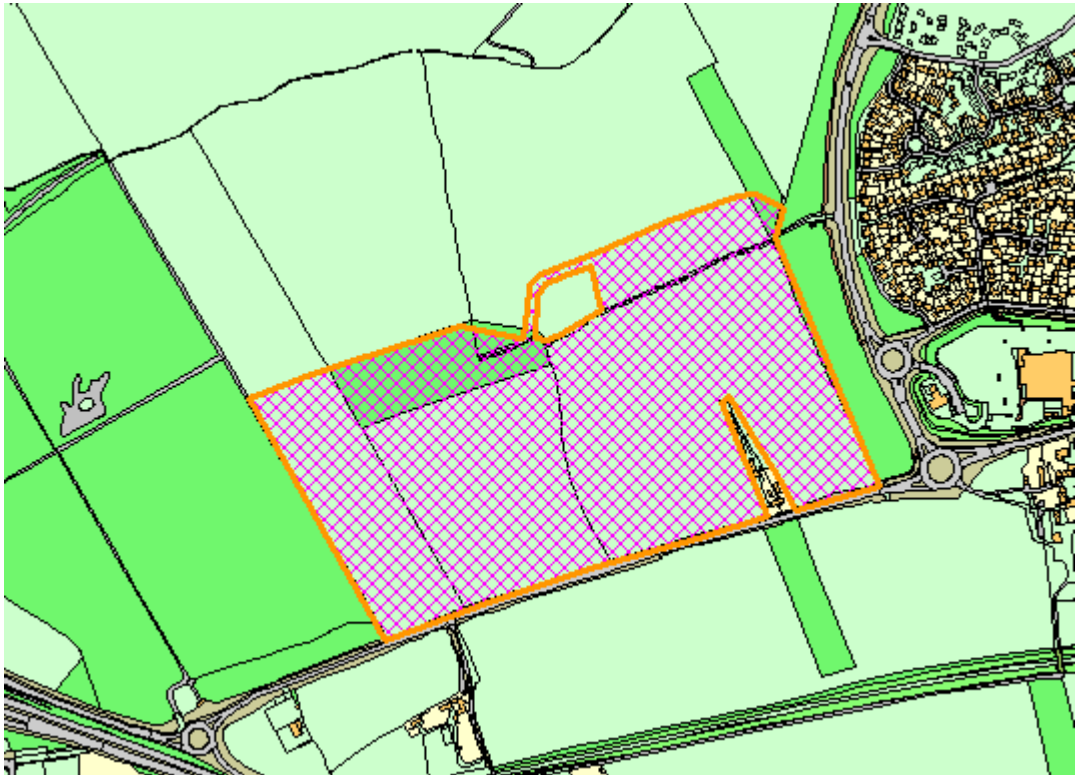
7. The proposed hedging adjacent to the PROW 15 to be included in the maintenance regime for the development, to ensure the is kept hedging clear of the definitive route of the Public Right of Way.

REASON: To ensure the continued safe passage of pedestrians on the public right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1..

8. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecological Impact Assessment (SES, December 2020), the Bird Hazard Risk Assessment (SES, December 2020) Landscape Masterplans (Matt Lee Landscape Architecture, December 2020), the Lighting Planning Layouts (WLC, December 2020) and the Biodiversity Net Gain Calculator 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

Date: 17<sup>th</sup> March 2021

Department: Planning

© Crown copyright and database rights 2016 Ordnance Survey 0100018688