

UTT/20/2639/OP
(Major Planning Application)

PROPOSAL: Outline application with all matters reserved except for access for the demolition of "Poppies" and the erection of up to 31 no. dwellings and 38 no. visitor parking spaces for the adjacent school.

LOCATION: Land To The West Of, Stortford Road, Clavering

APPLICANT: Mrs P Rowe

AGENT: Pelham Structures Ltd.

EXPIRY DATE: 14/5/2021

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The application site consists of detached dwelling which faces onto Stortford Road. Open fields are to the rear of the residential curtilage of the dwelling know as Poppies. To the north east of the main site is the Clavering Primary School and to the north of the site are the residential properties along Pelham Road.

2.2 To the west of the application site a public right of way joins the north of the site (Pelham Road) to the south of the Clavering.

3. PROPOSAL

3.1 This application is for the erection of for the outline planning permission with all matters reserved except for access for the demolition of "Poppies" and the erection of up to 31 no. dwellings and 38 no. visitor parking spaces for the adjacent school.

3.2 The application seeks the demolition of the existing dwelling known as Poppies to create an access off Stortford Road.

3.3 The proposes scheme would seek to provide 17 parking spaces for Clavering School with traffic calming measures to provide improved drop off and pick up areas for parents of the school.

3.4 The proposed scheme is for 31 dwellings of which 12 would be affordable the proposed mix is as follows:

Affordable Rent:
2no. - 1bed Flat/ house
1no. - 2bed Bungalow
3no. – 2bed House

2no. – 3bed House

Shared Ownership:
2no. – 2bed House
2no. – 3bed House

- 3.5 A balancing pond is proposed to the south east of the site to provide a suitable drainage scheme to serve the proposed development.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Town and Country Planning (Environmental Assessment):
The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

5. APPLICANT'S CASE

- 5.1 The applicant has provided a Design and Access Statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

- 5.2 Other documents that have been submitted:

- Arboricultural Impact Assessment,
- Archaeological Assessment
- Flood Risk Assessment,
- Landscape Appraisal,
- Geophysical Survey,
- Planning Statement,
- Ecology Survey

- 5.3 Details within the Design and Access Statement include:

The masterplan has been principally influenced by the topography with the development focused towards the lower parts of the site, and the scale of the houses reducing as the site rises away from the settlement. The contours of the site lend themselves to create a crescent shaped street, which will form an attractive frontage as one passes through the development. It is proposed to plant the area to the west of the crescent to form an area of woodland that will form a strong screening element to the development and will provide significant biodiversity enhancements.

- 5.4 The application on site is an under-used arable field located adjacent to a built-up area of the village: the settlement boundary shown in the adopted Uttlesford Local Plan 2005 forms the northern boundary of the site, and is drawn around the dwellings and the primary school which fronts Stortord Road. The footpath

which runs along the western boundary of the application site forms a logical division on the ground, and the accompanying Landscape and Visual Impact Assessment (LVIA) confirms that development of this site would have limited impact in the wider landscape and at close quarters. As shown by the plans and pictures above, Stortford Road comprises established and relatively close-knit frontage housing, with the dwellings on the western side of the road in a slightly elevated position. The effect of the local topography on the proposal is addressed in the accompanying LVIA.

- 5.6 The submitted LVA sets out an analysis of the physical context of this part of the village. In essence, the site is 'read' in the context of the housing which fronts onto Stortford Road to the east and Pelham Road to the north, in a mix of modern and historic buildings.
- 5.7 Clavering is a thriving community, and amongst other facilities it benefits from a primary school, supermarket/post office, and 2no. public houses. There are also a number of businesses which offer employment opportunities. The proposal would provide additional open market and affordable housing in a mix of dwelling sizes, in a sustainable village location.
- 5.8 The primary school is a valuable community asset but further expansion is constrained by the site size. This proposal incorporates visitor parking spaces to serve the Primary School, which will be beneficial for the users of the school but also the local residents who currently experience disruption around school drop-off and collection times. The proposal of 31 new build residential units would also include 12no. Affordable dwellings, and 4 bungalows (1 of which would be affordable).
- 5.9 This land has been farmed as part of a larger holding, but its quality and constraints limit yields. The removal of this field from productive agriculture would have a negligible impact on the economy of the remaining landholding.

6. RELEVANT SITE HISTORY

6.1 UTT/18/1256/OP

Outline application for up to 31 no. Dwellings (net gain of 30 units), with all matters except access reserved. Demolition of 'Poppies' and alterations to access onto Stortford Road to create access road. Provision of 38 no. parking spaces for visitors to adjacent school. Extension of school playing field and creation of sports pitch. Provision of open space and play areas, balancing pond and associated infrastructure.

Refused- 1/4/2019

Refusal Reasons:

- Impact to the countryside location,
- Highway Impact,
- Impact to local services

Appeal Dismissed on grounds of impact to the countryside location.

7. POLICIES

7.1 National Policies

National Planning Policy Framework (2019)

7.2 Uttlesford Local Plan (2005)

- Policy S7 – The countryside
- Policy GEN1- Access
- Policy GEN2 – Design
- Policy GEN3 -Flood Protection
- Policy GEN4- Good Neighbourliness
- Policy GEN5- Light pollution
- Policy GEN6- Infrastructure to support development
- Policy GEN7 - Nature Conservation
- Policy GEN8- Vehicle Parking Standards
- Policy H9- Affordable Housing
- Policy H10- Housing Mix
- Policy ENV1- Design of development within the conservation area
- Policy ENV2- Development affecting Listed Buildings.
- Policy ENV3- Open Space and Trees
- Policy ENV4- Ancient Monument and sites of Archaeological Importance
- Policy ENV5- Protection of Agricultural Land
- Policy ENV11- Noise generators
- Policy ENV13- Exposure to poor air quality
- Policy ENV14- Contaminated land

7.3 Supplementary Planning Documents/Guidance

Uttlesford Local Residential Parking Standards (2013),
Essex County Council parking Standards (2006),
Supplementary Planning Document- Accessible homes and play space homes,
Essex Design Guide,
Uttlesford Interim Climate Change Policy (2021)

8. PARISH COUNCIL COMMENTS

Clavering Parish Council (CPC) strongly objects to this Planning Application, a summary of the objection include:

The proposal fails the tilted balance of harm as it causes great harm to the countryside.

The Planning Inspector advised although there is a great shortfall in the supply of open market housing in the District and a need for affordable housing, the adverse impacts of granting permission not only outweigh the benefits of these additional dwellings, but do so significantly and demonstrably.

Concerns in regards to Procedural Matters of the Section 106 Agreement that may accompany this application as this is an application for access only, all other matters reserved.

- Highway safety impacts
- Lack of foul draining information,
- Transport statement/ information out of date,
- No housing size information,

- The proposed future developer of the site is not relevant,
- No community involvement engagement,
- The proposed landscape area will out of character with the open site,
- Adverse impact to the character of the area,
- Adverse impact to ecology and biodiversity,
- Unsustainable location,
- No health care provision

9. HANDS OFF CLAVERING GROUP:

9.1 Objects to the proposal, a summary of the comments include:

- This application is for outline planning,
- The redesign of the development does not resolve the refusal original refusal reasons and planning inspectors considerations,
- Landscaping will not mitigate the harm caused,
- Departure from the existing settlement pattern,
- Detrimental impact to the character of the site and area,
- The development is in conflict with the HoC landscape advice.
- Lack of maintenance provision,
- Not a sustainable location,
- UDC SLAA exercise is not a material consideration,
- The proposed developer of the site is not a material consideration,
- Loss of agricultural land,
- Impact to ecology and biodiversity
- Drainage impact

10. CONSULTATIONS

10.1 The Highways Authority

No objection subject to conditions.

The assessment of this planning application and Transport Statement was undertaken with reference to the National Planning Policy Framework, the following was considered: access and safety; capacity; the opportunities for sustainable transport; and mitigation measures. The position of the access was considered and the access was subject to a stage 1 safety audit. The proposal includes widened footway to the school from the site, improved access and informal crossing facilities on Stortford Road. It should be noted that the highway authority will not adopt the parking areas adjacent to the access road.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following mitigation and conditions:

- Submission and approval of construction management plan,
- Provision of appropriate visibility splays,
- Submission of traffic calming details,
- Provision of footway along the new access road,
- Provision of vehicle and public parking,
- Residential travel pack for residents.

10.2 UDC Environmental Health

No objection subject to conditions, these include:
Submission of details of measures to maximise low emission transport modes (e.g. secure covered storage for motorised and non-motorised cycles, an electric vehicle charge points).

Reporting of contamination impact during the construction,

Submission and approval of a Demolition and Construction Management Plan

10.3 Ecology Consultant:

No objection subject to securing biodiversity mitigation and enhancement measures secured by condition, these include:

- All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (A. R. Arbon, January 2021) and Bat Survey report (Essex Mammal Surveys, March 2021)
- A Farmland Bird Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced.
- Prior to slab level of the development A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.
- Prior to the occupation of the development hereby approved a "A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority.

10.4 Conservation Officer:

No objection:

The ground rises from the cluster of listed buildings around the church southwards to the development site. The development site is separated from the listed buildings and the boundary of the conservation area by a row of detached houses with gardens on the south side of Pelham Road. The rising ground means that any views of the new development from the conservation area would be screened by the existing houses along Pelham Road. A footpath runs south from Pelham Road along the western boundary of the development site. As it is proposed for the western part of site to be landscaped with trees and planting, the existing views of countryside along the footpath from the conservation area would not be harmed by the development.

There are occasional glimpses of the top of the church tower from the development site, indicating that there would be some limited views from the tower towards the site. The development would affect these views by infilling part of the field, reducing the rural aspect of the view. Given that a large part of the field will remain in agricultural use and the wood beyond the development

site will remain, this is considered to be a marginal impact as the wider views from the church tower will still be predominantly rural and views from the tower are mostly limited by the topography.

I therefore have no objection to the application on heritage grounds. Para 200 of the NPPF, which emphasises the importance of high-quality design within the setting of listed buildings and conservation areas, is relevant.

10.5 Lead Local Flood Authority:

No objections:

Lead Local Flood Authority position

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

Condition 1

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 5.2l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
 - Failure to provide the above required information before commencement of

works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

10.6 Thames Water:

No objection subject conditions,

No development shall be occupied until confirmation has been provided that either:-

1. Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

10.7 BAA- Aerodrome Safeguarding:

No safeguarding objections.

10.8 UDC Housing Enabling Officer:

No objections subject to securing appropriate level of affordable housing and mix.

11 REPRESENTATIONS

11.1 The following concerns have been raised among the submitted representations:

- Harmful impact to the character of the site and area,
- Highway safety impact,
- Generating significant traffic,
- Lack of local services,
- Construction noise impact,
- The application does not resolve the dismissed appeal,
- No requirement for affordable dwellings,

- Overlooking to neighbouring properties,
- Overbearing impact on neighbouring properties
- Increase in flooding,
- Impact to ecology and biodiversity

11.2 All material planning merits will be considered in the following report.

12 The issues to be considered in the determination of this application are

- A Location and principle of housing (S7, H1, ENV5 and the NPPF)
- B Character, appearance and heritage (S7, GEN2, ENV1, ENV2, ENV3 and the NPPF)
- C Transport (GEN1, GEN8 and the NPPF)
- D Accessibility (GEN2 and the NPPF)
- E Amenity (GEN4, GEN4, GEN5, ENV10 and the NPPF)
- F Flooding (GEN3 and the NPPF)
- G Infrastructure (GEN6 and the NPPF)
- H Protected species and biodiversity (GEN7 and the NPPF)
- I Archaeology (ENV4 and the NPPF)
- J Affordable housing (H9 & the NPPF)
- K Housing mix (H10 & SHMA)
- L Contamination (ENV14)
- M Exposure to poor air quality (ENV13)
- N Light pollution (GEN5)
- O Housing Supply (NPPF)
- P Climate Change (UDC Interim Climate Change Policy 2021)

A Location and principle of housing (ULP Policies S7, H1, ENV5 and the NPPF)

- 12.1 The Local Plan places the site beyond the defined Development Limits for towns and villages, and therefore in a countryside location that is inconsistent with Policies S7 and H1 on the location of housing.
- 12.2 Notwithstanding the above conflict with the development plan policies, the proposal accords with the more up to date national policy in the NPPF. Paragraphs 78-79 takes a less restrictive approach compared to the Local Plan, supporting the growth of existing settlements while preventing isolated home that could lead to sporadic development in the countryside. The sites location adjacent the built up area of Clavering ensures it consistency with Paragraphs 78-79 of the NPPF.
- 12.3 ULP Policy ENV5 seeks to prevent significant losses of the best and most versatile (BMV) agricultural land, this is consistent with the aims of the NPPF.
- 12.4 The proposal will include the loss of agricultural land, while the site is classified as Grade 3, which is regarded as BMV land, the development would not represent a significant breach of these policies because the land is small in agricultural terms and the high quality of land across the majority of the district means that some loss is inevitable. Therefore the principle of development in this location is acceptable and in accordance with policy in this respect.

B Character, appearance and heritage (ULP Policies S7, GEN2, ENV1, ENV2, ENV3 and the NPPF)

- 12.5 The introduction of the housing to an undeveloped field would inherently have a harmful effect on the rural character of the area, in conflict with ULP Policy S7 and paragraph 170 of the NPPF. However it is necessary to determine the weight that should, be given to such adverse effect.
- 12.6 The outcome of the previous appeal considered the development would result in an overall significant harm to the character of the site and its surroundings and that the harm would not be outweighed by the positives of the proposed development.
- 12.7 The key issues arising from the Planning Inspectors decision was the proposal:
- Is not contiguous extension to the settlement,
 - Does not respect the form of Clavering,
 - Introduces a significant block of built form,
 - Not a natural or organic extension to the village,
 - It would be isolated due to the lengthy access road
- 12.8 Additionally the decision highlighted factors in relation to character and appearance harms, these included:
- Views from across the valley to the east of Clavering were found to reveal the development as an out of character area of settlement, higher on the valley side and separated from the existing apparent lower lying form of the village.
 - In views from countryside to the west, the development would be harmfully exposed as a significant block of settlement in a landscape where there is no pre-existing apparent settlement context.
- 12.9 The proposed revised scheme addresses these issues by:
- Concentrating the development to the lower areas of the site,
 - Increase setback is provided to the western side of the site with an increased landscaped area providing mitigation and screening,
 - The most westerly and highest elevation dwellings are now proposed as bungalows
- 12.10 The proposed revision to the scheme have been addressed with appropriate changes to the scheme. The landscape and visual effects have been significantly reduced and as such is considered:
- Not be exposed as an out of character area of development from views across the valley to the east of Clavering,
 - The views from the west of the site would not be considered a significant block of built form and the effect would be low as the development would have much a much less prominent nature.
- 12.11 The Landscape Assessment submitted with the application advises the development would give rise to modest levels of landscape effect and visual effect and that the levels of landscape and visual implications of the proposed development are of a level and nature that is proportionate with the scale and nature of the proposed residential development.

- 12.12 The section of Footpath 10/51, to the west of the site, is the one visual receptor location that would experience a significant level of visual effect. The western edge set back and landscape treatment would also be of benefit in relation to this visual receptor and would be largely softened and screened such that the visual changes experienced would be of a much less harmful nature.
- 12.13 The views from the east of the site of and across the Stort Valley the development would appear as small glimpse where the site is visible through the occasional dip in the vegetation behind Stortford Road. Some narrow sections of rooftops would also be visible above some of this wooded backdrop. This would not rise to the height of the Curles Manor sheds to the west of the site and would be well below the wooded horizon. The roofs would also be of a similar vertical position in the composition as the houses on Pelham Road.
- 12.14 Whilst the layout, scale, design and landscaping are to be reserved matters there is significant details within the proposed site plans and Design and Access Statement to demonstrate how the landscaping and appearance of the site would be enhanced and preserved. Mitigating factors include the site is of medium landscape value and the revised layout secures the openness of the landscape and views towards Clavering.
- 12.15 From the information submitted it is considered the revised development has an effect across a reduced geographical range and would be considerably less harmful than the previous refused application. The views from the east of Clavering and across the valley would not be exposed to significant built form and would not be harmfully exposed as a significant new block of built form from the west of the site. The Council's landscape Officer has been consulted and has not raised any objection or further recommendations.
- 12.16 The introduction of the dwellings would not be readily visible from Stortford Road as it would be screened by intervening existing dwellings that front the main road and their planting. Although there is nothing similar to the log straight access on this side of Stortford Road it is not considered feature that would have any significant level of harm to the character of the street scene. To soften the appearance of the access point of the site between the properties of Tamar and The Old Garage House a green buffer and fencing has been incorporated into the scheme however this would form part of the landscaping detail which is a reserved matter.
- 12.17 It is noted the Councils Conservation Officer has made due consideration to the designated Conservation Area and nearby Listed Buildings. A combination of the distance and intervening development ensures that there would be no harmful impact on the setting of the designated heritage assets. In assessing the proposal effect on the heritage assets regards has been had to the Council's statutory duty under S66(1) and S72(1) of the Planning (Listed Buildings and Conservation Area) act 1990.

C Transport (GEN1, GEN8 and the NPPF)

- 12.18 Policy GEN1 require development to the main road network that must not compromise road safety, the proposed access to the site will be at the site of the existing dwelling of Poppies, onto Stortford Road. The proposed access will require engineering works to the level the gradient of the land to accommodate the development.

- 12.19 The site location on the edge of the village ensures that the residents of the development would have reasonable access to a range of services and facilities, including primary school, two public houses, local shop and post office. It is noted the site does have limited sustainable transport options which makes it likely that the occupiers of the proposed dwellings would use a car to access most services, facilities and employment opportunities. This represents a conflict with Policy GEN1.
- 12.20 However, there is no conflict with the more up-to-date policy at Paragraph 103 of the NPPF which advises that '*opportunities to maximise sustainable transport solutions will vary between urban and rural areas*' with rural areas naturally much more likely to have to make use of a car. Therefore, whilst not a positive for the proposed development the lack of sustainable transport options cannot be seen as a major negative either. Due to the location of the site and close by to available local facilities, this should be considered positive and that the proposed development would help to support these local services. The transport and access issues were not upheld in the previous planning appeal and to be consistent with this it is considered the development therefore, subject to condition, will be in accordance with ULP Policy GEN1 and the NPPF.
- 12.21 The proposal includes parking throughout the site for the proposed dwelling, it is considered the application site can accommodate appropriate parking provision in accordance with both UDC Local Residential Parking Standards and the Essex County Council Parking Standards. That being said this is proposal is for outline planning permission and the submitted plans are indicative. The layout of the development including the parking layout is a reserved matter consideration.

D Accessibility (GEN2 and the NPPF)

- 12.22 Policy GEN2 and the SPD entitled '*Accessible Homes and Playspace*' require compliance with the Lifetime Homes standards. However, these standards have effectively been superseded by the optional requirements at Part M of the Building Regulations, as explained in the PPG. Compliance with these requirements could be secured using a condition.

E Amenity (GEN4, GEN4, GEN5, ENV10 and the NPPF)

- 12.23 Taking into account The Essex design Guide, which represents non adopted but useful a guidance, it is considered the proposed scheme will include appropriate sized rear amenity space and that there would be no significant effects on amenity of neighbouring properties with respect to daylight, privacy or overbearing impacts.
- 12.24 Concerns have been raised in regards to the intensification of use of the site and the impact to the neighbouring dwellings in terms of loss of amenity, noise and light pollution. The introduction of the dwellings will result in an increase of noise and disturbance, mainly due to the increase of vehicular movement within the site. However, the application is for outline planning permission therefore the layout and landscaping that would likely mitigate such impacts of the development would be a reserved matter and due consideration would need to be made in a subsequent reserved matters application.

F Flooding (GEN3 and the NPPF)

12.25 Policy GEN3 contains the Local plan for flooding, although this has effectively been superseded by the more up to date flood risk policies in the NPPF. The application site is located in Flood Zone 1 where development is considered appropriate. The application includes a flood risk assessment and proposed drainage scheme. Taking into consideration the details submitted with the application and comments received from the Lead Local Flood Authority it is considered the development accords with ULP Policy GEN3 and the development will not result in any flood risk subject to the imposition of conditions and mitigation measures.

G Infrastructure (GEN6 and the NPPF)

12.26 Infrastructure requirements were assessed in the previous planning application and appeal with a S106 agreement securing:

£143,927 developer contribution for education.
40% Affordable Housing
Provision of parking spaces

If the application was approved these contribution will be secured by S106 agreement.

H Protected species and biodiversity (GEN7 and the NPPF)

12.27 Policy GEN7 and Paragraph 174 of the NPPF seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity. Appropriate mitigation measures must be implemented to secure the long-term protection of protected species.

12.28 Taking into account the comments from the Council's Ecology Consultant, it is considered that subject to conditions unlikely that the development would have significant adverse effects on any protected species or valuable habitat. It is therefore concluded that the proposal accords with the above policies.

I Archaeology (ENV4 and the NPPF)

12.29 Taking into consideration the location of the site the development has the potential to affect archaeological remains and it is recommended that any planning permission should include conditions to conduct a field evaluation to establish the nature and complexity of the surviving archaeology assets. The work would enable due consideration to be given to the historic environment implication and would lead to the proposals for preservation in situ and/ or the need for further investigation. This consistent with the previous application for the development of this site.

J Affordable housing (ULP H9 & the NPPF)

12.30 Taking into account the comments of the Housing Enabling Officer, it is considered that the proposed affordable housing provision is consistent with Policy H9. A total of 12 affordable home would be built, in accordance with the requirement that 40% of new homes should be affordable. The affordable housing will be secured by a legal agreement and will include the following:

Affordable Rented

2no 1 bed flat /house
1no 2 bed bungalow
3no 2 bed houses
2no 3 bed houses

Shared Ownership

2no 2 bed house
2no 2 bed house

K Housing mix (ULP H10 & SHMA)

12.31 Policy H10 requires that small market housing comprises a significant proportion of the total number of units. The Council's Housing Enabling Officer has not made any objections or further recommendations to the proposed scheme. The housing mix of the affordable housing will be secured by a legal agreement, due to the application is for outline planning the remaining mix of market housing will be determined at the reserved matters stage. The proposed development is pursuant to identified needs within the Strategic Housing Market Assessment, therefore, the mix is in accordance with the ULP Policy H10 and is meeting local and district wide needs and provide appropriate market housing for the area in this regard.

L Contamination (ENV14)

12.32 ULP Policy ENV14 considers the impact of contamination of the site and its impact to the proposed development. The application site may have the potential risk of contamination and therefore the UDC Environmental Health Officer has been consulted. No objections have been made subject the imposition of a planning condition. As such it is considered the development will not result in any harmful impact due to contamination risks and the proposal accords with ULP Policy ENV14.

M Exposure to poor air quality (ENV13)

12.33 ULP Policy ENV13 considers whether the development considers exposure to poor air quality and advises development will not be permitted if the occupants are exposed to extended long term poor air quality. The site is not in an area currently monitored for air quality as a designated management area (AQMA). Additional traffic from the proposed development at the busy times will make up a relatively small proportion of the total emission load when assessed over a 12 month period, which the annual mean based air quality objectives requires. The impact can be minimised by adopting non car travel, further mitigation can include the introduction of electric vehicle charging points. As such it is considered the development accords with ULP Policy ENV13 and Paragraph 105 of the NPPF.

N Light pollution (GEN5)

12.34 ULP Policy GEN5 advises development will not be permitted if the scheme results in glare and light spillage from the site. It is not considered the residential development will result in any harmful impact from light pollution however it is recommend a condition is included for the submission and approval of a lighting scheme prior to the commencement of the development.

O Housing Supply (NPPF)

- 12.35 The NPPF describes the importance of maintaining a five-year supply of deliverable housing sites. The Council's housing land supply currently falls short of this and is only able to demonstrate a supply of 3.11 years (Five Year Housing Land Supply update April 2020).
- 12.36 Paragraph 11 of the NPPF considers the presumption of sustainable development, this includes where there are no relevant development plan policies, or where policies which are most important for determining the application are out-of-date. This includes where the five year housing supply cannot be delivered.
- 12.37 Therefore as set in Paragraph 11(d) of the NPPF the tilted balance should be applied. The effect of this is that the planning balance shifts in favour of the granting of planning permission. Only if the Council is able to demonstrate harm which significantly and demonstrably outweighs the benefits of the development should consent be refused. The key issues is therefore whether the development would satisfy the other relevant requirements of the Framework and thus the benefit from the presumption in favour of sustainable development.
- 12.38 The provision of up to 31 dwellings comprising of market and affordable housing carries substantial weight due to the lack of a 5 year housing supply, this is the most significant weight in the factor of balance. The introduction of the additional parking for the local school is a positive however as previously considered by the Planning Inspector has limited weight. However the housing supply, affordable housing and benefits of the additional parking collectively attracts substantial social benefits.
- 12.39 The development will have a modest level of economic benefits, this includes; employment during the construction, an increase in local household expenditure and the potential of contribution to local services. These economic benefits weigh in favour of the scheme.
- 12.40 In environmental terms, there would inevitably be some dis-benefits. In sense that the development of the open countryside is such a dis-benefit, this cannot carry significant weigh because of the Councils 5 year housing supply. There would inevitably be landscape harm from the loss of the openness across the application site. However, given the revision to the proposal from the previously refused application and medium landscape harm these are not factors that weigh heavily against the scheme.
- 12.41 The environmental gains includes biodiversity gains. The application site is also located in an accessible and sustainable location on the edge of Clavering, a village with reasonable range of facilities and services. Taking this into account the development would result in minor environmental harm.
- 12.42 Following the revision of the scheme it is considered the adverse impacts of the proposal would not significantly and demonstrably outweigh the substantial benefits which would arise from this development and will constitute as sustainable development. This is a significant material consideration that is sufficient to outweigh the limited Local Plan conflict.

P Climate Change (UDC Interim Climate Change Policy 2021)

- 12.43 Following the recently adopted UDC Interim Climate Change Policy 2021 due

consideration should be made by developer to demonstrate the path that their proposals take towards achieving net – zero carbon by 2030, and all the ways their proposal are working towards this in response to planning law, and also to the guidance set out in the NPPF and Planning Policy Guidance. The applicant has included a statement demonstrating how the proposal accords with this policy.

- 12.44 The location of the site is part of a planned sustainable extension to Clavering, the site will have undergone extensive assessment to ensure the most suitable and sustainable location for growth. The minimising of carbon emissions through the development itself are demonstrated in the following paragraphs.
- 12.45 The proposal takes into consideration the existing. Landscape working with the existing topography of the site to avoid regrading of the site and the need to export land from the site, this limits the impacts on climate change.
- 12.46 The drainage solution adopted for the site make suitable provision to ensure no detriment to local water supply. The units are designed achieve average water consumption.
- 12.47 The proposed landscaping scheme include extensive planting of native trees, shrubs and areas of open grassland as well as extensive hedgerow planting. In biodiversity terms there is a significant gain in habitat provided in the proposed landscape scheme, however details of this would be a reserved matter.
- 12.48 The development proposes the use of eco technology and renewable energy: Examples of this includes:
- Solar panels; which take advantage of the renewable source of the sun's energy to power photovoltaic electricity cells and solar water heated panels, etc.
 - Timber frame construction; Using pre-fabricated 'renewable' timber frame manufactured within workshop environment which speeds up construction and allows improved levels of insulation.
 - Waste recycling; during construction on and future occupation
 - Air source heat pumps; which can take heat from the outside air and use this to heat the dwellings.
 - Low voltage lamps; using less electricity than more traditional tungsten lamps.
 - Insulation; higher levels of insulation with timber frame construction.
- 12.49 In promoting sustainable travel, the development will provide appropriate storage for cycles, electric vehicle charging points and the provision of a residential travel pack for future occupiers. The development is located within a sustainable location in terms of being close to local amenities and transport links.

13 CONCLUSION

- A The proposal does not accord with the development plan due to the conflict with policies on the location of housing and landscape character. Notwithstanding the above, it is concluded that the proposal represent sustainable development in the context with the NPPF. The tilted balance at paragraph 11 of the NPPF is engaged because relevant policies for the supply of housing are out of date. In this case, the effect on landscape character would not significantly and demonstrably outweigh the benefits of the contribution towards housing land supply.
- B Taking into account the more up- to-date nature of the NPPF with respect to the determining issues, it is considered that the lack of accordance with the development plans is overridden in this instance. Regards has been had to all other materials considerations and it is concluded that planning permission should be granted.
- C The applicant has been consulted on all pre- commencement conditions in accordance with The Town and Country Planning (Pre Commencement Condition) Regulations 2018.

RECOMMENDATION – APPROVAL WITH CONDITIONS SUBJECT TO A S106 LEGAL OBLIGATION.

(I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freehold owner enters into a binding obligation to cover the matters set out below under S106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Head of Legal Finance, in which case he shall be authorised to conclude such an obligation to secure the following:

- (i) Provision of 40% affordable housing
- (ii) Payment of contributions towards Education Provision
- (iii) Management arrangements: the site will include areas of land that will require ongoing management and maintenance (including public open space and parking area)
- (vi) Pay the Council's reasonable legal costs
- (vii) Pay the monitoring fee

(II) In the event of such an obligation being made, the Assistant Director Planning shall be authorised to grant permission subject to the conditions set out below

(III) If the freehold owner shall fail to enter into such an obligation the Director of Public Services shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:

- (i) No provision of affordable housing
- (ii) Non-payment of contribution towards education provision.
- (iii) No provision of management arrangements: the site will include areas of land that will require ongoing management and maintenance (including public open space).
- (vi) Non –payment of the Council's reasonable legal costs
- (vii) Non-payment of the monitoring fee

Conditions

- 1 Approval of the details of appearance, layout, landscaping and scale (hereafter called "the Reserved Matters") must be obtained from the local planning authority in writing before development commences and the development must

be carried out as approved.

REASON: In accordance with Article 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Application for approval of the Reserved Matters must be made to the Local Planning Authority not later than the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. carried out in accordance with the above details

- 3 The development hereby permitted must be begun no later than the expiration of two years from the date of approval of the last of the Reserved Matters to be approved.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 5.2l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

REASON:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the

development.

- To provide mitigation of any environmental harm which may be caused to the local water environment

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site and in accordance with ULP Policy GEN3 and the NPPF.

- 5 Prior to the commencement of the development hereby approved a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall subsequently be implemented as approved.

REASON: To ensure development does not increase flood risk elsewhere and does not contribute to water pollution, in accordance with ULP policy GEN3 and the NPPF.

- 6 Prior to occupation of the development hereby approved a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk and in accordance with ULP policy GEN3 And the NPPF.

- 7 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk and in accordance with ULP policy GEN3 and the NPPF.

- 8 Prior to the occupation of the development hereby approved one of the following shall be submitted has been agreed with the Local Planning Authority in consultation with Thames Water.

- Details of confirming the capacity exists off site to serve the development
- Development and infrastructure phasing plan
- All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

The development will be constructed in strict accordance with the approved details unless written permission is given from the Local Planning Authority.

REASON: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents, in accordance with ULP policy GEN3 and the NPPF.

- 9 A minimum of a single electric vehicle charging point shall be installed at each of the houses. These shall be provided, fully wired and connected, ready to use before first occupation.

REASON: The requirement of the charging points are required to mitigate the harm for poor air quality due to the increase in vehicle movement and being within and in accordance with ULP policy ENV13 and paragraph 105 of the NPPF

- 10 In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

REASON: To ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in accordance with ULP policy ENV14

- 11 The dwellings hereby permitted must be built in accordance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure a high standard of accessibility, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the SPD entitled 'Accessible Homes and Playspace' and the Planning Practice Guidance.

- 12 No additional fixed lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure the lighting is designed in such a way to minimise any potential impacts to neighbouring properties. Additional lighting shall thereafter be erected, installed and operated in accordance with the approved details.

REASON: To minimise any potential impacts to neighbouring properties in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

- 13 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (A. R. Arbon, January 2021) and Bat Survey report (Essex Mammal Surveys, March 2021) 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 and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with ULP policy GEN7.

- 14 Prior to the commencement of the development hereby approved a Farmland Bird Mitigation Strategy shall be submitted to and approved by the Local Planning Authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures.

The content of the Farmland Bird Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots;
- b) detailed methodology for the compensation measures e.g. Skylark nest plots must follow Agri-Environment Scheme option: ‘AB4 Skylark Plots’;
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

REASON: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species) and in accordance with ULP Policy GEN7.

- 15 Prior to slab level of the development hereby approved a biodiversity enhancement strategy for protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

REASON To enhance protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with ULP Policy GEN7.

- 16 Prior to the occupation of the development hereby approved a lighting design

scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the approved details. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with ULP Policy GEN7.

- 17 Prior to the commencement of the development, a detailed Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
- a) Demolition, construction and phasing programme.
 - b) Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, parking, monitoring and enforcement measures.
 - c) Construction/Demolition hours shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.
 - d) Delivery times for construction/demolition purposes shall be carried out between 0730 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.
 - e) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
 - f) Maximum noise mitigation levels for construction equipment, plant and vehicles.
 - g) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009
 - h) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
 - i) Prohibition of the burning of waste on site during demolition/construction.
 - j) Site lighting
 - k) Drainage control measures including the use of settling tanks, oil interceptors and bunds
 - l) Screening and hoarding details
 - m) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - n) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures
 - o) External safety and information signing and notices.

- p) Consideration of sensitive receptors
- q) Prior notice and agreement procedures for works outside agreed limits
- r) Complaints procedures, including complaints response procedures
- s) Membership of the Considerate Contractors Scheme
- t) Wheel and underbody cleaning facilities,
- u) storage of plant and materials used in constructing the development

All works shall be carried out in accordance with the approved CMP thereafter.

REASON: To ensure that the construction of the development is in the interests of highway safety and control of environmental impacts in accordance with ULP Policies GEN1 and GEN4.

- 18 Prior to first occupation of the development the vehicular access shown in principle in drawing number 473.HW01A (June 2018) shall be constructed at right angles to the highway boundary and to the existing carriageway with associated visibility splays of 2.4 by 43m in both directions. The width of the access at its junction with the highway shall not be less than 5.5 metres with 2 x 2m wide footway and radii of 6m and a dropped kerb pedestrian crossing.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner 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 in accordance with ULP Policy GEN1.

- 19 Prior to first occupation a scheme of traffic calming on the access road shall be submitted to and agreed in writing with the Local Planning Authority in consultation with ECC Highway Authority and shall thereafter be implemented in accordance with the approved details.

REASON: 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 in accordance with ULP Policy GEN1.

- 20 Prior to first occupation the footway between the new access road and the school shall be widened to a minimum of 2m (as shown in principle in drawing number 473.HW01A (June 2018)) and drop kerb crossing points provided across Clavering Road (as shown in principle in drawing number 473HW04A).

REASON: 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 in accordance with ULP Policy GEN1.

- 21 Vehicle and cycle parking shall be provided in accordance with the Essex Parking Standards (2009) and UDC Residential Parking Standards (2013).

REASON: To parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with ULP Policy GEN1.

- 22 Prior to occupation of the proposed development, the Developer shall be

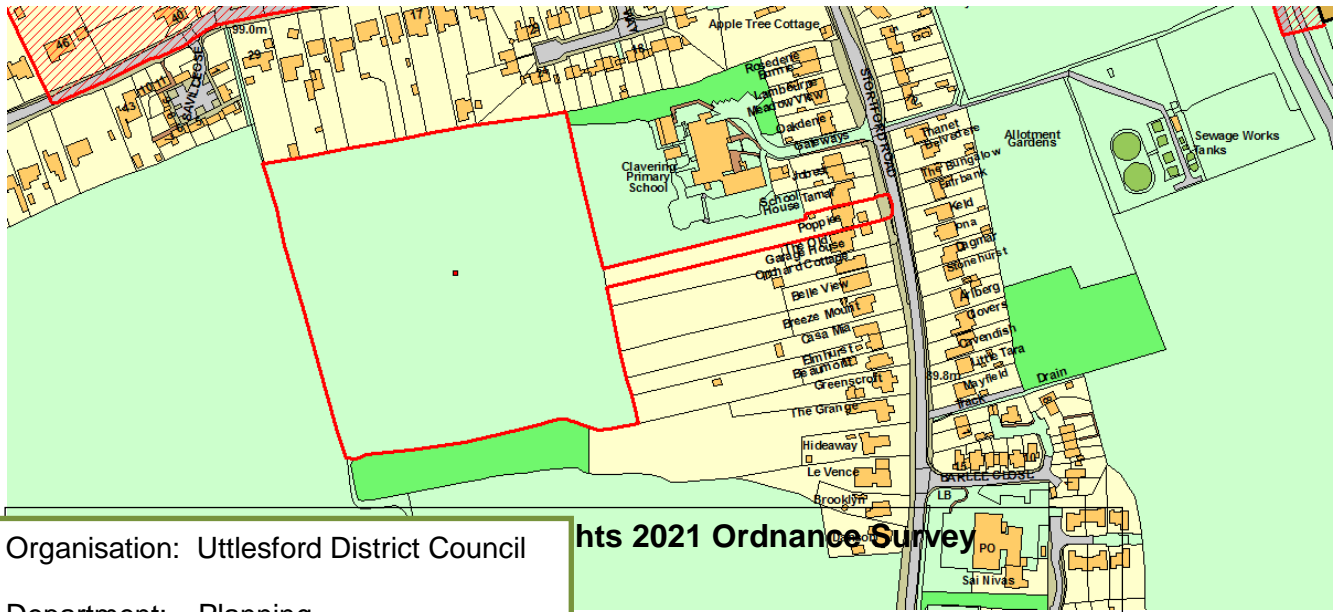
responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council.

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

- 23 Prior to the development hereby permitted a field evaluation to establish the nature and complexity of the surviving archaeological assets should be submitted to and approved by the Local Planning Authority. If the assessment requires an archaeological programme of trial trenching and excavation this shall be secured and undertaken in accordance with a written scheme of investigation.

REASON: The historic environmental record indicates that the proposed development site lies within an area known to contain highly sensitive heritage assets, the most significant being the Scheduled Monument of Clavering Castle (SM 14343).

Justification for pre-commencement condition: To ensure that the resulting development does not prejudice surviving archaeological deposits and in accordance with ULP Policy ENV4.



Organisation: Uttlesford District Council

Department: Planning

Date: 27th April 2021