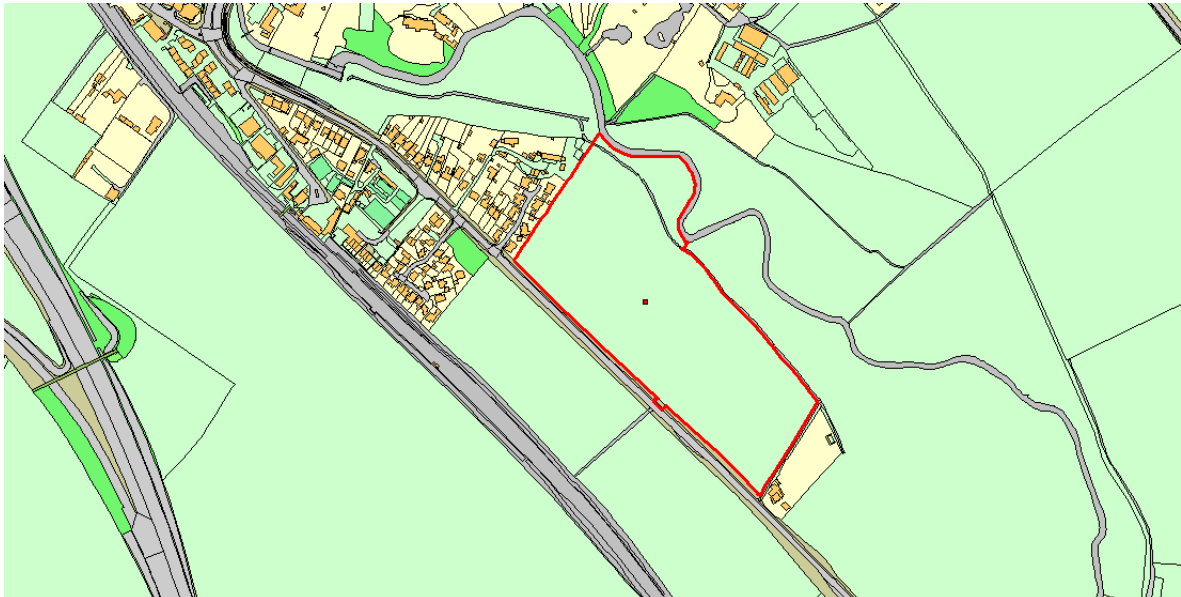


REFERENCE NUMBER: UTT/20/2724/OP

**LOCATION: Land East Of London Road, Little
Chesterford**

SITE LOCATION PLAN:



**© Crown copyright and database rights 2021 Ordnance Survey 0100018688
Organisation: Uttlesford District Council : 4th November 2021**

PROPOSAL: Outline application for the erection of up to 124 dwellings with all matters reserved except for access.

APPLICANT: Hill Residential

AGENT: Strutt & Parker

EXPIRY DATE: 16/3/2022

CASE OFFICER: Chris Tyler

NOTATION: Outside but adjacent to development limits,
Site of Archaeological significance
Flood Zone 3 - east of the site
Conservation area – north east of site

1. RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1.1 S106 HEADS OF TERMS

1.1.1 The applicant be informed that the committee be minded to refuse planning permission for the reasons set out in paragraph (3) below unless by 16th August 2022 the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 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 Services, in which case he shall be authorised to conclude an agreement to secure the following:

- i) 40% Affordable Housing & 5% to be wheelchair accessible.
- ii) Payment of NHS/West Essex clinical commission Group contribution £63,780.
- iii) Highway Works.
- iv) Maintenance of SuDS including on-going maintenance of drainage systems where their outfall is beyond the site.
- v) Payment of early years, primary and secondary education Contributions

A developer contribution of £192,710.88- EY& C provision
A developer contribution of £642,369.60- Primary School provision
- vi) Provision of Open Space and Woodland
- vii) Contribution towards the maintenance of open space for 5 years if the land is to be maintained by Parish Council/Management Company or other body such as the Woodland Trust
- viii) Developer Contribution of £25,000 toward the extension of recreation ground building.

- ix) Monitoring fee for Residential Travel Pack
- x) Pay the Council's reasonable legal costs
- xi) Pay the monitoring fee

1.1.2 In the event of such an agreement being made, the Director Planning Services shall be authorised to grant permission subject to the conditions set out below.

1.1.3 If the freehold owner shall fail to enter into such an agreement, the Director of Planning Services shall be authorised to refuse permission at his discretion at any time thereafter for the following reasons:

- i) Highway works
- (ii) Education Contribution
- (iii) Affordable Housing & 5% to be wheelchair accessible
- (iv) Provision of Open Space and woodland
- (v) Contribution towards the maintenance of open space and woodland

1.2 CONDITIONS

1.2.1 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.

1.2.2 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

1.2.3 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.

1.2.4 The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing by the local planning authority:

Revised Site location plan 7552_PL_001_B

Block Plan 7552_PL_002_B

Proposed site access & visibility splays 193090-001

Propose speed control measures 193030-004 I

REASON: To provide further certainty and clarity that the development should be constructed in accordance with the plans assessed as part of the application, and to allow the plans to be later varied if needed in order to facilitate the delivery of the development, in accordance with the provisions of s96a of the Town and Country Planning Act 1990, as amended.

- 1.2.5 The development shall be carried out in accordance with the submitted flood risk assessment (ref. 6100719-MLM-ZZ-XX-RP-C-0001, dated 28 October 2020) and the following mitigation measures it details:

All built development will be located within Flood Zone 1 (i.e. within the part of the site where levels are higher than the 1 in 1000 year modelled flood level of 36.95mAOD, as shown on drawing 6100719-MLM-ZZ-XX-DR-C-0101 in Appendix B).

REASON

To ensure a sequential approach is taken to the site layout, to ensure the proposed development will be safe for its lifetime and to ensure there is no increase in flood risk elsewhere due to a loss of floodplain storage and in accordance with ULP Policy GEN3.

- 1.2.6 Prior to first occupation of the development, the access provision as shown in principle on submitted drawing 193090-004 Rev I shall be provided, including a clear to ground visibility splays with dimensions of 2.4 metres by 160 metres in both directions, as measured from and along the nearside edge of the carriageway, a 3.5m footway/cycleway and 2m footway, a ghosted right hand turn and refuge islands. The associated vehicular visibility splays shall retained free of any obstruction at all times thereafter.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access 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 in accordance with ULP Policy GEN1.

- 1.2.7 Prior to first occupation of the development the highway infrastructure shown in principle on drawing number 193090-004 Rev I shall be provided on the B1383, all necessary works including any relocation or provision of signage, lighting, associated, relocation of kerbs, resurfacing or works to the existing carriageway to facilitate widening and Traffic Regulation Orders to be carried out entirely at the developer's expense, the works to comprise

- Widening of the footway and narrowing of carriageway on the north-eastern side of B1383 as shown on drawing number 199090-0044 Rev I to form a 3.5m footway/cycleway as appropriate.
- Signalised crossing and associated maintenance layby
- Provision of school bus stop on north eastern side of B1383 which shall comprise (but not be limited to) the following facilities: shelters; seating; raised kerbs; bus stop markings; flags timetable casings, exact position to be agreed with the highway authority
- Relocation of speed limit and provision of village gateway sign to the south-east of the proposed access
- 2m footway from the proposed site access going south-east along the site frontage to join with the existing footway on the B1383

REASON: To provide safe and suitable access and connectivity for all users in the interests 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.

- 1.2.8 Provision of land to the south east of the proposed site access along site frontage of B1383, land to be reserved for the highway authority to widen the proposed footway to a footway/cycleway, minimum width of 3.5m including any maintenance requirement. The developer to undertake no work on the land that will inhibit the provision of a future footway cycleway. Land to be provided at no cost to the Highway Authority.

REASON: To provide connectivity for all in the interests 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.

- 1.2.9 No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on the submitted flood risk assessment (ref. 6100719-MLM-ZZ-XX-RP-C-0001, dated 28 October 2020, 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:

- All built development will be located within Flood Zone 1 (i.e. within the part of the site where levels are higher than the 1 in 1000 year modelled flood level of 36.95mAOD, as shown on drawing 6100719-MLM-ZZ-XX-DR-C-0101 in Appendix B
- Verification of the suitability of infiltration of surface water for the development. This should be based on detailed infiltration tests that have been undertaken in all location infiltration is proposed and in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753. It should also be based on detailed ground water monitoring during the winter months to establish the highest average annual groundwater level. If infiltration is proven to be viable then the scheme should manage surface water in this way and the scheme should be updated accordingly.

- If infiltration is shown not to be viable then the scheme should limit discharge rates to 1l/s for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. This should also be inclusive of a 10% urban creep allowance.
- The detailed design should incorporate as much above ground interception storage as possible.
- The scheme should, where possible, incorporate rainwater reuse where possible.
- 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. Due to the level of anticipated traffic movements, the pollution hazard risk level is considered to be medium and therefore should be treated for such.
- 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. In accordance with ULP Policy GEN3 and the NPPF.

- 1.2.10 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.

In accordance with ULP Policy GEN3 and the NPPF.

- 1.2.11 Prior to the first 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. 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.

In accordance with ULP Policy GEN3 and the NPPF.

- 1.2.12 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. In accordance with ULP Policy GEN3 and the NPPF.

- 1.2.13 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (MKA Ecology, May 2021), Protected Species Mitigation Strategy (MKA Ecology, October 2020), Bat Inspection and Barn Owl Survey (MKA Ecology, May 2021), Breeding Bird Survey (MKA Ecology, May 2021), Otter and Water Vole Survey (MKA Ecology, May 2021) and Parameter Plan 7552_PL_002_B as already submitted with the planning application.

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.

- 1.2.14 Prior to the commencement of the development hereby a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to include bats, Barn Owl, Otter, reptiles and general precautionary measures.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

REASON: To conserve 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) as updated by the Environment Act 2021 and in accordance with ULP Policy GEN7.

- 1.2.15 Prior to the commencement of the development hereby approved a Skylark Mitigation Strategy shall be submitted to and approved by the Local Planning Authority to compensate the loss of any Skylark territories. This shall include provision of the evidenced number of Skylark nest plots,

The content of the Skylark Mitigation Strategy shall include the following:

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

The Skylark 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) as updated by the Environment Act 2021 and in accordance ULP Policy GEN7.

- 1.2.16 Prior to works above 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 a 10% gain in biodiversity using Natural England Metric 3;
 - 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 prior to occupation 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.

- 1.2.17 Prior to the occupations of the dwellings hereby approved a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development
The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed including dense scrub for Linnet and Yellowhammer, new tree and hedgerow planting as well as the creation of species-rich grassland and provision of any green roofs.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: To 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.

- 1.2.18 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 contour plans, Isolux drawings 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 scheme. 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 (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.

- 1.2.19 No development or preliminary groundworks shall commence until a further programme of archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the planning authority.

A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of this work.

REASON: The Historic Environment Record shows that the proposed development lies within an area of known sensitive archaeological deposits. The report submitted with this application shows a complex of Roman archaeology probably representing a farmstead dating from the first to third century AD. The evaluation has shown extensive archaeological features containing considerable quantities of finds. In accordance with ULP Policy ENV4.

- 1.2.20 No development or preliminary groundworks shall commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.

The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: The Historic Environment Record shows that the proposed development lies within an area of known sensitive archaeological deposits. The report submitted with this application shows a complex of Roman archaeology probably representing a farmstead dating from the first to third century AD. The evaluation has shown extensive archaeological features containing considerable quantities of finds. In accordance with ULP Policy ENV4.

- 1.2.21 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF) and Environment Agency Groundwater Protection Position Statements and in accordance with ULP Policy GEN3.

- 1.2.22 The building envelope sound reduction measures including facade construction, glazing and ventilation hereby permitted shall be installed in strict accordance with the specification details provided in Section 8 of the acoustic report submitted by MLM group, ref 102988-MLM-ZZ-XX-RP-YA-0001 dated 17th September 2020. The building envelope sound reduction measures shall thereafter be retained as approved.

REASON: To ensure the development can achieve appropriate noise level targets in accordance with BS8233:2014 and World Health Organisation and in accordance with the aims of ULP Policy ENV10.

- 1.2.23 Prior to the commencement of the development hereby approved an air quality assessment and report shall be undertaken and submitted and approved by the LPA. The assessment report, which should include dispersion modelling, is to be undertaken having regard to all relevant planning guidance, codes of practice, British Standards and the UDC Air Quality Technical Planning Guidance 2018 for the investigation of air quality and national air quality standards. The assessment report shall include recommendations and appropriate remedial measures and actions to minimise the impact of the surrounding locality on the development and the operation of the development on the local environment. The assessment report should comply with requirements of the EU Directive 2008/50/EC, the Air Quality Standards Regulations 2010. Thereafter the development shall be implemented in accordance with the approved details.

REASON: To ensure the development minimises the impact of the surrounding locality on the development and the operation of the development on the local environment in terms of air quality and in accordance with ULP Policy ENV13.

- 1.2.24 a) A Site Investigation (Phase II environmental risk assessment) report shall be undertaken and submitted to and approved by the Local Planning Authority which includes;
- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and
 - (ii) The results from the application of an appropriate risk assessment methodology

b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

c) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority. The verification report shall include disposal records, waste transfer receipts etc, to ensure that all waste disposal is traceable.

d) 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 Land contamination risk management published by the Environment Agency. 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 protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in accordance with ULP Policy ENV14.

1.2.25 Prior to the commencement of development, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

1. Demolition, construction and phasing programme.
2. Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, loading and unloading of plant and materials, storage of plant and materials used in constructing the development, details of their signage, monitoring and enforcement measures.
3. 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.
4. 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.
5. Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
6. Maximum noise mitigation levels for construction equipment, plant and vehicles.
7. 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.
8. Prohibition of the burning of waste on site during demolition/construction.
9. Site lighting.

10. Screening and hoarding details.
11. Access and protection arrangements around the site for pedestrians, cyclists and other road users.
12. Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
13. Prior notice and agreement procedures for works outside agreed limits.
14. Complaints procedures, including complaints response procedures.
15. Membership of the Considerate Contractors Scheme.
16. Wheel and underbody washing facilities.

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.

- 1.2.26 No fixed lighting shall be installed until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of the height of the lighting posts, intensity of the lights specified in Lux levels), spread of light including approximate spillage to the rear of the lighting posts or disturbance through glare. The development shall be carried out in accordance with the approved details.

REASON: To protect the amenity of neighbouring residents, in accordance with Policy GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

- 1.2.27 The parking provision shall be in accordance with those standards set down within Essex County Council's Parking Standards Design and Good Practice, September 2009 and Uttlesford Local Residential Parking Standards February 2013.

REASON: To ensure that appropriate parking is provided in the interests of highway safety and efficiency in accordance with policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with Policy GEN8 of the Uttlesford Local Plan (adopted 2005)

- 1.2.28 5% of the dwellings approved by this permission shall be built to Category 3 (wheelchair user) housing M4(3)(2)(a) wheelchair adaptable. The remaining dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure compliance with Policy GEN2 (c) of the Uttlesford Local Plan 2005 and the subsequent SPD on Accessible Homes and Playspace.

- 1.2.29 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

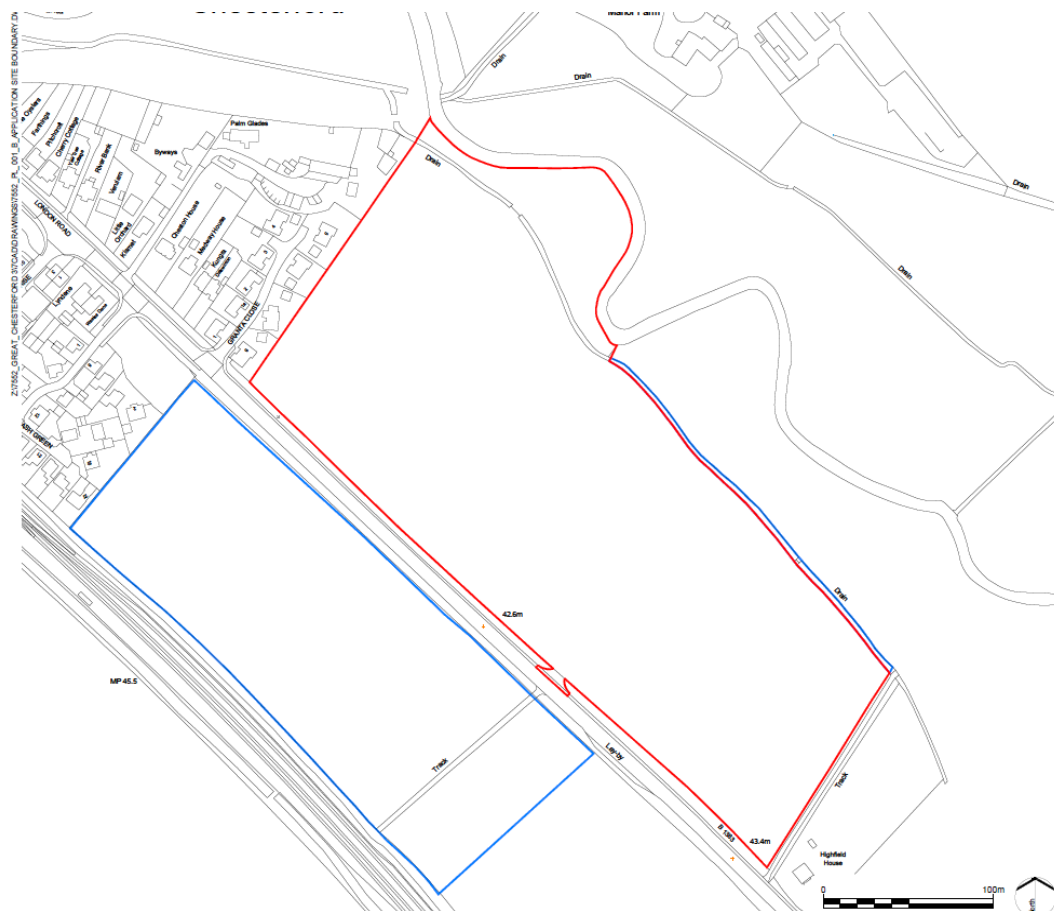
and in accordance with ULP Policy ENV13 and paragraph 107 of the NPPF and in accordance with the guidance in Approved Document S 2021.

2. DESCRIPTION OF THE SITE :

- 2.1 The application site is currently in agricultural use and extends to 7.08 hectares. It is located immediately to the south of the existing settlement of Great Chesterford however is located with the parish of Little Chesterford (see plan 1). The site is bound to the south-west by the B1383 (London Road) and arable fields to south and east. The River Cam is to the north eastern boundary.
- 2.2 Great Chesterford is a large village located within the local authority area of Uttlesford District Council (UDC). Great Chesterford is located approximately 17km to the south of Cambridge, and approximately 5km north of Saffron Walden.
- 2.3 The village benefits from having a mainline train station, served by the West Anglia line, with a regular train service. Trains from Great Chesterford station serves Cambridge to the north and London Liverpool Street to the south and it has good access to the M11.
- 2.4 The character of the area surrounding the application site changes from one which is of a rural village nature, to open countryside. The site lies outside but adjacent to the development limits of Great Chesterford

2.5

Plan 1- Location Plan



2.6 PROPOSAL

- 2.7 This application seeks outline planning permission for the erection of up to 124 dwellings with all matters reserved except for access, see plan 2 below.
- 2.8 The proposed development also consists the following elements:
- A main access point off the B1383 (London Road);
 - Extensive areas of open space including play space;
 - Extensive soft landscaping throughout the site;
 - A woodland buffer to screen the development from the south and along the north-west boundary to screen Granta Close properties;
 - Biodiversity enhancement through the creation of habitat areas
 - Improved footpath and cycle links with a potential direct connection into the village from the north of the site;
 - SuDS attenuation pond; and,
 - The creation of a clear definition to the settlement boundary to provide a positive gateway to the village from the south along the B1383.
- 2.9 The proposed residential development of up to 124 dwellings with 40% affordable housing (up to 50 dwellings). 5% of all the homes will be fully wheelchair accessible and 5% delivered as ground floor only. The precise mix would be subject to further consideration at the reserved matters stage if outline planning permission is granted.
- 2.10 The main site constraints relate to the north-west, north-east and south-east boundaries. On the north-west boundary, the site abuts the rear gardens of the properties in Granta Close. On the illustrative masterplan, the housing development has been pulled away from the boundary creating a green buffer with tree planting to mitigate any loss of privacy issues. The north-east corner of the site is in flood zone 2/3 and so this area will be used to create the main open space area.
- 2.11 Plan 2- Illustrative Layout Plan.



3 ENVIRONMENTAL IMPACT ASSESSMENT

- 3.1 Town and Country Planning (Environmental Assessment):
The proposal has been screened and 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

4. APPLICANTS CASE

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

- Design and Access Statement,
- Landscape and Visual Assessment
- Ecology Appraisal,
- Heritage Statement,
- Breeding Bird Survey,
- Flood Risk Assessment,
- Archaeological Evaluation,
- Tree Survey,
- Transport Assessment,

- Statement of Community Involvement,
- Planning Statement
- Mineral Resource Assessment,
- Contamination Report,
- Acoustic Design Statement,
- Arboriculture Impact Assessment

Drawings:

- Location Plan - 7552_PL_001 B
- Illustrative Masterplan - 7552_SK_004
- Block Plan - 7552_PL_002_B
- Site Access Plan - 193090-001 C

5. RELEVANT SITE HISTORY

5.1 The application site does not include any planning application linked to this proposal, however the following planning application relate to the approved development of 76 dwellings on the opposite site.

5.2 UTT/19/0573/OP

Outline application with all matters reserved except for access for the development of up to 76 dwellings, including provision of vehicular and pedestrian access, public open space and hard and soft landscaping

Approved- 17/6/2020

5.3 UTT/20/3329/DFO

Reserved Matters application, seeking approval of appearance, layout, scale and landscaping, for 76 dwellings following approval of outline planning permission UTT/19/0573/OP.

Approved- 21/1/2022

6. CONSULTATION RESPONSES:

Great Chesterford Parish Council

6.1 Great Chesterford Parish Council ("GCPC") STRONGLY OBJECTS to this speculative Outline Application, which seeks permission to erect up to 134 dwellings on a site adjacent to London Road with all matters reserved except for access.

A Preliminary

1. These comments are to be read subject to the following over-riding considerations:

(a) The site subject to this Application lies within the Parish of Little Chesterford; GCPC understands from UDC that arrangements to change the present boundary between Great Chesterford and Little Chesterford

will be brought forward in mid 2021 when a Community Governance Review will initiate alteration of the respective boundary lines, following which the site will be transferred to the Parish of Great Chesterford. Pending such change in its favour, GCPC reserves all rights regarding the Application and its position in relation to it.

(b) GCPC previously objected to Application UTT/19/057/OP relating to development of 76 dwellings in London Road ("London Road West development"), and urges that the implications of this now consented development are considered and fully taken into account in assessment of the current Application. This is of particular importance given that the only access road available to both sites is the B1383.

(c) All comments below are to be read subject to the provisions of the current draft Neighbourhood Plan for the Parishes of Great Chesterford and Little Chesterford, 2019 - 2033 (published November 2020), now out for consultation. The draft states, regarding potential for possible development of the site, "Not selected: growth not proportional. Requires major reductions in scale and significant provision of community amenities and protection/enhancement of community, landscape and historic features".

(d) There has been wholly inadequate consultation with the local community ahead of submission of the Application; at the very least, all households should have received a flier providing details of what is proposed, with full opportunity for everyone to submit comment to the developer before the matter is considered by UDC.

B Five key facts, and corrections required to the Application

2. Location. The site is within the A1 Cam River Valley category of UDC's Landscape Character Assessment, having been identified following the 2015 Call for Sites by UDC as having "a relatively high sensitivity to change"; in the event, the site was not selected for possible inclusion in the now withdrawn draft 2019 Local Plan because it "would diminish the sense of place and distinctiveness" of Great Chesterford. The land to the north east of the site lies within flood zones 2 and 3.

3. B1383. The only pedestrian and vehicular access to Great Chesterford is via the B1383, an increasingly busy road that services M11 traffic when the motorway is blocked: GCPC understands that in the past Highways England and/or Essex Highways have previously raised objection to installation of traffic calming measures on the approach to Great Chesterford on account of the requirement that the road must not be impeded in view of its function as an alternative route.

4. Site link to Village. The Applicant's claim (p 37, Design and Access Statement) that a link to the centre of Great Chesterford across the River Cam "is not required to facilitate the development, which benefits from other linkages to the Village that could be enhanced" is incorrect: there are currently no such "other linkages" except the B1383. The Applicant further misleadingly asserts (paragraph 2.2.1, *ibid*) that there is "an opportunity to create a direct pedestrian link from the site to the centre of Great Chesterford along the Granta Corridor subject to agreement with Great Chesterford Parish Council"; GCPC is incapable of providing any assistance or assurance regarding provision of any corridor, and it is unaware of any

opportunity to create such a link, or even whether landowners concerned would consent to its establishment.

5. Church Street and Carmen Street access. The only access from the B1383 to facilities available within Great Chesterford is via Church Street and Carmen Street, the former being the most likely entry point due its its closer proximity to the site. As is evident from the measurements shown in Attachment 1, both roads are very narrow in places (so necessitating single file traffic), without adequate pavements (in some places non-existent), and wholly incapable of any widening or expansion. The claim that Church Street is only “very lightly trafficked” (para 2.10, Traffic Survey), so leading to the assertion that an additional 134 houses will only have “negligible impact” on local traffic (para 7.8, *ibid*), is not supported by any validated assessment of actual traffic levels utilising this route, and takes no account whatever that Church Street in particular:

- provides the most direct connection between the B1383 and the B184, with the result that it provides a rat-run between the two;
- is the route of the twice hourly No 7 bus service, which can only navigate the road with care and which, on occasion, is blocked altogether by parked or delivery vehicles;
- is particularly congested when parents are dropping off/ collecting children from the school; and
- is used for parking of hearses and cars outside the Church (which has no dedicated off-street parking area).

6. Great Chesterford expansion 2015 - 2020. Since 2011, 156 additional dwellings have been built in Great Chesterford, representing an increase in housing stock of 24.9% in the past 8 years; the addition of 76 dwellings on the London Road West development and 134 now proposed will result in a further 17% increase. There has been no commensurate increase within the Village of additional facilities (single shop, two pubs, two surgeries etc) to service such growth, and the school is currently bursting to capacity (and children from the Village are being turned away by the nearest secondary school). Great Chesterford faces the risk of being overwhelmed as a result of unsustainable development.

C Summary of GCPC’s objections to the Application

7. It is in the context of these principal considerations that GCPC has the following objections to the proposed development of up to 134 dwellings in London Road:

8. Adverse environmental, flood risk and landscape impact. This site was dismissed as unsuitable from the original Call for Sites in 2015 due to the detrimental loss of agricultural land and diminished sense of place. The site was considered unsuitable for development as it would not contribute to sustainable patterns of development in the locality. GCPC agrees with the assessment made at the time by UDC as the Local Planning Authority, and does not consider that the basis of this conclusion has changed. The draft Neighbourhood Plan similarly rejects the site for substantial development. Such development will be highly visible from the B184 and, in particular, the public footpath between Great and Little Chesterford that runs along the River valley. There will be an inevitable detrimental effect on wildlife, and evidence of features of archaeological interest exists on part of the site.

9. Excessive loss of open space between Great Chesterford and Little Chesterford. Residents of both Great Chesterford and Little Chesterford, when consulted in connection with preparation of the draft Neighbourhood Plan, have overwhelmingly signalled that they wish the two Parishes to remain separate and distinct; the degree of suggested coalescence between the two Villages is excessive, and contrary to the NPPF. The extent of the site and wooded buffer area that is proposed will in any event not be contiguous with the boundary of the London Road West development, with the result that the claimed establishment of a coherent “gateway” for Great Chesterford is not achievable.

10. Increased use of local rat-runs to enable access from the site to B184. The most direct route to Saffron Walden etc from London Road is via the B1383 to the B184; this will be achieved either via Church Street/South Street/High Street in Great Chesterford, or through Little Chesterford or Littlebury. All these villages currently suffer from transient through-traffic, and yet more will merely increase local congestion within the narrow streets in these residential areas.

11. Absence of public transport serving London Road site. There is no viable public transport from either London Road site; many incoming residents will be local commuters unable to use the Railway Station at Great Chesterford, resorting to use of the car instead. In view of the distance of the site from facilities in Great Chesterford, the assumption made in the Traffic Survey that most residents will walk to them is simply wishful thinking; as likely as not, most primary school children will be transported by car, thereby adding to the already unacceptable level of congestion in roads around the school, in particular in Church Street, School Street and South Street.

Secondary school children bussed from the London Road sites will have to be collected/delivered back, and the suggestion made in relation to the London Road West development that pick-up should be from the bus shelter in Ickleton Road (opposite Plextek) will necessitate a walk along a busy, largely unlit, road with no dedicated crossing points.

12. B1383 unsafe for additional pedestrian and cycle users. GCPC has repeatedly drawn attention to the significant adverse traffic implications resulting from the London Road West development, both in its response to the planning Application and, most recently, in its letter dated 23rd March 2020 to UDC regarding Section 106 issues. The need for traffic calming measures to be introduced (immediate extension of the existing 30mph speed restriction at present located at the Ash Green entrance, change in position of the existing position of the active speed sign, introduction of a roundabout at the exit from the development onto the B1383 and, not least, provision of a pelican crossing in the proximity of Station Road) is clear - all being measures already necessary to accommodate increased vehicular and pedestrian traffic likely to be generated by the now approved 76 dwellings. The addition of a further 134 dwellings with the same access to the B1383 will materially exacerbate the impact of both developments for an already important arterial road which, in the absence of a coherent suite of such measures is unsafe, which is unacceptable as contrary to Policies S7 and H1. The sweeping assertion in the Traffic Survey that, since facilities within Great Chesterford are “within walking distance” (para 2.10) the development will have only “negligible impact” on local roads (para 7.8), is simply not realistic. The combination of both developments will result in car-based schemes because residents will in reality not be able to travel in safety by

foot or cycle to facilities in the Village.

13. Roads within Great Chesterford incapable of providing safe access. The evidence regarding both Church Street and Carmen Street - the only direct points of access from the B1383 to facilities within the Village - clearly demonstrates that neither route is capable of providing improved safe access to pedestrians, either by road or pavement widening. On-street car parking further exacerbates traffic movements within the Village, particularly in Church Street and surrounding roads at school delivery/collection times. The NPPF requires that permission for developments should be refused if an unacceptable impact on highway safety” is likely to result, with priority being given to consideration of pedestrian and cycle movements, and this is clearly the situation in this instance.

14. 134 dwellings will result in unsustainable development. The significant increase of additional housing within the Village in the past 8 years - 156 new dwellings, amounting to nearly 25% growth - demonstrates that Great Chesterford has not been backward in embracing development; whilst such increase has so far been successfully absorbed, there is only so much capacity to embrace further expansion. The addition of a further 210 dwellings on London Road will significantly contribute to already insufficient local school places, road congestion and the like, and collectively indicate that the suggested development is unsustainable.

15. Premature and opportunistic Application. The Applicant seeks to justify submission of the Application now on the ground that UDC currently has less than a 5 year land supply, with the result that development of the site will contribute up to 134 additional dwellings to satisfy need etc. It is clear from the documentation provided in support of the Application that problems associated with development of the site - all readily identifiable - have simply been brushed aside as insignificant, or ignored altogether.

16. Mitigation measures incapable of remedying detriments. The proposals if implemented are unsustainable in size and scope. No Section 106 contributions will be capable of mitigating the substantial and perpetual damage that a development of such magnitude will have on the local infrastructure and facilities. There are significant limitations on the nature and extent of road safety measures that can be introduced on the B1383, the roads within Great Chesterford are incapable of widening, and the school site cannot be expanded. The Applicant should not be permitted to substitute minimum mitigation via Section 106 proposals at the expense of providing safe, alternative, access to the Village which cannot be assured.

D Conclusion

17. GCPC submits that the proposed development will be unsustainable if permitted to proceed, and the Application should be rejected notwithstanding UDC's absence of a 5 year land supply.

Little Chesterford Parish Council

6.2 Little Chesterford Parish Council STRONGLY OBJECTS to this proposal.

Little Chesterford Parish Council has reviewed the amended application. Whilst some of the changes that have been made represent small improvements on the

original, they do not change the essential nature of the development, nor do they substantively mitigate its considerable adverse impacts. We have updated our comments to reflect the revised application.

The application represents disproportionate growth causing coalescence between the villages of Great and Little Chesterford which is not, and cannot become, sustainable given the constraints of the existing landscape and scale of the proposal. The application also has further negative impacts on the landscape and natural and historic environment.

This site was assessed as part of the emerging Great and Little Chesterford Neighbourhood Plan sponsored by the Parish Councils. This Plan has completed its Regulation 14 consultation period and is planned to start independent examination in August 2021. The rigorous process of site assessment and selection carried out as part of this plan did not select this site for development. The provisions of this emerging plan should be taken into account in determining this application.

This application must also be considered in light of the outline planning permission granted for 76 dwellings on land adjacent to this development on the opposite side of the London Road (UTT/19 /0573/OP). The cumulative impact of both these sites, which are now being promoted by the same developer, must be considered when assessing this application.

1. The application creates coalescence between Great and Little Chesterford which cannot be mitigated on this site given the number of proposed dwellings.

1.1 Both villages have distinct and separate identities, and maintaining a substantive physical separation between them has overwhelming public support as evidenced by public consultation exercises preceding and as part of the Neighbourhood Plan preparation.

1.2 The proposed development extends the settlement edge of Great Chesterford to the settlement edge of Little Chesterford.

1.3 The southern site boundary adjoins the boundary of Millfield House, which is the first house in Little Chesterford approaching from the north along the B1383 London Road.

1.4 The southern site boundary is approximately 300m from the next dwelling in the village, Little Bordeaux Farm.

1.5 Since this is an outline planning application with all matters reserved except access, no weight can be given to the revised design and access statement or indicative block plan which shows an increased, but still small green space and narrow green screening to the south of the site, and a distance of approximately 100m from the developable area to Millfield House.

1.6 Notwithstanding that the indicative plans have no standing, they still show that the advice given by Uttlesford District Council to avoid coalescence between the villages has been ignored. As recorded in the applicants documentation this advice was:

- i. The developable area of the site should not extend beyond the southern boundary of the proposed site across London Road (now consented scheme) -
- ii. Development could transition from a higher density stepping down to a lower density to the south

The indicative block plan shows:

- i. That the developable area of the site extends approximately 50 m beyond that of site across the London Road
- ii. No change in density is seen from North to South

1.8 It therefore is evident that development of 124 houses on this site will lead to coalescence between the villages which cannot be mitigated with this number of dwellings.

2. 124 dwellings represents disproportionate growth which cannot be justified

2.1 The proposed development of 124 dwellings represents a massive 134% growth for the Parish of Little Chesterford – another one and a quarter villages of the same size added to the existing one. When taken in conjunction with the 76 dwellings that have outline planning on the west of London Road, this represents 212% growth for this tiny village – more than two villages of the same size added to the existing one.

2.2 Should Parish Boundary changes come into effect that place these dwellings within Great Chesterford, these changes are still disproportionate, representing 16% growth singly and 25% cumulatively for this larger village.

2.3 This scale of growth cannot be solely justified by any projected lack of housing land supply within Uttlesford. The applicant has not, and cannot, demonstrate that this development is sustainable and will have an acceptable impact on the surrounding landscape and environment.

3. Not sustainable – no achievable safe and convenient pedestrian access to village centre

3.1 A key requirement for sustainable development is that of safe pedestrian access to the local village centre. The applicant asserts that the village centre is within walking distance.

3.2 In section 4.1 of their Transport Assessment, the applicant reminds us that the CHIT minimum distance requirement for pedestrian access to the town centre is <800m. Indeed, this is the criterion that Uttlesford District Council has used to assess housing sites selection for the Uttlesford Local Plan.

3.3 Using the revised indicative plans, the walking distance from the closest dwelling to the village shop is 1.1 km, that from the furthest 1.5 km. This remains greatly in excess of this minimum requirement. Further village amenities such as the Community Centre, Recreation Ground and Pre-school are further distant at 1.8 km walking distance.

3.4 These walking routes adjoin the busy B1383, which is a frequent relief road for the M11 when it is closed, a frequent occurrence. For example, Highways England records 147 instances of partial or full road closures on M11 from 1 Jan 2018 to 27 January 2019. We welcome the applicant's proposals to widen these footways, but note that these proposals have not been approved by Essex CC Highways, and therefore cannot be taken in to consideration for this application.

3.5 Onwards from the B1383, the routes to the village centre along Church Street and Carmen Street are narrow roads with very narrow footways. These footways cannot be widened, as the road abuts numerous listed buildings. School Street, which as its name implies, leads onto the primary school and to the village primary school has no footway along almost all of its length, and again cannot be widened as it abuts listed buildings.

3.6 The applicant has stated that an opportunity exists to provide a direct pedestrian link along the Granta Corridor. The required landowner has stated that they will not provide land for such a link therefore it must be discounted in assessment of this application.

3.7. The only pedestrian routes to village amenities are therefore a significantly long distance along a busy link road and village streets with narrow/no footways, and cannot be regarded as safe, especially for primary and preschool children.

3.8 Similarly, pedestrian access to the Station Road bus stop is a minimum of 450m/maximum of 1.1 km from the site, and users must cross the busy B1383 (M11 relief road). We welcome the proposed addition of a toucan crossing but note that this has not been approved by Highways. The railway station is 200m further from this route.

4. Not sustainable – will promote reliance on the car and impact on road safety of local routes

4.1. Given the distance from village facilities and the safety of this route, it cannot be assumed, as the applicants have done, that trips to the village centre amenities will be on foot and it is certain that many trips will be by car, exacerbating existing issues of safety and congestion.

4.2 The traffic information assumed by the applicant in its determination of impact is wrong and misleading. It assumes that only 1% of car trips from the development will use Church Street, Great Chesterford and characterises the existing traffic as “light”. Given that Church Street is the primary route to village amenities and the primary school this figure is patently incorrect, and does not reflect the impact of an additional 200 dwellings to the south of the Great Chesterford village on congestion and road safety of primary school children. No account has been taken of peak periods such as school pickup/drop off when congestion through the narrow streets often leads to delays for the public bus and other road users.

4.3. Similarly, the applicant assumes that only 2% of car trips will use High Street Little Chesterford. Again this is a narrow road abutting listed buildings, passing over a single track Grade II listed bridge and around a very sharp bend with very limited visibility, and has no/narrow footways. Nevertheless, it forms the closest route from the site into Saffron Walden and therefore the projected number of trips using this road is also patently incorrect. The impact of many additional car journeys from the 200 dwellings on road safety in Little Chesterford must be assessed more accurately, and mitigation measures identified.

4.4 We welcome the proposed addition of a toucan crossing and bus stop and shelter for the school bus but note that these have not been approved by Essex Highways and therefore cannot be considered as part of the application

4.5 Similarly we welcome provision of a cycleway, though again note that this has not been agreed by Highways. The cycleway provision should extend southwards to the junction with Little Chesterford High Street to promote safe sustainable travel between the two settlements.

4.6 The location of the proposed vehicle access to the development at the southern end of the indicative area gives rise to safety concerns, as it is as the

very start of the new proposed gateway to Great Chesterford, screened by the proposed woodland and at the start of the 30 mph zone. To extend the 30mph further south would increase the sense of coalescence between the two villages.

5. Not sustainable – will impact local health services and education which cannot be mitigated

5.1 An additional 200 households is over double the size of the existing village of Little Chesterford. Village children have attended primary school in Great Chesterford since the mid 1800s. The school site in the centre of the village is physically constrained and cannot add capacity, regardless of educational provision of moneys through s106 agreements. This means that Little Chesterford village children will be displaced from their school places by those living in the new development, destroying community cohesiveness.

5.2 Similarly, additional places at local doctors surgeries cannot be secured through s106 moneys and this scale of increase in population cannot be easily or quickly absorbed by existing facilities, degrading the access to medical help for existing residents.

6. Detrimental impact on landscape, views, wildlife habitats and historic features.

6.2 The site adjoins the River Cam, part of the site being its floodplain. The site lies within UDCs Cam River Valley Landscape character area, which has been defined as having a high sensitivity to change.

6.3. Lying as it does on gently rising ground in the river valley, the site is highly visible from the villages and the surrounding chalk uplands. In particular, it closely encroaches on the visible from the public footpaths and informal walking routes along the valley that many inhabitants from both villages use on a daily basis. The green screening outlined on the indicative plan is insufficient to mitigate this impact; and development would wholly change the open aspect, beauty and tranquillity of this area that is so highly valued by the communities.

6.4 Important views along the river valley from the northern edge of Little Chesterford will be impacted. Notwithstanding the proposed green screening, development would change the open nature of the views to one of enclosure and encroachment.

6.5 The visual impact assessments provided by the applicant contain many inaccuracies – for example Little Chesterford is misidentified repeatedly and variably eg as “Little Linton” and ”Little Chesterfield” and do not reflect the landscape impact. We do not believe that the visual impact on the views from the Conservation area at Horse River Green have been accurately reflected.

6.6 The Cam is a chalk stream, a rare and vulnerable internationally recognised habitat that in turn supports many vulnerable wildlife species. We welcome the ecological surveys provided by the applicant, but do not consider that the proposed mitigations are sufficient to improve biodiversity or protect existing wildlife which include many protected species. In particular the proximity of the developable area to the River Cam and associated ditch will cause unacceptable ongoing disturbance to this wildlife corridor from humans and their pets.

6.7 Similarly, we welcome the inclusion of a SUDS attenuation basin, but do not see any further evidence of the impact of surface water runoff on the watercourse, the treatment of foul water or the provision of water from the underlying chalk aquifer which is already suffering from over-extraction. We understand that the existing foul water drainage for the village would require substantive improvement should this application go ahead but cannot see any reference to this in the application. These costs should be taken into account in any assessment of site viability.

6.8 The site lies approximately 300m from the Scheduled Ancient Monument of the Moated site, Fishpond and Enclosure at Little Bordeaux Farm. The Chesterford Historic Environment Assessment 2016 (available on the UDC website) recommends that the unbroken agricultural use of the setting of this Scheduled Ancient Monument be preserved, but we continue to see no reference to the impact on this SAM in the applicant's documentation.

6.9 Similarly, we note that the impact of the site on the potential Iron age and Roman archaeology has not been fully described.

6.10 The small field between the woodland screening and Millfield house to the south of the site would not appear to be of a size that is viable for modern farming methods. We would suggest that that this instead be subject to a rewilding program to increase biodiversity.

7. Despite the limited public consultation, response to the planning application demonstrates the strength of local opposition

7.1 We would like to note that applicant restricted their public consultation efforts to online fora, disenfranchising a large part of the population who do not or cannot access to these channels. No alternatives have been offered.

7.2 They have relied heavily on the goodwill and voluntary resources of the Parish Councils to publicise materials for them and have spent negligible amounts of their own, well-funded resources on the additional options for publicity that are available and appropriate during a pandemic.

7.3 We welcome the withdrawal of statements that there is widespread support for their application. The number and content of comments from the public made to this application on UDCs planning website demonstrate the strength of opposition to this application.

8.0 Mitigation measures

8.1 Should planning permission be granted for this application, Little Chesterford Parish Council would like to request that they be included in determinations for planning obligations at the earliest possible stage through to the conclusions of s106 agreements.

8.2 At a minimum these should include:

- Provision of substantive green/wooded areas to protect and enhance existing wildlife and biodiversity, and to screen built development from Little Chesterford and the Cam River valley, together with provision for their ongoing maintenance (to include SUDs basins).
- Transfer of ownership of the area of the site between the southern green woodland screening and the southern boundary with Millfield to Little Chesterford

Parish Council, together with appropriate costs to enable rewilding/increased biodiversity and ongoing maintenance.

- Contributions to enable mitigation of impact of increased traffic cutting through Little Chesterford High Street.
- Creation of section of Chesterford -> Saffron Walden cycle path, to extend as far south as the junction of the B1383 with the junction of Little Chesterford High Street.

Ickleton Parish Council

6.3 Ickleton Parish Council OBJECTS to the proposals.

We fully support the comments and objections of Great Chesterford Parish Council submitted to you dated 18 November 2020. We do not intend to repeat those comments in full, but make the following remarks.

1. This is a purely opportunistic and speculative application, on a site that previously has been regarded by yourselves as unsuitable for development, and is currently not regarded as suitable for development in the draft (& out for consultation) Neighbourhood Plan for the Chesterfords. If permitted, it would amount to the tacking on of a car-based, urban built form to the edge of Great Chesterford village adjacent to a rare and stressed chalk stream. It would achieve detrimental loss of agricultural land and a damaged sense of place. The increase in dwellings proposed is out of proportion to the size of the existing settlement. It cannot be said to contribute to sustainable development in the locality.

2. If permitted in the form proposed, the development would hasten coalescence with Little Chesterford. The proposers even forego the opportunity of aligning the boundary of the built form with that of the plot to the west of London Road where outline permission has been granted, which would at least give some prospect of a coherent boundary to Great Chesterford, a prospect that would be removed by these proposals.

3. In the application, and particularly in the Transport Assessment, the accessibility of the intended estate to the services of the village are described so as to mislead anyone unfamiliar with the locality. It cannot be claimed that future residents will take to their feet out of choice, since the only route is via London Road – long and unattractive since it is heavily trafficked.

The Community Centre is right at the other extreme of the village. Car use will predominate. The developers refer to the prospect of a new crossing over the Cam to facilitate better access to the historic centre, but they clearly do not have the means or the intention of providing this. The reference to a nearby bus stop should also not be taken to indicate that this will be a transport means of common choice, given the infrequency and slow services – it takes more than an hour to gain central Cambridge.

4. It is completely false to refer to the village having convenience shops including a Post Office, There is no Post Office, and there is only one shop. Even this is not what is commonly understood by the term convenience shop, as it is a bakers and food hall selling a relatively limited range. Shopping for most will be at larger settlements, accessed overwhelmingly by car.

5. We object to Ickleton Road being portrayed in the Transport Assessment as the means by which future residents can access the A505 and Junction 10 of the M11. This route takes vehicles through the villages of Ickleton and Duxford and

the unclassified rural roads that connect the villages. The A505 and Junction 10 of the M11 can be accessed by leaving Great Chesterford northwards via London Road and the A1301. The prospect of additional rat running through the villages of Ickleton and Duxford, which is confirmed by the Assessment in this application, is not acceptable to our residents. We urge refusal of the application.

Littlebury Parish Council

- 6.4 The site is located 1.6km south of the centre of the Gt C village and has no transport links to the school, doctors, station, and other facilities apart from the busy B1383 road and a narrow roadside footpath. The last part of the route is a narrow village street with a very narrow pavement. With no direct, safe and adequate footpath or cycle routes away from the B1383 road all journeys are likely to be made by car. This is likely to increase car journeys in and out of Gt Chesterford by 100-300 per day, increasing air pollution, congestion and noise for all residents. The centre of Gt Chesterford already suffers from parking stress, and there is no capacity for additional cars.

The site is 7km north of Saffron Walden, the area's centre for shopping, secondary schooling, healthcare, and other services, and 8km north of Audley End station, the access point for fast rail services. There is no transport link other than a very fast section of the B1383 road, so walking and cycling are unsafe. There is no public transport. All journeys to these destinations are likely to be made by car, increasing air pollution, congestion, and noise for all residents, especially those of Littlebury. SW also suffers from parking stress.

The B1383 is a fast road with sweeping bends and slight undulations that produce unsafe blind spots. The amount of traffic is increasing. Residents of Littlebury concerned about the volume and speed of vehicles on the B1383 have frequently requested changes to the road to increase the safety of residents, pedestrians, and cyclists, but the Highways authorities have prevented any being implemented. Speed management measures, as it is the relief route for M11 traffic between J8 and J10 when that national trunk route is closed. Extending residential development along this road, with no other access of any kind, will increase the volume of traffic along it, endangering all residents.

The wholly inappropriate and inadequate transport links to the proposed development results in all prospective residents being very isolated. Car drivers do not have the same opportunity for engaging with neighbours as pedestrians. There is no real possibility for children and non-drivers to travel independently, even to Gt Chesterford centre, as the route is unattractive and unsafe.

The proposed site layout is a very poor-quality suburban grid street plan. Note also that there is no focal point, amenity or centre within the site that might provide scope for meeting neighbours. The housing mix does not meet that required by local housing needs.

Gt Chesterford school has a capacity of 210 pupils, with 203 currently on the roll and 21 on the waiting list for various years. There is no scope to increase the capacity of the school on the current site. Consequently, primary school children from this proposed development are likely to have to travel to schools in SW or further that have capacity. As a result friendship groups, extracurricular school and social activities all become fragmented, adding to the isolation of prospective residents, and removing any sense of place and community. This has already occurred in Littlebury as younger children now attend several different schools.

The lowland riverside location is undisturbed and provides a quiet habitat for wildlife. Much of the site has a high-water table in wet weather and is prone to flooding. The photo below shows the site for the proposed development and the close proximity to the river, which has had flood warnings recently, the risk will only increase with the adding more infrastructure to the area.

The site is in very open countryside between two existing settlements. Building in this location will destroy the rural character of the valley between existing settlements.

In summary, it is our view that this application will produce the very worst type of isolated, unsustainable, unattractive, residential ribbon development and planning consent should be refused.

The Highways Authority

6.5 No objections subject to the imposition of conditions regarding:

- Construction Management Plan
- Provision of visibility splays
- Provision of Highway improvements
- Provision of footway/ cycleway
- Residential travel plan

Place Services- Ecology

6.6 No objection subject to conditions, including;

- Development to be in accordance with ecology appraisal,
- Submission of construction environment management plan,
- Skylark mitigation strategy,
- Biodiversity enhancement strategy,
- Landscape and ecological management plan,
- Lighting scheme

UDC - Environmental Health

6.7 No objections subject to the imposition of conditions regarding:

- Noise mitigation measures,
- Air Quality Assessment requirement,
- Phase 2 contaminated land assessment,
- Construction management plan

Lead Local Flood Authority

6.8 No objections subject to conditions regarding;

Details of upstream SUDs e.g. permeable paving or swales to reduce the volume of surface water in the detention basin.

Environment Agency

6.9 No Objections objection to conditions regarding:

- The development shall be carried out in accordance with the submitted flood risk assessment (ref. 6100719-MLM-ZZ-XX-RP-C-0001, dated 28 October 2020)
- All built development will be located within Flood Zone 1 (i.e. within the part of the site where levels are higher than the 1 in 1000 year modelled flood level of 36.95m AOD,
- Prior to commencement details of assessment of the effects of climate change on flood levels and extents to be submitted,
- If, during development, contamination not previously suspected is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority)
- Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority
- Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority

Anglian Water

6.10 No objection

Wastewater Treatment

The foul drainage from this development is in the catchment of Great Chesterford Water Recycling Centre that will have available capacity for these flows

Surface Water Disposal

Surface Water Disposal The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment and Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge.

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

Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

UDC Landscape Officer

- 6.11 No objections or further recommendation have made. It is noted the Landscape Officer has provided comments during the pre-application submission of which the applicant has made due consideration.

Highways England

- 6.12 No objections

Housing Enabling Officer

- 6.13 The affordable housing provision on this site will attract the 40% policy requirement as the site is for 124 units. This amounts to 50 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

It is also the Councils' policy to require 5% of the whole scheme to be delivered as fully wheelchair accessible (building regulations, Part M, Category 3 homes) as well as 5% of all units to be bungalows delivered as 1- and 2-bedroom units. This would amount to 6 bungalows across the whole site delivered as 3 affordable units and 3 for open market.

The mix and tenure split of the properties are given below; this mix should be indistinguishable from the market housing, in clusters of no more than 10 with good integration within the scheme and be predominately houses with parking spaces.

Homes should meet the following standards; 1 bed property house 2 people, 2 bed properties house 4 persons, 3 bed properties house 5 persons and 4 bed properties house 6 persons.

ECC Infrastructure Officer

- 6.14 Thank you for providing details of the above planning application for up to 124 new homes. From the information I have received, I have assessed the application on the basis of 124 houses.

It is estimated that the above will generate the following contribution requests:
EY&C: 11.16 pupils generated - £192,710.88;
Primary: 37.20 pupils generated - £642,369.60;
Libraries: £77.80 per unit

It is confirmed no request is made for secondary education placements.

Built Heritage Officer

- 6.15 The application site is located to the south of Great Chesterford, there are no designated heritage assets within the site. The proposals have the potential to affect the designated heritage assets of Manor Farmhouse, Grade II listed (list

entry number: 1112305), the Great Chesterford Conservation Area and the Grade I listed Church of All Saints (list entry number: 1171461).

A Heritage Statement has been submitted concluding no harm to the significance of the above-mentioned heritage assets however it also identifies that there would be an appreciable change in their setting, in particular for Manor Farmhouse and the Great Chesterford Conservation Area. I disagree with the conclusions of the submitted heritage statement. As established in previous advice and within the submitted Heritage Statement, the proposals will be visible from the Conservation Area and Manor Farmhouse, which has historically enjoyed views across the open and undulating rural landscape, positively contributing to the setting of both heritage assets.

The proposals would result in the urbanisation of the rural locality and fails to respond to local character or distinctiveness. In particular, the proposals would result in less than substantial harm to Manor Farmhouse and the Great Chesterford Conservation Area, through change in their setting, Paragraph 202 of the NPPF (2021) being relevant. From reviewing the new information submitted, I suggest that the level of harm for Manor Farmhouse is towards the middle of the spectrum and at the lower end of less than substantial harm for the Conservation Area. The proposals would fail to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

BAA Aerodrome Safeguarding

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

Crime Prevention Officer

- 6.17 Whilst there are no apparent concerns with the layout however to comment further we would require the finer detail such as the proposed lighting, boundary treatments and physical security measures.

We would welcome the opportunity to consult on this development to assist the developer with their obligation under this policy and to assist with compliance of Approved Document "Q" at the same time as achieving a Secured by Design award.

Archaeology Consultant

- 6.18 No objections subject to conditions,
Approval of programme of archaeological trail trenching and assessment.

Sports England

- 6.19 No objections or further recommendations

West Essex Clinical Commissioning Group.

- 6.20 A developer contribution will be required to mitigate the impacts of this proposal. West Essex CCG calculates the level of contribution required, in this instance to be £63,780.

Payment should be made before the development commences. West Essex CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

7 REPRESENTATIONS

- 7.1 The application has been advertised on site and within the local press. 97 neighbouring residential occupiers have been consulted regarding the application. 83 letters of objection have been received, comments include:

- The scale, of the development will require significant local infrastructure,
- Loss of the open green space,
- Impact to biodiversity and wildlife,
- Impact to the highway safety,
- Unsustainable location,
- Lack of water supply,
- Impact to biologically area of the river,
- Significant increase in vehicle movements,
- No need for these dwellings,
- Coalescence between the two villages,
- Lack of local consultation,
- Loss of agricultural land,
- Increase in flood and impact to drainage,
- No provision of street lighting,
- Increase in pollution,
- Over development of the village,
- Light pollution,
- Harmful impact to the character of the site and landscape.
- Housing numbers in the village have already significantly increase,

7.2 All material planning merits will be considered in the following report, however please find the following case officer comments.

- The principle, location and appearance will be considered
- The accumulation of the development with the adjacent recently approved 76 dwelling will be considered.
- The layout of the proposed development is not a consideration in this outline planning application.
- Due consideration will be made to ecology and wildlife.
- The S106 agreement linked to planning application will include the following if approved;
 - Provision of open space,
 - Management of open space,
 - Affordable Housing provision,
 - Education contributions,
 - NHS contributions,
 - Highways Contributions.
- Sustainable transport provisions will be considered.
- Highway safety will be considered in the following report.
- Due consideration is made to the local consultation.

8. POLICIES

8.1 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.

8.2 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.

8.3 S66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area

8.4 National Policies

National Planning Framework (2021)

8.5 Uttlesford District 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 Provision
Policy GEN7 - Nature Conservation
Policy GEN8 - Vehicle Parking Standards
Policy H9 - Affordable Housing,
Policy H10 - Housing Mix
Policy ENV1 - Design of Development within Conservation Areas
Policy ENV2 - Development affecting Listed Buildings
Policy ENV3 - Open Space and Trees,
Policy ENV4 - Ancient monuments and Sites of Archaeological Importance
Policy ENV5 - Protection of Agricultural Land
Policy ENV10 -Noise Sensitive Development,
Policy ENV13 - Exposure to Poor Air Quality
Policy ENV14 - Contaminated Land

8.6 Supplementary Planning Document/Guidance

Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document- Accessible homes and play space homes
Essex Design Guide Uttlesford Interim Climate Change Policy (2021)

8.7 Great and Little Chesterford Neighbourhood Plan

Post Regulation 14 Publication- limited weight to be applied

9 CONSIDERATION AND ASSESSMENT:

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

- A Principle of development (ULP Policies S7, GEN1, ENV5, ENV3, ENV2, ENV3 and the NPPF).
- B Character, appearance and heritage (ULP Policies S7, GEN2, ENV1, ENV2, ENV3, ENV4 and the NPPF)
- C Mix of Housing and Affordable Housing (ULP Policies H9, H10, SHMA)
- D Amenity (ULP Policies GEN2, GEN4)
- E Highways and Transport (ULP Policies GEN1, GEN8 and the NPPF)
- F Protected species and biodiversity (ULP Policy GEN7 and ENV8)
- G Flood Risk and Drainage (ULP Policy GEN3 and the NPPF)
- I Infrastructure provision to support the development (ULP Policy GEN6)
- J Noise sensitive development and disturbance (ULP Policy ENV10)
- K Contamination (ULP Policy ENV14)
- L Air Quality (ULP Policy ENV13)
- M Climate Change (UDC Interim Climate Change Policy 2021)

N Planning Balance (NPPF)

A Principle of development (ULP Policies S7, GEN1, ENV5, ENV3, ENV2, ENV3 and the NPPF).

- 9.2 The application site is located outside, but adjacent to the development limits of Great Chesterford and on the approach to Little Chesterford and is therefore located within the Countryside where ULP Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there. It is not considered that the development would meet the requirements of Policy S7 of the Local Plan and that, as a consequence, the proposal is contrary to Policy S7 of the 2005 Local Plan.
- 9.3 A review of the Council's adopted policies and their compatibility with the NPPF has been carried out on behalf of the Council by Ann Skippers Planning. Whilst this compatibility report relates to the 2012 NPPF the thrust of the conclusions is still considered relevant. Policy S7 is found to be partly consistent with the NPPF. The protection and enhancement of the natural environment is an important part of the environmental dimension of sustainable development, but the NPPF takes a positive approach, rather than a protective one, to appropriate development in rural areas. The policy strictly controls new building whereas the NPPF supports well designed new buildings to support sustainable growth and expansion of all types of business and enterprise in rural areas. As such this reduces the weight given to the restraint implied by Policy S7 and this must be weighed against the other sustainability principles.
- 9.4 The applicants have argued that Uttlesford cannot demonstrate an adequate 5 year supply of housing land. The Council recognises that it has a shortfall, and that it should consider favourably applications for sustainable residential development which will make a positive contribution towards meeting housing need. The Council's housing land supply currently falls short of this and is only able to demonstrate a supply of 3.52 years (Five Year Housing Land Supply update April 2021).
- 9.5 Nonetheless, the Council still remains without a deliverable 5 year supply of housing land and therefore applications have to be considered against the guidance set out in the NPPF. The Council has accepted this previously and has considered and determined planning applications in this light. As a consequence, planning permission has been granted for residential development outside development limits where appropriate, on sites that are identified for potential future development in the emerging Local Plan and on sites which are not identified but which are considered to be sustainable to ensure delivery in the future and to ensure that the level of housing supply is robust. Such sites which are quickly deliverable in the short term to maintain a 5 year land supply.
- 9.6 In terms of the location of then development site, notwithstanding the above, paragraph 80 of the NPPF seeks to avoid isolated homes in the countryside unless there are special circumstances. While there is no published definition of 'isolated', it is considered that the PPG supports the view that housing sites should be within or adjacent existing settlements. The effect is to prevent sporadic development in the countryside, while supporting the growth of existing

settlements of almost any size due to the associated economic and social benefits. As such it is considered although the development is outside of the development limits it will in fact support the growth of existing settlement.

- 9.7 The grant of consent on the land south-west of the London Road (B1383) has also now established the principle of extending the settlement of Great Chesterford in a south easterly direction along London Road. Allowing a further similar extension on the north eastern side of the London road would complete this logical extension of the village between the defensible boundaries of the railway line to the south-east and the Cam River valley to the north-east. This is an approach supported by paragraph 7 of the NPPF which states:

'The supply of large numbers of first homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities'

- 9.8 Paragraph 11 of the NPPF considers the presumption of sustainable development, this includes where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (this includes where five year housing supply cannot be delivered). As identified in the most recent housing trajectory, housing land supply is only able to demonstrate a supply of 3.52 years (Five Year Housing Land Supply update April 2021). For the present time, the Council is therefore unable to demonstrate a deliverable 5 year supply of housing land. Footnote 7 of this paragraph 11 advises the policies referred to are those in this Framework (rather than those in development plans) relating to designated heritage assets. That being said the impact to heritage assets is considered under section B of this report.
- 9.9 This means that applications for sustainable development outside development limits may need to continue to be granted where appropriate to ensure the level of housing supply is robust and provides a continuous delivery of housing. Moreover the proposal should be considered against the three strands of sustainable development including economic, social and environmental.
- 9.10 **Economic role:**
The NPPF identifies this as contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure. Whilst the proposed development does not directly provide employment it is considered the development of residential dwellings would provide short term employment for locals during the construction of the site, however it would also support existing local services. The proposed development would assist in the economic vitality and viability of the village and surrounding local area. The site is near some commercial estates which could provide employment opportunities plus be economically supported by the proposed new dwellings.
- 9.11 The provision of up to 124 dwellings will have 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.

- 9.12 **Social role:**
The NPPF identifies this as to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. The proposal would make a contribution towards the delivery of the housing needed for the district, including a provision of affordable housing, and housing designed to Part M Building Regulations.
- 9.13 The proposal includes introduce additional facilities required for health, social and cultural well-being, this includes; proposed open spaces; children play spaces, recreation, new footpaths and cycle routes. The application site is located in a sustainable location in terms of being close to the village, near employment and village facilities and services, including a main railway link to London. With the village a walkable distance away, this offers a further facilities and services. Financial contributions are proposed towards education provision as well as the provision towards affordable housing to mitigate the impact of the proposed development.
- 9.14 The provision of up to 124 dwellings will have significant level social benefits and would facilitate social cohesion as it would enable the provision of a mix of housing for local people near the village. This proposal would help to deliver a social role weighing significantly in favour of the proposed development. Furthermore a developer contribution of £25,000 is requested toward the extension of a recreation ground building that is used by local community groups. Due to the scale of the development the contribution is considered to be CIL compliant in this respect.
- 9.15 **Environmental Role:**
The NPPF identifies this as contributing to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. Whilst layout, scale, design and landscaping are to be reserved matters, there is some detail within the illustrative Master Plan and the Design and Access Statement to demonstrate how landscaping and biodiversity would be enhanced and be preserved.
- 9.16 The scheme would integrate the proposed development with the existing built form to the north of the site. There is easy access to bus services from the site encouraging non car based journeys. Habitats on site would be enhanced through improved meaningful landscaping schemes. A woodland area to the south of the application site which would create a buffer with Little Chesterford. This proposal would help to deliver an environmental role.
- 9.17 The proposals have been landscape-led and sensitive to the character and aesthetic of the built form in Great Chesterford. The proposal includes extensive green space and landscaping which includes provision for habitat creation which will improve and contribute towards biodiversity gain. The proposal will also result in the creation of extensive public open space, with improved permeability and access to the countryside.
- 9.18 The Council's Landscape Officer has not objected to the proposed development and as such the majority of the landscape details will be considered as part of the

reserved matters if this outline application is approved. It is noted the Council's Landscape Officers comment as part of the pre application have been considered. This includes:

- The need to carefully consider the boundary treatment of the site and how this relates to the wider landscape in terms of views into and across the site.
- The creation of roundabout at the access may have an urbanising impact,
- The development should include enhanced tree planting,
- The block of woodland may be an appropriate method to mitigate the impact to the rural site,

There would be few visual receptors from within the village, however likely to be visible from the east of the site however enhance landscaping will mitigate the impact.

- 9.19 The social, economic and environmental benefits demonstrably outweigh any harm to countryside character or through loss of agricultural land and as such, the proposal is considered to be in accordance with the suitability objectives of the National Planning Policy Framework. The proposals would help to fulfil the three principles of sustainable development. As such the proposals would comply with the positive stance towards sustainable development as set out in the NPPF and the presumption in favour of approval, unless material considerations indicate otherwise. Significant weight is added to this and consider that the more recent national policy set out in the NPPF should take precedence over Policy S7 of the Local Plan.
- 9.20 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.
- 9.21 The agricultural classification of the land is partly Grade 2 (very good) and partly Grade 3 (good to moderate). If approved, the scheme would result in the permanent loss of the agricultural land. Local Plan Policy ENV5 does not seek to prevent the loss of Best and Most Versatile land (BMV) agricultural land if there is no lower value land available. The fact that there is a shortage in the 5 year land supply demonstrates that there is insufficient land available within settlement boundaries or brownfield sites. Some 80% of the agricultural land within the district is Grade 2 (very good) and the rest is Grade 3 (good to moderate).
- 9.22 ULP Policy ENV5 generally accords with the NPPF, while the loss of the best and most versatile land would be modest in the context of the general quality of agricultural land in the District, this would be a disbenefit of the proposal to be weighed in the overall balance in my decision. It is considered would carry only limited weight but would nonetheless conflict with the aims of ULP Policy ENV5. In consideration of the above and the fact that there is insufficient lower grade agricultural land that is sustainably related to existing settlement to meet needs, it is therefore not considered that there is conflict with Policy ENV5.
- 9.23 In consideration of the above the development would not represent a significant breach of this policy because the land is smaller in agricultural terms and the high quality of land across the majority of the district means that some loss is inevitable. It is also noted previous Planning Inspectors assessing similar sites

have advised this scale of site is small in the context of the overall availability of agricultural land throughout the district context of Uttlesford and not viewed as 'significant'.

B Character, appearance and heritage (S7, GEN2, ENV1, ENV2, ENV3, ENV4 and the NPPF)

- 9.24 As part of the assessment of the character and appearance of the development a Landscape and Visual Impact Assessment has been submitted with the application and due consideration has been made to this. The proposed site lies next to the existing urban edge, while residential development has recently been approved on the opposite side of London Road at the Axis site. Considering the effect on site features, existing vegetation and historic features would largely be retained, and there would be a beneficial effect on vegetation and public access. There would, however, be inevitable adverse effects on soil and land use.
- 9.25 The site lies within the Cam River Valley, the residual effect on the Cam River Valley as a whole was assessed as Minor-moderate adverse. At a site level the magnitude of change would naturally be higher and the residual effect was assessed as Moderate adverse. The effects on neighbouring landscape character areas were found to be Minor.
- 9.26 The only visual receptors likely to experience residual significant changes were where houses would be visible in the foreground and there would be a loss of views into the valley. From many viewpoints in the vicinity of the site, the planting proposed would help filter or screen views of new built form, assimilate the development into the surrounding landscape, and create an edge to this portion of the village that would be greener and softer than that which currently exists.
- 9.27 There would be no significant effects on the landscape setting of the Great Chesterford Conservation Area, Listed Buildings, Scheduled Monuments or Protected Lanes in the vicinity of the site. It is considered the residual significant landscape or visual effects would be experienced only by visual receptors on London Road and that the extensive open space and planting proposed provided opportunities for enhancements to public access and the site's vegetation structure.
- 9.28 The illustrative plan shows:
- Proposed vehicle access at interface between character areas
 - Vehicle Access
 - Strong, positive frontage to London Road
 - Green connection from London Road and screening buffer for Granta Close properties
 - Potential location of play areas,
 - Proposed habitat area / ecological buffer including planting along the edge to boost wildlife and screen development from Walden Road and long views across
 - the Granta valley,
 - Informal planting on the floodplain meadow to create appropriate setting for the conservation area and strengthen the ecology of the river corridor,
 - Woodland block to screen development and create settlement's edge
 - Retained agricultural field
 - Potential location of attenuation basin

- 9.29 The proposal would see the extension of pedestrian footpath and cycle path to connect with the village and the nearby railway station. A circular footpath network is proposed around the edge of the site.
- 9.30 Within the application submission it is stated that the proposed dwellings would comprise a mix of 1 and 2 bedroom flats and 2, 3, 4 and 5 bedroom houses and bungalows, of a scale that is in keeping with its village edge location. The average density across the site would be 19 dwellings per hectare. Whilst this is low the site is on the edge of Great Chesterford in a countryside location the density reflects the character of the surrounding area and is considered to make efficient use of the site without compromising local distinctiveness.
- 9.31 Through the incorporation of design techniques and principles the proposal will be able to discourage and minimise the risk of crime and anti-social behaviour through natural and informal surveillance. Planting throughout the scheme will permit through visibility, making spaces feel open and safe.
- 9.32 In terms of heritage the Council's Built Heritage Consultant has advised there would be an appreciable change in their setting, in particular for Manor Farmhouse and the Great Chesterford Conservation Area. These have historically enjoyed views across the open and undulating rural landscape, positively contributing to the setting of both heritage assets. The proposal would result in the urbanisation of the rural locality and fails to respond to local character or distinctiveness. In particular, the proposals would result in less than substantial harm to Manor Farmhouse and the Great Chesterford Conservation Area, through change in their setting, Paragraph 202 of the NPPF (2021) being relevant.
- 9.33 The application includes a Heritage Statement advises the proposed scheme will have no impact on the physical structure of the nearby heritage assets or immediate setting. Any potential effect is therefore restricted to a potential change to the contribution of setting to the asset's significance from a change to the wider agricultural landscape beyond the asset. Although this will see a field in agricultural production changed to residential housing with associated landscaping and infrastructure, the application site does not form part of any key views to or from the heritage assets and is well screened by intervening planting and future landscaping mitigation.
- 9.34 The application site is, therefore, not considered to make a meaningful contribution to the significance of the heritage assets forming part of its immediate setting. In addition, the proposed scheme has sought to integrate itself within its setting and in terms of views from the wider environment. This includes setting development back from the river and retaining the meadow land along the southern side of the river. This will introduce further separation between this assets and the proposed scheme, while the proposed landscaping will introduce new contextual planting to help screen development even during the winter in potential filtered views.
- 9.35 Taking into consideration the comments by the Conservation Officer due consideration should be made to paragraph 202 of the NPPF and where the proposal results in less than substantial harm to the heritage asset the public should be weighed against the public benefits of the development.
- 9.36 The concerns raised by the Heritage Officer have been duly assessed in the context of the site and setting of the heritage assets, it is considered the significant public benefits of the development including the delivery of much

needed market and affordable housing would outweigh the harm caused by the development. Furthermore the reserved matters should include further mitigation. It should be concluded that the application is not in conflict with paragraph 202 of the NPPF.

- 9.37 In regards to the impact to the location of the site the development has the potential to affect archaeological remains, as recommended by the Council's Archaeological Consultant 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.

C Mix of Housing and Affordable Housing (ULP Policies H9, H10, SHMA)

- 9.38 Taking into account the comments of the Housing Enabling Officer, it is considered that the proposed affordable housing provision is consistent with Policy H9. The proposed residential development of up to 124 dwellings with 40% affordable housing (up to 50 dwellings).
- 9.39 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 applicant advises the development will include a mix of 1 and 2 bedroom flats and 2, 3, 4 and 5 bedroom houses and bungalows, The precise mix would be subject to further consideration at the reserved matters stage if outline planning permission is granted.

D Amenity (ULP Policies GEN2, GEN4)

- 9.40 The design layout shows an indicative illustration of how the scheme could be laid out. It is considered that there is sufficient land to ensure back to back distances are adhered to preventing overlooking both between existing and proposed dwellings, and that there would be sufficient amenity space in accordance with the Essex Design Guide. Various types of open space have been designed as can be seen from the illustrative plan. These will be in the form of landscaped areas, Sustainable Drainage (SUDs) features and play space areas. The design of the open spaces would be further detailed at reserved matter stage should planning permission be granted. Nonetheless, it is considered that the site is capable of accommodating the number of dwellings proposed.
- 9.41 The existing residents would be far enough removed from the new housing so that there would be no issues of overlooking or overshadowing. Noise and Vibration Assessment has been submitted with the application to assess the amenity levels of future residents of the development due to the site's proximity to the railway lines. The assessment concluded that the amenity within the development would be acceptable subject to insulation measures. Garden amenity could be improved through screening measures and layout of the dwellings. Details of lighting both in terms of ecological, countryside, design and amenity impact would be assessed at reserved matters stage should planning permission be approved, in accordance with Local Plan Policy GEN4.

E Highways and Transport (ULP Policies GEN1, GEN8 and the NPPF)

- 9.42 Local Plan Policy GEN1 states “development will only be permitted if it meets all of the following criteria;
- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.
 - b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.
 - c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.
 - d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expects to have access.
 - e) The development encourages movement by means other than driving a car.”
- 9.43 Local Plan Policy GEN1 seeks sustainable modes of transport which is reflected within National Planning Policy Framework.
- 9.44 The site is in a sustainable location close to existing residential areas, employment and local facilities. Great Chesterford has access to a range of amenities. This include a convenience store, two doctors’ surgeries, and three pubs/restaurants.
- 9.45 Great Chesterford is a large village in the District and it is considered to be sustainable as there are bus routes which are located and going through Great Chesterford. Service 7 is an hourly service (Saffron Walden – Cambridge), with the nearest bus stop found approximately 700m from the potential access to the site. The closest bus stop to the site, however, is approximately 260m south of the site on London Road, serving the 101 (Tuesdays only Saffron Walden – Whittlesford) and 132 (Saffron Walden – Cambridge Two-hourly between 0900 and 1800) bus services.
- 9.46 The nearest railway station is Great Chesterford, approximately 700m walk from the site. The rail station is on the West Anglia Main Line, connecting London and Cambridge. Greater Anglia hourly services in each direction between Cambridge and London Liverpool Street. Additional services run in the peak periods. Travel time to Cambridge is approximately 15 minutes and travel to London Liverpool Street takes approximately 1hr 12 minutes.
- 9.47 Great Chesterford is served by the B184 and B1383. The M11 runs parallel to the west and north of Great Chesterford. It is accessible via Walden Road at Junction 9a. The proposals include an improved footway / cycle way on the London Road frontage. There are a number of Public Rights of Way (PRoW) in the surrounding area of the site. These connect Great Chesterford to surrounding conurbations Hadstock to the east and Little Chesterford and Saffron Walden to the south.
- 9.48 A Transport Report submitted with the application and was prepared in accordance with current national guidance and its scope, including the extent of the study area, has been agreed with ECC as local highway authority. The report advises the impact of the predicted traffic generated by the proposed development, derived from the TRICS database, using journey purpose data from the NTS and Census Travel to Work O-D data, has been assessed for both weekday peak periods in a future assessment year of 2025. This was undertaken for five off-site junctions within the study area agreed with ECC, in addition to the proposed site access. It takes account of projected background traffic growth plus

the traffic associated with various other committed developments in Great Chesterford.

- 9.49 It is found that the predicted development traffic would have a minimal impact on the operation of all the off-site junctions, and that the proposed site access would operate well within capacity with the predicted flows.
- 9.50 The derived the predicted weekday peak hour trip generation by mode of travel for the proposed development using the TRICS database. Census Travel to Work Origin-Destination (O-D) data for the existing resident population of the local area driving to work by car was used to derive an expected distribution for the predicted vehicle trips. The impact of the predicted weekday peak hour development traffic on the operation of the local highway network within a study agreed with ECC and National Highways (former Highways England) for a future assessment year of 2025, and also 2030 in the case of the two roundabouts at the A11/M11 J9A.
- 9.51 This allows for projected background traffic growth and also predicted traffic due to two other developments in and near Great Chesterford, as agreed with ECC. This has demonstrated that the traffic generated by the proposed development would have a negligible impact on their operation that could not be described as “severe”. In view of this it is considered that there are no grounds to object to the application on highways and transportation grounds. This is taking into account the cumulative impact from the approved 76 housing scheme opposite.
- 9.52 Off street parking for the development will be provided throughout the site. 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.

F Protected species and biodiversity (ULP Policy GEN7 and ENV8)

- 9.53 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. Policy ENV8 requires the protection of hedgerows, linear tree belts, and semi-natural grasslands.
- 9.54 The mitigation measures identified in the Preliminary Ecological Appraisal (MKA Ecology, May 2021), Protected Species Mitigation Strategy (MKA Ecology, October 2020), Bat Inspection and Barn Owl Survey (MKA Ecology, May 2021), Breeding Bird Survey (MKA Ecology, May 2021) and Otter and Water Vole Survey (MKA Ecology, May 2021) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly bats, Barn Owl, nesting birds, reptiles, Hedgehog and Otter.
- 9.55 Presence of Otter was detected in the River Cam to the north of the site. The River Cam should be protected from impacts during the construction and operational phase including direct impacts from construction as well as indirect impacts such as lighting and run-off and disturbance from members of the public. To ensure the protection of the River Cam and Otter during the construction and operational phase, they should also be included within the CEMP: Biodiversity.

Aspects including noise and vibration reduction, timings of works, a suitable buffer of the River Cam (including no public access), run-off containment and sensitive lighting should all be covered in this CEMP.

- 9.56 Skylark were recorded breeding in the centre of the arable field on site. Given the open space available as part of the proposals for the site, off-site compensation will be required for the loss of the two Skylark territories recorded. Four Skylark plots will need to be provided off site and a bespoke Skylark Mitigation Strategy is required to ensure that impacts upon nesting Skylark are mitigated and compensated for as part of this application.
- 9.57 Sensitive clearance of vegetation on site for reptiles should be outlined in a method statement as part of the CEMP. General precautionary measures such as covering trenches at night or providing a plank of wood leant against the side to allow animals that accidentally fall in a means of escape; storage of materials on pallets to prevent small animals seeking refuge; and the removal of rubbish and waste from site should also be included within the CEMP.
- 9.58 The Council's Ecology Consultant has reviewed the proposal relating to the likely impacts development on designated site, protected species, priority species and habitats. They raised no objection subject to the imposition of conditions it is considered the proposed development will not have a harmful impact on protected species or biodiversity and is in accordance with Policies GEN7, ENV8 and the National Planning Policy Framework.

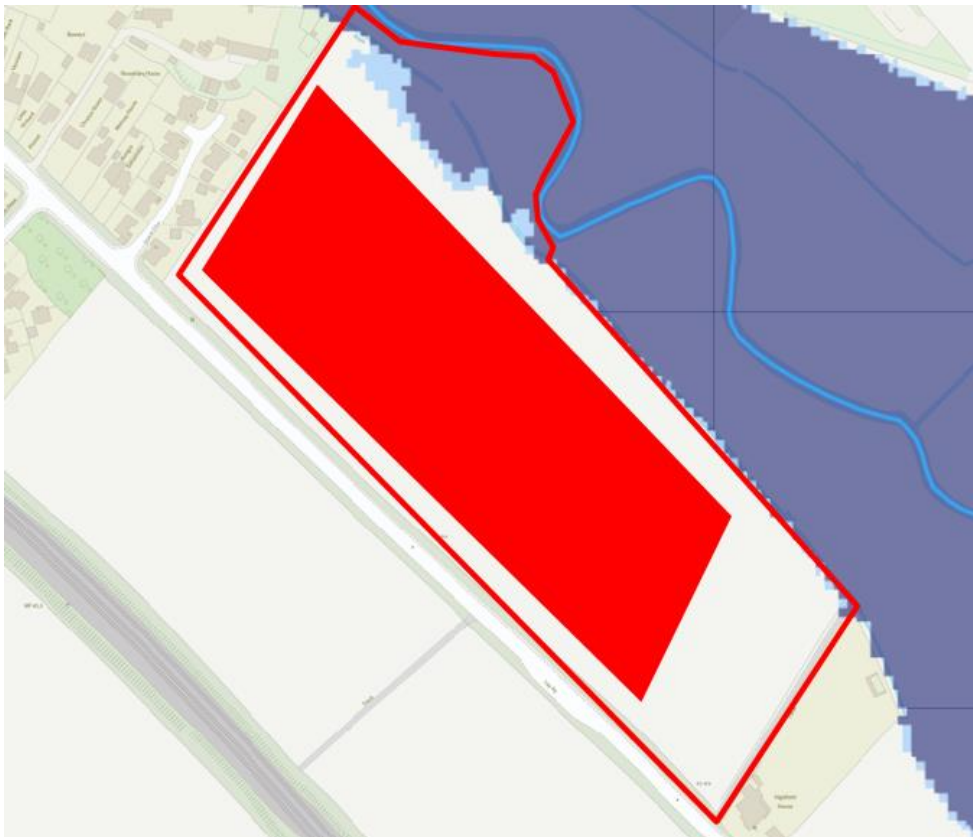
G Flood risk and Drainage (ULP Policy GEN3 and the NPPF)

- 9.59 Local Plan Policy GEN3 seeks the protection of functional floodplains and buildings would not be permitted unless there is an exceptional need. It goes on to state "Within areas of flood risk, within the development limit, development will normally be permitted where the conclusions of a flood risk assessment demonstrate an adequate standard of flood protection and there is no increased risk of flooding elsewhere.....Outside flood risk areas development must not increase the risk of flooding through surface water run-off. A flood risk assessment will be required to demonstrate this. Sustainable Drainage Systems should also be considered as an appropriate flood mitigation measure in the first instance."
- 9.60 Due to the scale of the proposed development a Flood Risk Assessment has been undertaken and submitted as part of the application, in accordance with Policy requirements. The majority of the site lies within Flood Zone 1 (low risk). Flood zones 2 and 3 are shown to encroach onto the site from the east. No development is proposed in Flood Zones 2 or 3 (as demonstrated on plan 3). In regards to the sequential test process, this ensures that an approach is followed to steer new development to areas with the lowest probability of flooding. As the majority of the site is within Flood Zone 1 and no dwellings or built form is within flood zone 3 a sequential test has not been applied. The Council, with advice from the Environment Agency, are responsible for considering the extent of the sequential test requirements and will need to be satisfied that the proposed development would be safe and not lead to increased flood risk elsewhere. When development is proposed on a site where only a small part of the site lies within Flood Zone 2 or 3, the Sequential Test may not be required, if
- The area of Flood Zone 2 and/or 3 will be used only for soft landscaping/open space;

and safe access and egress during flooding can be achieved without having to use the area of Flood Zone 2 and/or 3.

- 9.61 There is a risk of surface water flooding and as such careful thought has been given to the design of the development in accordance with normal good practices to ensure that there is no likely flooding caused by overland flow And that the overland flow is directed around buildings in the event of a failure to the piped drainage system. Other forms of flooding have been assessed and it is considered the site is at low risk of flooding from other sources assuming mitigation measures are applied.

Plan 3- Extend of built form.



- 9.62 The surface water can be attenuated on site and disposed of at a controlled rate. Further incorporation of SuDs into the development where practical should be included. This will provide the benefits of slowing the discharge of surface water run-off and also ecological benefits.
- 9.63 Foul water can be discharged to the foul sewer via pumped regime, a pumping station will be required on site and will be considered as reserved matters.
- 9.64 The Lead Local Flood Authority have been consulted in regards to the proposed development and having reviewing the submitted details no objection have been

raised subject to the impositions of conditions. Furthermore the Environment agency have been consulted and advise further on development within flood zone 3 and provide a number of conditions.

- 9.65 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.

I Infrastructure provision to support the development (ULP Policy GEN6)

- 9.66 Local Plan Policy GEN6 states that “*Development will not be permitted unless it makes provision at the appropriate time for the community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are made necessary by the proposed development. In localities where the cumulative impact of the developments necessitates such provision, developers may be required to contribute to the cost of such provision by the relevant statutory authority.*” If the application was approved these contribution will be secured by S106 agreement.

- 9.67 Affordable Housing

40% affordable housing would be provided in accordance with Local Plan Policy H9. 5% wheelchair accessible housing.

- 9.68 NHS

A developer contribution will be required to mitigate the impacts of this proposal. West Essex CCG calculates the level of contribution required, in this instance to be £63,780.

- 9.69 Education

A payment of an education contribution relating to the number of school places generated by the application will be paid.

A developer contribution of £192,710.88; index linked to January 2021, is sought to mitigate its impact on local EY& C provision.

A developer contribution of £642,369.60; index linked to January 2021, is sought to mitigate its impact on local primary provision.

It is noted ECC have conformed they will not be seeking a Developer contribution for secondary education

- 9.70 Highways

Whilst the highway implication have been discussed above in Section E in terms of mitigating the proposed development, the following proposed works and contributions are proposed;

a)Highways improvements

b)Provision of land to the south east of the proposed site access along site frontage of B1383, land to be reserved for the highway authority to widen the proposed footway to a footway/cycleway

c)Monitoring fee for Residential Travel Pack

9.71 Open space

The details relating to public open space and woodland proposed as part of the development is a reserved matter however it is clear that such would be provided as part of the proposed development. This would need to be transferred to the Parish Council or management company or other body such as the Woodland Trust, together with any associated maintenance fees.

9.72 Community use/facility/building

A developer contribution of £25,000 is requested toward the extension of a recreation ground building that is used by local community groups. Due to the scale of the development the contribution is considered to be CIL compliant. This will be secured through the S106 agreement.

J Noise sensitive development and disturbance (ULP Policy ENV10)

9.73 Due to the location of the application site being in close proximity to the main highway to the west of the site due consideration should be made to the future occupiers of the development regarding noise and disturbance. No objections have been raised by the Environmental Health Officer subject to a sound insulation scheme being conditioned. Taking into consideration the comments from the Environmental Health Officer the development is not considered to be harmfully impacted from noise and disturbance to the detriment of the residential amenity of the future occupiers and is therefore in accordance with ULP Policy ENV10.

K Contamination (ULP Policy ENV14)

9.74 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 as such conditions are recommended for the submission of a Phase 2 Contamination Assessment shall be submitted and approved prior to the implementation of the development. 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.

L Air Quality (ULP Policy ENV13)

9.75 The site is outside a designated Air Quality Management Zone, however due to the scale of the development it is considered the proposal will give rise to impact to air quality. The Council's Environmental Health Officer has not objected to the proposal however has recommended a condition for the submission and approval of an air quality assessment and report. The assessment report should include dispersion modelling and include recommendations and appropriate remedial measures and actions to minimise the impact of the surrounding locality on the development and the operation of the development on the local environment.

9.76 In view of the comment by the Environmental Health Officer the proposal subject to conditions is considered to accord with ULP Policy ENV13.

M Climate Change (UDC Interim Climate Change Policy 2021)

9.77 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.

9.78 The design and access statement include details of the energy efficient features of the development and the planning requirements of the Uttlesford Local Plan, which requires the reduction in predicted energy demand from the development to be achieved through incorporation of energy efficient building fabric, efficient services design and renewable energy technology.

9.79 The location of the site is part of a planned sustainable extension to Great Chesterford, 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.

9.80 The proposed development will be designed and constructed using environmentally friendly materials and construction techniques to reduce the environmental impact of the development where possible.

9.81 The majority of the design features which influence energy efficiency, such as building fabric specifications and the selection of heating, ventilation and air conditioning systems, will be determined during detailed design of the buildings.

9.82 Sustainable Design and Energy Supply Various factors need to be taken into account when deciding the energy strategy for the Site. These factors including policy, regulation, the techniques and technologies available and the economic context are all continually evolving and will be mainly set out as reserved matters if this outline planning application is approved. The energy strategy for the site will need to be flexible to adapt to potential future changes, ensuring that it remains viable and can be delivered alongside the development.

9.83 The widespread use of solar panels on roofs or other sustainable energy infrastructure to further contribute to reducing emissions and mitigating for climate change.

9.84 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.

9.85 The drainage solution adopted for the site will make suitable provision to ensure no detriment to local water supply. The units are designed achieve average water consumption.

9.86 The proposed landscaping scheme includes extensive planting of native trees, shrubs and areas of open grassland as well as extensive hedgerow planting. This will also provide a significant gain in habitat creation.

- 9.87 The development will include the provision of electric vehicle charging points for all dwellings.
- 9.88 In promoting sustainable travel, the development will provide a cycle track along the western boundary of the site. The development is located within a sustainable location in terms of being close to local amenities and transport links.

N Planning Balance (NPPF)

- 9.89 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 3.52 years (Five Year Housing Land Supply update April 2021)
- 9.90 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. As the council is currently unable to demonstrate a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11). Footnote 7 of this paragraph 11 advises the policies referred to are those in this Framework (rather than those in development plans) relating to designated heritage assets. Due consideration has been made to the harm to the heritage asset.
- 9.91 The provision of 124 residential units represents a significant proportion of new houses for the district. In this respect the proposal would make a valuable contribution to the housing supply and it is considered that the harm on the countryside would not outweigh the many positive economic, environmental and social benefits of the scheme discussed within the body of this report.
- 9.92 It is considered when taking the Framework as a whole, that the benefits of the proposal, where mitigation has been offered to make the development acceptable, are considered not to outweigh the harm which would be caused to the character of the rural area.

10. EQUALITIES

- 10.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 10.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.3 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

11. CONCLUSION

11.1 The National Planning Policy Framework (NPPF) is a material planning consideration and this has a strong presumption in favour of sustainable development. The applicants have argued that Uttlesford cannot demonstrate an adequate 5 year supply of housing land. The Council recognises that it has a shortfall, and that it should consider favourably applications for sustainable residential development which will make a positive contribution towards meeting housing need. There is a shortfall of dwellings and as a result the Council remains without a deliverable 5 year land supply. It is important that the Council considers appropriate sites.

11.2 The proposed development will provide an economic, social and environmental role. The application site and proposal is sustainable and the scheme will further increase its level of sustainability, particularly through proposed highway improvements.

11.3 It is not considered to be sufficient lower grade agricultural land available that sustainably relates to the existing settlements. Therefore, the application accords with Local Plan Policy ENV5.

11.4 Whilst the design, including housing mix is a reserved matter the development is capable of meeting Essex Design Guide standards, being compatible with its surroundings, providing ample playspaces, meeting Secure by Design, Part M of the Building Regulations. Issues surrounding amenity are capable of being designed out and mitigated. It is therefore in accordance with Local Plan Policy GEN2.

11.5 The submitted Transport Assessment demonstrates that the proposed development together with proposed highway works can be delivered without any adverse impact upon local highway conditions or road safety. No objection has been raised by the Highways Authority subject to conditions and appropriate highway works.

11.6 Adequate parking provision is capable of being provided on site in accordance with adopted parking standards, Local Plan Policy GEN8, Local Residential Parking Standards (adopted February 2013) and will be considered as part of reserved matters.

11.7 The scheme has been supported by a Landscape Visual Impact Assessment that demonstrates that the development would not give rise to unacceptable visual impact.

11.8 The proposal would provide 40% affordable housing with 5% provision of wheelchair accessible units in accordance with policy. In terms of local infrastructure the proposed development would contribute towards education provision. Open space for recreation purposes is proposed to be offered this would be supported with a financial contribution towards maintenance, also highway works. This is in accordance with Local Plan Policy GEN6 of the Local Plan

- 11.9 The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed on the outline planning application (ULP Policy GEN7).
- 11.10 The application site is mainly located in Flood Risk Zone 1 and has a low probability of the risk of flooding. The scheme would incorporate sustainable drainage systems, which will be subject to reserved matters and conditions should planning permission be granted. No objection has been raised by ECC SUDs subject to conditions. The scheme therefore accords with Local Plan Policy GEN3 of the adopted Local Plan and the NPPF.
- 11.11 No objection has been raised regarding contamination, minerals or archaeology subject to condition should planning permission be granted. This is considered to accord with Local Plan Policies ENV14, ENV12 and ENV4 and the NPPF. Policy S8 of the Essex Minerals Local Plan.
- 11.12 **RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106
LEGAL OBLIGATION**