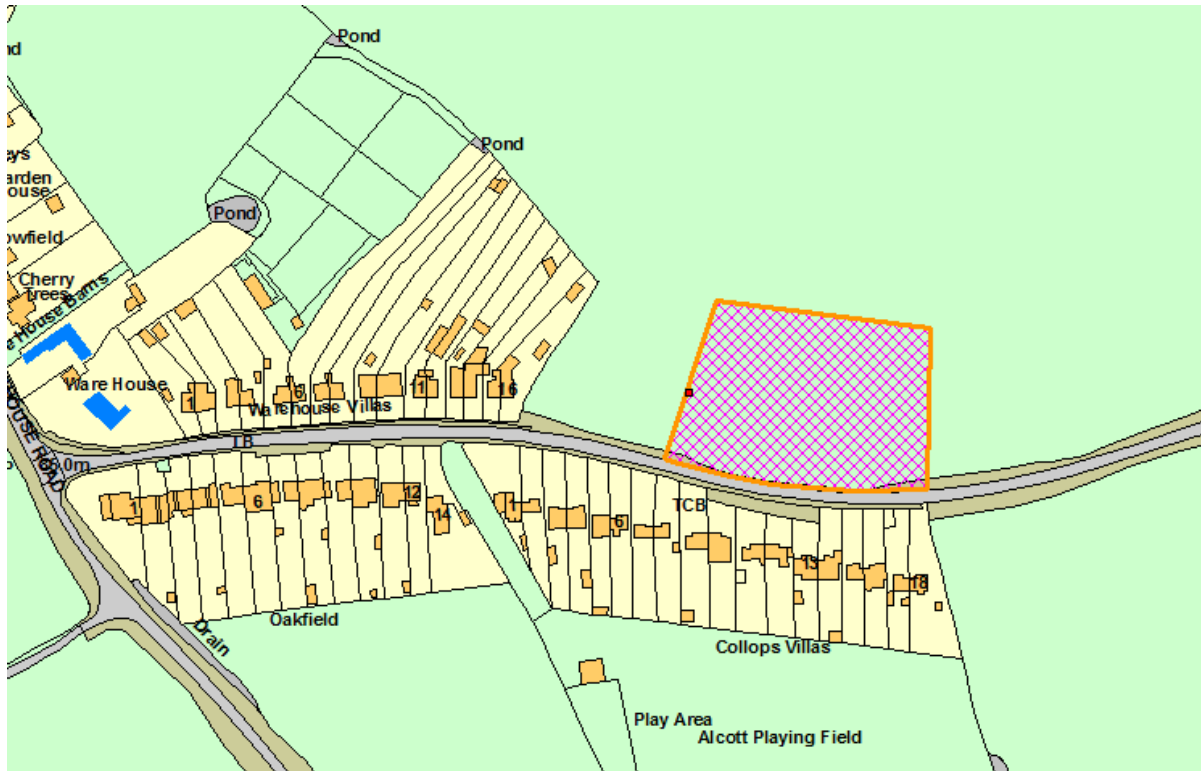




ITEM NUMBER:	9
PLANNING COMMITTEE DATE:	11 January 2023
REFERENCE NUMBER:	UTT/22/2763/DFO
LOCATION:	Land East of Warehouse Villas, Stebbing Road, Stebbing,

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 21 December 2022

PROPOSAL: Reserved matters application consisting of details of layout, scale, landscaping and appearance of the 10 no Market Housing Plots 7-17 following outline application UTT/19/0476/OP for the erection of 17 dwellings.

APPLICANT: Mr M Firth

AGENT:

EXPIRY DATE: 11 January 2023

EOT Expiry Date 27 January 2023

CASE OFFICER: Madeleine Jones

NOTATION: Outside Development Limits.

REASON THIS APPLICATION IS ON THE AGENDA: **Major application**

1. EXECUTIVE SUMMARY

- 1.1** This scheme is for 10 residential housing units and follows the grant of outline planning permission reference UTT/19/0476/OP for the erection of 17 dwellings (with all matters reserved except access) along with associated works.

Details of layout, scale, landscaping and appearance (collectively known as 'reserved matters') relating to 7 (affordable) dwellings have already been submitted to and approved by the Local Planning Authority on 18.07.2022 (UTT/22/0676/DFO).

This application seeks to provide similar details on the remaining 10 (market) dwellings As such the principle of the development has already been established. There are no further relevant changes in planning policy since that date that would reverse that decision.

- 1.2** The reserved matters to be considered are therefore only appearance, layout, landscaping and scale which are considered below.

- 1.3 The application relates to the eastern parcel of the site that encompasses the market housing dwellings (plots 8-17) that were approved under UTT/19/0476/OP for 17 dwellings. (Shown as plots 1-10 on plans submitted with this application).

2. **RECOMMENDATION**

That the Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The site, of 0.67 hectares, lies on the north side of Stebbing Road to the east of Warehouse Villas and comprises agricultural land which fronts onto the road
- 3.2 A ribbon of post-war former local authority dwellings with long rear gardens front onto the north side of Stebbing Road extending from Collops Lane to the west to Warehouse Villas, whilst a similar ribbon of former local authority dwellings with long rear gardens fronts onto the south side of Stebbing Road extending out from Collops Lane to Collops Villas, with the last dwelling in the line (No.18 Collops Villas) standing opposite and being flush with the eastern boundary of the site. These properties are set back from the road and consists mainly of two storey, semidetached, properties, with parking to the front and side.
- 3.3 The site is substantially level. Stebbing Road is a Class 3 highway.
- 3.4 There is currently no vehicle access onto the site.
- 3.5 The northern and eastern site boundaries are adjacent to open agricultural fields. The western boundary abuts the site for affordable housing detailed in application UTT/22/0676/DFO which formed the eastern end element of the site approved under UTT/19/0476/OP.
- 3.6 The southern boundary has a ditch, trees and hedging and a number of utility poles.

4. **PROPOSAL**

- 4.1 The proposal is for reserved matters consisting of layout, scale, landscape and appearance of the Market Housing Plots 8-17 following the approved UTT/19/0476/OP Outline application with all matters reserved except access for the erection of 17 dwellings with associated works. These plots are now referenced as plots 1-10 on the plans submitted with this application.

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

Design and Access Statement

5. **ENVIRONMENTAL IMPACT ASSESSMENT**

- 5.1 The proposed development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

6. **RELEVANT SITE HISTORY**

6.1	Reference	Proposal	Decision
	UTT/19/0476/OP	Outline application with all matters reserved except access for the erection of 17 no. dwellings with associated works.	Conditional Approval.
	UTT/22/0676/DFO	Reserved matters application consisting of details of layout, scale, landscaping and appearance of the Affordable Housing Plots 1-7 following outline application UTT/19/0476/OP for the erection of 17 dwellings	Conditional approval
	UTT/22/2634/DOC	Application to discharge condition 4 (Soft landscape works) attached to UTT/22/0676/DFO	Discharged in full
	UTT/22/2665/DOC	Application to discharge condition 9 (surface water drainage scheme), 10 (offsite flooding), 11 (maintenance plan) and 13 (Biodiversity enhancement layout) attached to UTT/19/0476/OP.	Refused
	UTT/22/2846/DOC	Application to discharge condition 15 (Archaeology) attached to UTT/19/0476/OP.	Discharged in full
	UTT/22/3153/DOC	Application to discharge condition 9 (Surface water drainage) 10(offsite flooding) 11(maintenance plan 13(bio	Pending

	diversity enhancement layout) attached to UTT/19/0476/OP for plots 1-7	
UTT/22/3494/NMA	Non material amendment to UTT/19/0476/OP - for changes to part of the access plan 11158 02 D relating to plots 8-17	Pending

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 N/A

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 From a highway and transportation perspective the impact of the proposal is acceptable to the highway authority subject to conditions.

8.2 Local Flood Authority

8.2.1 No comment

9. PARISH COUNCIL COMMENTS

9.1 Object:
The parking provision is inadequate. This is a dangerous section of highway and there is a slight curve in the road but traffic speeds along from Stebbing Green direction.

9.1.1 The proposed parking arrangements are impractical and when a similar arrangement was suggested for a scheme in Mill Lane it was refused.

9.1.2 The scheme relies on exceedingly good manners re parking between neighbours and relies on far too much tandem parking. We feel this will result in residents parking on the road too dangerous on this section of the road.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 The 10 properties will help towards meeting the identified need for 3- and 4-bedroom market sale homes within the area. I would expect the Design and access statement to show how the new homes are going to adhere to the councils Interim Climate Change Planning Policy.

10.2 Place Services (Ecology)

10.2.1 No objection subject to securing biodiversity mitigation measures

10.3 Anglian Water

10.3.1 No comment

11. REPRESENTATIONS

11.1 Site notices were displayed on site and 38 notifications letters were sent to nearby properties. Expiry date 23rd November 2022

11.1.2 No representations have been received.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act 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.

12.3 The Development Plan

12.3.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made Feb 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)
Stebbing Neighbourhood Plan (made 19 July 2022)
Saffron Walden Neighbourhood Plan (made 11 October 2022)
Ashdon Neighbourhood Plan (made December 2022)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2021)

13.2 Uttlesford Local Plan 2005

13.2.1 S7 – The countryside Policy GEN1- Access Policy GEN2 – Design Policy GEN3 -Flood Protection Policy GEN4 - Good Neighbourliness Policy GEN6 - Infrastructure Provision Policy GEN7 - Nature Conservation Policy GEN8 - Vehicle Parking Standards Policy H9 - Affordable Housing, H10 - Housing Mix Policy ENV5 - Protection of Agricultural Land Policy

13.3 Stebbing Neighbourhood Plan Made 19th July 2022

13.3.1 STEB2 - Green Infrastructure STEB7 - Important and Protected Views. STEB8 - Blackwater Estuary SPA and Ramsar site/Essex coast Recreational disturbance Avoidance and Mitigation Strategy. STEB9 - Design principles and Location of New Development STEB10 - Meeting Local Needs STEB11 - Affordable Housing

13.4 Supplementary Planning Document or Guidance

13.4.1 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)

14. CONSIDERATIONS AND ASSESSMENT

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

14.2 A) Principle of Development B) Design, scale, landscaping and appearance C) Affordable Housing, housing mix D) Biodiversity E) Climate Change F) Highway safety and access

14.3 A) Principle of development

14.3.1 Outline planning permission has been granted for (access) as part of a residential development of 17 dwellings on this site under application UTT/19/0476/OP. The outline planning permission grants permission for the principle of the residential development, on the basis that details relating to the design, scale, external appearance and landscaping will be submitted for further approval. As such the principle of housing on this site has already been established.

14.4 B) Design, scale, landscaping and appearance

14.4.1 The application relates to the eastern parcel of the site that encompasses the market housing dwellings (plots 8-17) that form the 60% of the total site approved under UTT/19/0476/OP for 17 dwellings.

14.4.2 National and local policies seek to secure good quality design which respects general townscape and is a key aspect of sustainable development.

14.4.3 Policy GEN2 of the Local Plan seeks to ensure that the design of all new development is compatible with the scale, form, layout, appearance and materials of surrounding buildings. Policy GEN2 of the Local Plan seeks to ensure that design of new development would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

14.4.4 The site layout submitted is similar to the layout submitted in the outline planning application and is considered to be appropriate for the site. However, it is noted that there is a slight change to the number of access points shown with 3 vehicular access points being shown compared to the 6 consented for this part of the site. The Planning Service and the Highway Authority have no objection to the slight change to the number of access points shown on the submitted plans, but for completeness have advised the applicant that the change should also be the subject of a non-material amendment application so that this is also reflected in the outline planning permission for the same site.

14.4.5 The properties comprise a mix of detached and link detached properties of traditional vernacular. A mix of materials is proposed consisting of render and brick. The properties are set back from the road which is in keeping with the properties to the west of the development. The proposal relates well to its site and its surroundings and is in accordance with Stebbing Neighbourhood Plan Policy STEB9.

The design, appearance, scale and external materials of the proposed dwellings reflect the Essex vernacular as detailed in the Essex Design Guide.

14.4.6 All of the units would have private amenity spaces. The Essex Design Guide recommends that dwellings of 3 bedrooms or more should have

private amenity spaces of 100sqm+.and 2-bedroom properties 50 sqm+. Each plot would have adequate private amenity space to accord with the requirements of the Essex Design Guide (as shown in the table below).

14.4.7 The proposed dwellings have been positioned and designed so that there would not be any material detrimental impact by way of overlooking, overshadowing or overbearing impact to neighbour's amenity. The proposed layout of the development takes into account the position and orientation of the existing adjacent properties and the distances set out in the Essex Design guide to prevent any overlooking and loss of amenity to the occupiers of existing properties.

14.4.8 The proposal is considered to be of acceptable design and scale. The proposal would therefore comply with the requirements of ULP Policies GEN2 and GEN4.

14.5 C) Affordable Housing, Housing Mix

14.5.1 Policy H9 states that the Council will seek to negotiate on a site-to-site basis an element of affordable housing of 40% of the total provision of housing.

The 40% affordable housing units of the total 17 dwellings that were approved under UTT/19/0476/OP comprises the 7 plots approved under the application UTT/22/0676/DFO. This application seeks approval of the details of the remaining 10 market dwellings and therefore does not include any affordable housing units.

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

14.5.2 The housing mix and parking provision of the individual plots for this application is as per the table below.

14.5.3

Plot	Housing type	Garden size m ²	Parking
1	4 bed detached	380	3
2	4 link detached	340	3
3	3 link detached	320	3
4	4 detached	317	3
5	4 detached	325	3
6	4 link detached	316	3
7	4 link detached	285	3
8	3detached	300	3
9	4 detached	336	3
10	4 detached	350	4
Visitor			3

14.5.4 The UDC Strategic Housing Market Assessment evidence identified specific mix requirements for the district as a whole for both market and affordable housing. It concluded that the majority of need for market housing is for 3 and 4+ houses whilst the need for affordable housing units is for 2- and 3-bedroom houses.

14.5.5 The affordable housing element comprised of 2 x 1 bed and 4 x 2 bed and 1 x 3 bed.

14.5.6 The proposal complies with policies H9 and H10 of the Uttlesford Local plan (2005) and Stebbing Neighbourhood Plan Policy STEB10 and STEB11.

14.6 D) Biodiversity

14.6.1 Policy GEN7 and paragraph 174 of the NPPF require development proposals to aim to protect and enhance biodiversity. Appropriate mitigation measures must be implemented to secure the long-term protection of protected species.

14.6.2 The site currently comprises arable farmland subject to ploughing with a frontage ditch, hedge and partial tree line onto Stebbing Road. A Preliminary Ecological Appraisal Report was submitted with the outline application and a number of conditions were attached to the outline application. The field itself has limited habitat value for protected and priority species.

14.6.3 The report advises that no trees with roosting potential are situated on the site nor would be lost to the development proposal, whilst the trees are not considered to provide, nor form part of, a significant commuting and foraging network due to the broken tree line, although the report advises that it is possible that small numbers of bats may commute and forage in the area. The report further advises that the existing boundary tree line and hedgerows are to be retained and incorporated into the proposal where possible and that in addition significant new planting would be undertaken to enhance areas where there are currently no such features, including a new ditch and native hedgerow planting along the northern and eastern boundaries of the site and the planting of new trees and hedgerows within the site interior, where no such features currently exist.

14.6.4 Part of the site lies within an amber Risk Zone for Great Crested Newts (GCN) due to the distance from aquatic habitats and area impacted, it is possible to manage potential impacts upon GCN using a precautionary method statement for the construction stage, including storage of materials. This can be achieved by a suitably worded condition.

14.6.5 The landscape officer has been consulted and considers the landscaping scheme to be satisfactory.

14.6.6 As such it is not considered that the proposal would have any material detrimental impact in respect of protected species to warrant refusal of the proposal and accords with ULP policy GEN7.

14.7 E) Climate Change

14.7.1 Since the outline application has been approved, the council has adopted an Interim Climate Change Planning Policy.

14.7.2 The proposal seeks to minimise carbon emissions and green house emission.

14.7.3 The construction of the houses and associated structures will use locally sourced materials where possible. Timber will be sourced from sustainable managed forests. All insulation will be CFC and HCFC free and water-based paints will be used where possible.

14.7.4 The agent has stated that the dwellings will be highly insulated and detailed to minimise air leakage. The development will meet or exceed the updated building regulations standards. Solar shading has been carefully considered to minimise summer overheating with larger glazed areas located on north facing elevations. The windows have been positioned and sized to ensure excellent natural light levels within the dwellings. Low energy LED lighting will be used throughout the dwellings. External lighting will be minimised to avoid disruption to the ecosystem

14.7.5 SUDs (sustainable urban drainage systems) will be utilised throughout the site along with additional shrub and tree planting to attenuate surface water. Existing drainage ditches in the site will be used to prevent flooding. Water is a precious resource and Essex often comes under hosepipe bans which will increase as our climate changes. They will reduce usage of clean water by using the following methods:

- Low water consumption WCs.
- Rainwater storage for garden irrigation.
- Flow regulators on taps/showers.
- Planting that is suitable for the Essex climate.

14.7.6 A key feature of this development is the inclusion of a new footpath that links to the existing network. The new footpath entices the new residents to travel by foot or by cycle. Each new dwelling will benefit from secure cycle storage and the bus service is easily available close to the site which gives the residents a viable alternative transport method than be reliant on a car.

14.7.7 In order to comply with the Interim Climate Change Planning Policy 14 all new parking spaces should be adaptable for electric vehicle fast charging (7-22kW), including through local electricity grid reinforcements, substation design and ducting.

All new homes with on-plot parking should be provided with at least one installed charging point and at least 20% of parking spaces in new developments should provide with installed fast charging points, increasing in accordance with the Road to Zero strategy. This can be achieved by a suitably worded condition.

14.8 F) Highway safety and access

14.8.1 Policy GEN1 seeks to ensure that development is only permitted if the access is appropriate, traffic generation does not have a detrimental impact on the surrounding road network, it is designed to meet the needs of people with disabilities, and it encourages sustainable modes of transport.

14.8.2 The access proposals were approved at the outline stage.

As mentioned in paragraph **14.4.4** above, a slight change is proposed to the overall number vehicular access points in this part of the site; wherein the number have been reduced from 6 to 3. The Highway Authority are satisfied that this minor change is acceptable, and the Planning Service do not consider that this materially alters the outline planning permission that has already been granted for residential development at this site. The revised plans that have been submitted are acceptable and demonstrate that there will be adequate turning space within the site so that cars can enter and leave in a forward gear.

14.8.3 The layout to the front boundary has changed as there are trees and a broadband pole in the positions of the approved entrances. The applicants have revised the plans so that they do not have to reroute the overhead broadband poles which serves all the properties opposite as it will be a lengthy process which will set timings back from those of the housing association who need to occupy their dwellings no later than November 2023.

14.8.4 Highway officers have been consulted and revised plans have been submitted to comply with their comments. They now have no objections to this application subject to conditions.

14.8.5 The applicant has been advised to submit a Non Material Amendment application for the outline planning permission, to bring the slight revision to the access points in line with this application.

14.8.6 In view of the above it is considered that the proposal would comply with the aims of Policy GEN1

14.8.7 The proposed properties are a mixture of three and four bedroomed dwellings. The adopted local parking standards require the provision for three parking spaces per three bedroomed dwellings and three parking spaces for three+ bedroomed properties and additional visitor parking spaces.

- 14.8.8** As set out in the table above it can be seen that each property would be able to meet the required parking standards. There is sufficient space for three unallocated parking spaces within the development to provide visitor parking. Therefore, the proposals comply with Policy GEN8.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

- 15.1.1** 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.

- 15.1.2** 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.

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

15.2 Human Rights

- 15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) 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

16. CONCLUSION

- 16.1** The principle of the development has been established under UTT/19/0476/OP

- 16.2** The design and scale of the dwellings is considered to be appropriate for this site. Adequate amenity space can be provided.

- 16.3** The housing mix for the development is considered to be acceptable.

- 16.4** The proposal would comply with Uttlesford Local Plan Policy GEN7

- 16.5** The proposal complies with the aims of the Interim climate Change Policy.
(Subject to condition)

The new access road is considered to be acceptable and to comply with ULP policy GEN1 and was granted under UTT/19/0476/OP. Adequate parking is provided to comply with ULP policy GEN8

17. CONDITIONS

- 1** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

- 2** Infrastructure for a minimum of a single electric vehicle fast charging point shall be installed at each of the dwellings. All new parking spaces should be adaptable for electric vehicle fast charging (7-22kw) including through local electricity grid reinforcements, substation design and ducting. These shall be provided prior to 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 Uttlesford Local Plan Policy ENV13 (adopted 2005) and the National Planning Policy Framework.

- 3** Prior to commencement A Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase.
The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

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) in accordance with Uttlesford Local Plan (adopted 2005) Policy GEN7.

- 4** Prior to occupation of a dwelling, the accesses (minimum width 5.5m), turning head and parking provision, for that dwelling as shown on submitted drawing number 1034_A_SC_04_RevC shall be provided, including a clear to ground visibility splays with dimensions of 2.4 metres by 90 metres in both directions, for each dwelling, as measured from and along the nearside edge of the carriageway. The turning, parking and access with associated vehicular visibility splays shall retained free of any obstruction (including landscape planting) 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 Uttlesford Local Plan Policy GEN1.

- 5** Prior to occupation of the development a 2m footway shall be provided as shown in principle in submitted drawing number 1034_A_SC_04_RevC to join up with the existing footway to the west and run to the site boundary to the east where it should be adjacent to the carriageway.

REASON: To provide safe and suitable access for all users 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.

The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

Appendices

Highways Authority

CC: Cllr Martin Foley
Paul Crick
Director for Highways and Transportation
To: Uttlesford District Council
Assistant Director Planning & Building Control
Council Offices
London Road
SAFFRON WALDEN
Essex CB11 4ER
County Hall
Chelmsford
Essex CM1 1QH
Recommendation
Application No. UTT/22/2763/DFO
Applicant Mr M Firth Granville Property Solutions
Site Location Land East Of Warehouse Villas Stebbing Road Stebbing
Essex

Proposal Reserved matters application consisting of details of appearance, landscaping, layout and scale of the 10 no. Market Housing

Plots 7 - 16 following outline application UTT/19/0476/OP for the erection of 17 dwellings.

Note

This application is a reserved matters application, the access was approved under application UTT/19/0476/OP. However, the position of the accesses has changed. Therefore, I have considered the accesses and added conditions referring to them in my recommendation below.

I have not repeated the other conditions from UTT/19/0476/OP which include:

- 1) Construction management plan
- 2) Requirement to upgrade 2 bus stops,
- 3) Cycle parking
- 4) No unbound material
- 5) No gates within 6m of back of carriageway
- 6) Provision of residential travel packs.

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

1. Prior to occupation of a dwelling, the accesses (minimum width 5.5m), turning head and parking provision, for that dwelling as shown on submitted drawing number 1034_A_SC_04_RevC shall be provided, including a clear to ground visibility splays with dimensions of 2.4 metres by 90 metres in both directions, for each dwelling, as measured from and along the nearside edge of the carriageway. The turning, parking and access with associated vehicular visibility splays shall be retained free of any obstruction (including landscape planting) 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.

2. Prior to occupation of the development a 2m footway shall be provided as shown in principle in submitted drawing number 1034_A_SC_04_RevC to join up with the existing footway to the west and run to the site boundary to the east where it should be adjacent to the carriageway. Reason: To provide safe and suitable access for all users 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.

The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

Informatives:

(i) Any signal equipment, structures and non-standard materials proposed within the existing extent of the public highway or areas to be offered to the Highway Authority for adoption as public highway, will require a contribution (commuted sum) to cover the cost of future

maintenance for a period of 15 years following construction. To be provided prior to the issue of the works licence.

(ii) All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email atdevelopment.management@essexhighways.org or by post to SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.

(iii) Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.

(iv) The Applicant should provide for agreement, information regarding their drainage proposals i.e. draining by gravity/soakaways/pump assisted or a combination thereof. If it is intended to drain the new highway into an existing highway drainage system, the Developer will have to prove that the existing system is able to accommodate the additional water.

(v) The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

(vi) Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the Essex Climate Action Commission proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the Essex Developers' Group Climate Charter [2022] and to view the advice contained in the Essex Design Guide. Climate Action Advice guides for residents, businesses and schools are also available.