

Late List –Planning Committee 11 January 2023

This document contains late items received up to and including the end of business on the Friday before Planning Committee. The late list is circulated and placed on the website by 5.00pm on the Monday prior to Planning Committee. This is a public document and it is published with the agenda papers on the UDC website.

Item Number	Application reference number	Comment
6	UTT/22/3258/PINS	The following paragraph within the committee report includes a typo which is corrected below.
		13.3.1 (Original) The application site is located outside the town of saffron of the village of Elsenham wherein the principle of development would not generally supported as outlined in Policy S7 of the Uttlesford Local Plan.
		13.3.1 (Revised) The application site is located outside the town of Saffron Walden where the principle of development would not generally supported as outlined in Policy S7 of the Uttlesford Local Plan.
		UDC Environmental Health Received 28/12/2022 No objection subject to conditions, these include: Notwithstanding the details submitted with this application, no development shall commence other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not commence other than that required to carry out the agreed remediation until the measures set out in the approved Remediation scheme have been implemented, unless otherwise agreed in writing by the Local Planning Authority.

		<p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared submitted for the approval in writing of the Local Planning Authority.</p> <p>The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Noise Solutions Ltd, 4th November 2022, reference 90582/PNA/Rev2].</p> <p>Submission and approval of Construction Management Plan</p> <p>If air source heat pumps to be installed these shall be specified and designed, enclosed, or otherwise attenuated to ensure that noise resulting from their operation shall not exceed the existing background noise level as measured at the nearest noise sensitive receptor inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS4142:2014.</p> <p>Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing.</p> <p>Submission and approval of an Air Quality Assessment prior to commencement of the development.</p>
		<p>Saffron Walden Town Council</p> <p>It is noted the full consultation response including a number of additional documents which are available to view on the Council's website.</p> <ul style="list-style-type: none"> • This includes S106 proposed contributions, • SWTC response to UTT/22/3002/SCO, • Table referring to specific document submitted

		<p>Saffron Walden Town Council objects to application S62A/2022/0014 Land west of Thaxted Road, Saffron Walden for 170 dwellings as agreed at the Planning and Transport committee meeting held on 15 December 2022. SWTC objects to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed public open space is on a small scale with limited benefit for community uses and is poorly situated. Neither its location nor scale complies with the provisions of the SWNP. The proposed development does not provide other community facilities required by the SWNP. 2. Location / Land use – the development would result in a loss of open space not compensated for by the benefits of the proposed development. 3. The affordable housing locations need to be thoroughly dispersed within the development and do not comply with the SWNP. 4. The Housing Mix must meet local needs, which it does not as currently proposed. 5. The development would result in an increase in traffic creating a need for sustainable transport provision to mitigate it under the SWNP, and adequate provision is not proposed.
		<p>Poor Quality and Limited Public Open Space (POS)</p> <p>The proposal does not provide public open space that passes the litmus test and policy requirements set out in the SNWP (11.3.8, the litmus test question for whether a site is suitable for consideration as an open space for informal recreation is “Can several people use it at once for activities such as flying a kite and throwing a ball for a dog?”. If the answer is no, then it is likely to be too small to be useful for and counted as recreational space.) The illustrated POS all either neighbour the primary road or have attenuation bowls situated within the space and are therefore unsuitable for community use. SWNP policy SW17 clearly states POS must be usable; any area which is unusable, sloping or by a road should not be counted towards the greenspace requirements.</p> <p>None of the POS satisfies the requirements of Policy SW17. Section 11 of the SWNP details the shortfall in sports and playing field provision in Saffron Walden and provides that any new development must provide appropriate provision in line with the Sports England Playing Field Calculator (see in particular paragraphs 11.2.15 and 11.2.16 and Policy SW16).</p>

		<p>The proposal therefore is contrary to the SWNP and as a result SWTC objects. The proposal must provide viable POS in order for it to be included within the POS calculation. Currently the POS illustrated is too small and not fit for purpose due to being adjacent to the SUDs and/or the primary road. ULP GEN6 notes that development will not be permitted unless it makes provision for community facilities and this proposal does not appear to do so. No play areas or community contributions are detailed within the proposals, failing therefore to also meet the NPPF.</p> <p>NPPF Paragraph 98 details the importance of access to high quality open spaces and sports opportunities for the importance of health and wellbeing. This proposal does not demonstrate to SWTC that the POS provided is appropriate for 170 homes and, together with the lack of sports facilities, means that therefore the proposal is also contrary to NPPF paragraph 98. Whilst it is possible for appropriate sports provisions to be either on-site or off-site, it is important in this case that the appropriate provision be on site since under the terms of Planning Application UTT/13/3467/OP.</p> <p>The developer of that site is obliged to contribute £220,000 for community facilities on the Applicant site. This s.106 contribution was negotiated by Uttlesford District Council when the owner of the Applicant site was proposing that it would all be used for sports provision, and the Applicant is therefore fully aware of this provision. This contribution would be lost if the Applicant fails to provide adequate space. In the opinion of SWTC, the site is too small for 170 new homes and provision of proper facilities as required by the SWNP, the ULP and the NPPF. The proposed lack of POS and Sports facilities is in breach of SWNP Policies SW16 and SW17 and NPPF paragraph 98 and ULP GEN6; the failure to make adequate community contributions is further contrary to ULP GEN6.</p>
		<p>Location / Land Use</p> <p>This site is currently enjoyed by the community both visually and as an area in which to walk and enjoy the views of both it and the surrounding beautiful countryside. The proposed development is contrary to ULP Policy ENV3 – ‘Open Spaces and Trees’ on the basis that the site proposed for the housing development is a visually important space within the landscape, on the edge of the town, and no evidence has been presented to demonstrate that the proposed development outweighs the site’s amenity value. The proposals also breach ULP Policy S1, the site sits outside of the development limit and any proposed extensions for Saffron Walden. The SWNP states (5.2.12) Saffron Walden has a lack of public parks, with many housing developments being further away from public open space than the Fields in Trust guidelines. In the absence of the ready availability of public parks and gardens, private gardens gain extra importance for the health and well-being of residents. (11.3.3) Saffron Walden has a deficit of public open spaces estimated to be around 107ha. Should the proposal be approved the neighbouring field known as ‘the green mile’ would have a substantial increase in</p>

		<p>usage from the new residents at the development and Saffron Walden already has a deficit in open spaces. Should the application be approved the usage and maintenance of the green mile will increase and therefore a provision should be provided for the open space maintenance of the green mile, which is managed by SWTC.</p> <p>To note, the Transport Assessment 3.4 incorrectly states the “north of the site is an area of public open space that is owned and maintained by UBC” this field is managed by Saffron Walden Town Council, not Uttlesford District Council (UDC). This is the field commonly known as the ‘green mile’. The design and access statement (4.3) describes section 2 of the below map as Landscaped strategic open space forming arrival space into development, opportunities for play, SUDs and flood mitigation, and permeability with the existing public open space to the north and leisure facilities for pedestrians and cyclists.</p> <p>The opportunities for play and SUDS are contradictory and the area should be designed as a play area OR SUDs. SWNP SW17 states amenity green space must also be usable; any area which is unusable, sloping or by a road should not be counted towards the greenspace requirements. Should the land be utilised as SUDS it can NOT also be included as a leisure facility for residents.</p> <p>The proposal neighbours the existing skate park. NPPF 130(c) states planning decisions should ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The development would increase footfall and usage on the green mile and the skate park. The proposal therefore breaches NPPF 130(c) because it is not sympathetic to the existing facilities. In fact, the proposal is suggesting installation of a SUDS next to the skate park which would not be suitable or safe for children. It would be better that the land is safeguarded as a future extension to the skate park, SWTC has the monies aside from a separate S106 to provide this facility should the land become available.</p> <p>The proposal does not comply with SWNP SW3 which requests developments must Evidence a positive response to the landscape, local and longer views and the natural and historic environments and integrate well with existing neighbourhoods while seeking, where appropriate, to improve the aesthetic of the immediate area. The proposals would have a negative visual impact on the existing residents as their current views of the fields would be removed.</p>
		<p>Affordable Housing Location</p> <p>Whilst the affordable dwellings are somewhat spread within the development the affordable houses do still sit in clusters together, rather than being dispersed throughout. The entrance to the site includes four buildings all</p>

		of which are affordable dwellings, facing the road and sit in the highest flood risk area. SWNP SW2 states affordable housing units will be distributed through the development in appropriately sized, non-contiguous clusters. This proposal does not meet the SWNP as the proposal sits the affordable houses together in different areas. SWTC believes the affordable housing locations should be properly dispersed and not all front facing the main road.
		Housing Mix The design and access statement illustrates that the development will mostly provide threebedroom dwellings. SWNP Policy SW1 requires that the mix of housing on new developments reflects local requirements and the Uttlesford Housing Strategy 2021-2026 states 83% of applicants upon the housing register are seeking one- or two-bedroom properties. This development does not provide dwelling sizes reflecting local needs, it is providing mostly 3-bedroom homes whereas 1 and 2 bedrooms are being sought the most.
		Sustainable Transport Provision <p>These proposals would exacerbate the already excessive and unacceptable levels of traffic congestion in the town, which will add to the existing AQMA.</p> <p>The SWNP (10.1.2) confirms Traffic congestion in Saffron Walden is of great concern, particularly in relation to transport in the east of the town, as businesses find it less appealing to use sites in the east because access is difficult. The Uttlesford Highway Impact Assessment 2013 recommends “demand management methods are investigated in order to reduce overall traffic flows in the town. Activities such as travel planning [...] would help to improve awareness of alternative travel modes and encourage a shift towards non-car modes of travel and reduce traffic congestion in town”.</p> <p>Well suited sustainable transport links are therefore a must and should be considered from the earliest stage of development (this conforms with NPPF 104). Considering the sustainable transport links at the earliest stages allows an easier transfer of adoption, which should be Essex County Council. SWNP Policy SW12 states all new paths must be built to ECC’s standard for future adoption – this then relives residents of a management charge.</p>
		Heads of Terms The proposed heads of terms have no reference to:

		<ul style="list-style-type: none"> • Secondary education – confirmation on this requirement is required from ECC. Within the public consultation responses, a local primary school headteacher has commented noting “Our school is full/oversubscribed as all the schools in Saffron Walden are. We are concerned as to how the children who potentially may move into these would be schooled.” To this due concern should be taken into account as to whether there is enough capacity for all the school and all infrastructure. • Community facilities or provision – the UDC Open Space Standards 2019 paper illustrates (4.3.3) there is a deficit in Saffron Walden of community parks, gardens, natural and seminatural spaces and play spaces (4.3.4). • Sporting and recreational facilities – there is no provision for sporting or play areas. The UDC Playing Pitch Strategy and Action Plan 2019 explains there is a shortfall in sporting facilities. (Should the proposal be approved the additional 150 homes this will add to pressure to the existing deficits of open spaces and sports facilities therefore a provision should be provided.) Saffron Walden Town Council Response to Section 62A Planning Application: S62A/2022/0014 Land west of Thaxted Road, Saffron Walden 6th January 2023 6 of 12 • Existing infrastructure maintenance. (Should the proposal be approved the demand on the existing skate park and green mile will increase. This will be due to the loss of the development land and additional residents.
7	UTT/22/1802/FUL	None
8	UTT/22/1508/DOV	The following correspondence to be included:

Myriad House
33 Springfield Lyons Approach
Chelmsford, Essex, CM2 5LB

T 0300 555 0500
E enquiries@chp.org.uk
W chp.org.uk



Creating homes
shaping places

Our Ref: Woodlands Meadow – Sector 4
Direct Line [REDACTED]
Email: [REDACTED]
Date: 2 December 2022

Mr D Hermitage
Director of Planning
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER

BY EMAIL ONLY

Dear Mr Hermitage

Re Affordable Housing Land at Woodland Park Sector 4, Gt Dunmow

I am writing to confirm CHP Ltd interest in acquiring the affordable housing land at Woodlands Park, Sector 4. CHP has been discussing the acquisition of the land with Wickford Development Company and subject to Board approval, would agree to purchase the land for £1.

It would be CHP's responsibility as land owners to secure a contractor to build the affordable homes required on the development. We have undertaken some initial scheme feasibility and are confident that we will be able to successfully negotiate a build contract. Due to their previous involvement with the development and to ensure continuity of build quality our preference would be for EJ Taylor and Sons Ltd to be the contractor.

Uttlesford is one of CHP's core development areas and we already have almost 500 affordable homes in the District. The range of house types proposed at Woodlands Park, will help meet the varied housing needs of the district. The proposed layout is thoughtful and well designed and will assist in the effective management of the homes and will enable service charges to be kept to a minimum. CHP manages the affordable housing on schemes of varying sizes, from development where only a few homes are required to be affordable to schemes where over 100 homes are required. Earlier this year we completed a development in Braintree for 74 homes, all of which were affordable, providing a mixture of flats and house for rent and shared ownership.

The acquisition of these homes is in line with CHP's Growth Strategy and Corporate Objective to provide 'More Great New Homes'.

Yours sincerely

[REDACTED]


**Helen Shackleton
Head of Growth**


cc. Mr L Ackrill

[External] RE: UTT/22/1508/DOV - Sector 4 Woodlands Park Great Dunmow



James Pinnock - Principal Development and Viability Officer

To  Laurence Ackrill

 Reply

 Reply All

 Forward



Tue 08/11/2022 10:12

Good morning Laurence,

Thank you for your time this morning,

As discussed having reviewed the previous work and in light of the current economy and the ongoing effects on the industry which has resulted in extremely fine margins and increased lending criteria (rates & risk) I would support the counter offer the applicant has made and agree with Altair's assumptions that this is fair.

Kindest regards

James Pinnock
Principal Development & Viability Officer
Planning Service
Place and Public Health

Essex County Council
Email:  | www.essex.gov.uk
Essex County Council, County Hall, Chelmsford, Essex, CM1 1QH



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Date: 12 December 2022

Your ref: UTT/22/1508/DOV

Our ref: PL/29/2022

Please ask for Peter Lock
email: plock@uttlesford.gov.uk

Dear Planning team,

Re: Sector 4, Woodlands Park, Dunmow: UTT/22/1508/DOV

I am providing a revised consultation response following the applicant clarifying that they are seeking approval to dispose of the land for the affordable housing provision to a Registered Provider for the sum of £1 rather than delivering any on-site affordable housing provision themselves. All 28 affordable homes would therefore have to be constructed by the Registered Provider upon the land transferred to them for £1.

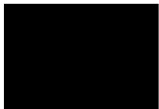
This proposal raises concerns and I therefore object to the application for the following reasons: -

1. Total segregation of the affordable housing from the market housing in a single cluster of 28 properties.
2. On site delivery of the affordable homes directly by the developer is expected and is the norm for a site totalling 118 properties and there is no valid reason to make an exception in this case.
3. The mix of the proposed 28 affordable homes upon the land for transfer to a Registered Provider does not correspond with the identified affordable housing need in the SHMA 2017.

The affordable housing provision previously approved for the site via application UTT/13/1663/DFO consisted of three separate clusters of affordable housing including a cluster with lower density semi-detached properties with in-curtilage parking provision. The three separate clusters when considered together provided a good mix of affordable properties which met the identified housing need at the time.

The cluster of 28 affordable homes proposed via the transfer of land to an RP would be totally segregated from the market housing, be higher density and the proposed mix does not meet the identified housing need.

Affordable Rented housing identified need: SHMA 2017	%	Proposed affordable housing mix upon the land to be sold to an RP for £1	Number	%
1-bedroom flat	16.5%	1-bedroom flat	6	21%
2-bedroom flat	12%	2-bedroom flat	10	36%
2-bedroom house	30%	2-bedroom house	7	25%
3-bedroom house	32%	3-bedroom house	3	11%
4-bedroom house	9.5%	4-bedroom house	0	0%
		1-bedroom bungalow	2	7%
Total	100%	Total	28	100%

		<p>The SHMA 2017 states that the combined need for affordable rented 1- and 2- bedroom flats equate to 28.5% whereas the applicant is proposing that 16 of the 28 affordable properties upon this site be 1- and 2- bedroom flats which equates to 57% of the proposed affordable housing provision. This is double the percentage of flats which the SHMA 2017 identifies as being required.</p> <p>The proposal to include two 1-bedroom bungalows is welcomed but more 3-bedroom houses need to be included within the proposed affordable housing mix.</p> <p>Yours sincerely</p>  <p>Peter Lock (FCIH) Housing strategy, Enabling & Development Officer</p>
9	UTT/22/2763/DFO	No further comments received
10	UTT/22/1764/FUL	None
11	UTT/22/2491/HHF	Further comments received from occupier – 15 Borough Lane – revisions do not change original comments – see report. Additional photos from occupier – 26 Borough Lane – Photos from inside the property – see report

Note – The purpose of this list is to draw Members attention to any late changes to the officer report or late letters/comments/representations. Representations are not reproduced in full they are summarized

Late items from **STATUTORY CONSULTEES** are reproduced in full.