

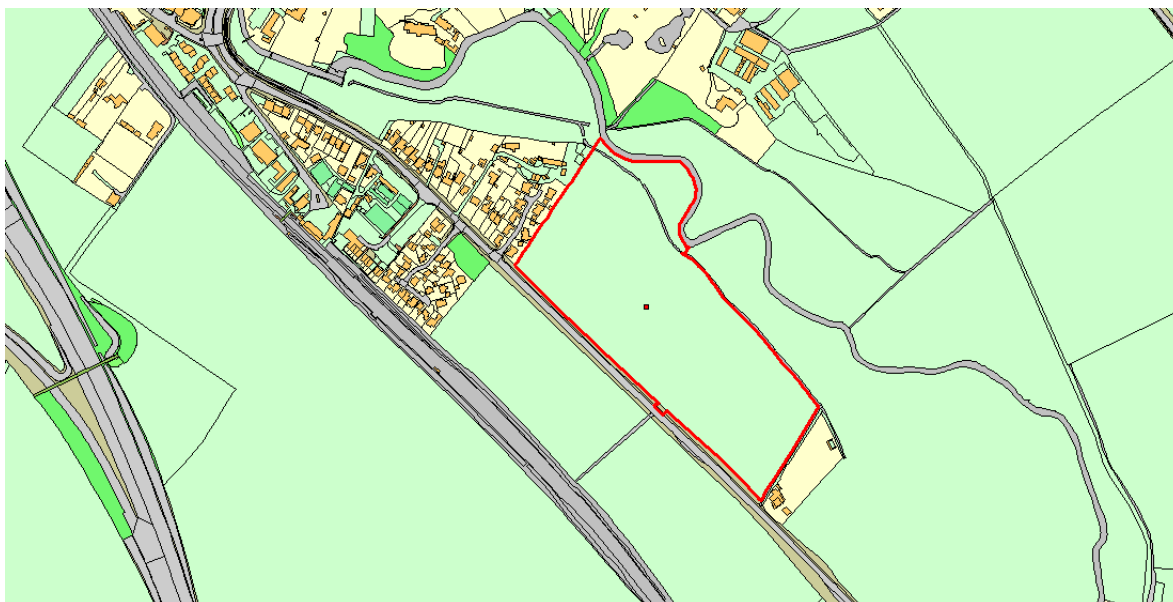
ITEM NUMBER: 5

PLANNING COMMITTEE DATE: 13 September 2023

REFERENCE NUMBER: UTT/23/1045/DFO

LOCATION: Land East of London Road, Great Chesterford,

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 25th July 2023

PROPOSAL: Details following outline application UTT/20/2724/OP for 111 no. dwellings - details of appearance, landscaping, layout and scale.

APPLICANT: Hill Residential Ltd

AGENT: Phase 2 Planning and Development

EXPIRY DATE: 17th August 2023

EOT Expiry Date 18th September 2023

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

REASON THIS APPLICATION IS ON THE AGENDA: Major Planning Application

1. EXECUTIVE SUMMARY

- 1.1** This application includes the details following outline application UTT/20/2724/OP and reducing the scheme to 111 no. dwellings, including details of appearance, landscaping, layout and scale. The principle of the development along with details of access of the development have already been submitted to and approved by the Local Planning Authority, as highlighted within the relevant site history section of this report.
- 1.2** The layout, scale appearance and landscaping of the development is considered acceptable providing a mix of larger detached dwellings, and smaller semi-detached dwellings. No significant loss of residential amenity will arise from the proposals. The amenity areas and parking provision are appropriate and complies with Policies GEN2 and GEN8. The housing mix for the development is also considered acceptable (ULP Policy H10)
- 1.3** The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed on the outline planning application (ULP Policy GEN7).

- 1.4 The proposals comply with the guidance and standards as set out within the Adopted Local Plan (2005), relevant supplementary planning documents and the National Planning Policy Framework. It has thereby been recommended that this reserved matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/20/2724/OP.

2. **RECOMMENDATION**

That the Strategic 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 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 within the parish of Little Chesterford. 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.
- 3.2 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.
- 3.3 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.
- 3.5 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.

4. **PROPOSAL**

- 4.1 This application includes the details following outline application UTT/20/2724/OP and reducing the scheme to 111 no. dwellings, including details of appearance, landscaping, layout and scale.
- 4.2 The principle for development, including the access arrangements into the site from London Road has already been approved as part of the outline application, these aspects do not therefore form part of the considerations with this current reserved matters submission.

4.3 The current reserved matters application seeks approval for the detailed elements of the scheme comprising:

- Layout, elevations, materials of construction,
- House size, types and mix of units,
- Public open space, play space,
- Landscaping,

4.4 The proposal will include the following housing scheme:

Private Sale 60% (67 Units).

Affordable 40% (44 Units)

4.5 Private Sale

Quantity	Description	Bedrooms	Parking
2	Bungalow M4(3)	2	2
4	House	2	2
19	House	3	2
33	House	4	3
7	House	5	4
2	House M4(3)	5	4

4.6 Affordable Rent

Quantity	Description	Bedrooms	Parking
10	Flats	1	1
2	Flats	2	2
2	Flats M4(3)	2	2
5	Houses	2	2
11	Houses	3	2
1	House	4	3

4.7 Shared Ownership

Quantity	Description	Bedrooms	Parking
4	House	2	2
7	House	3	2
2	House	4	3

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

Also included with the application:

- Energy Statement,
- Planning Statement,
- Statement of Community Involvement,
- Noise Impact Assessment,
- Overheating Assessment,
- Heritage Statement

5. ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The 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/20/2724/OP	Outline application for the erection of up to 124 dwellings with all matters reserved except for access.	Approved
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
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

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 Pre application advice was sought prior to the submission of the planning application to consider the reserved matters. The pre application was also presented to the members of the planning committee. This is a 13 dwelling reduction is a consequence of amendments made following pre application consultation with the LPA and Parish Councils and results in an improved relationship with the sites sensitive edges.

7.2 It was concluded that officers' opinion that the proposed reserved matters details that submitted as part of the pre application may be considered appropriate.

7.3 A statement of community involvement has been submitted with the application and concludes that there has been a consultation undertaken with local residents for the proposed scheme. The consultation process allowed the Applicant to further understand local views on the proposals

and incorporate feedback, prior to submitting a planning application to Uttlesford District Council.

- 7.4** The feedback indicates that residents were particularly interested in issues including transport, environmental impact, design and community impact. The applicant has made changes in response to feedback from stakeholders, including the integration of equipped play. The project team has reviewed all feedback received during the consultation and, where possible, has responded to this in the final plans. The development team will continue its discussions and engagement with local residents and stakeholders as the application progresses.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

- 8.1.1** The highway authority has no comments to make in relation to this reserved matters application. Please note that our response to the outline permission (UTT/20/2724/OP) remains relevant and we ask that all highway related conditions and obligations remain unchanged.

8.2 Highways England

- 8.2.1** No objection.

8.3 Environment Agency

- 8.3.1** No objection, we have reviewed the documents as submitted and we have no objection to this application. Our comments made on the original application UTT/20/2724/OP remain valid. Please refer to our letter from 26th November 2020 reference AE/2020/125622/01-L01. We note that conditions have been set that relate to conditions suggested in the above letter and look forward to seeing any related Discharge or Conditions applications.

8.4 Local Flood Authority

- 8.4.1** Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the approval of the reserved matters, based on the following:
All works to be in accordance with Drainage Design Statement, ref 65207027-SWE-ZZ-XX-RP-C-0001, Rev P03, dated 21/04/23, By SWECO consultants.

8.5 Sport England

- 8.5.1** The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore

Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

9. PARISH COUNCIL COMMENTS

9.1 Little Chesterford Parish Council Comments neither objecting to or supporting the Planning Application:

Were pleased to see the dense planting to the southern boundary of the site which will mitigate the visual impact of the development from that direction along the Cam Valley.

However, the planting to the east of the site does not afford the same mitigation.

We appreciate the changes that the applicant has already made, and that the applicant intends to submit a further revised version of the landscaping plan with a small amount of additional planting.

However, we are still concerned that this will not be sufficient to mitigate the visual and ecological impact upon the Cam Valley,

We appreciate that separate DFOs will be required for specific ecological matters, but layout and planting will also have a significant affect on ecological impact.

The part of the site closest to the river lies within the Cam Valley Area and Policy GLNCP1 - Overall Spatial Strategy including key strategic landscape and heritage sensitivities states that "Development proposals in the Cam Valley Area will be supported if they preserve and enhance to landscape features, natural beauty and wildlife habitats of the watercourse, flood plain and riverbanks"

The views along the Cam Valley are designated in the Great and Little Chesterford Neighbourhood (views 2 and 38) and policy GLNCP/4b - Views states that "development will be support if it maintains or enhances and does not significant adversely impact on the Important Views or Locally Important Views.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 The proposed mix for the affordable housing provision is acceptable although ideally would include a couple of bungalows for affordable rent. Two 4-bedroom houses are proposed for shared ownership, but it could be worth the applicant checking with some Registered Providers if they have not done so already whether there is much demand currently for 4-

bedroom shared ownership properties. Each of the properties meet the NDSS, are to have air source heat pumps and EV charging points. Clarification is required regarding which plots are to have PV panels

10.2 West Essex NHS

10.2.1 On the basis that this appears to relate just to details of appearance, landscaping, layout and scale of the dwellings development, the ICB do not to propose to add anything further to their original response under UTT/20/2724/OP

10.3 Place Services (Conservation and Heritage)

10.3.1 The application site is located to the south of Great Chesterford, the proposals have the potential to affect the setting of the Grade II listed, Manor Farmhouse (list entry number: 1112305), the Grade I list Church of All Saints (list entry number: 1171461) and the Great Chesterford Conservation Area. Upon review of the submitted documents, I do not consider the proposals to result in any additional harm to the setting of the heritage assets. It is understood that the proposed dwellings are two-storey in height with the exception of the apartment block and there is an area of landscaping to the north east of the site.

10.4 Place Services (Ecology)

10.4.1 No objections- subject to condition for further surveys for mobile protected species prior to the commencement of the development.

10.5 Place Services (Archaeology)

10.5.1 The Historic Environment Advisor of Essex County Council has identified the above application from the weekly list as having significant archaeological implications.

Discussions should take place with the applicant to consider the preservation of the archaeological deposits at the northern end of the application area. Green open space could be used to achieve preservation in situ of the archaeological deposits identified in the submitted evaluation report.

The following recommendation should be attached if it is felt that the need for development outweighs the need for the preservation of the archaeological deposits.

The following recommendation is in line with the new National Planning Policy Framework: RECOMMENDATION: An Archaeological Programme of Trial Trenching on areas not previously evaluated followed by large scale Open Area Excavation deposition at the local museum, and submission of a publication report.

10.6 Essex Police

10.6.1 No objections raised.

10.7 Anglian Water

10.7.1 Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Waste Water

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

Used Water Network

The sewerage system at present has available capacity for these flows.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board

10.8 BAA- Aerodrome Safeguarding

10.8.1 The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have no objection to this development subject to the following Condition:
-Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport.

10.9 UDC – Urban Design Officer

10.9.1 Initial objection has been removed following the revision of the communal space provided for the apartment block

11. REPRESENTATIONS

11.1 Site notice/s were displayed on site and 167 notifications letters were sent to nearby properties. The application was also advertised in the local press.

11.2 Support

11.2.1 N/A

11.3 Object

- 11.3.1**
- Inadequate infrastructure- sewage, water, electricity and gas services.
 - Inadequate local service- Doctors, schools and public transport,
 - Road safety concerns,
 - Traffic increase,
 - Dilution of boundaries between Great Chesterford & Little Chesterford,
 - Impact to pedestrian safety,
 - Cumulative impact due to the adjacent development site.
 - The buildings and play area is too close to the River and fail to mitigate damage to the wildlife.
 - The residents should not have access to the River Cam,
 - Loss of Privacy,
 - Loss of light to neighbouring properties,
 - Loss of farming land,
 - Impact from noise and dust pollution,
 - Lack of information provided to the public,
 - Impact from flood risk,
 - Impact to biodiversity
 - Lack of assessing other nearby development

11.4 Comment

11.4.1 This planning application is for the consideration of reserved matters including, details of appearance, landscaping, layout and scale. The principle of the development has been approved under planning application UTT/20/2724/OP. All planning matter associated with the reserved matters will be considered in the following report.

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 Section 66(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.

12.4 The Development Plan

- 12.4.1** 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 6 December 2022)
Great & Little Chesterford Neighbourhood Plan (made 2 February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2021)

13.2 Uttlesford District Plan 2005

S7 – The countryside

GEN1- Access
GEN2 - Design
GEN3 - Flood Protection
GEN4 - Good Neighbourliness
GEN5 - Light Pollution
GEN6 - Infrastructure Provision
GEN7 - Nature Conservation
GEN8 - Vehicle Parking Standards
H9 - Affordable Housing,
H10 - Housing Mix
ENV1 - Design of Development within Conservation Areas
ENV2 - Development affecting Listed Buildings
ENV3 - Open Space and Trees,
ENV4 - Ancient monuments and Sites of Archaeological Importance
ENV5 - protection of Agricultural Land
ENV10 - Noise Sensitive Development,
ENV13 - Exposure to Poor Air Quality
ENV14 - Contaminated Land

13.3 Great and Little Chesterford Neighbourhood Plan

Great and little Chesterford Neighbourhood Plan (G&LCNP) was made February 2023, of which full weight is applied, policies Include:

GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities
GLCNP/2 – Settlement Pattern and Separation
GLCNP/3 – Getting Around,
GLCNP/4a – Landscape Character
GLCNP/4b –Views
GLCNP/5 – Historic Environment
GLCNP/9 – Housing

13.4 Supplementary Planning Document or 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)

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2**
- A) Layout of the development**
 - B) Scale and appearance**
 - C) Landscaping**
 - D) Affordable Housing**
 - E) Nature Conservation**

- F) Noise sensitive development and disturbance**
- G) Climate Change**
- H) Heritage**

14.3 A) Layout of the development

14.3.1 The proposed development provides a series of connected green spaces and incorporates a linked circular route through the adjoining woodland. The proposed development provides a series of connected streets, lanes and footpath/cycle ways connecting to the wider village, and includes a range of open spaces for community interaction.

14.3.2 The layout will provide an appropriate siting of the dwellings, garages and public open space within the site and that is compatible with its surroundings. Significant landscaping buffering will be provided along London Road. Plots along London road will relate well at the point of the main highway access to the site and provides a main road frontage presence. The remaining dwellings within the site would appropriately frame the new internal street scenes. The layout of the development provides sufficient distance and space between the properties and ensure the site is not overdeveloped or have a cramped appearance

14.3.3 The rationale of the layout of the proposed development includes:

- Key focal point buildings,
- Formal road running through the centre of the scheme,
- Appropriate footpath and cycle links,
- Landscaped corridors,
- Building aligned to open space to create a defined edge,
- Continuity of frontages created by linking buildings carports,
- Dwellings aligned to London Road to have a unified front,
- Main road through the site from highways access point,
- Roads designed as informal back lanes,
- Open space linking to the adjoining green space ,
- Central open space area,
- Public open space with play equipment,
- Woodland to provide amenity space.

14.3.4 The proposed layout has been subject to review by the Council's Urban Design Officer as part of the pre application process which has resulted in the scheme as submitted. The development will include a layout that will provide an appropriate siting of the dwellings, garages and open public space within the site and that is compatible with its surroundings and nearby residential development. The design of the buildings is traditional and considered in keeping with residential development in the vicinity

14.3.5 The scheme ensures the properties will have sufficient private amenity space this is contributed by the distance between properties and landscaping features. The apartment block include communal space and

is also located close to the public opens space area. A breakdown of the proposed dwelling accommodation is listed above in section 4.3 of this report.

- 14.3.6** Refuse collection is proposed from within the site, with refuse vehicles travel in forward gear, with room within the site for refuse vehicles to turn and exit the site in forward gear. Each dwelling is within the maximum collection and drag distances prescribed
- 14.3.7** ULP Policy GEN2 also considers the impact to neighbouring properties in regards to loss of light, over shadowing, overlooking and loss of privacy. The layout of the development includes separation distances between the proposed dwellings and the existing neighbouring dwellings that ensures the development will not result in any loss of light, overshadowing that will have a harmful impact to neighbouring occupiers.
- 14.3.8** The site plan submitted shows that the proposed dwellings as sited are unlikely to give rise to a significant loss of residential amenity to adjacent dwellings and would be in accordance with the aims of the Essex Design Guide. Sufficient distance between the dwellings and the existing dwelling outside the application site to not result in any harmful impact to neighbours private amenity. The boundary treatment of the amenity areas of the proposed dwelling is set out in the landscaping plans and include 1.8m close board fencing
- 14.3.9** The Housing Enabling Officer has been consulted in regards to the proposal, no objections have been made. It is noted 5 % of the development will be delivered as Part M, Category 3 Home (wheelchair accessible). Although no bungalows are included in as part of the affordable housing scheme flats are to be included and this is considered an acceptable alternative which overcomes land constraints of the site. Therefore the development is considered the proposal accords with ULP Polices H10.
- 14.3.10** The introduction of the dwellings will result in an increase of noise and disturbance, mainly due to the increase of vehicular movement within the site and residential occupational use that being said this would be consistent to the other residential development the north of the application site. As such I do not consider the disturbance would be of a significant level that will result in a material harmful impact to the residential amenity of the existing neighbouring residential sites. As such the proposal is in accordance with ULP Policy GEN4.
- 14.3.11** ULP Policy GEN3 considers the development in regard to flood protection. The site is not in an area at risk of flooding however due to the scale and design of the development the appropriate Local Lead Flood Authority has been consulted due to the proposed drainage and SUDs features. No objections have been raised. The development will still be subject to the conditions imposed under the outline planning permission regarding the submission and approval of a surface water drainage scheme, scheme to

minimise off site flooding, maintenance plan and year log records. Taking into consideration the comments from the statutory consultees the development is not considered to not give rise to any significant adverse effects with respect to flood risk and accords with ULP Policy GEN3 and the NPPF.

- 14.3.12** The access to the site was considered and approved in the approved outline planning application UTT/20/2724/OP and it is noted no objections have been raised by the Highway Authority. As such the proposed layout of the access is considered in accordance with ULP Policy GEN1.
- 14.3.13** The layout of the scheme provides electric vehicle charging points for each dwelling, this was considered under the outline planning permission and secured by condition. As such the provision of electric vehicle charging points per dwelling is appropriate and in Policy ENV13 and paragraph 107 of the NPPF.
- 14.3.14** The layout of the proposed development considers the proposed parking standards, ULP Policy GEN8 states development will not be permitted unless the number, design and layout of vehicle parking proposal is appropriate for the location. A realistic approach is required to try and discourage unlimited car parking provision on new developments and thereby car usage, to help tackle the growing problem of traffic emissions and road congestion and making it easier to walk or cycle for local short distance trips, only in appropriate locations and must avoid parking to be displaced elsewhere in the neighbourhood.
- 14.3.15** In terms of layout and number of the parking spaces, the revised scheme is in accordance with the Uttlesford Residential Parking Standards, furthermore, 26 visitor parking spaces will be provided within the development, also 5 bedroom properties have a visitor allocation included within their parking provision providing additional spaces above standards. This is in excess of the guidance provided in the Essex County Council Parking Standards, also the layout of the site is not restrictive and provides sufficient turning spaces.
- 14.3.16** The location of the proposed play area was secured in the outline planning permission and was away from the main highway (London Road). As such the equipped play area is located to the north east corner of the site with further informal play and trim trail elements provided within the site. The overall layout has evolved following extensive consultation with the UDC, Urban Design Officer, Essex Highways and the LLFA and further amendments were made following the members briefing.
- 14.3.17** Taking into regards the details set out in the above paragraphs it is considered layout of the development is appropriate and in accordance with ULP Policies S7, GEN2, GEN4, GEN8, H10, ENV13, G&LCNP-Policy GLCNP/3, the Essex Design Guide, UDC Local Residential Parking Standards and the NPPF.

14.4 B) Scale and appearance

- 14.4.1** Policy GEN2 considers the design of the development to ensure the development is compatible with its surroundings. Policy GLCNP/9 of the Neighbourhood Plan considers the provision of a mix of sizes and tenures of homes which reflects local needs. The design rationale in regards to the appearance of the development is ensuring a scheme that respects the local vernacular and scale of the existing and surrounding areas using high quality building materials from sustainable sources.
- 14.4.2** The scale of the dwellings is considered appropriate and will include a mixture of larger detached dwellings, and smaller semi-detached dwellings. The scale of the dwellings are not dominant or intrusive in the setting of the site or its surroundings. Although this particular location for the development is tucked on the village and has a rural appearance, to the north of the site there are a number of more recently constructed developments. It is considered the scale of the development including the scale of the dwellings within the site are compatible with the neighbouring residential developments and therefore would not be out of place or harmful to the character of the site.
- 14.4.3** As shown on the submitted plans the proposed dwellings are a mixture two storeys properties, bungalows and larger two and half storey apartment block. The external finishing materials will include the use of external materials that will be considered acceptable in this location, that being said a condition should be imposed for the submission of further details of the materials. The scale and appearance of the dwellings are not considered to be adversely intrusive or dominant in the street scene or surrounding area.
- 14.4.4** Careful consideration has been given to the relationship between the proposed dwellings in close proximity to the north boundary of the site and the existing dwellings located within Granta Close. This includes ensuring the distance between the application site and neighbouring residential properties is appropriate, also that the orientation of the proposed dwellings ensures any overlooking or loss of privacy will not be of a significant level that will have a harmful impact.
- 14.4.5** The site does not include any significant change in the existing ground levels across the site or as it extends away from the highway. The proposed dwellings have been designed to respond in scale to these existing levels ensuring dwellings do no unduly overbear neighbouring properties.
- 14.4.6** GLNCP- 4b of the Great and Little Chesterford Neighbourhood Pan takes into consideration the appearance of the development in relation to the Cam Valley Area, especially in terms of important views. The design of the houses is sensitive to the important views across the Cam Valley, by ensuring purposeful spaces between homes to break up the development frontage, enabling visual permeability throughout the proposal.

14.4.7 The proposed dwellings as submitted meet the Technical housing standards – nationally described space standard (2014). Although this is not an adopted document it provides good practice for the design of residential development.

14.4.8 As such taking due consideration of the above it is considered the proposed development includes an acceptable scale and appearance and is in accordance with ULP Policies S7, GEN2, G&LCNP- Policy GLCNP/9 and the Essex Design Guide and the NPPF.

14.5 C) Landscaping

14.5.1 The landscape proposals create a series of open spaces with distinctive characters throughout the site. Along London Road a continuous green frontage is proposed with a diverse mixed native hedgerow and native tree planting to create a new green entrance for Great Chesterford and users of London Road. This planting will create a green infrastructure corridor and provide enclosure and shelter, improving the experience for pedestrians and cyclists. Tree planting also softens the built form of the development in glimpsed views from local public footpaths to the north west of the site

14.5.2 In the north east of the site, a proposed open space visually connects to the open space along the river bank areas. Further planting and screening will be provided to the northern boundary of the site. Swales and gravel filter trenches have been positioned adjacent to perimeter footpaths to collect excess run off from adjacent areas and prevent water leaving site. Planting throughout the open space and especially will provide habitats and food for wildlife with a variety of wildflowers, native trees and native hedgerows.

14.5.3 The application site is located partly within the separation zone defined in map 5.4 of the Neighbourhood Plan, Policy GLCNP/2 of the Neighbourhood Plan advises development should be appropriate to the location or provide a rural buffer or visual break between settlements. To the south of the main entrance a new woodland is proposed, this will provide a new green edge to Great Chesterford and define the boundary with Little Chesterford as a visual stop. It will also enclose the site to the south and screen existing views of London Road. The woodland would be consistent with the woodland planting included with the adjacent residential development currently under construction.

14.5.4 A central green area is provided to the central area of the development and in relationship with the landmark apartment building. Paths draw visitors and residents throughout the site and to the central green, also a circular path is provided around the perimeter of the site that will lead to the play area in the north east of the site.

14.5.5 The only tree removals will be T16 and T17 due to poor condition. A full investigation of T19 and T20 crack willow will be made following ivy removal, which may result in a recommendation to fell for safety reasons, but the intention is that they will remain. The Essex County Councils Landscape Officer has been consulted, no comments or further recommendation have been made. Having reviewed the Design and Access Statement, Landscape Masterplan and other associated documents it is considered the proposed landscaping is appropriate for the development.

14.5.6 Policy GLNCP1 and GLNCP- 4b of the Great and Little Chesterford neighbourhood plan takes into consideration the appearance of the development in relation to the Cam Valley Area, especially in terms of important views and preserving and enhancing landscape features natural beauty and wildlife habitats of the watercourse, flood plain and river banks.

14.5.7 The application site does form part of the Cam Valley area as defined in the Neighbourhood Plan. The proposed landscape strategy includes the enhancement of the river course with strips of alder/willow trees to fit the character of the Cam River Valley, this will also be enhance with small treed areas, floodplain meadow and wetland vegetation. The eastern boundary of the site will also include the introduction of a native trees, outward greening has been created to minimise the impact of the development and provides seamless integration into the surrounding countryside setting which has been a key consideration in the proposed scheme.

14.5.8 As such taking into consideration the details above it is considered the landscaping details are appropriate in the context of the character of the site and accords with ULP Policies S7, GEN2, ENV3, G&LCNP and the NPPF.

14.6 D) Affordable Housing

14.6.1 Policy H9 states that the Council will seeks 40% affordable housing. This equates to 44 dwellings which is proposed to be provided as part of this development and was secured by the S106 agreement in the outline planning permission. In consideration of the number of units, size and location of the affordable housing is acceptable and in accordance with aims of the ULP Policy H9, G&LCNP- Policy GLCNP/9.

14.7 E) Nature Conservation

14.7.1 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.

14.7.2 Policy GLNCP1 of the Great and Little Chesterford Neighbourhood Plan wildlife habitats of the watercourse, flood plain and river banks.

14.7.3 The Council's Ecology Consultant has reviewed the ecology appraisal submitted with the application and confirm they are satisfied that there is sufficient ecological information to determine the application. It is noted there are several conditions relating to ecology attached to the outline planning permission including:

- Works to be in accordance with the ecology appraisal,
- Breeding bird survey,
- Otter and water vole survey,
- Bat and barn owl inspection
- Protected species mitigation scheme,
- Construction management plan,
- Biodiversity enhancement plan,
- Lighting scheme,

These will enable the LPA to demonstrate its compliance with Statutory duties including its biodiversity duty under s40NERC Act 2006.

14.7.4 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 GLNCP1 of the Great and Little Chesterford Neighbourhood Plan and the National Planning Policy Framework.

14.8 F) Noise sensitive development and disturbance

14.8.1 Due to the location of the application site being in close proximity to the London Road due consideration should be made to the future occupiers of the development regarding noise and disturbance. No comment, objections or further recommendations have been raised by the Environmental Health Officer. However it is noted the condition imposed on the outline planning permission for the submission of further noise monitoring survey and the use of specific glazing and ventilation will still need to be addressed. As such it is considered that subject to the condition imposed on the outline planning permission 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.

14.9 G) Climate Change

14.9.1 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.

- 14.9.2** The application includes an detailed Energy Statement, this has been developed to detail the energy efficient features of the development and to respond to, and improve on, 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.
- 14.9.3** A feasibility study has been undertaken to establish the most suitable renewable and low carbon energy technology for integration into the proposed development. The energy strategy for the development proposes to maximise the reduction of energy use on-site through effective fabric energy efficiency measures and efficient servicing solutions. The following features will lead to a significant reduction in anticipated energy consumption and CO2 emissions compared to a standard development, through very good passive building design in the first instance and then by the specification of energy saving features within the services design:
- Good air tightness of a maximum 3m³/m²/hr @ 50Pa;
 - Limitation of thermal bridges (Accredited Construction Details used);
 - High levels of insulation
 - Individual air source heat pumps (ASHP) serving each dwellings;
 - PV panels on the sloping roofs
 - 100% dedicated energy efficient lighting;
 - Provision of electric vehicle charging points to all dwellings.
- 14.9.4** The study has assessed the potential of renewable and low carbon energy technologies taking into account practical considerations of deliverability, the likely requirements of the end user and the likely energy use profile of the operational building.
- 14.9.5** The overriding objective in the formulation of the energy strategy for the scheme has been to maximise the viable reductions in total energy demand within the framework of the energy hierarchy. A highly optimised energy strategy based on passive design, building fabric and services performance and low and zero carbon technologies (PVs) will allow the scheme to achieve an overall reduction in energy demand from renewable sources of over 10% for the development, exceeding the planning requirement of the Uttlesford Local Plan.
- 14.9.6** This optimized energy strategy based on passive design, building fabric performance and building services systems and controls, and suitable Low and Zero Carbon systems will allow the scheme to achieve an improvement on total carbon dioxide emissions over the existing scenario of over 70%, exceeding the Building Regulations Part L 2021 targets for compliance and exceeding the requirements of the Uttlesford District Council Local Plan and SPD (2007).

- 14.9.7** The location of the site is part of a sustainable extension to Great Chesterford, the site will have undergone extensive assessment to ensure the most suitable and sustainable location for growth, as per the approved outlined planning permission. The minimising of carbon emissions through the development itself are demonstrated in the following paragraphs.
- 14.9.8** 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.
- 14.9.9** The drainage solution adopted for the site make suitable provision to ensure no detriment to local water supply. The units are designed achieve average water consumption.
- 14.9.10** The proposed landscaping scheme includes extensive planting of native trees, shrubs and areas of open grassland as well as extensive hedgerow planting.
- 14.9.11** Electric vehicle charging points will be included in all dwellings as conditioned on the outline planning permission.
- 14.9.12** In promoting sustainable travel, the development will provide a cycle track from the site to the Station Approach, appropriate storage for cycle. The development is located within a sustainable location in terms of being close to local amenities and transport links.
- 14.10 H) Heritage**
- 14.10.1** Policy ENV2 (Development affecting Listed Buildings) seeks to protect the historical significance, preserve and enhance the setting of heritage assets. The guidance contained within Section 16 of the NPPF, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 14.10.2** The application site is located to the south of Great Chesterford, the proposals have the potential to affect the setting of the Grade II listed, Manor Farmhouse (list entry number: 1112305), the Grade I listed Church of All Saints (list entry number: 1171461) and the Great Chesterford Conservation Area.
- 14.10.3** The Council's heritage consultant has reviewed the proposals and it is not considered proposals to result in any additional harm to the setting of the heritage assets. It is understood that the proposed dwellings are two-storey in height with the exception of the apartment block and there is an area of landscaping to the north east of the site.

14.10.4 In accordance with Policy ENV4 of the adopted Local Plan, the preservation of locally important archaeological remains will be sought unless the need for development outweighs the importance of the archaeology. It further highlights that in situations where there are grounds for believing that a site would be affected, applicants would be required to provide an archaeological field assessment to be carried out before a planning application can be determined, thus allowing and enabling informed and reasonable planning decisions to be made.

14.10.5 A recommendation of trial trenching has been made by the Council's archaeology consultant, it is confirmed these matters have been secured by condition on the outline planning permission and therefore the proposal is in accordance with ULP Policy ENV4 and Policy GLCNP/5 of the G&LCNP.

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 layout, scale and appearance of the development is acceptable. No significant loss of residential amenity will arise from the proposals. The amenity areas and parking provision are appropriate and complies with Policies GEN2 and GEN8. The housing mix for the development is also considered acceptable (ULP Policy H10)
- 16.2** The drainage proposals are considered acceptable by the Lead Local Flood Authority.
- 16.3** The layout, scale and appearance of the development is considered appropriate in terms of the character of the site and surrounding area. The size of amenity areas and parking provisions are acceptable. The development accords with ULP Policies S7, ENV3, GEN2 GEN8 and the NPPF.
- 16.4** The landscaping details are considered appropriate internally for the site subject to conditions and therefore accords with ULP Policies S7, GEN2, and ENV3
- 16.5** The submitted layout plan shows that impacts on residential amenity are not likely to be significant and therefore accords with ULP Policies GEN2 and GEN4.
- 16.6** The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed on the outline planning application (ULP Policy GEN7).
- 16.7** 40% affordable housing has been secured by S106 agreement and demonstrated on site. This was in accordance with Policy H9 of the Local Plan.
- 16.8** The proposed highway access is not considered to have any harmful impact to highway safety and in accordance with ULP Policy GEN1.

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** Prior to the commencement of development updated ecology surveys for badgers and a mitigation strategy (if shown to be required by the surveys) shall be submitted to and approved in writing by the Local Planning

Authority. The survey shall be of an appropriate type for the above species and survey methods shall follow national good practice guidelines.

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 Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework

- 3** Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with ULP policy GEN1.

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

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

- 5** The development hereby approved shall be in constructed in accordance with climate control measures included in the submitted and approved Energy Statement (Create Consulting Engineers Ltd February 2023).

REASON: To ensure the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with the adopted Uttlesford Local Plan Policies ENV15 and GEN2, as well as Uttlesford District Council's Interim Climate Change Policy (2021) and the Uttlesford Climate Change Strategy 2021-2030.

- 6** The materials and finishes shall be as indicated within the approved plans and thereafter retained as such, unless otherwise agreed with the local planning authority.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)

- 7** The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment (ref. SHA1029 REV A), dated April 2023). This includes the Tree Protection Measures and construction methods to prevent harm to retained trees in accordance with BS5837:2012,

The area to be addressed by the Arboricultural Method Statement is identified on 'Drawing -Tree Protection Plan' (SHA 1029 TPP REV B) in the approved Arboricultural Impact Assessment.

REASON: To protect trees which are to be retained in accordance with Policies ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 8** The development hereby approved shall be in accordance with the submitted Landscape Master Plan and Plant Schedule (GUA-DR-017-P07)

The works shall be carried out as approved unless agreed in writing with the Local Planning Authority.

REASON: The planting and landscaping schedule is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

- 9** The dwellings hereby approved shall be built in accordance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition incorporating 2016 amendments- for use in England.

5% of the dwellings hereby approved shall be built in accordance with wheelchair accessible and adaptable dwellings (M4(3) – Building Regulations 2010 Approved Document M, Volume 1 2015 edition incorporating 2016 amendments- for use in England.

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

- 10** The development hereby approved shall be constructed to meet the optional requirement under Part G of the Building Regulations 2010 for the maximum potential consumption of potable water of 110 litres per person per day

REASON : In order to minimise water consumption and to accord with Policy GEN 2 - Design of the Uttlesford Local Plan 2005 and Interim Policy 3 of the Uttlesford Interim Climate Change Policy 2021.

- 11** Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport and in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002

APPENDIX 1- Sports England

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response give the following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If the proposal involves the **loss of any sports facility** then full consideration should be given to whether the proposal meets the National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommendations approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance <http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional **housing** (then it will generate additional demand for sport. If existing capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should be given to how **development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create health and wellbeing. England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design guidance can ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance>

Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or other functions that may relate to the site.

Yours sincerely,

Planning Technical Team

APPENDIX 2- The Highways Authority

UTT/23/1045/DFO | Details following outline application UTT/20/2724/OP for 111 no. dwellings - details of appearance, landscaping, layout and scale. | Land East Of London Road Great Chesterford Essex

Good morning,

Thank you for consulting us on the above application, apologies for the slight delay in responding.

The highway authority has no comments to make in relation to this reserved matters application.

Please note that our response to the outline permission (UTT/20/2724/OP) remains relevant, and we ask that all highway related conditions and obligations remain unchanged.

Kind regards,

Rachel McKeown

Strategic Development Engineer



APPENDIX 3- Environment Agency

**UTT/23/1045/DFO | DETAILS FOLLOWING OUTLINE APPLICATION
UTT/20/2724/OP FOR 111 NO. DWELLINGS - DETAILS OF APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE.**

LAND EAST OF LONDON ROAD GREAT CHESTERFORD ESSEX

Thank you for your consultation dated 18 May 2023. We have reviewed the documents as submitted and we have no objection to this application.

Our comments made on the original application UTT/20/2724/OP remain valid. Please refer to our letter from 26th November 2020 reference AE/2020/125622/01-L01.

We note that conditions have been set that relate to conditions suggested in the above letter and look forward to seeing any related Discharge or Conditions applications.

Please see additional comments below on environmental permitting.

Environmental Permit for Flood Risk Activities

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert.

The EPR are a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt and only higher risk activities will require a permit. Your proposed works may fall under an either one or more of the below:

- 'Exemption,
- 'Exclusion',
- 'Standard Rules Permit'
- 'Bespoke permit.

Anyone carrying out these activities without a permit where one is required, is breaking the law.

Access and Maintenance

We will always seek an undeveloped margin between built development and the top of bank or rear edge of river wall/defence as a starting position when we are advised about any proposals close to a main river watercourse.

If we currently use or require access at the location, we should be contacted before any work is carried out so that we can advise on what may be acceptable. This may include the need to preserve an access strip from the nearest public road through to the riverside which is wide enough to enable large vehicles to pass, probably in excess of 6 metres wide.

Maintenance of the area close to and within the watercourse, out to the centerline of the channel, is a riparian responsibility and you will find more details about this in our 'Living on the Edge' document which can be found at:

<http://www.environment-agency.gov.uk/homeandleisure/floods/31626.aspx>

We trust this advice is useful.

Yours Sincerely

Mr Giles Ward

APPENDIX 4- Highways England



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@highwaysengland.co.uk

To: Uttlesford District Council

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: UTT/23/1045/DFO National Highways Ref NH/23/01122

Location Land East Of London Road Great Chesterford

Proposal Application to discharge condition
15 (car parking and access) of
UTT/22/0704/FUL

Referring to the consultation on a planning application dated 18 May 23 referenced above, in the vicinity of the A120 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A - National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: 	Date: 1 June 23
Name: Mark Norman	Position: Spatial Planner
National Highways Highways England Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regards to UTT/23/1045/DFO and has been prepared by Mark Norman.

The application is for reserved matters and is unlikely to affect our conclusion that the original application is unlikely to have a severe effect upon the SRN

Appendix 5- Lead Local Flood Authority

Essex County Council
Development and Flood Risk
Waste & Environment
C426 County Hall
Chelmsford
Essex CM1 1QH



Uttlesford District Council
Planning Services

Date: 15th August 2023
Our Ref: SUDS-006803
Your Ref: UTT/23/1045/DFO

Dear Sir/Madam,

Consultation Response – UTT/23/1045/DFO – Land East of London Road, Great Chesterford

Thank you for your email received on 18/05/23 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application. At the request of the applicant we have prepared this modified response to reflect the Reserved Matters nature of the application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

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

All works to be in accordance with Drainage Design Statement, ref 65207027-SWE-ZZ-XX-RP-C-0001, Rev P03, dated 21/04/23, By SWECO consultants

We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below.
<https://www.essex.gov.uk/protecting-environment>

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application are implemented as agreed.

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

INFORMATIVES:

- Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance

requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

- We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

While we have no further specific comments to make at this stage, attached is a standing advice note explaining the implications of the Flood and Water Management Act (2010) which could be enclosed as an informative along with your response issued at this time.