

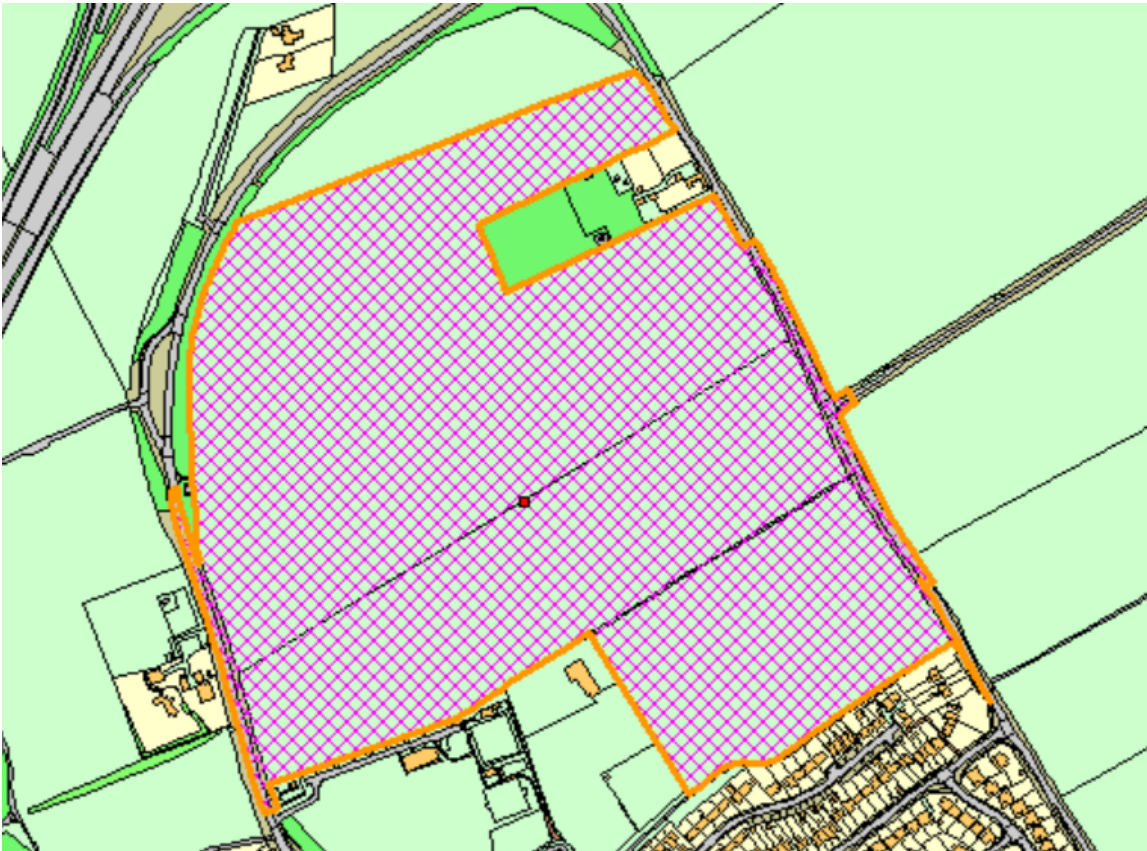
ITEM NUMBER: 8

PLANNING COMMITTEE DATE: 10 January 2024

REFERENCE NUMBER: UTT/22/2997/OP

LOCATION: Land Between Walden Road And Newmarket Road, Great Chesterford

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: November 2023

PROPOSAL: Outline planning application (with all matters reserved except for means of access from Walden Road and Newmarket Road) for residential development of up to 350 dwellings, including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of shop and café floorspace (Use Class E/F), sustainable urban drainage system and associated infrastructure.

APPLICANT: Catesby Promotions Ltd

AGENT: Roebuck Land And Planning Ltd

EXPIRY DATE: 23 February 2023

EOT Expiry Date: 12 January 2024

CASE OFFICER: Mr Lindsay Trevillian

NOTATION: Outside Development Limits, Part Archaeological Site, Part Ancient Monuments, Part Flood Zone 2 & 3, Public Rights of Way (PRoW), Part Special Verge (Walden Rd)

REASON THIS APPLICATION IS ON THE AGENDA: Major Application

INTRODUCTION/BACKGROUND

- 1.1** This application was presented to members on the previous planning committee on 22nd November 2023 with a recommendation of refusal for those reasons provided in Section 17 of the report provided below.
- 1.2** At this meeting, members made a resolution to defer the application to allow for additional time for members to review the relevant policies contained within the Great and Little Chesterford Neighbourhood Plan.
- 1.3** No changes have been made to the committee report as per below that was presented to members at the previous committee meeting.

1. EXECUTIVE SUMMARY

- 1.1 Outline planning permission is sought by the Applicant (Catesby Promotions Ltd) for a residential development of up to 350 dwellings, including a Heritage Park, other public open space, up to 50sqm of shop and café floorspace and associated infrastructure on the site known as 'Land Between Walden Road and Newmarket Road, Great Chesterford, Essex'.
- 1.2 The application site lies outside the defined settlement boundary limits and is thereby located within the countryside. Thereby the proposals are contrary to Policies S7 of the Uttlesford District Local Plan and Policy GLCNP/1 of the Great & Little Chesterford Neighbourhood Plan.
- 1.3 Although the Council can demonstrate a 5-year housing land supply (5.14 years), the proposals cannot be tested against a fully up-to-date Development Plan. Thereby paragraph 11 of the NPPF is engaged. As such, a detailed "Planning Balance" has been undertaken of the proposals against all relevant considerations.
- 1.4 The development would provide social and economic benefits in terms of the construction of the dwellings and the investment into the local economy. The proposals would result in maintaining the Council's housing supply including affordable units. Furthermore, weight has been given in respect to the biodiversity net gain, opportunities to understand the significance of the heritage assets through a new Heritage Park and open space provision, and new and improved sustainable transport measures. Thus, taken together, weight to the benefits of the development have been considered. Full details of the benefits of the proposals are provided within Section 16 of this report.
- 1.5 Turning to the adverse impacts of development, the negative environmental effect of the development would be limited and localised landscape character and visual effects on the character and appearance of the countryside arising from the built form. This would have significant negative environmental effects. Furthermore, the proposals would inevitably result in significant harm to the setting and experience of the designated heritage assets of the schedule monuments.
- 1.6 Overall, it is considered that the harm to the openness and character of the countryside, and upon the heritage assets from the proposal significantly and demonstrably outweighs the benefits of the development when assessed against the Framework taken as a whole.

2. **RECOMMENDATION**

That the Strategic Director of Planning be authorised to **REFUSE** f

the reasons set out in section 17.

3. SITE LOCATION AND DESCRIPTION:

- 3.1** The application site as outlined in red on the supporting site plan dwg ref: 21/04/1 REV C is located to the north of the village of Great Chesterford and is bound by Walden Road (B184) to the east and Newmarket Road (B1383) to the west.
- 3.2** The site is currently split into 3 distinctive fields of varying sizes, all free of any established built form and in arable production. It is irregular in shape as it wraps around the residential curtilage of the dwelling house known as 'The Mill' to the northeast corner with the eastern and western boundaries following the curvature of the highway boundaries. Its topography consists of undulating slopes falling across the site from the north to the south and is approximately 31.16 hectares in size.
- 3.3** Apart from mature vegetation in the form of modest size trees and hedgerows located along a large proportion of the boundaries and between the fields, the site is free of any established vegetation. No vegetation is covered by tree preservation orders.
- 3.4** The site is currently accessed off the Walden Road via a 10m wide agricultural gateway located approximately opposite the junction with Park Road. Access to the site is gained across a wide verge. Public Footpath 17-12 runs east-west through the southern part of the site and along part of the eastern edge connecting into Meadow Road and the Community Centre and recreation ground linking to Walden Road and Park Road to the east via Park Lane.
- 3.5** Chesterford Community Centre, a recreation ground, allotments, a partially built day nursery building, and relatively modern post war development containing residential housing that front onto Hyll Close lies to the south of the site. There is also an existing watercourse to the southern edge along the boundary with Hyll Close. Large fields used for agriculture are located to the east and the M11 is located beyond the site to the northwest. Directly to the west of the site are a number of residential homes sporadically sprawled along Walden Road.
- 3.6** Two Ancient Schedule Monuments lie either within or in close proximity of the application site. The first of these known as 'The Roman fort, Roman town, Roman and Anglo-Saxon cemeteries' partly falls within the southwestern corner of the site and extends to the opposite side of Newmarket Road to the west around the property known as 'Fairacre'. This is a large and complex multi-period scheduled monument, in three parts over 20ha in total size on the northern edge of Great Chesterford. The second Scheduled Monument lies approximately 1km to the east (Romano-Celtic

Temple).

- 3.7** There are no local wildlife or nature conservation designations within, or in proximity to the site. The site is not located within, or adjacent to any conservation areas. There are no listed buildings on or adjacent to the site. The nearest listed building is along Carmen Street to the south of the recreation ground off Newmarket Road. The residential property known as 'The Mills' is a non-designated heritage asset and lies to the northeast of the site.
- 3.8** According to the Environmental Agency's Flood Map for Planning, most of the site is in Flood Zone 1 which is identified as having a low risk of flooding. The southern boundary of the site is within Flood Zones 2 and 3 along the watercourse to the rear of Hyll Close.

4. PROPOSAL

- 4.1** This planning application is submitted in outline with matters relating to scale, layout, appearance, and landscaping reserved. The Applicant is seeking approval in principle to develop the site for up to 350 dwellings including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of a shop and café floorspace (Use Class E/F), sustainable urban drainage systems and associated infrastructure and for the details of Access to be granted consent.
- 4.2** This will leave the approval of the scale, layout, appearance, and landscaping to be decided later when further applications (the reserved matters) will be submitted to the Council if this outline permission is granted.
- 4.3** Although this application seeks outline planning permission, the application is accompanied by indicative parameter plans, which given an indication of how such a quantum of development could be achieved on the site including in respect of layout.
- 4.4** The Framework Masterplan as provided in Figure 1 below illustrates and informs the design approach at this outline application stage, particularly in relation to the location of the developable area and open spaces.

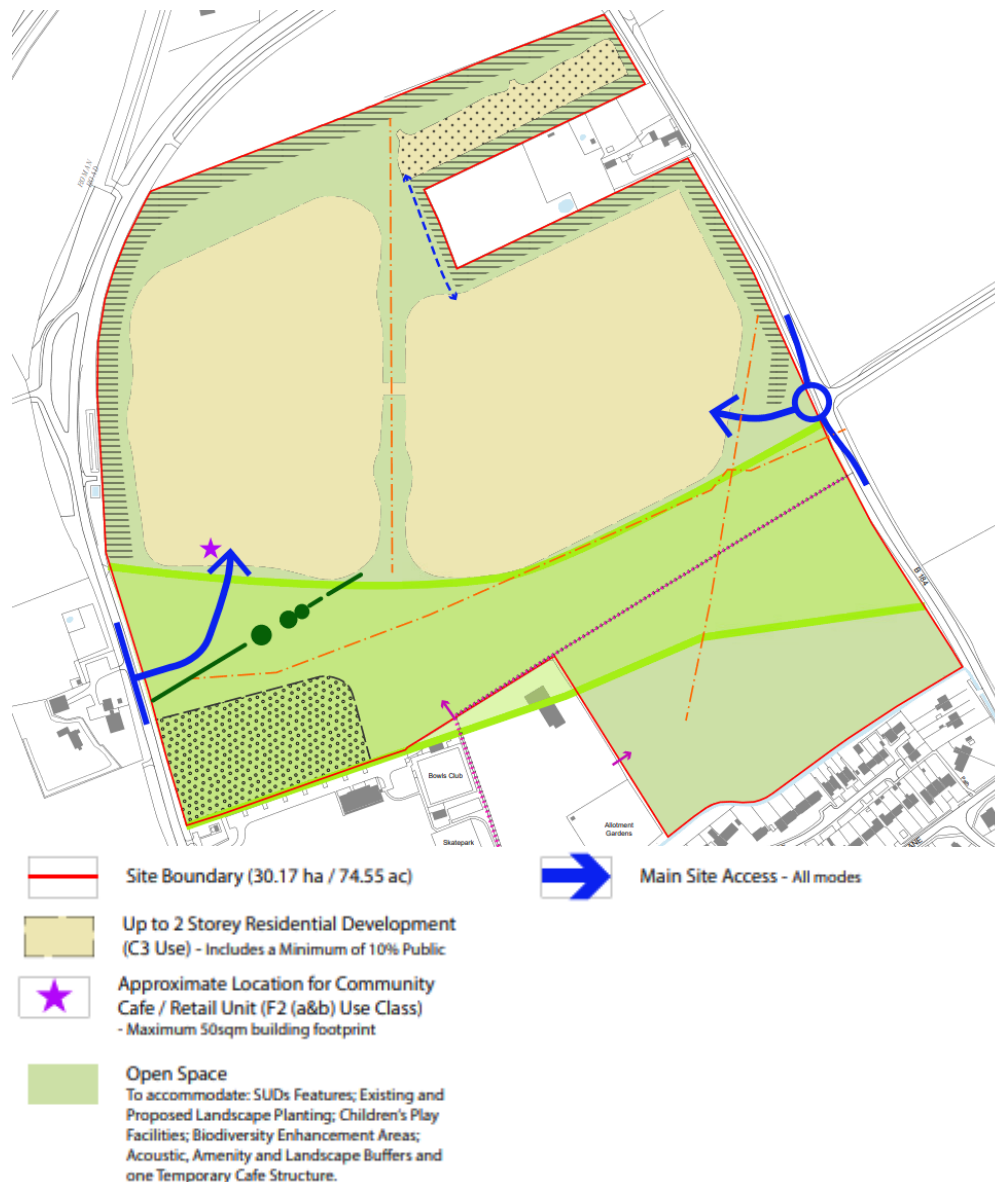


Figure 1: Proposed Framework Masterplan

4.5 Residential:

4.6 The Applicant confirms that there will be a mixed density and character areas throughout the site. The net area of the proposed development amounts to 11.38 hectares (12.64 hectares -10% public realm areas) which creates an average density of approximately 31 dwellings per hectare.

4.7 The development will provide a mix of dwellings in both size, type, and tenure.

4.8 It is envisaged that a range of house types and tenures would be provided across the site. 40% of the total housing provision would be affordable housing (i.e., up to 140 homes) of which 25% would be First Homes (up to 35 units); 5% Shared Ownership housing (up to 7 units) and 70% affordable rented products (up to 98 units) to

meet the latest Council and Government requirements.

4.9 5% of the dwellings will be delivered as bungalows built to Building Regulations Part M 4(3) wheelchair adaptable standards.

4.10 It is also envisaged that around 5% of the market dwellings (approximately 10 - 11 plots) will be provided as self-build units.

4.11 The Indicative accommodation schedule is set out in below table:

House Type	Market	Affordable Rent, Shared Ownership & First Homes	Total
1 & 2 Bedroom Flats	4	42	46 (13.1%)
1 bedroom bungalow	5	2	7 (2%)
2-bedroom bungalow	6	3	9 (2.6%)
2-bedroom house	9	50	59 (16.9%)
3-bedroom house	93	35	128 (36.6%)
4-bedroom house	68	8	76 (21.7%)
5-bedroom house	25	0	25 (7.1%)
Total	210 (60%)	140 (40%)	350 (100%)

Table 1: Indicative Housing Mix and Tenure.

4.12 The final housing mix will provide a mix of sizes and tenures including bungalows and affordable homes to contribute towards identified local housing needs. This will be determined at reserve matter stage if outline consent is granted.

4.13 The height of residential development will generally be two storeys, with a some two-and-a-half dwellings. The houses would be a mixture of detached, semi-detached and terrace houses and occasional apartment buildings.

4.14 Access:

- 4.15** As illustrated in Figure 1 above, two primary site access are proposed. This will involve a new 4-arm priority roundabout to be formalised off Walden Road which will form the principle access and a new priority junction along Newmarket Road which is proposed to be a secondary access. The two access points into the site form part of the details to be considered as part of this outline application.
- 4.16** The two access points will be connected with a spine road extending in an east-west direction. It is envisioned that the spine road will include bus service provision with bus stops. The final configuration of the internal street network will be the subject of detailed design.
- 4.17** Community Shop:
- 4.18** A community café/shop is proposed within the development. As shown in Figure 1 above, it is envisaged this will be located by the park, close to the main access from Newmarket Road to serve the community.
- 4.19** Public Open Space:
- 4.20** Around 17.53 hectares of the Site (58%) will be provided for the accommodation of multi-functional green infrastructure areas. Full details of the type and specifications of the public open space is provided further within this report.
- 4.21** Proposed Off Site Works:
- 4.22** In addition to the on-site works as highlighted above, the following off site works also form part of the proposals:
- 3m wide footway/ cycleway on eastern side of Newmarket Road, between proposed site access and Carmen Street (DTA drawing 22400-01-1D).
 - A new footway of varying width within public highway on Carmen Street, and to the north of the existing wall within Horse Field (DTA drawing 22400-01-1D).
 - New 2m wide footway with dropped kerb tactile paving at Walden Road / High Street/Cow Lane junction (DTA drawing 22400-4) to improve safety of pedestrians crossing Walden Road.
 - Widening of existing footway, to a 3m wide shared footway/ cycleway from Church Street to Station Approach (DTA drawing 22400-07A).
 - New 2m footway along Walden Road (DTA Drawing 22400-08A) between the site access and Jacksons Lane.

5. ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1** The proposals, subject of this application, do not fall within any

categories of development within Schedule 1 and thus EIA is not required under these provisions. The proposal falls within 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regs).

- 5.2 The proposal is for a relatively large residential-led development. There would be localised effects on the site and surrounding area, but these would not likely result in significant effects on the environment, either alone or cumulatively with other development. Therefore, an Environmental Impact Assessment was not required as part of this application. The application is supported by technical studies proportionate to the proposed development.

6. **RELEVANT SITE HISTORY**

6.1 Planning History:

- 6.2 A search of Council's records indicates that there is no relevant recorded planning history for the application site.

6.3 Local Plan Promotion:

- 6.4 The site was submitted to the recent Call for Sites in 2021 and representations were also made to the 2022 Issues and Options non-statutory consultation. At the time of the completion of this report, no details have come forth from the Local Plan Team regarding the promotion of developing the site.

6.5 Surrounding Sites:

- 6.6 Planning permission UTT/19/0573/OP was granted in June 2020 for 76 homes to the west of London Road, extending south from the village, within Little Chesterford Parish. Reserved Matters Approval was given on 21 February 2022 and construction is underway.

- 6.7 Outline planning permission UTT/20/2724/OP has recently been granted on 24 August 2022 for 124 homes to the east side of London Road, also within Little Chesterford Parish.

- 6.8 Details following outline application UTT/20/2724/OP for 111 no. dwellings - details of appearance, landscaping, layout and scale were approved under reference UTT/23/1045/DFO on 15th September 2023.

7. **PREAPPLICATION ADVICE AND COMMUNITY CONSULTATION**

7.1 Pre-application Discussions:

- 7.2 Paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of

the planning application system for all parties and that good quality pre-application discussions enable better coordination between public and private resources, and improved results for the community.

7.3 A pre-application request was submitted to UDC on the 14 February 2022 via a Planning Performance Agreement. A series of meetings were held with relevant officers of the Uttlesford District Council, and statutory consultees including Essex County Council Place Services, Historic England, Environmental Agency, National Highways, and Anglian Water culminating in written advice.

7.4 The Council confirmed that the key issues to be addressed included: countryside impact, significance and setting of heritage assets including archaeology, flooding and drainage, transportation and highway safety and biodiversity. Furthermore, design feedback was given to the illustrative proposals and suggestions concerning the preferred housing mix. It was confirmed that Paragraph 11 was fully engaged along with the 'Titled Balance' because of lack of an up-to-date Local Plan and in the absence of the Council at the time being unable to demonstrate a 5-year housing land supply.

7.5 On the 17 June 2022, the Applicant provided a presentation to members of Uttlesford District Council on the proposed development.

7.6 Great Chesterford Parish Council:

7.7 The Applicant met with Great Chesterford Parish Council on the 25 May 2022. Prior to meeting, the Applicant had communicated with the Parish several times in relation to both the site and the emerging Neighbourhood Plan.

7.8 Community Consultation:

7.9 The Applicant held a public exhibition of plans on the 26 July 2022. Full details of the consultation exercise conducted is discussed within the supporting Statement of Community Involvement. The Applicant submits that they listened to all views expressed throughout the duration of the consultation and has made appropriate changes to the proposed development to address and mitigate concerns raised where possible.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highways Agency – No Objection

8.1.1 Within the vicinity of the proposed development, the primary junction of interest to National Highways is the M11 Junction 9A.

8.1.2 After our last response, the agent provided additional material to review. National Highway's framework consultant, AECOM has completed their review on our behalf. It is noted that the "Covid factor" has now been applied to M11 Junction 9a western roundabout, which has been calculated and a summary of the modelling results were checked and reviewed.

8.1.3 While the figures suggest that the A1301 east arm, which is located between the two roundabouts linked to the M11, could be exceeding capacity as a result of the development, it is noted that the link between the two roundabouts is approximately 150m long and could therefore accommodate the predicted queue of 13 PCUs (approximately 75m), with minimal risk that it would tail back to, and affect the operation of, the other roundabout at M11 J9a.

8.1.4 National Highways are now content that there will be no significant capacity impacts on the SRN because of this development. Therefore, we are in a position to withdraw our existing holding recommendation and recommend no objection instead.

8.2 Highway Authority – No Objections

8.2.1 The highway authority confirmed that they have visited the site and reviewed all the supporting documentation. They confirmed that they have assessed the proposals in accordance with relevant guidance and considered matters of access and safety, capacity, the opportunities for sustainable transport, and mitigation measures.

8.2.2 The highway authority concluded that from a highway and transportation perspective, the impact of the proposal is acceptable subject to imposing appropriate conditions and obligations if permission is approved.

8.3 Local Flood Authority – No Objection

8.3.1 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission subject to imposing conditions.

8.4 Environment Agency – No Objection

8.4.1 It was determined that, when reviewing the location plan document and illustrative master plan, all build development would be within flood zone 1 and with no other constraints present we would not provide a formal consultation as this does not fall without our remit.

8.5 Historic England - Object

8.5.1 We consider the rural landscape setting of the monuments makes a

major contribution to their significance. We consider the proposed development, that is located within the setting of both monuments, would have a detrimental impact on their setting.

8.5.2 We consider this to be harmful to the significance of these scheduled monuments. Placing this in terms of the National Planning Policy Framework (NPPF), we have concluded this would be a severe level of harm, but less than substantial.

8.5.3 This harm would be a very considerable disbenefit. We have considered the proposed mitigation in the form of the conservation management plan. We do not believe this is a sufficient heritage benefit to offset the harm that we have identified.

8.6 Natural England – No objection.

8.6.1 Based on the information provided with the planning application, it appears that the proposed development comprises approximately 30.17 ha of agricultural land, however no Agricultural Land Surveys have been provided to determine how much of the site is classified as BMV (Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system).

8.6.2 It is acknowledged that Natural England have requested a soil survey to determine what grade the soil is in respect BMV Land. As defined in the Applicant's supporting planning statement, the application site is Grade 2 land. As such, it is not regarded that a soil survey is required as confirmation has already been provided that the site is BMV agricultural land.

8.7 Sport England – Object subject to securing obligations

8.7.1 Outdoor Sports Provision:

8.7.2 In view of the expected number of dwellings proposed generating less than a single pitch for every sport, securing a financial contribution towards off-site facilities would be considered appropriate as an alternative to on-site provision on this occasion although opportunities to extend the adjoining Great Chesterford Recreation Ground should be explored if feasible.

8.7.3 In summary for natural turf pitches, this development would generate demand for the equivalent of 0.18 adult football pitches, 0.31 youth football pitches (including 9v9), 0.29 mini soccer pitches, 0.07 rugby union pitches and 0.25 cricket pitches. In relation to artificial grass pitches, the calculator estimates the development generates a demand for 0.03 hockey pitches and 0.04 3G football pitches. The total cost of providing these pitches is currently estimated to be £201,429. In terms of changing room provision to support the use of this pitch demand, the calculator estimates that

the total demand generated will be equivalent to 1.48 changing rooms which would currently cost £262,776.

8.7.4 Indoor Sports Provision:

The Sports Facilities Calculator SFC indicates that a population of 865 in this local authority area will generate a demand for 0.06 sports halls (£157,558), 0.04 swimming pools (£174,846), and 0.01 rinks in an indoor bowls centre (£5,574).

8.7.5 Conclusion on Sports Facility Provision:

8.7.6 As there are no confirmed proposals at this stage for meeting the development's outdoor or indoor sports facility needs, an objection is made to the planning application in its current form. However, I would be willing to withdraw this objection in due course if it is confirmed that appropriate financial contributions, secured through a planning obligation as set out above, will be made towards the provision of these facilities and the expected level of the contributions is confirmed together with the projects that the contributions will be used towards.

8.7.7 Active Design:

8.7.8 The development proposals offer opportunities for incorporating the active design principles and some of the proposals are welcomed and considered to be consistent with the principles. In particular, the indicative proposals to provide the Heritage Park and the other open spaces, the off-site footway and cycleway improvements proposed and the circular footpath around the periphery of the development.

8.7.9 If the application is approved, to help ensure that designing to encourage physical activity is given appropriate consideration in practice when reserved matters applications are prepared, Sport England would request a planning condition to be imposed requiring details to be submitted and approved which demonstrate how promoting physical activity has been considered in the design and layout of the development.

8.8 East of England Ambulance Service (NHS Trust) – No Objection

8.8.1 The Health Service (NHS) confirmed that they identified that the development would give rise to a need for additional emergency and non-emergency healthcare provision to mitigate impacts arising from this development and other proposed developments in the local area. It is confirmed that the Capital Cost calculation of additional health services arising from the development would amount to £135,226.00.

8.8.2 The capital required through developer contribution would form a

proportion of the required funding for the provision of capacity to absorb the patient growth and demand generated by this development.

8.9 National Health Service – No Objection

8.9.1 The Hertfordshire and West Essex Integrated Care Board (HWE ICB) confirmed in their formal response that based on 350 dwellings, this would amount to an increase population of 840 residents.

8.9.2 This development will have an impact on primary health care provision in the area, and its implications, if unmitigated, would be unsustainable for the NHS. To offset and to provide appropriate mitigation HWE ICB confirmed that a financial obligation in the sum of £452,200.00 is required and should be secured within the S106a if permission is approved.

8.9.3 Subject to certainty that developer contributions are secured, the HWE ICB does not raise an objection to the proposed development.

9. PARISH COUNCIL COMMENTS

9.1 Great Chesterford Parish Council - Objects

9.1.1 Whilst it is recognised that there is a presumption in favour of sustainable development within the district, the proposed development is considered to result in significant and demonstrable harm, including to assets of particular importance, which means that permission should not be granted. The proposal is considered to result in harm, or unknown harm, in respect of following matters:

- Unknown Environmental Impact
- Conflict with the Neighbourhood Plan
- Heritage & Landscape Harm
- Loss of BMV Agricultural Land
- Flood Risk
- Lack of BNG Evidence
- Educational Needs

9.2 South Cambridgeshire District Council – No Objections

9.2.1 SCDC has no objection to the proposed development, subject to exploring the opportunity to connect the site to the nearby Wellcome Trust site with a dedicated footpath / cycleway.

9.2.2 The Wellcome Trust site has planning permission (ref. S/4329/18/OL) for up to 150 000 sqm of office use and up to 1500 dwellings together with other supporting community uses and will provide a location for jobs, leisure and other uses for the residents of

Great Chesterford.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer – No Objections

10.1.1 The affordable housing provision on this site will attract the 40% policy requirement as the site is for 350 units. This amounts to 140 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

10.1.2 The mix for the affordable housing provision can be agreed at a later date if the outline application is approved.

10.1.3 It is the Councils' policy to require 5% of the whole scheme to be delivered as wheelchair accessible (building regulations, Part M, Category 3 homes) with the remaining properties meeting M4(2) standard.

10.2 UDC Environmental Health – No Objections

10.2.1 No objection subject to imposing appropriately worded planning conditions if permission is approved in respect to contamination, air quality, noise, external lighting, and construction.

10.3 UDC Landscape Officer/Arborist – Objection

10.3.1 The proposal would affect the existing settlement pattern, forming a significant development to the north of Great Chesterford. The illustrative masterplan shows a large open space provision between the existing village edge and the proposed housing. This provides a level of separation from Great Chesterford village and would reduce the appearance of the development being seen as a linear extension of the village

10.3.2 It is clearly evident that the proposal would have significant impact on the existing rural character of the site. The change in landscape character would be particularly obvious in views taken from the B184 Walden Road to the east and the B1383 Newmarket Road to the west, resulting in a medium magnitude/moderate adverse effect. The visual impact of the development in the context of the broader landscape would be relatively limited. However, there is the issue of the impact of the development on the setting and interpretation of the Scheduled Ancient Monuments and their historic relationship in the context of the broad landscape. This has been raised in a detailed objection made by Heritage England. To some extent this impact would be mitigated by the broad open space provision between the new housing and the existing northern edge of the village as indicated in the illustrative masterplan. Overall, the development is judged to have less than substantial harm to the

Scheduled Monuments.

10.3.3 Some 8 individual trees, and a group of elms, are proposed to be removed, together with some sections of existing hedgerows. None of the trees proposed to be removed are considered to be of an amenity value worthy of being protected by a tree preservation order.

10.4 UDC Urban Designer – No Objection

10.4.1 Council's urban design officer confirmed that they had no objections to the proposals subject to conditions being imposed to secure a LAP and LEAP as part of the proposals and confirmation of the details surrounding the public open space is confirmed by the Applicant in relation to parks and gardens, outdoor sport, amenity green space and play areas.

10.5 UDC Natural Sciences Officer – No Objection

10.5.1 The officer raises no objections subject to imposing conditions securing the protection of the special verge during both construction and operations phases of the development.

10.6 UDC Planning Policy Officer – No Objections

10.6.1 Planning Policies officers confirmed at the time of receiving their consultation response that in the absence of a five-year land supply, the tilted balance will apply as part of applying the presumption in favour of sustainable development. As such, there are no policy objections to the site per se, subject to any constraints, for example to the nearby Schedule Ancient Monuments, being capable of suitable mitigation.

10.6.2 It is likely the site will be considered through the emerging Local Plan process, but that information won't be available until the Reg 18 consultation later this year.

10.7 Place Services (Conservation and Heritage) - Object

10.7.1 The proposals to fail to preserve the setting of the Great Chesterford Conservation Area, the Scheduled Monuments and the non-designated heritage asset, The Mills. The proposals would fail to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the NPPF, Paragraphs 202 and 203 would be relevant and I suggest the less than substantial harm to the Great Chesterford Conservation Area is low on the spectrum.

10.8 Place Services (Ecology) – No Objections

10.8.1 We support the proposed reasonable biodiversity enhancements including the provision of new wildflower meadows, woodland, and native trees as well as the installation of bird, bat and Hedgehog boxes, invertebrate houses and log piles, which have been recommended to secure net gains for biodiversity.

10.8.2 Several conditions are suggested if any consent is allowed for a Farmland Bird Mitigation Strategy, a Construction Environmental Management Plan (CEMP) and a Wildlife Sensitive Lighting Strategy to be submitted and approved by the LPA prior to any works commencing on the site.

10.9 Place Services (Archaeology) – No Objections

10.9.1 The application will result in a significant change on the existing setting of the Scheduled Monuments, with the urbanisation of the rural agricultural landscape. The proposed visual corridor between the fort/town and the temple is supported along with the provision of the heritage park as this will retain some visual connection between the Fort and Temple sites. However, this visual corridor will be an artificial view relative to the existing open landscape between the monuments.

10.9.2 The proposal will change the environment around the monuments and how they are experienced. The proposal will still result in a level of less than substantial harm with reference to paragraph 202 of the NPPF. The application does contain a Conservation Management Plan, however, this has been restricted to the small part of the Roman fort that is located within the Applicant's ownership. Should this application be permitted I recommend a wider Conservation Management Plan, taking in the scheduled monument outside of the proposal site, is required to be funded by the Applicant to progress a more holistic approach.

10.10 ECC Minerals and Waste - No Objections

10.10.1 Have confirmed that they have reviewed the submission of a Minerals Resource Assessment (MRA), Waste Infrastructure Impact Assessment (WIIA) and a Site Waste Management Plan (SWMP) and concluded that they have no objections.

10.11 ECC Infrastructure (Education) – No Objections

10.11.1 Early Years and Childcare

10.11.2 The demand generated by this development would create the need for 31.5 EY&C places. A developer contribution of £611,888.00 index linked to January 2023, would be sought to mitigate its impact.

10.11.3 Primary Education

10.11.4 Due to the restriction on the current school site, it is not possible to expand Great Chesterford Primary School. Demand created by this development, and any other sites that may come forward in the vicinity, would need to be met through the expansion of school(s) much further away.

10.11.5 The education authority proposes two options as mitigation.

10.11.6 Option A

10.11.7 The demand generated by this development would create the need for 105 primary places. A developer contribution of £2,039,625.00 Index to January 2023 would be sought to mitigate its impact on the primary school education. This equates to £19,425.00 per place.

10.11.8 This option to expand a school (not Great Chesterford Primary School) would require the provision of a bus service from the development to the primary school and a primary school transport contribution would be required. The cost of providing this is £2,322,379.50 Index Linked to 2021, applying a cost per pupil £16.63.

10.11.9 Option B

10.11.10 Another option would be to seek a financial contribution for a new school, noting that a new school is proposed on the Welcome Genome Campus, and could meet demand created by this development.

10.11.11 Secondary Education

10.11.12 According to our forecasts, and information published in the latest Essex Childcare Sufficiency Assessment, there should be sufficient secondary places at a local school serving this development.

10.11.13 School Transport

10.11.14 The demand generated by this development would create the need for 70 Secondary School transport places. A developer contribution of £348,460.00 Index linked to January 2021, would be sought to mitigate its impact on the secondary school transport school provision.

10.11.15 Libraries

10.11.16 The suggested population increase brought about by the proposed development is expected to create additional usage. A developer contribution of £27,230.00 is therefore considered necessary to

improve, enhance and extend the facilities and services provided. This equates to £77.80 per unit.

10.11.17 In summary, Essex County Council that if planning permission for this development is granted it should be subject to a section 106 agreement to mitigate its impact on EY&C, Primary School Education, Secondary School Transport and Libraries.

10.12 Affinity Water – No Objections

10.12.1 Water quality:

10.12.2 The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site, then the appropriate monitoring and remediation methods will need to be undertaken.

10.12.3 For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors"

10.12.4 Water efficiency:

10.12.5 Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting, and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard suitable for drinking and will help in our efforts to get emissions down in the borough.

10.12.6 Infrastructure connections and diversions:

10.12.7 There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. Due to its location, Affinity Water will supply drinking water to the development in the event that it is constructed.

10.13 Anglian Water – No Objections

10.13.1 Assets Affected:

10.13.2 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

10.13.3 The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

10.13.4 The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created

10.13.5 Used Water Network:

10.13.6 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

10.13.7 Wastewater Treatment:

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

10.13.9 Surface Water Disposal:

10.13.10 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS). From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board.

10.14 **Crime Prevention Officer – No Objections**

10.14.1 Whilst there are no apparent concerns with the layout an illustration was noted within the Design and Access Statement which showed a ground floor apartment with French doors opening almost directly into public space. Such apartment design would have a high risk of crime and fear of crime relating to it as especially during summer months when these doors are left open, and anyone would be able

to walk in off the street or families protect their children from entering the street.

10.14.2 To comment further we would require the finer detail such as the proposed lighting, boundary treatments and physical security measures. We would welcome the opportunity to consult on this development to assist the developer demonstrate their compliance with this policy by achieving a Secured by Design Homes award. An SBD award is only achieved by compliance with the requirements of the relevant Design Guide ensuring that risk commensurate security is built into each property and the development as a whole.

10.15 NEOS Network - Comments

10.15.1 Neos Network have provided advice for the Applicant in that they have attached a plan showing the location of Neos Networks apparatus in the proposed work area for their information. They confirmed that of the Applicant is laying their own services, to use the map provided showing NEOS apparatus and follow their safe dig procedures. There is no need to contact NEOS for permission to dig or arrange any supervision. If the Applicant have determined that their works may impact NEOS existing apparatus, then please contact alterations@neosnetworks.com for a Budget Estimate.

10.16 UK Power Networks - Comments

10.16.1 UK Power have provided advice for the Applicant in that they have enclosed a copy of their records which show the electrical lines and/or electrical plant and a copy of a fact sheet which contains important information regarding the use of UK Powers plans and working around their equipment. Should the Applicants excavation affect UK Powers Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), the Applicant should contact UK Power to obtain a copy of the primary route drawings and associated cross sections.

10.17 Cadent Gas – No Objections

10.17.1 Confirmed that they have no objections to the proposals and advised that an informative be placed on the decision if permission is approved advising the Applicant of their legal responsibilities when constructing close to their assets.

10.18 Gigaclear - Comments

10.18.1 Gigaclear has provided advice for the Applicant in that they have provided plan(s) showing the approximate location known to be in the vicinity of the Applicants scheme and that it is strongly advised that the Applicant undertakes hand dug trial holes prior to commencing any of their works. It was advised that the Applicant contact Gigaclear using this email address

diversions@gigaclear.com for requests for diversionary Estimates, or for queries with the data provided.

11. **REPRESENTATIONS**

11.1 The application has been notified to the public by sending letters to adjoining landowners/occupiers, displaying site notices, and placing advertisements in local newspapers. The Council have received representations objecting to the proposals. The main concerns raised within the representations are summarised below:

- **Character:** -
 - The appearance of the local village areas will be lost.
 - The development is out of proportion with the existing village.
 - The development, if permitted, will result in establishment of a satellite dormitory estate disconnected from the existing Village.
- **Countryside:** -
 - It will result in further loss of green area.
 - The proposals would lead to urban sprawl in open countryside.
- **Agricultural land:** -
 - The houses are to be sited on prime agricultural land which is at a premium for a country that cannot feed itself.
- **Drainage:** -
 - The sewage system is already under stress and malodorous at the pumping station adjacent to the proposed development.
 - The local water system can hardly support the population as it stands.
- **Flooding:** -
 - The adjoining recreation area has flooded significantly.
 - The proposals would lead to further flood risk.
- **Education:** -
 - The local primary school and pre-school are already over-subscribed. New dwellings would add to the existing pressures.
- **Health:** -
 - The two GP surgeries already struggle to meet demand. New dwellings would add to the existing pressures.
- **Highway & Transportation:** -
 - The proposals involving up to 350 new dwellings would increase the intensification of the amount of traffic movements within the village and thus resulting in further congestion, particular at peak hours, increase pressure on parking within

the village and result in a detrimental impact upon highway safety.

- A cycle path along the Walden Road between the Genome Campus and Great Chesterford would be welcomed.
- Off site works including paths and crossings are not safe.
- Sustainability: -
 - Building more energy efficient houses should be standard practice. It is not a reason to go ahead and build 350 new houses on the side of an existing village.
 - It encourages driving.
 - There are no provisions in the plans for provision of new infrastructure, schools, doctors' surgeries, dentists.
- Neighbourhood Plan: -
 - The site does not form part of the Local Neighbourhood Plan.
 - The Application breaches this Policy requirement in every respect, and is wholly inconsistent with the Neighbourhood Plan
- Affordable Housing: -
 - The houses will still be too expensive for many people to afford. Even a one or two bedroom property is often more than many people in the area can afford.
- Community Shop: -
 - The proposed community shop/café would nowhere near meet the needs of residents.
- Heritage: -
 - The proposals would lead to a significant detrimental impact to local and nationally important archaeology and heritage assets.
- Vegetation: -
 - The proposals would result in the removal of some mature trees that are important to wildlife.
- Cumulative Impact: -
 - This application needs to be viewed in the context of pre-existing development at the Southern end of Great Chesterford consisting of some 150 dwellings and the 1,500 dwellings at the Hinxton Genome development. The existing dwellings there together with the 350 now applied for will result in a total of around 2000 dwellings.
 - Cumulatively this will significantly impact upon the local roads and access to the M11 as people will be seeking employment in the local area and beyond.
 - The village has already taken its fair share of new housing.

11.4 Comment

11.4.1 The above concerns have been fully assessed in detail within the main assessment of this report.

12. MATERIAL CONSIDERATIONS

12.1.1 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.

12.1.2 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.

12.1.3 Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area.

12.2 The Development Plan

12.2.1 Uttlesford District Local Plan (adopted 2005)
Essex Minerals Local Plan (adopted July 2014)
Great Dunmow Neighbourhood Plan (made December 2016)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Thaxted Neighbourhood Plan (made February 2019)
Felsted Neighbourhood Plan (made Feb 2020)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
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 (2023)

13.1.2 The National Planning Policy Framework (hereafter “the NPPF”) was first published in 2012 and was revised in September 2023. It sets out the Government’s national planning policies for England. It identifies the Government’s vision, objectives and goals for the planning system and provides a series of aids in the determination of planning applications.

13.2 National Planning Policy Guidance

13.2.1 The Planning Practice Guidance (PPG) sits alongside the NPPF and aims to provide more technical support. It is regularly updated to ensure it remains up to date. Any relevant sections are referenced through this report.

13.3 Uttlesford District Plan 2005

13.3.1 Uttlesford Local Plan (2005) – Provides the basis for all planning decisions within the district. It contains policies relating to the location of development and protection of environmental features.

13.3.2 Relevant development plan policies and material considerations:

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

ENV3 - Open Space and Trees

ENV4 - Ancient monuments and Sites of Archaeological Importance

ENV5 - Protection of Agricultural Land

ENV10 - Noise Sensitive Development

ENV12 - Noise Generators

ENV13 - Exposure to Poor Air Quality
ENV14 - Contaminated Land
LC3 - Community Facilities
RST1 - Access to Retail and Other Services in Rural Areas

13.4 Great & Little Chesterford Neighbourhood Plan

13.4.1 The Great & Little Chesterford Neighbourhood Plan was made in February 2023 and the most relevant policies and material consideration include:

GLCNP/1 – Overall Spatial Strategy
GLCNP/2 – Settlement Pattern and Separation
GLCNP/3 – Getting Around
GLCNP/4a – Landscape Character
GLCNP/4b – Views
GLCNP/5 – Historic Environment
GLCNP/6 – Valued Community Spaces and Facilities
GLCNP/7 – Local Green Spaces
GLCNP/9 – Housing

13.5 Supplementary Planning Document or Guidance

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

13.6 COUNCIL 5-YEAR HOUSING LAND SUPPLY POSITION

13.6.1 The Council can confirm at the time of preparing this committee report that as per the latest 'Housing Trajectory and Five-Year Land Supply 1st April 2023 (published 9th October 2023)', the 5YHLS position for the district is **5.14 years** for the 2023/4-2027/8 five-year period.

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2**
- A) Principle of Development**
 - B) Suitability and Location**
 - C) Countryside Impact**
 - D) Character and Design**
 - E) Heritage**
 - F) Archaeological**
 - G) Loss of Agricultural Land**
 - H) Housing Mix and Tenure**
 - I) Neighbouring Amenity**

- J) Access and Parking**
- K) Landscaping, Arboriculture and Open Space**
- L) Nature Conservation**
- M) Contamination**
- N) Flooding and Drainage**
- O) Planning Obligations**
- P) Other Issues**

14.3 A) Principle of Development

- 14.3.1** The development plan for the site is the Uttlesford District Local Plan (2005) (the Local Plan). Work has commenced on a new Local Plan, but at the time of preparing this report, this has not yet been released for Regulation 18 Preferred Options consultation and therefore it carries negligible weight when considering the proposed development. As such the relevant saved policies contained within the Local Plan are the most relevant to the assessment of this application. Those of most relevance should be given due weight according to their degree of consistency with the NPPF under paragraph 219.
- 14.3.2** The Great and Little Chesterford Neighbourhood Plan was made by UDC in February 2023 and as a result full weight when considering the proposed development is given the policies contained within as per paragraphs 12 to 14 of the NPPF.
- 14.3.3** Although the Council can demonstrate a 5YHLS (5.14 years), the proposals cannot be tested against a fully up-to-date Development Plan. Thereby paragraph 11 of the NPPF is engaged. As such, a detailed “Planning Balance” has been undertaken of the proposals against all relevant considerations.
- 14.3.4** Paragraph 11 requires the decision maker to grant planning permission unless having undertaken a balancing exercise there are (a) adverse impacts and (b) such impacts would ‘significantly and demonstrably’ outweigh the benefits of the proposal.
- 14.3.5** The “Planning Balance” is undertaken further below in this report, but before doing so a wider assessment of the proposal has been undertaken against all relevant considerations to determine if there are impacts, before moving to consider if these impacts are adverse and would ‘significantly and demonstrably’ outweigh the benefits of the proposal in the planning balance.
- 14.3.6** The application site is located outside the development limits of Great Chesterford within open countryside and is therefore located within the Countryside where policy S7 applies.
- 14.3.7** This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that

needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there. A review of policy S7 for its compatibility with the NPPF has concluded that it is partially compatible but has a more protective rather than positive approach towards development in rural areas.

14.3.8 It is not considered that the development would meet the requirements of Policy S7 of the Local Plan and that, consequently the proposal is contrary to that policy. This should be afforded weight in the planning balance.

14.3.9 Furthermore, Policy GLCNP/1 'overall spatial strategy' of the Great and Little Chesterford Neighbourhood Plan is to encourage new development to be within development limits of Great Chesterford or to the proposed allocated site at Little Chesterford. It does not restrict new development outside of these areas but refers to that new development in these areas should recognise, preserved, and enhanced the intrinsic rural character of the countryside. This is in general conformity with the NPPF.

14.3.10 The application site is outside the Great Chesterford Development Limits. However, this does not on its own deem the proposals to be contrary in principle to Policy GLCNP/1 of the Neighbourhood Plan as an assessment is required as to whether any new development would recognise, preserved, and enhanced the intrinsic rural character of the countryside. This assessment is made further below in this report.

14.3.11 It is acknowledged that previously the site was not considered to be suitable for development as part of the previous 'call for sites' process as part of the withdrawn Local Plan. Although the site was deemed to be available for development, the achievability was uncertain due to the southern edge of the site falling within flood zones 2 & 3 as identified by the Environmental Agency and thereby issues surrounding flooding. Furthermore, concerns were raised with regards to the potential significant harm upon nearby heritage assets as the site contains in part and abuts two schedule monuments.

14.3.12 Also, at the time of the assessment of the suitability of the site, the site would lie within close proximity to North Uttlesford Garden Community and would lead to reducing the separation of the village and Garden Community. For these reasons, the site was considered unsuitable as development on the site would not contribute to sustainable patterns of development.

14.3.13 Initial consultation with the Council's policy team has confirmed that

the site had not been fully assessed as part of the most recent 'call for sites' process. However, prior to the submission of this outline application, the Applicant undertook extensive pre-application discussions with the Council, whereby planning policy officers made their initial findings as per below:

- It is a greenfield site.
- It is adjacent to the development limits and adjoins the settlement boundary. It is outside the green belt.
- It does not intersect with the countryside protection zone. • It has reasonable proximity to a special verge.
- The site < 50% intersects with Flood risk zone 2 or 3.
- The site may be affected by noise issues, such as from the major motorway junction
- It is possible that any development could increase movements through the Air Quality Management Area (AQMA) of Saffron Walden.
- The site lies within a Zone 1 groundwater source protection zone.
- It is in close proximity to the Great Chesterford / Little Chesterford B184.
- There is a TPO on site (3/99/05)
- Very close proximity to the Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford, archaeological site.
- The site has a range of accessibility issues for secondary school, six form, hospital, local facilities, by walking, cycling and public transport and access to bus and rail networks.

14.3.14 Having done this assessment now for the purposes of this pre-application submission, the policy team hinted that the suitability and therefore the achievability of this site does look difficult given the high landscape and heritage sensitivity and flood risk concerns on part of the site.

14.3.15 The full assessment and conclusion by the Councils policy team will be forthcoming and published as part of the Regulation 18 local plan which has recently been made public and consulted on.

14.4 B) Suitability and Location

14.4.1 The National Planning Policy Framework (NPPF) provides a framework for the development of locally prepared plans and the government's planning policies and how these are expected to be applied.

14.4.2 Paragraph 7 of the NPPF states that: '*the purpose of the planning system is to contribute to the achievement of sustainable development*'. It identifies that to deliver sustainable development, the planning system must perform three distinct objectives, these

being social, economic, and environmental and that these must be taken collectively in decision making and not in isolation.

14.4.3 Furthermore, Planning Practice Guidance (PPG) provides additional advice on various planning issues associated with development, including those linked to sustainability and underpins the policies within the NPPF.

14.4.4 The application site lies outside the settlement development boundary limits of Great Chesterford. It is identified within the Local Plan settlement hierarchy as being “Key Rural Settlement” where it is recognised that these settlements are located on main transport networks as well as there being local employment opportunities.

14.4.5 In most ‘Key Rural Settlements’ including Great Chesterford, it is the intention to protect and strengthen the role of these communities where there is the potential to encourage people to live and work locally and allow for the potential of further limited employment and residential development.

14.4.6 Although outside the settlement boundaries of the village of Great Chesterford, the new built form would be constructed to the northern edge of the village and adjacent to the Chesterford Community Centre, recreation ground, allotments, a partially built day nursery building, and relatively modern post war development containing residential housing. Therefore, to a limited extent, the proposals could be perceived to provide a logical relationship with the existing village.

14.4.7 Local Amenities and Facilities:

14.4.8 The village of Great Chesterford has a modest number of local services and amenities that are within walking/cycling distance from the application site including but not limited to:

Local Services	Distance From Site
Days Bakery and Food Hall	0.7km
Bitesize Bakehouse	1.1km
The Crown & Thistle Public House	0.9km
The Plough Public House	1.2km
Chesterford Community Centre	0.4km
Great Chesterford Recreational Ground	0.4km
Great Chesterford Surgery	1.0km
School Street Surgery	0.8km
The Chesterford Pre School	0.4km
Great Chesterford Primary School	0.8km

Table 2: Amenities and their distance to application site.

- 14.4.9** The recreation ground accommodates a Scout Hut, cricket oval, a bowls green and associated clubhouse; multi-sports court; a skate park, outdoor gym equipment area and children's playground.
- 14.4.10** In addition to local facilities, there is also a mix of employment opportunities in the village and locally at the 'Chesterford Research Park' and across the Cambridgeshire border to the north at the 'Wellcome Trust Campus' in the neighbouring village of Hinxton.
- 14.4.11** Pedestrian and Cycling:
- 14.4.12** Currently there is an existing footpath along Newmarket Road extending from the southwestern boundary of the site and continues south towards the village centre and linking to Great Chesterford Rail Station. There are also several Public Rights of Way in the vicinity as described in Section 3 of this report.
- 14.4.13** In addition to the existing footpath, it is also proposed to provide various off-site modifications to improve the overall permeability of the site by improving, modifying, and constructing new footpaths as described in paragraph 4.22 of this report.
- 14.4.14** Public Transport:
- 14.4.15** Great Chesterford is served by one regular bus service; the Stagecoach East number 7 runs on an hourly frequency in the peak periods between Cambridge and Saffron Walden. The nearest bus stops to the application site are located on South Street, approximately 800m south of the site, and Ickleton Road, approximately 850m south west of the site. The Ickleton Road bus stop is also served by route 101 operating a return journey on Tuesdays between Whittlesford and Saffron Walden. Service 132 operates every two hours on a Sunday serving places similar to route 7.
- 14.4.16** In addition to the public bus services, there are also two private bus services Chesterford Research Park which includes a morning and evening shuttle bus service to and from Great Chesterford Station. Additionally, the Wellcome Trust Genome Campus to the north of the site and outside of the district also has free campus buses via Great Chesterford Station.
- 14.4.17** The nearest train station is Great Chesterford Rail Station, located approximately 1km southwest of the site and is accessible via footways on Newmarket Road. The West Anglia Main Line serves the station connecting Cambridge to London and trains operate once an hour with additional trains serving Great Chesterford.
- 14.4.18** Other Opportunities:

- 14.4.19** Great Chesterford lies approximately 6.8km northwest of the town of Saffron Waldon. The nearest city is Cambridge, situated approximately 18km northwest. These larger towns would provide further opportunities for future residents of the development to access larger amenities and services to meet their daily requirements.
- 14.4.20** Summary on local amenities and public transport links:
- 14.4.21** It is considered that the site is close to existing services and amenities that are typically required by future residents on a daily basis. The application site is situated within an accessible and sustainable location, close to local amenities and facilities including; schools; retail outlets; health and cultural facilities; sports and recreational fields; and employment opportunities to meet the needs of existing and future occupiers.
- 14.4.22** As such it is regarded that the application site would not be significantly divorced or isolated and that it would be capable of accommodating the development proposed in that it could be planned in a comprehensive and inclusive manner in relation to the wider area of Great Chesterford.
- 14.4.23** Social and Economic Benefits:
- 14.4.24** This is a case to which paragraph 78 of the NPPF applies. The purpose of paragraph 78 is to support new development in rural areas, in recognition of the benefits it can bring to rural communities. New homes create additional population, and rural populations support rural services through spending (helping to sustain economic activity) and through participation (in clubs and societies for example). There is no reason to suppose that the additional occupants of the properties on the application site would not use local facilities and participate in village life in the same way that other residents do.
- 14.4.25** The allowance of 50sqm of floorspace for a community café and shop provide jobs for those in the community, supporting local economic activity.
- 14.4.26** The proposals will retain and include large areas of multi-functional green infrastructure areas, including a heritage park and additional areas of public open spaces with recreational play. These areas will help provide social connections and interaction for both existing and future residents and encourage health lifestyles.
- 14.4.27** The development will offer a range of housing types including 40% affordable housing of which 25% will be First Homes. The proposal also provides the opportunity to provide 5% custom/self-build homes which will offer a choice to the housing market. In the context of

maintaining housing supply, the contribution that this site can make through the delivery of up to 350 new market and affordable homes is a positive benefit.

- 14.4.28** Therefore, the development will contribute to sustainable development by providing exactly the sort of social and economic benefits to the local community that paragraph 78 envisages. Through the additional population and activity generated, the application scheme contributes to the social and economic objectives of sustainable development.

Environmental Benefits:

- 14.4.29** The Applicant submits that the proposed buildings will be designed to make use of sustainable materials to reduce environmental impacts of construction through the use of energy hierarchy, using a fabric first approach to design to reduce energy demand, helping mitigate the effects of climate change. Further details regarding this are provided further in this report.
- 14.4.30** The provision of measures to protect on-site ecology and enhancement measures to deliver a biodiversity net gain, which also helps reduce the impact of climate change on site habitats. A number of ecological enhancements have been proposed, which would improve the quality of the site for native flora and fauna. Further details are provided in Section 'L' of this report.
- 14.4.31** The opportunity to increase public awareness of the Scheduled Monuments in context through the design and layout of the site as a heritage park will enable a greater appreciation of the Scheduled Monuments.
- 14.4.32** This is also a case to which paragraphs 103 and 108 of the NPPF apply. When one properly takes account of the rural context, the application site is actually in a relatively sustainable location because it offers options for accessing local facilities by non-car modes (particularly walking & cycling). Where car trips are required (which is common for rural areas), local facilities mean this can be short trips. In the context of development in the rural areas, the application scheme will also contribute to the environmental 'limb' of sustainability.

14.5 C) Countryside Impact

- 14.5.1** Landscape Character is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'. The landscape character is that which makes an area unique.

- 14.5.2** Landscape character assessment is not a tool designed to resist all

change within the landscape, rather, it recognises that landscapes are continually evolving. Understanding of character will aid decision-making in the planning sphere and can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape. It is linked to the idea of a sustainable environment in which our social and economic needs, and natural resources, are recognised.

14.5.3 It can be reasonably be perceived that Great Chesterford has developed over time as a nucleated or clustered settlement whereby the development pattern generally contains houses which are grouped closely together, around the central features of the local amenities within the village such as the local church, pubs, and school.

14.5.4 The application site is located to the north of Great Chesterford and comprises approximately 31 hectares of arable farmland subdivided into three medium-to-large size fields that are generally enclosed by hedgerows and trees. The proposals would be in the surroundings of twentieth century development to the south along Hyll Close, Meadow Road and Jacksons Lane and is separated from the historic centre of the village.

14.5.5 The site a rural setting and approach to Great Chesterford, and the scenic quality of green space along the historic settlement edge. The site has an open character, with long views to and from Great Chesterfield across the rolling countryside. The importance of views from the historic settlement edge into open countryside across pasture fields to the north are also noted in the Conservation Area Appraisal for Great Chesterford.

14.5.6 The site is not within any landscape designation and is not part of a valued landscape for the purposes of paragraph 174(a) of the National Planning Policy Framework (NPPF). However, the site is clearly a locally valued landscape for residents and users of the countryside in the surrounding area. The site makes a key contribution to that local value through the public rights of way present, its proximity to the settlement edge and the transitional role between the urban and rural character that it provides.

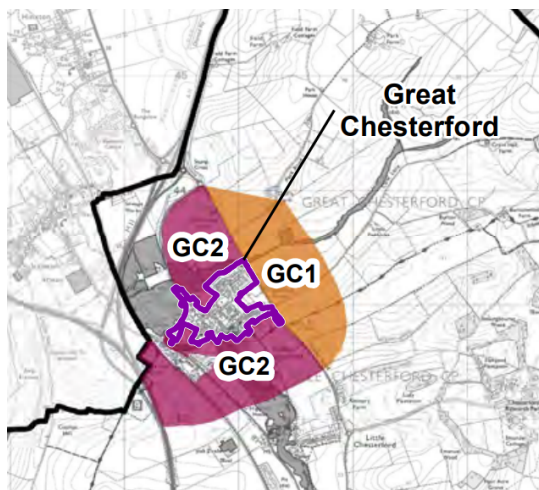
14.5.7 Character Assessments:

14.5.8 Although not formally adopted as part of the Local Plan or forms a Supplementary Planning Document, the Council as part of the preparation of the previous Local Plan prepared a character assessment which provides the detailed 'profiles' of Landscape Character Areas within Uttlesford District, known as 'Landscape Characters of Uttlesford Council'.

14.5.9 The site lies within the character area known 'The Cam River

Valley'. The character assessment stipulates that this area is sensitive to change stating:

- 14.5.10** *'Sensitive key characteristics and landscape elements within this character area include the patchwork pattern of pasture and plantation woodlands, which would be sensitive to changes in land management. The open skyline of the valley slopes is visually sensitive, with new development potentially being highly visible within panoramic inter and cross-valley views. Intimate views from lower slopes to the wooded river valley floor and views to the valley sides from adjacent Landscape Character Areas are also sensitive'.*
- 14.5.11** It concludes that overall, this character area has relatively high sensitivity to change.
- 14.5.12** More recently and as part of the preparation of the evidence base for the new Local Plan, the Council commissioned in June 2021 to prepare a 'Landscape Sensitivity Assessment' to consider whether the landscape around towns and villages in the district would be appropriate, as well as sites for new settlements.
- 14.5.13** The purpose of this assessment was to provide a robust and up-to-date evidence base to inform the appropriate scale, form, and location of future development to minimise harm to landscape and the setting of settlements.
- 14.5.14** The overall results of the 'Landscape Sensitivity Assessment' defines the site, identified as GC2, as being a site that is highly sensitive to residential development as shown in Figure 2 below.



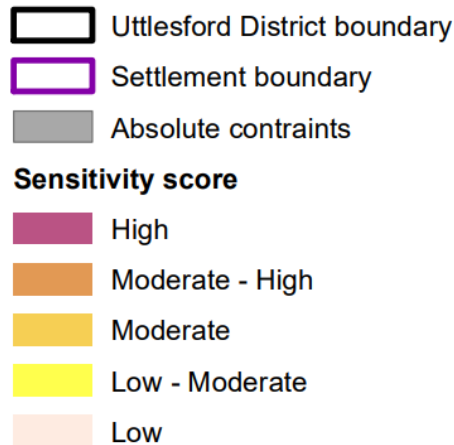


Figure 2: Overall Landscape Sensitivity to Residential Development. (Extract of Figure 3.1 of Landscape Sensitivity Assessment).

14.5.15 With regards to Landscape Sensitivity Assessment, it states that the area in which this site falls within is as follows:

14.5.16 *'GC2 is assessed as having a high overall sensitivity to future change from residential development due to its smaller scale (particularly along the Cam), strong natural character, time, depth, open character and rural setting it provides to the village, particularly its importance to the historic character of the village (including the pasture fields north of Jackson's Lane and the well-vegetated river bank and meadows along the Cam). However, the modern settlement edge to the south-east and south-west, and the land adjacent to the railway line have a moderate sensitivity to residential development due to their more developed nature and harsh settlement edges. Sensitivity to mixed use development was assessed as high, due to the small scale and open character of the landscape and general pattern of the current built form. Areas adjacent to commercial development at the railway station would have a lower sensitivity. The parcel will have a moderate-high sensitivity to sports facility development due to levels of dark night skies which are impacted by the proximity of the M11.'*

14.5.17 Further evidence as to the sensitivity of the site is the recent 'Landscape Character Assessment' that was completed in February 2017 by Hankinson Duckett Associates in preparation of the Great and Little Chesterford Neighbourhood Plan.

14.5.18 As confirmed within the Neighbourhood Plan, the report assessed 13 parish character areas and awarded sensitivity and value ratings ranging from major, substantial, moderate to slight. Areas judged to have major or substantial sensitivity or value indicate that development would have a significant detrimental effect on the character of the landscape.

14.5.19 The Neighbourhood Plan refers that of the 13 parish character areas assessed, one has major sensitivity, seven have substantial sensitivity, four have moderate sensitivity, and there is one character area with slight sensitivity as shown in Figure 3 below:

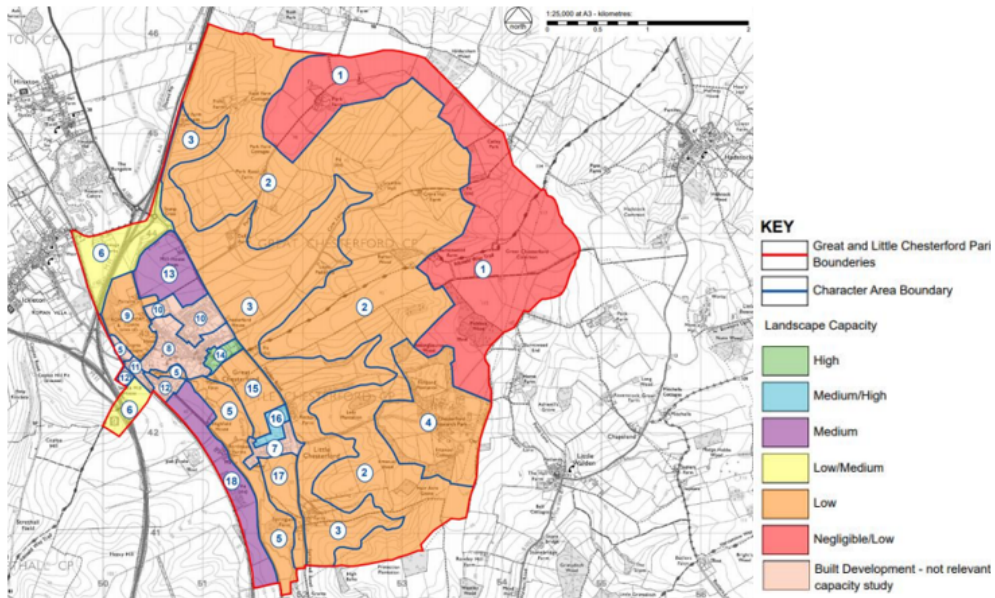


Figure 3: Extract of Figure 3.1 of Great and Little Chesterford Neighbourhood Plan.

14.5.20 The Neighbourhood Plan also refers that the landscape value of the character areas is also mixed, with one area being assessed as having substantial landscape value, nine areas having moderate landscape value and three areas having slight landscape value.

14.5.21 The Neighbourhood Plan in summary because of the conclusions of the Landscape Character Assessment stipulates that a large proportion of the landscape in and around Great and Little Chesterford parishes has substantial landscape sensitivity and moderate landscape value. Therefore, in a landscape terms large areas in and around Great and Little Chesterford will have negligible/low to low/medium landscape capacity for future development.

14.5.22 However, as distinguished in Figure 3 above, the site is commonly known as 'Mill House Farmland' or area 13 as highlighted in purple is recognised as a landscape that has moderate value. Although of a moderate value in reference to landscape capacity, the Neighbourhood Plan refers to the site as being *"There are three grazing fields to the north of Carmen Street and Jacksons Lane. These fields bring a rural influence to the village core and make an important contribution to its landscape character, thus potential development on these fields should be resisted"*.

- 14.5.23** In summary, the Council's assessment of the landscape value of the site is supported by the 'Landscape Characters of Uttlesford Council', the Landscape Sensitivity Assessment' prepared by LUC, September 2021.
- 14.5.24** The findings of these assessments relate to both the wider landscape area and the site and forms part of the yet to be tested evidence base for an emerging Local Plan. However, this does not necessarily mean those findings have limited or no relevance to a landscape assessment of a site within the local area or limit any support it may lend to it. Referring to the Landscape Character Assessment' that was completed in February 2017 by Hankinson Duckett Associates, given that this provided evidence for the now 'made' Neighbourhood Plan, this document is deemed to provide significant value in assessing the landscape character of the site and locality.
- 14.5.25** These three documents thereby provide considerable evidence as to landscape character and value of the site. Combined they refer to the site as either having a 'medium to high sensitivity' to change. The Landscape Sensitivity Assessment' prepared by LUC, September 2021 stipulates that landscapes that are highly sensitive to change are unlikely to be able to accommodate the proposed change without significant character change/adverse effects.
- 14.5.26** Applicant's Evidence:
- 14.5.27** A Landscape and Visual Impact Assessment has been prepared by LDA Design in support of the application which describes the existing landscape character and visual amenity of the site and its surrounding context and considers the likely impacts on the landscape character and visual amenity of the area.
- 14.5.28** The report finds that the effects on the landscape character would be greatest within the site itself, however, this will reduce beyond the site boundaries. The effects on landscape character would diminish with distance, reducing to 'low-negligible magnitude' and 'Slight' or 'Minimal' effect on the wider study area. Overall, the development would be seen within the context of Cam valley to the north of Great Chesterford.
- 14.5.29** The assessment concludes that the development would be considered appropriate to the character and appearance of the site and the surrounding landscape in terms of the proposals mass, scale, and form.
- 14.5.30** Relevant Policy Consideration:
- 14.5.31** A core principle of the NPPF is to recognise the intrinsic and beauty

of the countryside. Paragraph 174 of the Framework further states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

- 14.5.32** Policy S7 Uttlesford District Local Plan seeks to restrict development in the open countryside directing it to the main urban areas. The policy has three strands: firstly, to identify land outside of the settlement limits, secondly, to protect the countryside for 'its own sake', and thirdly, to only allow development where its appearance protects or enhances the particular character of the countryside within which it is set, or if there are special reasons why such development needs to be in that location.
- 14.5.33** A Compatibility Assessment prepared by Ann Skippers Planning (July 2012) reviewed Policy S7 for its compatibility with the NPPF has concluded that it is partially compatible with Paragraph 174(b) of the NPPF as it sets out to protect and recognise the intrinsic character and beauty of the countryside. Modest weight should be given to Policy S7 of the Uttlesford District Local Plan as Adopted (2005).
- 14.5.34** Policy GLCNP/1 of the Great and Little Chesterford Neighbourhood Plan stipulates that new development proposals should be within the development limits of Great Chesterford village, and for proposals that lies outside of the development limits, the intrinsic character, rural nature, and beauty of the area should be recognised, preserved, and enhanced. It continues to state that any development proposals should relate to uses that: either need to be located in the countryside; are appropriate to exception sites; or are employment uses.
- 14.5.35** To confirm the neither the site or the proposals are one of which needs to take place in the countryside, is an exception site, or provides employment as its primary use. However, a detailed assessment in accordance with Policy GLCNP/1 as to whether the proposals would result in harm of a significant degree needs to be assessed and provided further below.
- 14.5.36** Policy GLCNP/2 of the Great and Little Chesterford Neighbourhood Plan refers to the Settlement Pattern and Separation Outside the village development limits. The policy specifically refers to 4 different separation zones around the two villages as shown in Figure 4 below:

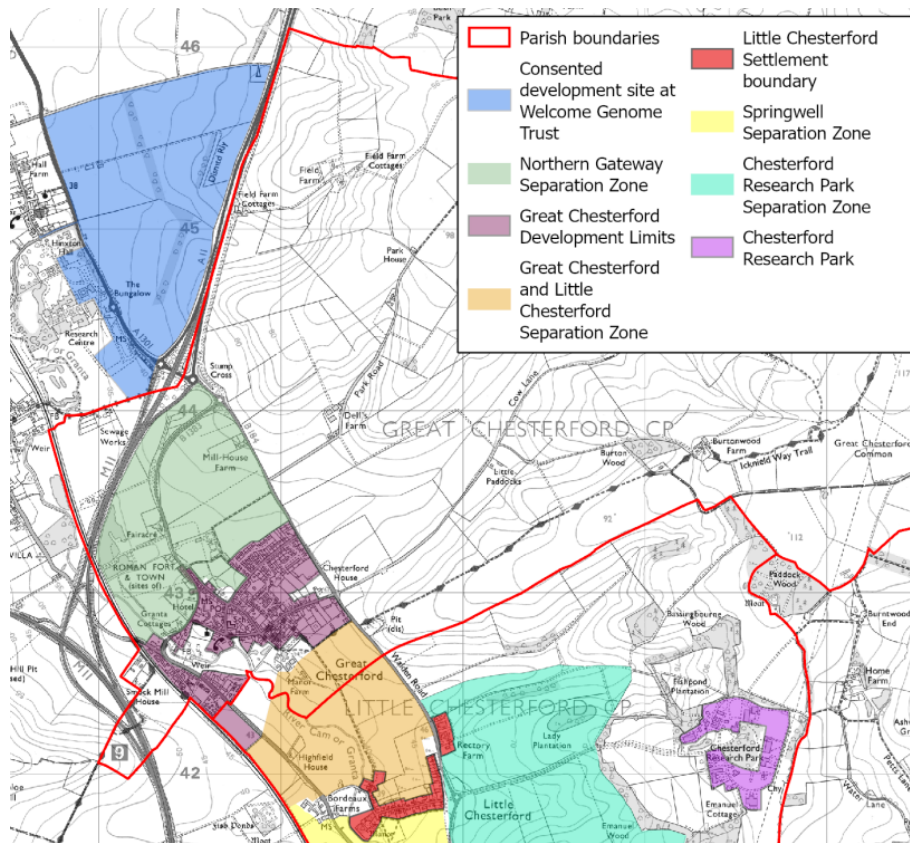


Figure 4: Separation Zones overview as identified in the Great and Little Chesterford Neighbourhood Plan.

14.5.37 The application site falls within the Northern Gateway Separation Zone (light green) as shown in Figure 4. As with all Separation Zones, Policy GLCNP/2 stipulates that development proposals in the Separation Zones should either be appropriate to a location outside a settlement, or otherwise avoid significant harm to the purpose of the Separation Zone in providing a rural buffer or visual break between settlements and/or protecting the character and rural setting of settlements.

14.5.38 The Neighbourhood Plan specifies that the purpose of the Northern Gateway Separation Zone is to provide and serve as a rural buffer or visual break between Great Chesterford and the consented very large development to the north at Hinxton (shown in light blue and outside the district). It is to prevent coalescence between settlements and to provide a transition between the village of Great Chesterford and the national road infrastructure M11.

14.5.39 Countryside/landscape Assessment:

14.5.40 For ease of reference, the assessment of potential landscape impact taking into account the above can be, but not limited to, the following four themes.

14.5.41 Experience:

14.5.42 This relates to the importance placed on the experience of the viewer as they move through the landscape of the site and the effect of the proposals on that. Having had regard to the both the Applicant's supporting LVIA and other supporting documentation, and the Council's own character assessments, the site can be assessed as being an open rural landscape.

14.5.43 Users of PRow (Footpath 17_12) which transitions across the site from east to west generally experience their surroundings of one which is rural with a defined separation of the village to the south and rural open countryside to the north. The site therefore provides an important transitional visual experience of moving from the low density, built form of the Great Chesterford settlement edge to the open rural landscape and countryside. This would be substantially diminished and irrevocably changed by the proposals.

14.5.44 It is acknowledged that the development proposes a large open space area (commonly referred to as the heritage park) within the southern portion of the site, however, it is considered that the scheme would be unlikely to replicate this transitional relationship and experience between the character of the existing settlement edge and the open rural countryside through the proposed development. Therefore, it would result in significant visual harm in terms of how the site and surrounding area is experienced, particularly in terms of that visual and physical transitional role.

14.5.45 Settlement edge:

14.5.46 This relates to the visually soft nature of the settlement edge and the impact of the appeal scheme on it. The proposals would change the character and appearance of the existing settlement edge to the north of Great Chesterford. It is currently viewed as a softened edge due to the low-density housing, community buildings and playing fields screened by mature and substantial trees and large hedgerows. This results in a settlement edge that draws from the features of the landscape and limits or softens the visual and physical contrast between the built form and rural character of the local landscape.

14.5.47 Notwithstanding the indicative open space areas, boundary landscaping, and buffer zones proposed in mitigation along the edge of the application site, it is considered that this would not replicate or suitably replace the softened nature of the settlement edge which already exists.

14.5.48 It is considered that the scheme would not result in coalescence between the village of Great Chesterford and the new development

for a mixed development including 1,500 dwellings near the village of Hinxton and the Wellcome Genome Trust Campus.

- 14.5.49** However, it is considered that the scheme will appear as a substantial extension into the countryside and one which would result in an inappropriate extension visually due to the sloping topography and open character of the landscape. The built form of the development would protrude substantially beyond the existing physical and visual edge of Great Chesterford and at the highest point of the site where the ridgelines of the development would be at their highest.
- 14.5.50** This protrusion would be more visually prominent when viewed from those points to the south owing to the increase in sloping topography of the site from south to north and away from the existing settlement edge and when one views from the site along both Walden and Newmarket Roads. As a result, the existing softened settlement edge would be lost. This would be significantly detrimental to the landscape character and appearance of the site and the local area.
- 14.5.51** As the application seeks outline consent, it is acknowledged that only indicative drawings in relation of the proposed landscaping, scale and layout have been provided. Nonetheless, from this, it is considered that the adverse impact of the scheme on the character of, and the visual change to the settlement edge in short and medium range views from the south, southwest, and southeast, would be significant and unacceptable.
- 14.5.52** Characteristics:
- 14.5.53** This relates to whether the nature of the development would be characteristic of the area and in keeping with the wider settlement and landscape or would lead to the loss of key localised features.
- 14.5.54** The Applicant states that the proposals would predominantly comprise of two storey dwellings. This is illustrated in the indicative sketch drawings submitted as part of the application submission.
- 14.5.55** Existing dwellings adjacent to the site are a mix of individually designed one and two storey properties, particularly along the settlement edge along Hyll Close which are positioned on good sized plots. Moreover, the open rural character of the countryside and landscape and its transitional interaction with the existing settlement are intrinsic aspects of the character of the area to which the site forms a part.
- 14.5.56** As reference above, no details of the finalised proposals for house types, building heights and layouts for the scheme have been submitted. Nonetheless, given the location and proposed scale of

the scheme and noting the illustrative plans and visuals provided, it is not foreseen that the scheme would be out of keeping to the characteristic of, and in keeping with, its existing surroundings in terms of the aspects.

14.5.57 However, due to the constraints of the site and the need to keep an open aspect/view in the attempt to preserve and enhance the setting of the heritage assets (ancient schedule monuments), there is a need to provide a large expansive open space between the proposed built form to along the northern portion of the site and that of the settlement edge to the south.

14.5.58 Although the built form of the proposals would not necessarily result in the housing being isolated, it would however provide a level of separation from Great Chesterford village and would reduce the appearance of the development being seen as an extension or one of which forms part of the village.

14.5.59 The development as such would not be seen to be in-keeping with the existing settlement form and vernacular considering specific local information including the Neighbourhood Plan. The development would have a poor relationship with the existing settlement form/pattern/shape and would adversely affect an existing settlement edge failing to provide a sense of place or distinctiveness.

14.5.60 New development should relate well to existing form of the settlement shape and form rather than an elongated extension as in this case.

14.5.61 Therefore, the scheme would be uncharacteristic and discordant with its surroundings in terms of the open rural countryside landscape and the adjacent low-density of individually designed properties present on the existing settlement edge. As such, it would inevitably, but significantly, harm the character of the landscape and surrounding area which would also be partially lost as a result.

14.5.62 Mitigation:

14.5.63 This relates to the assessment of whether the mitigation proposed would effectively replicate or replace the intrinsic value of what is an inherently rural site.

14.5.64 Consideration has been given in respect to the points made by the Applicant by way of mitigation that will limit the inevitable adverse landscape impacts of the scheme and provide facilities and spaces that otherwise would have not been publicly available including the public open spaces, buffer zones, and landscaped corridors.

14.5.65 However, whilst this and substantial boundary landscaping can be

provided, such measures cannot replicate or adequately replace the loss of value that the site has to the local community as part of an open rural landscape.

14.5.66 Furthermore, it is regarded that such mitigation as indicated in the application submission would not adequately replicate or replace the key local features and characteristics of the site and its surroundings, including the existing soft settlement edge and its transitional role from low-density settlement edge to open rural landscape.

14.5.67 Although the site is not part of a designated valued landscape in the terms of the NPPF, it is clearly a locally valued landscape for residents and users of the countryside in the surrounding area. The site makes a key contribution to that local value through the public rights of way present (PRoW 17_12), its proximity to the settlement edge and the transitional role between the urban and rural character that it provides. It is thereby considered that the local value placed on the site is substantial and the mitigation proposed would not make the impact of the scheme acceptable.

14.5.68 Summary on landscape character and visual impact:

14.5.69 Considering the combined assessment of the four themes above, it is regarded that the adverse impact of the scheme on the experience of the site and local area by local people, and the impact it would have on the character of the settlement edge and wider landscape, is significant.

14.5.70 The presence of dwellings to the northern proportion of the site would appear as an incongruous imposition of built development in the open countryside and would erode the currently gentle transition from the built form of Great Chesterford settlement edge to the open countryside around it.

14.5.71 Consideration has also been given of the Applicants point that such impacts would be localised and limited to short and medium views from the wider area rather than long distance views. However, the identified impacts as per above are of great significance to those who would be affected most by the scheme and are a material consideration in this application.

14.5.72 It is considered that the scheme would have a significant adverse effect on the landscape, character and appearance of the site and surrounding area. It would significantly diminish the local value of the landscape and would neither protect nor enhance the natural and local environment, in the context of the NPPF. It would have a significant adverse visual impact on the character and appearance of not only the site but also the wider countryside and surrounding area.

14.5.73 Having had regard to the above and all other related landscape matters, it is concluded that that the scheme would have a significant adverse effect on the character and appearance of the surrounding landscape and area. It would not protect or enhance the natural and local environment and would fail to recognise the intrinsic character of the countryside. As a result, the scheme would not comply with to the advice in paragraphs 174(b) and 130(c) in terms of the landscape and visual harm a, Policy S7 of the Uttlesford District Local Plan (as adopted) and Policies GLCNP/1 and GLCNP/2 of the Great and Little Chesterford Neighbourhood Plan. As such, this provides negative weight to the overall planning balance.

14.6 D) Character and Design

14.6.1 In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan positively for the achievement of high quality and inclusive design for the wider area and development schemes. Section 12 of the NPPF highlights that the Government attaches great importance to the design of the built development, adding at Paragraph 124 'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve'. These criteria are reflected in policy GEN2 of the adopted Local Plan.

14.6.2 The design and access statement provides details of the rationale behind the proposed development. This follows an assessment of the constraints and opportunities of the site, the design and appearance of the residential units, landscape objectives, heritage assets, noise assessment mitigation measures and surface water drainage strategies.

14.6.3 This is an outline application where appearance, layout, scale, and landscaping are reserved matters. The application includes a number of indicative plans that indicate the key aspects of the design and layout such as access, position of housing, open space and landscape features.

14.6.4 Layout:

14.6.5 Whilst the layout of the development is a matter reserved for consideration at a later date, the Council has to be satisfied that the site is capable as accommodating the number of dwellings proposed along with suitable space for policy compliant level of car parking, garden and open space areas and SuD's etc.

14.6.6 The constraints of the site with the combination of heritage and archaeological features, as well as surface water flooding, public footpath and hedgerows provided limitations to the use of the

southern parts of the site to open space uses only.

- 14.6.7** This open space area is to consist of a heritage park with the majority of this space kept open to retain intervisibility between the Fort and Temple and a central and southern amenity space that will include a network of surfaced and mown paths, integrated drainage basins designed for biodiversity, and the opportunity for extended orchard and allotment provisions.
- 14.6.8** Although this public open space area was intentionally designed around the constraints of the site, and most noticeably due to the need of preserving the transitional cross views of the heritage assets, the Applicant submits that the open space in the southern portion of the site would present an opportunity to extend the established existing community, leisure and recreation uses at the recreation ground into the site forming a much larger parkland area.
- 14.6.9** As with the provision of open space, the illustrative layout and structure of the proposed residential units and community shop within the site has been directly informed by the approach to heritage and landscape constraints.
- 14.6.10** The main built form would be primary located within the northern portion and comprise of development clusters. A proposed central green routeway corridor positioned between the two main development parcels is to provide landscaping at the heart of the development and would connect the north and public open space areas.
- 14.6.11** Around the periphery of the built form, it is proposed to provide green edges including retained and enhanced boundary planting to help integrate the development into the landscape and to provide a buffer from surrounding highways.
- 14.6.12** A variation in densities between development parcels will be provided across this part of the site to support character, placemaking, and to provide appropriate housing mix requirements.
- 14.6.13** The Applicant submits that the frontage of the buildings will largely follow other development in the vicinity. The new buildings along the internal highways of the development are to be sited at the back edge of the public footways allowing for car parking to be sited where possible between houses or within garages reducing the visual impact of on-site parked cars and allows as much private rear gardens as possible to the rear of the dwellings.
- 14.6.14** Passing through the heart of the development area is the main street that serves as the organising spine linking Walden Road and Newmarket Road and providing access to all other streets within the development.

14.6.15 The layout positively responds to the site constraints and the arrangement of buildings has considered the site's specific context, specifically with respect to providing an appropriate interface between the proposed residential development, drainage and flooding, and the surrounding historic and natural environment.

14.6.16 It is concluded that the proposals would likely be able to accommodate the required standards, however, this would be addressed when the reserve matters applications are submitted if outline consent is granted.

14.6.17 Scale:

14.6.18 The Applicant has applied careful consideration in the design rationale behind the scale of the development considering the constraints of the site, the surrounding buildings, and the natural environment.

14.6.19 The Applicant has suggested as per within the supporting Design and Access Statement that the height of residential development will generally be two storeys, with a some two-and-a-half dwellings and single storey bungalows. The houses would be a mixture of detached, semi-detached and terrace houses and occasional apartment buildings.

14.6.20 Appearance:

14.6.21 The Applicant submits that the design of the dwellings would reflect the local vernacular in terms of style, form, size, height, and materials and that these will be set out across different character areas. They would be traditional in design to reflect the patterns and characteristics of the surrounding area and the street scene. There is no reason to suggest the design of the buildings would not be appropriately designed, however, the final design and appearance of the proposals would need to be assessed at reserve matter stage.

14.7 E) Heritage

14.7.1 Heritage Assets:

14.7.2 The application site does not lie within or abut the Great Chesterford Conservation Area. Although there are many listed buildings within the village of Great Chesterford, due to the significant separation the site is located away from these listed buildings, the site will have no direct influence on these assets.

14.7.3 As identified in Figure 5 below, there are two ancient schedule monuments which are in part within, and in proximity to, the site.

- 14.7.4** The 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries' at Great Chesterford is a large and complex multi-period scheduled monument, in three parts over 20ha in total size on the northern edge of Great Chesterford.
- 14.7.5** There is a further scheduled monument known as 'Romano-Celtic temple' 400m south of 'Dell's Farm' 1.18ha. in size, which is located 850m to the east of the scheduled fort.



LEGEND

- Site Boundary
- Scheduled Monuments**
- Roman Fort, Roman Town and Roman and Anglo Saxon Cemeteries (NHLE1013484)
- Romano Celtic Temple (NHLE1017453)

Figure 5: Location of Schedule Monuments (extract from Applicants Heritage Appraisal).

- 14.7.6** These two scheduled monuments are heritage assets of the highest significance, and they are of historical and archaeological importance.
- 14.7.7** Relevant Policy Consideration:
- 14.7.8** Policy ENV4 (Ancient Monuments and Sites of Archaeological Importance) states that where archaeological remains are affected by proposed development there will be a presumption in favour of

their preservation in situ. It further states that the preservation in situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology.

- 14.7.9** Policy GLCNP/5 – Historic Environment of the Great Chesterford Neighbourhood Plan stipulates amongst many criterion that development proposals should conserve and enhance the historic environment and take account of the open visibility between the Scheduled Monuments comprising the Roman town and Fort, and the Romano-Celtic Temple and the open aspect of the Romano-Celtic Temple area should both be conserved and that development along Newmarket Road should avoid any significant detrimental impact on views into the designated Scheduled Monuments.
- 14.7.10** 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.
- 14.7.11** Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 14.7.12** Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
- 14.7.13** The Monuments and their Significance:
- 14.7.14** The Applicant has submitted a detailed ‘Landscape and Heritage Appraisal’ prepared by LDA Design (September 2022) which identifies the Monuments & their significance, the contribution the setting makes upon the Monuments and provides an analysis of the opportunities for the site and in conclusion sets out recommendations to inform the master planning and design of the proposed development.
- 14.7.15** The application was consulted to Historic England and the Conservation Officer at Place Services who also like that of the Applicant’s ‘Landscape and Heritage Appraisal’ provides details of

significance of the monuments in their formal consultation response. The summaries contained within the 'Landscape and Heritage Appraisal' and those of the historical officers' assessments are generally similar in respect to the role and significance of the Monuments.

- 14.7.16** Roman fort, Roman town, Roman and Anglo-Saxon cemeteries:
- 14.7.17** The scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford' has been recognised as an important archaeological site for over 400 years.
- 14.7.18** The Scheduled Monument comprises three separate areas (parcels) (see Figure 5 above).
- Parcel A is located in the south-western corner of the site, and immediately to the north of Chesterfords Community Centre and car park.
 - Parcel B is located to the south of Parcel A, with a rectangular quarry separating it from
 - Parcel C to the north. Parcel B is immediately south of the site and north-west and west of the built-up area of Great Chesterford.
 - Parcel C is located to the north-west of the site and the built-up area of Great Chesterford, between Newmarket Road and the M11.
- 14.7.19** The Roman fort at Great Chesterford is one of the very rare examples of its type in the south-east of England and it is one of only four in Essex. As one of a small group of Roman military monuments, which are important in representing army strategy and therefore government policy, forts are of particular significance to our understanding of the Roman period.
- 14.7.20** The construction of a fort, and subsequent Roman town, at this location in the 1st century AD was highly strategic – and relates to the topographical significance of this location. The fort occupied an important strategic location in the landscape, from which the movement of people and goods could be managed.
- 14.7.21** The land around the scheduled monument, and especially the remaining open land to the north - the location of the proposed development – is, therefore, particularly important for understanding and also appreciating the siting of the fort in the wider landscape.
- 14.7.22** The Roman fort was deliberately dismantled and incorporated into a substantial enclosed, and later defended, town. The town was surrounded by cemeteries, industrial areas and suburbs. The establishment of the Roman town on the site of the early fort is itself a matter of great interest and illustrates the continuity between

military and civilian rule in the Roman period.

- 14.7.23** The presence of a large pagan Anglo-Saxon cemetery on the north side of the Roman town is also of great significance and offers important insights into the continued settlement and status of the site in the immediate post Roman period. This is situated to the west of the B1383 Newmarket Road, directly opposite the application site, and also part of the scheduled monument. This is one of only a very small number of Anglo-Saxon cemeteries to be scheduled in the country.
- 14.7.24** Romano-Celtic temple:
- 14.7.25** During the Roman period, the major focus of religious observance was located c.800m to the east of the Roman fort and settlement, on the site of an earlier shrine that served the late Iron Age community. This is the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'.
- 14.7.26** The Roman temple is a nationally rare feature in its own right. It is also exceptionally unusual to find one surviving in close proximity to a well-preserved town, to which it quite clearly served, and within an open and undeveloped landscape setting.
- 14.7.27** The Roman temple is situated on rising ground within a side valley that slopes gently upwards and eastwards, away from the River Cam. The temple would have been a prominent reference in the landscape, commanding long views out across the valley and towards the Roman town.
- 14.7.28** These monuments have a particular spatial arrangement, and separation, in the landscape. They are deliberately set some distance apart and they would have been linked by the creation of views that were designed to have a particular, and no doubt powerful, effect on the population. These provide important information for the understanding of this period, and the relationship with the earlier occupation and use of space.
- 14.7.29** Consideration of the contribution of setting to the significance of the scheduled monuments:
- 14.7.30** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight attaches to the asset's conservation; the more important the asset, the greater that weight should be. (Parag 199 of the NPPF).
- 14.7.31** Applicants Advice:
- 14.7.32** The Heritage Impact Assessment submitted in support of the application provides analyst of contributions to the significance of

the monuments.

- 14.7.33** The Assessment concludes that the setting of the scheduled monument Roman fort, Roman town, Roman and Anglo-Saxon cemeteries functions on a number of levels. The relationship between the scheduled monument and the areas of undesignated archaeological assets that make up the remainder of the Roman town, including the western cemetery and south-western cemetery areas, the extra-mural settlement to the south-east and south-west and the second walled enclosure underneath the Church of All Saints and Bishops House also contributes to the setting of the scheduled monument.
- 14.7.34** The Assessment continues to confirm that the strategic position of the temple within the wider rural landscape to the east of the walled town is intentional. The integrity of the setting makes a major positive contribution to the significance of the heritage asset. This aspect of the setting also includes the existing residential development off Jacksons Lane and Hyll Close, which is closer to the temple than the proposed development would be, as well as other structures such as electricity pylons. These modern structures have changed the setting from its original form, but they do not detract from the contribution that the extensive views make to the appreciation of the wider landscape setting of the Romano-Celtic temple c.400m south of Dell's Farm
- 14.7.35** The Assessment concludes that there is a defined relationship between the Roman town and the temple. They were contemporaneous and interlinked. Intervisibility between the temple and walled town would have been more pronounced in the past, without the intervening development in the area of Carmen Street and Jacksons Lane.
- 14.7.36** The Assessment stipulates that this relationship makes a 'moderate to major positive' contribution to both monuments. The views from the temple area back towards the scheduled Roman town make a moderate positive contribution to the ability to experience and appreciate the setting and significance of the relationship between the scheduled temple and the scheduled Roman town including the topographical position of Land at Great Chesterford and the temple in relation to the town and the rural character of the temple's wider setting, including the spacing between the two sites.
- 14.7.37** Historic England Advice:
- 14.7.38** We consider the rural landscape setting of the monuments makes a major contribution to their significance.
- 14.7.39** The two scheduled monuments form part of a fascinating, complex, and multi-layered historic landscape at Great Chesterford. The use,

and importance, of space, on a landscape scale, is critical to the significance and understanding of the scheduled monuments and in shaping their appreciation and understanding today. Both monuments, therefore, draw a considerable amount of significance from how they are experienced, and experienced together, in the landscape.

- 14.7.40** Although the monuments are no longer visible as earthworks or above ground remains, they still retain a landscape setting and context – the surroundings in which an asset is experienced. This is in accordance with the approach set out in Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets.
- 14.7.41** The setting of the scheduled monuments makes a strong positive contribution to their significance. Like other examples of their type in this part of England, the scheduled monuments were constructed in the rural landscape. Whilst field boundaries and roads in this vicinity have changed over time and development has taken place to the south of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford, the fundamental agrarian land use in the vicinity of both the scheduled monuments has remained.
- 14.7.42** The open and rural setting of both scheduled monuments makes a major positive contribution to their significance, in terms of appearance and ambience, and the monuments draw a considerable amount of significance from how they are experienced, and how they relate to each other, in the rural landscape.
- 14.7.43** The landscape character provides a strong sense of open space, with long, uninterrupted views to the north and east of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford', that enables the strategic nature of the scheduled monument's location, and its place in the landscape, to be readily experienced and appreciated. We consider this is critical to the setting of the monument and critical to how the monument's strategic position is experienced and appreciated.
- 14.7.44** The scheduled 'Romano-Celtic temple 400m south of Dell's Farm' also draws a considerable amount of significance from how it is experienced in the landscape, with long open rural views to the west and towards the scheduled Roman fort and town.
- 14.7.45** The spatial relationship of these scheduled monuments to each other in the rural landscape is a very rare survival. The visual and functional links of these sites, and the rare survival of this relationship, adds to the significance of both within the wider historic landscape.

14.7.46 It should be acknowledged that the Conservation Officer from Essex County Council in their formal response agreed with the conclusions provided by Historic England in that the proposals would amount to 'less than substantial harm'. However, they did not provide any indication as to severity of the harm in respect to the spectrum of harm.

14.7.47 Design Response:

14.7.48 Following the assessment of the significance of the schedule monuments and the contribution of setting to the significance the supporting Heritage Impact Assessment submitted by the Applicant provided three recommendations that should be considered in the final master planning of the site as detailed below:

- Recommendation 1: Southern Limit of Built Development: A maximum southern limit of built development should be established that includes the full extent of the Scheduled area of the Roman fort within the site and that retains an open, green corridor to retain the intervisibility between the site of the Scheduled Roman Town, fort and cemetery in its river valley location and the Scheduled Romano-Celtic temple located on rising land to the east.
- Recommendation 2: Built Form and Grain: The masterplan should be based on a suitably scaled and aligned pattern of streets and spaces that reflects the underlying pattern of historic fields, roads and trackways which themselves reflect the topographic setting of the village. Consideration should be given to making a feature of the alignment of the trackways, with suitable interpretation provided on site.
- Recommendation 3: Heritage Park: The green corridor should include a 'heritage park'. The heritage park will be accessible and provide suitably located interpretation of the Scheduled Roman town, fort and cemeteries and Scheduled Romano-Celtic temple, including their strategic location as well as other sites and features pertinent to the site and context- such as the alignment of prehistoric and historic routes and trackways within the site. The fort should be demarcated to show its location and extent within the heritage park. The park should be open (i.e, not heavily treed or wooded) to respect the prevailing character of the landscape locally and retain the intervisibility of the Scheduled Roman town, fort and cemeteries and the Romano-Celtic temple.

14.7.49 These recommendations are followed in the creation of the concept masterplan as generally shown in Figure 6 below.



Figure 6: Layout Influences as per recommendations suggested within Applicants Heritage Impact Assessment.

14.7.50 Public Benefits:

14.7.51 Planning Policy Guidance notes some examples of heritage benefits including sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; and securing the optimum viable use of a heritage asset in support of its long-term conservation (Paragraph: 020 Reference ID: 18a-020-20190723).

14.7.52 A detailed Conservation Management Plan (CMP) was submitted with the planning application which outlines the public benefits of the scheme and as set out below:

- Taking the part of the scheduled Roman fort that is within the red line area of the proposed development out of the plough thereby preventing further plough damage to below ground features within this part of the scheduled monument.
- Demarcation of the Roman fort through new stonework.
- The opportunity to increase public awareness of the Scheduled Monument in context through the design and layout of the site as a heritage park.
- the proposed heritage trail comprising historical interpretation boards coupled with a sensitive demarcation of the below ground history through appropriate landscape strategy will greatly increase public awareness and access to the new open space will enable a greater appreciation of the Scheduled Monument.
- Website to host historic information about Great Chesterford.

- Permanent display case in association with Saffron Walden Museum and Cambridge University.
- Museum of Anthropology and Archaeology.

14.7.53 Impact of the proposals on the historic environment:

14.7.54 Applicants Conclusion:

14.7.55 The Heritage Impact Assessment report submitted with the application considers the potential effects of the scheme in detail. This concludes that proposed development would have a minor adverse effect on the setting of the area of the scheduled monument Roman fort, Roman town, Roman and Anglo-Saxon cemeteries (NHLE1013484) which is located within the study site, in its south-western corner. It is further concluded that the proposed development would have no impact on the significance of the other two areas of the scheduled monument Roman fort, Roman town, Roman and Anglo-Saxon cemeteries which are located immediately to the west/south-west of the study site and on the Romano-Celtic temple 400m south of Dell's Farm, which is located c.400m east of the site.

14.7.56 Historic England Conclusion:

14.7.57 The proposed development would introduce residential development on the previously undeveloped north and east side of the scheduled monument. It would also significantly increase the quantum of development around the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford'.

14.7.58 We note the provision of open space (heritage park) between the edge (and including part) of the scheduled monument and the residential development to north. In our view, however, the open space does not ameliorate the scheme. We consider the proposed construction of 350 new dwellings to the north and east of it would fundamentally change the setting of the scheduled monument from a rural to an urban context.

14.7.59 This is because a significant amount of development has been proposed - in the form of new roads, dwellings, swales/ponds and associated landscaping and planting. The activity associated with these – for example, lighting, vehicle movement, and noise – would also detract from the current rural character of the setting. We consider this activity would be unmitigable in any meaningful way.

14.7.60 The proposed access road into the development from the west, off the B1383 Newmarket Road, would be located less than 50m to the north of that part of the scheduled monument within the application site. It would be even closer to the area of equivalent heritage significance covering the extra-mural occupation and settlement

around the fort, defined by the Applicant's archaeological assessment.

- 14.7.61** The location of this proposed access, and the residential development, would be located directly opposite that part of the scheduled monument on the west side of the B1383 Newmarket Road.
- 14.7.62** The loss of the rural landscape to the north of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford' and change of its character, from an open rural landscape to a built environment, would in our view be dramatic.
- 14.7.63** The proposed development would be visually intrusive because it occupies a prominent position within the setting of the scheduled monument that enables its strategic location in the landscape to be readily appreciated. It would, therefore, harm the way it is experienced and appreciated in the landscape, in terms of proximity, location, scale and prominence of the proposed development in relation to the monument.
- 14.7.64** From an open and rural landscape that has existed since late prehistory, it would change to one of built urban form, with new surroundings that would be intrusive and alien. The change would lead to a sustained level of permanent and residual harm.
- 14.7.65** The development would also effectively sandwich the monument between the existing and historic settlement to the south and new residential development to the north. From being situated on the edge of Great Chesterford, where its strategic location can be readily appreciated, the quantum of the proposed new development on the north side would place the scheduled monument in the centre of the settlement.
- 14.7.66** The proposed residential development would be located to the west and north-west of the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'. The new access road into the residential development, on the east side, would lead off a new roundabout constructed on the B184 Walden Road, less than 500m to the west of the monument across a large open field. The new development would be located beyond this, to the west and north-west of the scheduled temple and across towards the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford'.
- 14.7.67** We consider the proposed development would harm the significance of the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'. The proposed development would intrude into the views from the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'. It would harm how this monument is experienced in the rural

landscape. The change would lead to a sustained level of permanent and residual harm.

14.7.68 The proposed development would also harm the way the two monuments are experienced and appreciated together in the landscape, which makes a major contribution to their significance. This is because the proposed development would introduce a large quantum of new built urban form into their setting, and between the monuments, which has been an open rural landscape since late prehistory. Again, the change would lead to a sustained level of permanent and residual harm.

14.7.69 We do not believe that the design, layout, density, and planting within the proposal would serve to mitigate its effects. Moreover, we do not believe the design of the development is capable of sufficient adjustment to avoid or significantly reduce the harm that we have identified.

14.7.70 Placing this in terms of the National Planning Policy Framework (NPPF), we have concluded this would be a severe level of harm, but less than substantial. This harm would be a very considerable disbenefit.

14.7.71 We have considered the proposed mitigation in the form of the conservation management plan. We do not believe this is a sufficient heritage benefit to offset the harm that we have identified.

14.7.72 Assessment:

14.7.73 Annex 2 of the Framework defines setting as: *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

14.7.74 The significance of a heritage asset is defined in the NPPF as its value to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. Significance may be harmed by a development and it is necessary to determine the degree of harm that may be caused.

14.7.75 The PPG advises that all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. It stresses that whilst the extent and importance of setting is often expressed by reference to the visual relationships, other non-visual factors also affect the way in which it is experienced. It goes on to state that this can also include an understanding of the historic

relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the way in which their significance is experienced.

14.7.76 The site, in conjunction with the adjacent fields, provides a soft, open, and undeveloped edge to schedule monuments. There are hedges/trees and some existing built form which partly interrupt the views between these schedule monuments, but to the passer-by the site and adjacent fields are devoid of buildings, and hence it does not visually compete with the designated heritage assets. The site and other agricultural land adds positively to the significance of the designated heritage assets. In respect to them the proposed development would unacceptably sever the link between such assets and the open landscape setting. The scheme would lead to a significant urbanising effect which would eviscerate the agricultural setting of the open fields and severely curtail its relationship with the wider landscape.

14.7.77 For the above reasons, it is concluded that the proposed development would not preserve the setting of designated heritage assets. In respect of the harm caused to the designated heritage assets, it would be severe on the spectrum of less than substantial.

14.7.78 It is agreed that the scheme would not cause direct physical harm to any heritage assets, rather, the disputed level of harm solely relates to how the proposal would affect their setting. The Applicant accepts that “minor adverse effects” level of less than substantial harm would be caused to the setting of the ancient monuments whilst the Council finds that there would be a “severe” harm to their respective settings based on the advice provided by Historic England.

14.7.79 However, one thing that can be agreed upon is that the proposals would amount to ‘less than substantial’ within the meaning of the Framework.

14.7.80 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight attaches to the asset’s conservation; the more important the asset, the greater that weight should be. (Para. 199 of the NPPF).

14.7.81 Having established that the harm resulting from the proposed Development is a severe level of ‘less than substantial’, it is then necessary to weigh this level of less than substantial harm against the public benefits of the Proposed Development in accordance with Paragraph 202 of the Framework. Planning Practice Guidance (ID: 18a-020-20190723) explains:

14.7.82 *“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives*

as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

- 14.7.83** To do this in a comprehensive and efficient manner, these benefits as identified in paragraph 14.7.51 alongside the wider planning benefits, need to be set out in full. There would be public benefits arising from the proposal including the provision of affordable homes and the provision of market housing in the context that the LPA is unable to demonstrate a deliverable five-year supply of housing sites. However, neither this, nor the provision of new or retained landscaping, open space areas social and economic benefits would outweigh the ‘less than substantial harm’ caused to the significance of the designated heritage assets. The severe harm that would be caused to the setting of the ancient schedule monuments will nevertheless be weighed in the wider basket of harms within the planning balance.
- 14.7.84** In summary, it is considered that the resulting severe harm to the heritage assets and should be afforded significant (negative) weight in the planning balance. The public benefit should be afforded moderate (positive) weight in the planning balance.
- 14.7.85** Taken together, it is considered that the overall harm that significantly weighs against the scheme and that this would be contrary to policy ENV4 of the Uttlesford District Local Plan and Policy GLCNP/5 of the Great Chesterford Neighbourhood Plan.
- 14.7.86** It is also necessary to consider the impact on the non-designated heritage assets. The Mills is a residential property located along Walden Road and is in separate ownership. It comprises a two-storey flint property with extensive mature gardens/orchard area to the west. The proposed development area would bring built form close to its north and southern boundaries.
- 14.7.87** Unlike designated heritage assets, Paragraph 203 of the Framework only requires a balanced judgement to be reached regarding the scale of any harm and the significance of such assets.
- 14.7.88** It is regarded that any development impacts can be mitigated by the detailed layout and design considerations through future reserved matters stages. The supporting Design and Access Statement includes a design code which sets an appropriate character area for the lower-density custom build plots to the north and the residential parcel to the immediate south of the curtilage of The Mills.

114.8 F) Archaeological

- 14.8.1** With regards to heritage, the latest evidence Uttlesford District Heritage Sensitivity Assessment Stage 1: Towns and Key Villages (October 2021) identifies the site falling within an area as GCA6 (Great Chesterford Roman Town). It concludes within this report:
- 14.8.2** *“This is a highly sensitive historical and archaeological area. Development could result in the loss of national significant archaeological remains. Further archaeological investigation would likely be required ahead of any development to clarify the nature, extent and significance of archaeological in this area. Development in this area could also harm the setting of Great Chesterford Conservation Area and designated heritage assets lying in the village”.*
- 14.8.3** In accordance with Policy ENV4 of the 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.
- 14.8.4** The Essex Historic Environment Record indicates that the proposed development is located within a highly sensitive area of archaeological deposits comprising two Scheduled Monuments containing the Roman Town, Roman Fort and Anglo-Saxon cemeteries. These are located on both sides of the development and within the southern half of the application site. The application area contains the north-eastern corner of the Roman fort.
- 14.8.5** An Archaeological Conservation Management Plan, geophysical survey and field evaluation in the form of trial trenching has been submitted in support of the application in relation to the historic environment issues. The evaluation fieldwork comprised the excavation of 166 trenches, the majority of these being 30m by 2m.
- 14.8.6** The evaluation recorded a predominantly agricultural landscape with transit routes to the north and east, two small stock enclosures, a single burial and a probable Roman quarry. Despite its proximity to the Roman town immediately to the west no evidence for the town extending into the study site has been found. Roman and Anglo-Saxon cemeteries are recorded in the immediate vicinity of the study site, however, apart from one burial, no evidence for further burials or cremations was found within any of the trenches. Artefactual and environmental assemblages were limited and of little significance. Two linear features, a holloway and a boundary ditch, are potentially

of a Middle Bronze Age date, with the remainder of the features thought to date to the 1st to 3rd centuries. Limited medieval and post-medieval activity was observed, with an area of gravel quarrying close to Newmarket Road.

14.8.7 Prior to the submission of the application, it is acknowledged that the Applicant had discussions with Historic Environment Advisor at the County Council about the nature of how the archaeology of this area can be presented to the new and existing community both physically and also via on-site and internet based interpretative material in which the details of this are set out in the Archaeological Conservation Management Plan.

14.8.8 The application was consulted to Essex County Councils Historic Environment Advisor who acknowledged that a programme of archaeological geophysics was submitted in support of the application which identified a range of features some of which have been found to relate to the Roman town. The geophysics was followed by a programme of trial trenching covering the total development area.

14.8.9 The Historic Environment Advisor acknowledge that a Conservation Management Plan has been submitted in support of the proposals, however, this has been restricted to the small part of the Roman fort that is located within the Applicant's ownership. As such, the Historic Environment Advisor has suggested that a wider Conservation Management Plan, taking in the scheduled monument outside of the proposal site, and that this is required to be funded by the Applicant to progress a more holistic approach.

14.8.10 In summary, no objections were raised subject to the imposition of conditions of permission were to be granted to include further details prior to the commencement of works to include a further mitigation strategy detailing the excavation / preservation strategy, a post excavation assessment, further completion of fieldwork, and a Conservation Management Plan to include the long-term preservation and promotion of the Scheduled Monument.

14.8.11 In summary, it is thereby concluded that the proposals would comply with Policy ENV4 of the Local Plan and the NPPF and that weight should be given to the public heritage benefits that the proposals provide in respect to archaeology.

14.9 G) Loss of Agricultural Land

14.9.1 Paragraph 174(b) of the Framework, places value on recognising the intrinsic character and beauty of the countryside including best and most versatile agricultural land. The Planning Practice Guidance requires local planning authorities to aim to protect BMV agricultural land from significant, inappropriate or unsustainable development

proposals.

- 14.9.2** ULP Policy ENV5 (Protection of Agricultural Land) states that development of the best and most versatile agricultural land will only be permitted where opportunities have been assessed for accommodating development on previously developed sites or within existing development limits. Where development of agricultural land is required, developers should seek to use areas of poorer quality except where other sustainability considerations suggest otherwise.
- 14.9.3** The Framework defines the Best and Most Versatile (BMV) agricultural land as being in Grades 1, 2 and 3a.
- 14.9.4** The site is Grade 2 based on the Applicant's planning statement submitted and the proposed development would result in the permanent loss of 31.16 hectares of cultivated land area.
- 14.9.5** The Framework sets out that economic and other benefits of BMV agricultural land should be recognised. Footnote 58 indicates that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 14.9.6** Accordingly, both local and national policy encourage development to take place on land of poorer quality wherever that is practicable. In that regard, the scheme is not fully compliant with policy. Therefore, implications of using BMV farming land against any alternatives available need to be fully justified.
- 14.9.7** The Applicant argues that opportunities for accommodating new housing development within the Development Limits of towns and villages within the district including Great Chesterford are limited, and that most of the district is classified as being BMV land. As such, to meet the housing needs of the district, the loss of Grade 2 land is unavoidable. It is further submitted that the sustainability credentials of the proposed development are high, and on that basis, there is no real conflict with Policy ENV5. The Applicant accepts that there will be a loss of Grade 2 agricultural land, however, this should be given limited (adverse) weight in the planning balance.
- 14.9.8** Based on the illustrative masterplan (ref :12D) around two thirds of the existing site would be lost to residential development and the remainder would be used for landscaping, flood attenuation and public open space. As a consequence, it would no longer be feasible for any commercial farming within the site.
- 14.9.9** The application was consulted to Natural England who confirmed that they had no objections.

14.9.10 There could be the potential for soils to be recycled for use within individual gardens and the undeveloped parts of the site could be used for small scale crop growing such as the proposed allotments as indicated on the illustrative masterplan.

14.9.11 Nevertheless, the loss of agricultural land carries moderate negative weight against the development.

14.10 H) Housing Mix and Tenure

14.10.1 In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out Council's approach to housing provisions. The Council commissioned a Strategic Housing Market Assessment (SHMA) which identified the need for affordable housing market type and tenure across the district. Section 5 of the Framework requires that developments deliver a wide choice of high-quality homes, including affordable homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

14.10.2 On 24th May 2021, the Government published a Written Ministerial Statement¹ that set out plans for delivery of a new type of affordable home ownership product called First Homes. First Homes are the Government's preferred discounted market tenure and should account for a minimum 25% of affordable housing secured through planning obligations.

14.10.3 Uttlesford District Council requires the provision of 40% of the total number of residential units to meet the national definition of 'affordable housing' within all new residential developments that comprise 15 or more residential units or a site of 0.5 hectares and above. To meet housing need the 40% affordable housing policy requirement must incorporate 70% affordable housing for rent, provided as either social or affordable rented housing. The remaining 30% required to meet demand for affordable shared home ownership. The First Homes Requirement (25%) can be accounted for within the 30% affordable home ownership element of the contribution. As such, the following affordable housing contribution will be considered policy compliant:

- 70% of the affordable units will be required as affordable housing for rent.
- 25% of the affordable units on new residential developments will be required as First Homes.
- 5% of the affordable units on new residential developments will be required as Shared Ownership Housing.

14.10.4 Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2 and 3 bedroom

market dwellings. However, since the policy was adopted, the Council in joint partnership with Braintree District Council have issued the 'Housing for New Communities in Uttlesford and Braintree (ARK Consultancy, June 2020)'.

14.10.5 Based on 350 units, the Council housing officer has confirmed that that the proposals should contain 40 affordable and 210 market. The affordable will need to be 98 affordable rent, 35 First Homes, and 7 shared ownerships. Table 1 in this report confirms that indicative housing mix and tenure. As this is an outline application with layout reserved, the accommodation mix would be assessed at reserved matter stage if permission were to be consented for this outline application and it is advised that the Applicant refers to the above accommodate needs.

14.10.6 It is also the Councils' policy to require 5% of the whole scheme to be delivered as fully wheelchair accessible (building regulations, Part M, Category 3 homes). The Council's Housing Strategy 2021-26 also aims for 5% of all units to be bungalows delivered as 1- and 2-bedroom units. This would amount to 16 bungalows across the whole site delivered as 5 affordable properties and 11 for open market. The Applicant has acknowledged this requirement, and this will form part of the S106 Agreement to ensure an appropriate mix.

14.11 I) Neighbouring Amenity

14.11.1 The NPPF requires a good standard of amenity for existing and future occupiers of land and buildings. Policies GEN2 and GEN4 of the Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

14.11.2 The application is seeking outline permission and layout is a matter for reserve consideration at a later date and therefore it is not possible to fully assess the impact it would have on the amenity of neighbouring occupiers.

14.11.3 However, in respect to layout, it is regarded that the site is well distanced from neighbouring properties adjacent and adjoining site and that the proposals could be designed appropriately such that it is not anticipated that the proposed development would give rise to any unacceptable impact on the amenities enjoyed of these neighbouring properties.

14.11.4 In relation to the proposed community building, relevant conditions could be imposed in respect to sound installation, hours of use to prevent unwanted noise and disturbance from this building.

14.11.5 Furthermore, a condition could be imposed in respect to the submission of a Construction Environmental Management Plan to

ensure that there would not be a significant adverse impact to surround occupiers in relation to noise and disturbance during the construction phase of the development.

14.11.6 Appearance and scale are set for reserve matters and thereby currently there is no indication in respect to the size and window positioning on each of the dwellings. As such, details such as visual blight, loss of privacy and light would need to be assessed as part of future reserve matters applications.

14.12 J) Access and Parking

14.12.1 Relevant Policy:

14.12.2 Paragraph 111 of the NPPF states that: *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*.

14.12.3 Paragraph 112 of the NPPF continues to stipulate that development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas, address the needs of all users, create places that are safe, secure, and attractive, allows efficient delivery of service and emergency vehicles and designed to cater for charging of plug-in and other low emission vehicles.

14.12.4 Policy GEN1 of the Uttlesford District Local Plan is broadly consistent with the aims and objectives of the NPPF as set out above. It requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and encourage movement by means other than a vehicle.

14.12.5 Policy GLCNP/3 (Getting Around) of the Neighbourhood Plan aims to promote safe and sustainable transport by promoting pedestrian use of railway station, safe pedestrian, and cycle access to village services and between villages, road safety for all in village streets and promoting and enhancing cycling routes south to Saffron Walden and north towards Cambridge.

14.12.6 Overview of Road Network:

14.12.7 As shown in Figure 7 below, the application site is bordered by Walden Road (B184) to the east and Newmarket Road (B1383) to the west.

14.12.8 Walden Road (B184) extends between the town of Saffron Walden

to the south and the A11/M11 at Junction 9A. It thereafter extends into the A1301 which runs to Cambridge. Walden Road is subject to a 50-mph speed limit where it adjoins the site and passes the fringe of the village.

14.12.9 Newmarket Road (B1383) runs broadly parallel to Walden Road and routes in a north-south direction connecting to the M11 J9a via the B184 Stump Cross to the north and Bishop's Stortford to the south. The speed limit at the site frontage is 50mph for vehicles travelling south, reducing to 30mph close to the site's southwestern boundary.

14.12.10 The M11 passes within 450m of the site, running to the west of the village. At Junction 9, a dual carriageway, still designated as the M11, diverges. This continues as the dual carriageway A11 trunk road beyond Junction 9a.

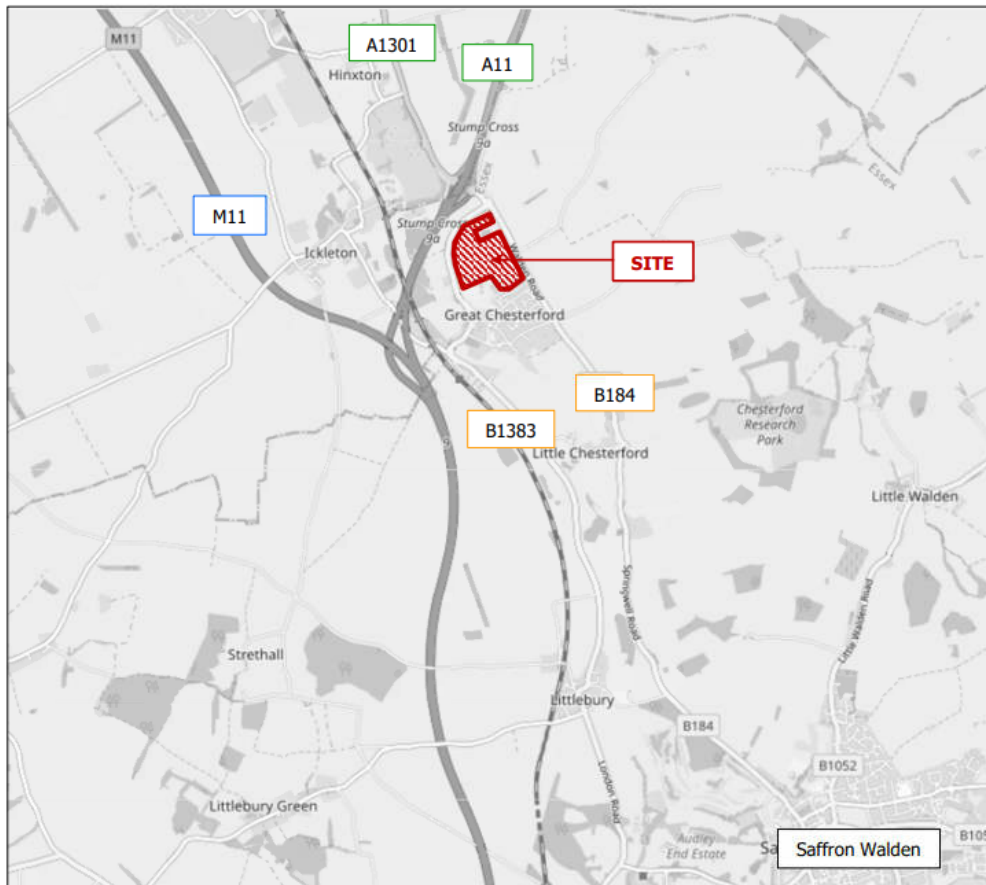


Figure 7: Surrounding Highway Network. (Extract from Applicant's Transport Statement.

14.12.11 Proposed Vehicle Access:

14.12.12 Vehicular access to the site will be formed on Walden Road and Newmarket Road, as shown on DTA Drawings 22400-01b-1 and 22400-3. The two access points into the site are included in detail for approval as part of the outline application.

- 14.12.13** The principal access will be from Walden Road in the form of a new 4-arm priority roundabout. The junction achieves visibility splays of 2.4m x 160m in both directions. This will also provide a pedestrian refuge for safer crossing of Walden Road to Park Road for Public Footpath 12-17.
- 14.12.14** Secondary access is proposed onto Newmarket Road which comprises of a new simple form priority junction. This will be positioned south of a residential property (named 'Fairacre'). The access arm will be 6.1m wide and incorporate a 10m wide corner kerb. The junction achieves visibility splays 2.4m x 163m to the north and 2.4m x 153m to the south.
- 14.12.15** Both accesses will be appropriately lit and ultimately offered up for formal adoption as part of the public highway network. It is proposed that a development spine road will be constructed through the site connecting both access points.
- 14.12.16** Travel Patterns & Trip Generation:
- 14.12.17** Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking, and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.
- 14.12.18** A Transport Assessment (TA) has been prepared by David Tucker Associates and submitted in support of the application, a Highways Technical Note and a Transport Addendum.
- 14.12.19** The Assessment relies on information based on the 2011 Census 'Method of travel to work' which provides data on the travel patterns for residents who live near site. This confirms that 56.6% of the existing population travel to/from work by car, 26.5% by sustainable transport trips, of which 11% are taken by public transport, 9.9% are pedestrians and 1.6% are cycle trips and that a total of 16.1% of residents in the area work from home.
- 14.12.20** The Neighbourhood Plan provided some evidence as to the frequency of the use of public transport links for those who live locally. It confirms that the railway station is frequently or occasionally used by 68% of respondents to the Great Chesterford Survey. However, the bus service between Saffron Walden and Cambridge which stops in the centre of the village of Great Chesterford it is not well used, with 77% of respondents to the Survey saying that they never or hardly ever use it.
- 14.12.21** The Assessment also establish the current traffic levels on the local

road network with Automated Traffic Counts (ATC's) which were undertaken near the proposed site access points on the B184 Walden Road and the B183 Newmarket Road over seven consecutive days starting Monday 7th March 2022.

- 14.12.22** It was established that the results of the surveys showed that the B184 typically caters for circa 1,000 vehicles per hour during weekday peak hours, whilst the B1383 caters for around 500 vehicles per hour during weekday peak hours. This averages to approximately 4-8 vehicles per minute in each direction.
- 14.12.23** It is proposed to develop the site with up to 350 residential dwellings and to predict the likely levels of car trips that the site would generate because of the development, the Assessment has based its calculations on TRICS which is a nationally accepted database and, on the journey, to work data from the 2011 Census.
- 14.12.24** 'Person trip rates' are how many people will be travelling from site. The proposed development as confirmed within the Transport Assessment is predicted to generate 332 people movements from the site in the morning peak and 306 in the afternoon peak hour in which 67.5% of those movement will be 'car drivers'. This results in 224 vehicle movements in the morning and 207 vehicle movements in the afternoon peak times. As a result, it is predicated that 108 people movements will leave the site by other modes, such as public transport, walking and cycling.
- 14.12.25** The Transport Assessment has undertaken an extensive assessment of the impact of the proposed development on the capacity of the surrounding junctions and existing traffic levels. It concludes that there is likely to be a marginal increase on the A11 / M11 J9A Northbound Slips Junction and the B184 High Street / George Street / Abbey Lane which will exceed capacity, however this is not significant.
- 14.12.26** Mitigation and Off-Site Works:
- 14.12.27** The site is generally accessible as detailed in Section B of this report. However, to help improve the overall permeability of the site and to reduce the need for vehicle movements generated from the development as the main option of travel to and from the site, the Applicant has made available several sustainable access and transport measures to be incorporated into the development. The following off site measures is proposed as part of the development:
- 14.12.28**
- 3m wide footway/ cycleway on eastern side of Newmarket Road, between proposed site access and Carmen Street (DTA drawing 22400-01b-1).
 - A new footway of varying width within public highway on Carmen Street, and to the north of the existing wall within Horse Field

(DTA drawing 22400-01b-1).

- New 2m wide footway with dropped kerb tactile paving at Walden Road / High Street/Cow Lane junction (DTA drawing 22400-4) to improve safety of pedestrians crossing Walden Road.
- Widening of existing footway, to a 3m wide shared footway/cycleway from Church Street to Station Approach (DTA drawing 22400-07).
- New 2m footway along Walden Road (DTA Drawing 22400-08) between the site access and Jacksons Lane.

14.12.29 The proposed development will ensure that good connections are made from the site into the Great Chesterford and throughout the site. The proposals will make walking and cycling a practical choice linking to the range of services and facilities within the village.

14.12.30 A Travel Plan has been prepared by David Tucker Associates (DTA) to support the application. It aims to reduce the need for unnecessary travel, minimise the number of single occupancy car traffic movements, encourage the use of public transport, cycling, walking and car sharing and provide for those with mobility difficulties. In addition, it aims to monitor travel patterns and identify further opportunities to encourage sustainable modes of travel.

14.12.31 Based on the objectives and targets set out in the Travel Plan, it is considered that one can reasonably assume that there would be a reduction of the number of vehicle movements generated from the development from 56% to 50% within 5 years of the completion of the development.

14.12.32 A Travel Plan Co-ordinator (TPC) will be appointed prior to the occupation of the development and be employed continuously for the duration of the Travel Plan which is for the period of five years following 100% occupation.

14.12.33 Proposed Bus Service:

14.12.34 Great Chesterford is served by one regular bus service; the Stagecoach East number 7 runs on an hourly frequency in the peak periods between Cambridge and Saffron Walden. Currently the nearest set of bus stops to the site are located on South Street, circa 1km south (or circa 13 minutes' walk) of the site.

14.12.35 The Applicant has confirmed that they have had detailed discussions with Stagecoach who operate the bus service and that it has been agreed in principle to reroute the existing bus service if permission were to be approved.

14.12.36 As shown in Figure 8 below, the preferred option would be to reroute bus route 7 into the site off Newmarket Road. The service would continue through the site and exit from the eastern access on

Walden Road. From here, the route would travel north, join Newmarket Road and travel south to re-join its existing route on Ickleton Road.

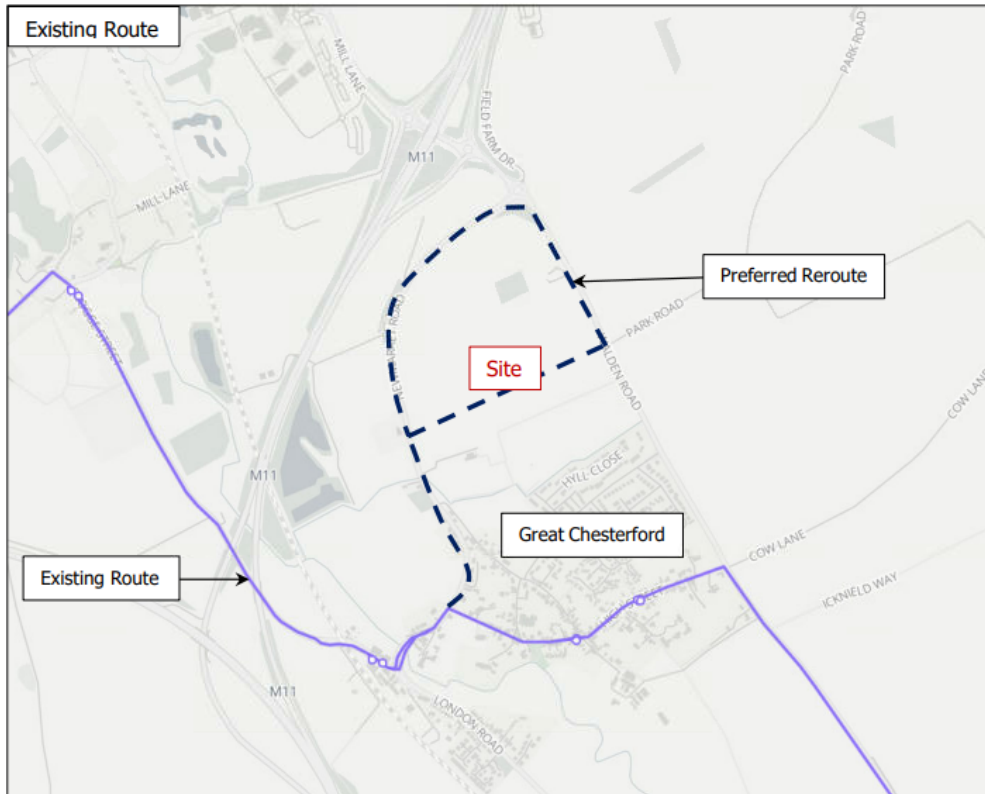


Figure 8: Indicative reroute of bus service 7 between Cambridge and Saffron Walden

14.12.37 As a Public Transport Strategy develops, new bus stops will be allocated as part of the final site layout. The new stops will be located; where possible, within a 400m walking distance of each of the dwellings. Requirements for bus stop provision, including equipment and location will be addressed during the detailed design stage if outline permission were to be approved.

14.12.38 Assessment:

14.12.39 Highway safety and congestions is a significant concern of the Parish Council, residents and interested parties. The primary focus of concern is centred on the additional traffic generated by the proposals and the congestion that this potential inflicts on the three main internal thoroughfares within the village being the High Street, School Street, and Carmen and Carmel Streets. The amount of traffic generated in this area, particularly at school drop off and pick up times, has raised several concerns.

14.12.40 It is acknowledged that the scheme would add further traffic on to the local highway network and increase the capacity of the

surrounding junctions marginally.

The question, then, is whether such an increase in traffic levels here and on the adjacent highways would increase the risk of accidents happening.

- 14.12.41** There is evidence that the area has experienced several incidents in recent years and an accident record has been submitted summarising these in the Applicant's supporting Transport Assessment. Personal Injury Collision (PIC) data for the roads surrounding the development has been obtained from ECC for the most recent five-year period from 1st February 2017 to 31st January 2022.
- 14.12.42** A total six collisions were recorded within the study area, of which three were 'slight' and three 'serious' in severity, with no fatal. Of the collisions in the study area, three involved a vulnerable road user. Two of these collisions resulted in the injury of a pedestrian and one resulted in the injury of a cyclist. A single collision was recorded on Newmarket Road, involving two vehicles and one casualty. The causation factor for the collisions were recorded as driver error and not due to a particular highway design issue.
- 15.12.43** However, when considering the severity of those accidents which have resulted in some leading to serious injury, whilst the quantity may be low, the serious nature of them is moderate. Whilst it is accepted that individual incidences of driver error are difficult to mitigate against, one could reasonably presume that due to more traffic in an area, on the balance of probability, this may lead to more accidents. However, this based on probability and not as a fact.
- 14.12.44** Although there would be an increase in traffic movements on the local highway network, it is considered that because of appropriate mitigation and improved highway works including new and enhanced cycle and pedestrian links, along with the rerouting of the bus service, there would not be a significant increased conflict between vehicles, cyclists, and pedestrians, particularly at certain busy times of the day.
- 14.12.45** Pedestrian crossing points are proposed including new footpaths along both Newmarket and Walden Road and thereafter extending into the village. It is regarded that priority is given to pedestrians and cyclists and that safe and suitable access is in place for all users.
- 14.12.46** The application was consulted to Essex County Council who are the lead local highway authority. The Applicant undertook extensive pre-application discussions with the highway authority prior and post submission of the application. The highway authority confirmed that they have visited the site and reviewed all the supporting documentation. They also confirmed that they have assessed the

proposals in accordance with relevant guidance and considered matters of access and safety, capacity, the opportunities for sustainable transport and mitigation measures.

- 14.12.47** The highway authority concluded that from a highway and transportation perspective, the impact of the proposal is acceptable subject to imposing appropriate conditions and obligations if permission is approved.
- 14.12.48** Suggested conditions include securing on and off-site highway works including those along Newmarket Road and Walden Road, and securing obligations such as a financial contribution towards the bus service and providing relevant infrastructure.
- 14.12.49** National Highways have also confirmed that they are content that there will be no significant capacity impacts on the surrounding road network and particular junction 9a of the M11 due to this development.
- 14.12.50** Consequently, having had due regard to the above and all other related matters, it is considered that the scheme would not have a severe cumulative effect on the free flow of traffic on the local highway network and along Newmarket Road and Walden Road in particular. It has been appropriately demonstrated that safe and suitable access can be achieved for all people: the vehicular access design conforms with design standards, whilst foot and cycle connections provide routes through to surrounding areas.
- 14.12.51** The additional traffic generated by the scheme is inconsequential and that the proposed mitigation such as the rerouting of the bus service and the construction and enhancement of new and existing paths will help to offset the need for travel by private vehicles and promote sustainable transport.
- 14.12.52** The proposed mitigation for impacts of the proposed development generated by vehicle movements carries neutral weight in the planning balance. The scheme proposes several improvements to the existing public path network that should be afforded some positive weight in the planning balance.
- 14.12.53** Pedestrian and Cycle Movement:
- 14.12.54** Successful development depends upon a movement network that makes connections to destinations, places, and communities, both within the site and beyond its boundaries.
- 14.12.55** Well-designed places have a hierarchy of well-connected routes, such as boulevards, streets, roads, avenues, mews, and courts. New developments help to reinforce or extend the movement network. For pedestrians and cyclists, direct links create good

connections to public transport and promote active travel, particularly where they are along routes with low levels of vehicular traffic.

14.12.56 Prioritising pedestrians and cyclists mean creating routes that are safe, direct, convenient, and accessible for people of all abilities. These are designed as part of attractive spaces with good sightlines, and well-chosen junctions and crossings, so that people want to use them. Public rights of way are protected, enhanced and well-linked into the wider network of pedestrian and cycle routes.

14.12.57 It is acknowledged that the scheme is seeking permission in principle for the residential development of the site and as such the finer details have not been finalised. However, the Applicant confirms that the internal layout of the site will be designed to provide a road network in which pedestrian and cyclist movements are prioritised, with a series of permeable pedestrian and cycle routes which will connect the entire site. There is no reason to dispute this fact.

14.12.58 The off-site works also support walking and cycling to key destinations such as the Great Chesterford train station, the village centre and primary school, and nearby local employment centres and provides a wider benefit to the local community. They also enhance the existing network and utilise existing public rights of way which will help people wanting to use them.

14.12.59 Refuse and Service Vehicles:

14.12.60 It has been stipulated by the Applicant that the site access points, and the internal road network will be designed to accommodate refuse and emergency vehicles as appropriate to meet servicing standards. Space will be created within the site layout to allow manageable reversing and turning manoeuvres.

14.12.61 Parking:

14.12.62 Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning guidance 'Vehicle Parking Standards'.

14.12.63 The adopted Council parking standards recommended for at least 1 vehicle space for each 1-bedroom unit and at least 2 vehicle spaces for dwellings consisting of two or three bedroom dwellings and three spaces for a four or more bedroom dwelling house along with additional visitor parking. One visitor space is also required for every 4 residential units. In addition, each dwelling should be provided with at least 1 secure cycle covered space.

- 14.12.64** As the final mix of housing has not been refined to date, the number of required vehicle spaces cannot be fully assessed at this time, however, the Applicant should be advised of the above requirements. Notwithstanding this, it is regarded that the proposals and the site itself would be able to provide sufficient off-street parking in accordance with the standards to meet the needs of future residents.
- 14.12.65** The Applicant states that the proposals will include the provision of Electric Vehicle charging infrastructure for each residential unit. The proposed café/retail space will also include this facility.
- 14.12.66** Great Chesterford Special Roadside Verge:
- 14.12.67** Great Chesterford Roadside Verge is on the east side of the B184 Walden Road between located approximately 100m to the south of the site adjacent to the built form of the village. This verge supports species rich chalk grassland and rich flora, and this habitat is now very rare in the UK. The Special Roadside Verges scheme for Essex seeks to safeguard the last verge sites in the county where rare plants still grow.
- 14.12.68** The Councils Natural Science Officer has confirmed that the proposed highway works will not affect the special roadside verge (UTT24A), however, protection will be needed during any period of construction works. If permission is granted, this can be controlled by way of an appropriately worded planning condition.

14.13 K) Landscaping, Arboriculture, and Open Space

- 14.13.1** Landscaping is set as a reserve matter; however, all larger developments should be designed around a landscape structure. The landscape structure should encompass the public open space system but should also provide visual contrast to the built environment and constitute a legible network based, where appropriate, on existing trees and hedgerows. The layout and design of the development, including landscaping, should seek to reflect the vernacular of the locality. Native species should be provided for structural planting and linked to existing vegetation to be retained.
- 14.13.2** In good landscape design, both soft landscaping and hard landscaping are essential elements, and both need consideration. The principal aims of a good quality landscape plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the residential development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives. It is suggested that a high-quality landscape plan be supported in support of the proposals.

14.13.3 Arboriculture:

14.13.4 It is understood that the proposals would include where possible the retention of hedgerows and trees along the boundaries of the site and individual and groups of trees are proposed to be planted within the development to help define spaces and soften the building forms. This will help to provide natural screening of the development and enhance the public realm to enrich the public open spaces to achieve a better sense of wellbeing and place making for future residents.

14.13.5 Open Space:

14.13.6 Open space areas should be suitably located and have appropriate proportions to their use and setting. Narrow or peripheral areas, which are difficult to access or maintain will not be considered appropriate. Open space provisions should form an integral part of the design and layout and meet the need generated by the development. This should be considered in respect to the final design of the layout.

14.13.7 Around 17.53 hectares of the Site (58%) will be provided for the accommodation of multi-functional green infrastructure areas.

14.13.8 Figure 9 below highlights the illustrative landscape master plan defining the different areas of open space across the site.



Figure 9: Illustrative Landscape Master Plan.

- 14.13.9** The main feature is the proposed east-to west 'Heritage Park' as identified as point 1 above. Most of this space will be kept open to retain intervisibility between the schedule monuments of the Fort and the Temple, made up of groups of tree planting on outer edge and provide amenity space events and community activities.
- 14.13.10** To the south of the Heritage Park is an area of amenity open space. This will contrast with the Heritage Park and adjacent Great Chesterford Recreation Ground by being an area offering a more diverse mosaic of trees, scrub, grassland, and wetland as indicated as point 3 above.
- 14.13.11** The main development parcels would be separated by a north-south 'Green Spine' as indicated as point 2 above. The aim is to provide an attractive, multi-functional landscape at the heart of the development. The green spine will be a focus for children's play provision and pedestrian routes.

14.13.12 The proposals include a landscape buffer to the north, east and west of the site to maintain a degree of enclosure around the housing parcels and to help integrate the development into the landscape. The open space to the north of the site will consist of community orchards.

14.13.13 Recreation:

14.13.14 Residential developments should normally be required to meet the need for play provision generated by the development on site, as an integral part of the design. Play areas must be sited within an open space sufficient to accommodate the provision and its required buffer zone to ensure residential amenity is maintained. The Council use guidance from the 'Fields of Trust' in respect to the provision and location of play areas and this should be followed.

14.13.15 An indicative play strategy has been designed that provides a policy compliant amount of play space, while also adhering to Fields in Trust guidance for minimum sizes for different types / walking catchments for different types of play spaces.

14.13.16 As referred in Figure 10 below, two Local Equipped Area of Play (LEAPs) are proposed within the Green Spine. It is anticipated that these will be timber-based, naturalistic play spaces, ensuring they are well integrated into the landscape. Five incidental play spaces are suggested within and around the development, providing small scale play features equivalent to a LAP that are integrated into the landscape



Figure 10: Indicative Childrens Play Strategy.

14.13.17 In addition to play areas and equipment, pedestrian routes are proposed throughout the site providing opportunities for recreation and potential connectivity with surrounding spaces and routes. Footpaths will typically be surfaced for maximum usability, but will include informal mown routes in key areas, such as the Heritage Park and Amenity Open Space Area. Signage and interpretation boards will be provided at important points around the site allowing the heritage and landscape to be revealed, interpreted, and better understood.

14.14 L) Nature Conservation

14.14.1 ULP Policy GEN2 applies a general requirement that development safeguards important environmental features in its setting. ULP Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.

14.14.2 Paragraph 180 (a) of the Framework states that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or compensated for, then planning permission should be refused.

14.14.3 The application site itself is not subject of any statutory nature conservation designation being largely used for agriculture.

14.14.4 The Applicant has submitted an Ecological Impact Assessment (Ramm Sanderson, October 2022) in support of the proposals.

14.14.5 The Assessment confirmed that most habitats on site are generally of limited ecological value, dominated by freshly ploughed arable land. The value of habitats was largely noted in their potential to support a range of protected / priority species and that some trees could offer the potential habitat for a range of nesting birds, roosting bats, and invertebrates.

14.14.6 It continued to state that there are limited habitats for birds, hazel dormouse, great crested newts, and reptiles on the site, and that there were no badger setts or field signs recorded on the site.

14.14.7 The Applicant stipulates that the landscape and planting strategy for the proposed development, including the plots, parkland and general amenity areas offers an opportunity to improve the habitats and nature conservation on site from the established agricultural use.

14.14.8 The submitted Ecological Impact Assessment has calculated that there could be a 41% net gain in habitats and an 88% net gain in linear features (such as hedgerows) via a collection of measures

using the latest Natural England 'metric'. The proposals therefore contribute towards significant biodiversity net gains, well above the NPPF guidance of 10%.

14.14.9 Place Services ecologist confirmed that they have reviewed the supporting documentation submitted in support of the proposals in detail and have assessed the likely impacts on protected and priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

14.14.10 The Ecologist also confirm that the mitigation measures identified in the Ecological Impact Assessment should be secured and implemented in full. They also stipulated that they support the proposed reasonable biodiversity enhancements which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework.

14.14.11 It is thereby deemed that it is possible to retain the trees with bat roosting potential and much of the other boundary vegetation. Lighting measures can be sympathetic not just for bats and birds, but other species groups too. Additional planting and the use of bat/bird boxes would provide ecological enhancements. Such measures can be secured by condition as part of a landscape and ecology management plan.

14.14.12 Therefore, the development would have an acceptable and beneficial effect on ecology and thus the proposed development complies with Policies GEN7 and accords with paragraph 180 of the Framework.

14.15 M) Contamination

14.15.1 Although the Council has no reason to believe the proposed site is contaminated and is not aware of any potentially contaminative past use on the site in question. It is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site in accordance with Policy ENV14 of the adopted Local Plan.

14.15.2 A Phase 1 investigation has been submitted with the application. It shows that the site has been used for arable farming for and is a low risk for contaminated land. There is however a low risk of contamination from pesticides and herbicides at the site which requires further investigation and if permission were to be approved, appropriately worded conditions would be imposed on the decision notice.

14.16 N) Flooding and Drainage

14.16.1 The NPPF states that inappropriate development in areas of high-

risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

14.16.2 The Environment Agency's (EA) indicative Fluvial and Tidal Flood Mapping demonstrates that the proposed development is primarily located within Flood Zone 1 in accordance with the Flood Risk and Coastal Change PPG as per Figure 11 below. However, a small portion of the site falls within Flood Zone 2 and 3. No housing is proposed within this area on any of the illustrative masterplans and the route into and out of the site would also avoid this area.



Figure 11: Environment Agency 'Flood map for planning'.

14.16.3 The NPPF sets out the need of Sequential Testing. The Sequential Test aims to direct new development to areas with the lowest probability of flooding. The development area of the site has been identified as located within Flood Zone 1. It is therefore considered to pass the Sequential Test and the need for Exception Testing is not required.

14.16.4 New major development for housing need to include a flood risk assessment as part of their planning application to ensure that the required form of agreed flood protection takes place. Additionally, all major developments are required to include sustainable drainage to ensure that the risk of flooding is not increased to those outside of the development and that the new development is future proofed to allow for increased instances of flooding expected to result from climate change.

14.16.5 The scale of the proposals has the potential to cause an increase in

impermeable area, an associated increase in surface water runoff rates and volumes, and a consequent potential increase in downstream flood risk due to overloading of sewers, watercourses, culverts, and other drainage infrastructure. To demonstrate that sewer and surface water flooding is not exacerbated, surface water should be considered within the design of the site. This demonstrates that any additional surface water and overland flows are managed correctly, to minimise flood risk to the site and the surrounding area. The proposed surface water network on the site should be designed to show exceedance of the network has been considered. As this application seeks the development of the site in principle, full details of the design of the SuD's infrastructure to minimise the risk of on site or off-site flood risk has not been finalised.

14.16.6 In respect to flooding and drainage, the application is supported by a Flood Risk Assessment. This concludes that the proposed development incorporates a sustainable drainage system including three large attenuation ponds to the south of the site. To prevent flooding, both on and off-site attenuation and controlled discharge will be utilised to control surface water flows. These features will be designed to store the volume of water associated with a 1 in 100-year rainfall event, plus an additional allowance to account for increase rainfall due to climate change.

14.16.7 The drainage strategy proposes additional features including permeable paving located on various private roads and parking bay areas and swales are to be utilised alongside roads to convey runoff through the drainage network to the various attenuation features. The exact layout and extents of these features will need to be determined once a more detailed site layout is proposed.

14.16.8 The application was consulted to both the Environmental Agency and Essex County Council who are the Lead Local Flooding Authority who both confirmed that they have no objections to the proposed development subject to imposing conditions if permission is approved.

14.16.9 Concluding on this issue, the proposed development would have an acceptable effect on flood risk. Therefore, it would accord with Policy GEN3 which, amongst other things, supports development which is located and appropriately designed to adapt to climate change in terms of flooding and drainage. It has also been shown that the development will be safe without increasing flood risk elsewhere.

14.17 O) Planning Obligations

14.17.1 Paragraph 56 of the NPPF sets out that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development;

and fairly and reasonably related in scale and kind to the development. This is in accordance with Regulation 122 of the Community Infrastructure Levy (CIL) Regulations. The following identifies those matters that the Council would seek to secure through a planning obligation, if it were proposing to grant it permission.

14.17.2 Housing:

- Affordable Housing: 40% affordable housing (split across the affordable rent, intermediate tenures and first homes)
- 5% of the whole scheme to be delivered as fully wheelchair accessible (building regulations, Part M, Category 3 homes).
- 5% of all units to be bungalows delivered as 1- and 2-bedroom units. This would amount to 16 bungalows across the whole site delivered as 5 affordable properties and 11 for open market.
- The delivery of 10 plots for custom/self-build residential units.

Education:

- Early Years Education: if required the provision of an appropriate contributions towards Early Years education facilities as agreed with the County Council. (Financial contribution of £17,268.00 per place Total contribution = **£543,942.00**)
- Primary Education: if required the provision of an appropriate contributions towards Primary education facilities as agreed with the County Council. (Financial contribution of £19,425.00 per place Total contribution = **£2,039,625.00**)
- School Transport: Primary School £2,322,379.50 and Secondary School £348,460.00. Total contribution = **£2,670,839.50**
- Libraries contributions: if required the provision of an appropriate contributions towards library facilities as agreed with the County Council. Financial contribution of £77.80 per unit, Total contribution = **£27,230.00**)

Sports Provision:

- Outdoor playing fields and pitches: The total cost of providing these pitches is currently estimated to be **£201,429.00**.
- Changing Rooms: The total cost of providing changing rooms would cost **£262,776.00**.
- Indoor Sports: The Sports Facility Strategy indicates that a population of 865 in this local authority area will generate a demand for 0.06 sports halls (**£157,558.00**), 0.04 swimming pools (**£174,846.00**), and 0.01 rinks in an indoor bowls centre (**£5,574.00**).

Open Space:

- Open Space: the provision of an appropriate amount of open

space, which provides a significant area of open space for recreation for all age ranges, allotments, a community orchard, play areas and trim trail. The open space will be subject to an appropriate management regime. Play facilities: the provision of play equipment which will be subject to an appropriate management regime.

Healthcare:

- Healthcare contributions: if required the provision of an appropriate contributions towards healthcare facilities as agreed with the CCG. (Financial contribution of **£452,200.00**).
- The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be **£135,226.00**.

Highways and Transportation:

- Bus stops: Prior to any occupation the provision of new bus stops on the through road between Walden Road and Newmarket Road shall comprise of (but not limited to) the following facilities: shelters, seating, raised kerbs, bus stop markings, pole, flag and timetable information.
- A financial contribution of **£1,075,000** to fund improvements to enhance bus services between the development and local amenities and/or key towns to improve frequency, quality and geographic cover of bus routes serving the site.
- A financial contribution **£220,000** provided to Stagecoach for year 1 prior to the construction of the 75th dwelling or 2 years whichever is soonest and then **£110,000** for the following 6 months.
- The spine road complete prior to the construction of the 75th dwelling to enable the bus to divert through the site.
- A free month bus pass for residents which is currently **£98**, and they would match a free month, so residents get 2 months free travel.
- Residential Travel Plans. The residential travel plan shall be actively implemented by a travel plan co-ordinator for a minimum period from first occupation of the development until 5 years after final occupation. It shall be accompanied by an annual monitoring fee of **£1596.00** per annum (index linked), to be paid to Essex County Council.
- Great Chesterford Cycle Route – A financial contribution to support the delivery of the proposed Great Chesterford Cycle Route Scheme. (Sum to be agreed).

Community Centre & Shop/Retail Unit:

- The provision of an on-site building to contain a shop/retail unit (100 square meters floor area) and its future management.

- Great Chesterford Community Centre – Financial contributions towards extension/improvements to the community centre if required (details to be agreed).

Other:

- Payment of the council's reasonable legal costs.
- Payment of monitoring fee.

14.17.3 No legal mechanism exists by the way of a Section 106 Agreement or by way of a unilateral undertaking to secure the above identified obligations to mitigate the harm arising as a result of the proposed scheme has been submitted in support of the application. The proposed development thereby is contrary to Policies H9, LC3, ENV3 GEN1 and GEN6 of the Uttlesford Local Plan (Adopted 2005).

14.18 P) Other Issues

14.18.1 Energy and Sustainability:

14.18.2 Council's Supplementary Planning Document 'Uttlesford Interim Climate Change Policy (2021)' seeks new development proposals to demonstrate the optimum use of energy conservation and incorporate energy conservation and efficiency measure. The Applicant has provided a Sustainability Statement which outlines potential technologies and strategies to achieve and met the targets in the SPD.

14.18.3 The Sustainability Statement accompanying the application sets out the sustainability measures incorporated at this outline application stage as well as those considerations to be made at the detailed design stages with particular focus towards delivery of low carbon homes.

14.18.4 In summary the range of design measures the development aims to achieve include:

- Utilising sustainable materials in the building design to reduce the environmental impacts of construction.
- Buildings designed to reduce carbon emissions meeting the requirements, delivering at least 75% reduction in carbon emissions beyond Part L 2013 through a range of fabric, energy efficiency and low carbon renewable energy measures.
- Orientation and design of homes to allow the installation of Solar PV on all homes.
- Design which aims to optimise natural daylight.
- Specification of water efficient fittings to reduce water consumption to 110 litres per person per day in line with the government's higher water efficiency standard.
- Providing EV charging infrastructure for dwellings.

- Incorporating high efficiency lighting targeting 100% of all light fittings as low energy lighting.
- Use of high efficiency heating systems appropriate to the building use to reduce energy consumption.
- Installation of Mechanical Ventilation and Heat Recovery.
- Use of Waste Water Heat Recovery systems.

14.18.5 The potential methods and techniques incorporated into the final design and layout of the proposals will help deliver a development that would reduce fuel use and greenhouse gas emissions, minimise energy use and input of raw materials and incorporates principles of energy conservation in relation to the design, siting, and orientation of the buildings.

14.18.6 However, it should be acknowledged that measures such as Incorporating high efficiency lighting, use of high efficiency heating systems, water control, and requiring EV charging infrastructure for dwellings are all required under the current building regulations. Other measures including the installation of Mechanical Ventilation and Heat Recovery systems are also encourage as part of the building regulations.

14.18.7 The Applicant suggests that the development is Net Zero Ready. This means the development would deliver low carbon housing meeting the requirements of the 2025 Future Homes Standard before they come into force, delivering homes which achieve a 75% carbon reduction beyond the current regulations, which are Net Zero Ready

14.18.8 The 2025 'net zero ready' standard just means that new homes will be heated by electricity rather than fossil fuels. This is so that as and when grid electricity is zero carbon, so will electrically heated homes be. Technically any home without gas or oil is already 'net zero ready'.
The Building Regulations are already heavily weighted in favour of electric (Heat Pump) systems as grid electricity is much lower in emissions than gas or oil.

14.18.9 The above commitments by the Applicant meet the Council's corporate Interim Climate Change Planning Policy (2021), however, most of these would be required as per the current Building Regulations. As such limited positive wight can be given to the additional measures.

14.18.10 Air Quality:

14.18.11 Policy ENV13 'Exposure to poor air quality' seeks to protect users (occupiers) from extended long-term exposure from the M11 corridor amongst other issues.

- 14.18.12** The air quality assessment by RSK concludes that there will be negligible impact from the M11, the site being located 170m at its closet point and well beyond the 100m 'exclusion' zone measured from the centre of the carriageway.
- 14.18.13** having regard to the potential level of increased traffic movements through the AQMA of Saffron Walden, the assessment has considered the construction impacts and the operational impacts of the development, using the predicted number of daily trips set out in the Transport Assessment. The associated impact upon the AQMA would be negligible at all receptor locations.
- 14.18.14** The overall impact in terms of air quality issues is neutral and this is confirmed by the Council's Environmental Health Officer who raised no objections in respect to air quality.
- 14.18.15** Potential Extension to Community Centre:
- 14.18.16** As part of the community consultation prior to the submission of the application, the Applicant confirms that they met with Trustees of the Great Chesterford Community Centre 22nd August 2022.
- 14.18.17** It was within this meeting that the Trust explained to the Applicant that Chesterfords Community Centre would be looking at a future extension to the existing Community Centre building in order to accommodate the increased demand due to a much larger village population from this proposed development and also the cumulative effect from the proposed housing developments on London Road.
- 14.18.18** As such, the Applicant has suggested that they are willing to provide a financial contribution to the extension/improvements to the community centre if this is required subject to the Trust providing a feasibility study to demonstrate the additional need and expansion.
- 14.18.19** Subsequently, the Trust commissioned the original Architect, BCR-Infinity Architects, to develop a feasibility study, together with a detailed cost plan for three different options to extend the building.
- 14.18.20** The Applicant has confirmed in their draft Head of Terms contained in the Planning Statement that they are willing to provide contributions towards extension/improvements to the community centre, however the final details would need to be agreed. If such a contribution was secured, this would result in moderate positive benefits in favour of the proposals.

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. PLANNING BALANCE AND CONCLUSION

16.1 Although the Uttlesford District Council can demonstrate a 5-year housing land supply, there is currently no up-to-date Local Plan.

16.2 As a consequence, NPPF paragraph 11(d) is triggered as the policies most important for determining the proposal are out of date. NPPF paragraph 11(d)(i) is not relevant as there are no policies in the NPPF that protect areas or assets of particular importance which provide a clear reason for refusing the development. Instead, NPPF paragraph 11(d)(ii) states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

16.3 Benefits of the development:

16.4 The development would result the delivery of up to 350 dwellings. The Council can demonstrate a 5-year housing land supply although it is acknowledged that this is marginal and just over the required supply being 5.14 years. The number of dwellings proposed would make a meaningful contribution to maintaining the supply of housing

locally.

- 16.5** It could also start delivering units in the next 6 years based on the time limits as set out by the Applicant. Therefore, the benefit of general housing delivery is given **limited to moderate positive weight**.
- 16.6** The development would provide up to 140 affordable housing units based on a 40% requirement Policy H9 and the terms of the S106. While this level of provision is a policy requirement, **significant positive weight** can be afforded to the delivery of affordable housing.
- 16.7** The delivery of 10 plots for custom/self-build residential units has been considered to provide **moderate positive weight**.
- 16.8** The development would secure investment and employment at the construction phase, to benefit local people and businesses. An increase in demand for council services from occupants of the development might offset any benefits from increased council tax receipts, but there would also be more expenditure in local services and facilities from new residents. Therefore, the economic benefits of the development carry **moderate positive weight**.
- 16.9** One of the related main benefits that this specific development would provide through the Heritage Park is a better appreciation of the heritage assets and improvements in their setting through the proposed Heritage Park including interpretation boards and trails. This will open the opportunities to understand the significance of the heritage assets which would benefit the new residents as well as the existing residents of Great Chesterford. This public benefit is afforded **moderate positive weight**.
- 16.10** The forecast level of biodiversity net gain would be greater than any current development plan or legal target and would result in ecological enhancements. The provision of public open space and play facilities would benefit the wider community as well as new residents and in the case of public open space could go beyond the Council's minimum requirements based on the illustrative masterplans. These benefits can be afforded **moderate positive weight**.
- 16.11** Improvements to on-site drainage represent a **moderate positive weight** although are largely designed in response to the proposed development rather than explicitly addressing an existing issue.
- 16.12** The provision of future bus links through the site, upgrades to existing and new bus stops would enhance and encourage people to use sustainable modes of transport. Therefore, **moderate positive weight** can be afforded to this benefit.

- 16.13** It is acknowledged that some of the proposed off-site highway improvements are required to mitigate the impacts of the development. However, there are some additional upgrades and improvements to the existing public path network that offer a betterment can be given **limited positive weight**.
- 16.14** **Limited Positive weight** has been given to the commitments towards achieving the optimum use of energy conservation and efficiency measures beyond the requirements of that stipulated within the Council's corporate Interim Climate Change Planning Policy (2021).
- 16.15** Adverse impacts of the development:
- 16.16** The development would have a **significant negative effect** on the landscape, character and appearance of the site and surrounding area. It would significantly diminish the local value of the landscape and would neither protect nor enhance the natural and local environment, in the context of the NPPF. It would have a **significant negative effect** on visual impact on the character and appearance of not only the site but also the wider countryside and surrounding area.
- 16.17** For the reasons outline in this report it has been concluded that the setting of the scheduled monuments Roman fort, Roman town, Roman and Anglo-Saxon cemeteries, and the Romano-Celtic temple would result in "severe/significant harm" on the spectrum of 'less than substantial harm'. This harm has a **significant negative weight**.
- 16.18** The proposed development would result in the permanent loss of 31.16 hectares of cultivated land area that is defined as the Best and Most Versatile (BMV) agricultural land Grade 2. The development would have a **moderate negative effect** on the provision of agricultural land and result in some conflict with Policy ENV5.
- 16.19** Neutral Factors:
- 16.20** All other factors relating to the proposed development have been carefully considered and are capable of being satisfactorily mitigated, such that they weigh neutrally within the planning balance. These factors include neighbouring amenity, noise, air quality, ground conditions, and arboriculture.
- 16.21** Summary:
- 16.22** It is acknowledged that the 'tilted balance' identified within the

Framework is engaged. In the case of this application, this means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

16.23 Overall, it is considered that the harm to the openness and character of the countryside, and upon the heritage assets from the proposal significantly and demonstrably outweighs the benefits of the development when assessed against the Framework taken as a whole.

16.24 The proposals are contrary to Policies S7, ENV4, and GEN6 of the Uttlesford District Local Plan 2005 (as Adopted), policies GLCNP/1, GLCNP/2, GLCNP/4a, GLCNP/4b and GLCNP/5 of the Great and Little Chesterford Neighbourhood Plan and the National Planning Policy Framework. It is therefore recommended that the application be refused subject to the following reasons of refusal.

17. REASONS FOR REFUSAL

1 The application site lies outside the defined settlement development limits of any village or town as defined by the Uttlesford District Local Plan as Adopted (2005) and is thereby located within the countryside. The proposal would introduce a sizeable new development to an area of open countryside to the north of the village of Great Chesterford. The proposals by reason of its sitting, size and scale would have an unacceptable harmful impact upon the rural character and appearance of the area. There is no substantive justification for the proposal specifically relating to the developments needs to take place there or being appropriate in the countryside.

The proposals would significantly harm the intrinsic character and beauty of the countryside resulting in landscape and visual effects from a number of publicly accessible viewpoints and failing to perform the environmental role of sustainability, contrary to the scheme would not comply with to the advice in paragraphs 174(b) and 130(c), Policy S7 of the Uttlesford District Local Plan (as adopted) and Policies GLCNP/1, GLCNP/2, GLCNP/4a, and GLCNP/4b of the Great and Little Chesterford Neighbourhood Plan.

2 Two Ancient Schedule Monuments lie either within or in close proximity of the application site. The first of these being the 'Roman fort, Roman town, Roman and Anglo-Saxon Romano-Celtic temple cemeteries' and the second being 'Romano-Celtic temple'.

The Local Planning Authority has a duty under Section 66(1) 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting and significance of any features of special architectural or historical interest.

The proposed development by way of the construction of 350 dwellings alongside associated works would result in 'less than substantial harm' which is 'significant' on the spectrum of harm. The development would fundamentally change the setting of the scheduled monuments from a rural to an urban context and by way they are experienced and appreciated in the landscape, in terms of proposals proximity, location, scale and prominence in relation to the schedule monuments. The proposed development would also harm the way the two monuments are experienced and appreciated together in the landscape, which makes a major contribution to their significance.

Having regard to the guidance in Paragraph 202 of the National Planning Policy Framework, the Local Planning Authority has considered the public benefits associated with the development but concludes that these would not outweigh the harm caused to the setting of the designated heritage asset. The proposals are thereby contrary to paragraph 202 of the National Planning Policy Framework, Policy ENV4 of the Uttlesford District Local Plan and Policy GLCNP/5 of the Great Chesterford Neighbourhood Plan.

- 3** The proposed development would trigger the requirement to secure on and off-site works and financial contributions by way of obligations to mitigate the harm arising as a result of the proposals through the provision of a Section 106 Agreement.

No legal mechanism exists by the way of a Section 106 agreement or by way of a Unilateral Undertaking to secure the identified obligations to mitigate the harm arising as a result of the proposals has been submitted in support of the application. The proposed development thereby is contrary to Policies H9, LC3, ENV3, GEN1 and GEN6 of the Uttlesford Local Plan (Adopted 2005) and paragraphs 55 and 57 of the National Planning Policy Framework.

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.

The Local Planning Authority must also copy any consultation under the 2018 Direction to PlanningEE@nationalhighways.co.uk.

Signature:	Date: 29 August 2023
Name: Shamsul Hoque	Position: Assistant Spatial Planner
National Highways 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.

Recommended No Objection

National Highways offer no objection.

Reason:

Within the vicinity of the proposed development, the primary junction of interest to National Highways is the M11 Junction 9A.

After our last response, the agent provided additional material to review. National Highway's framework consultant, AECOM has completed their review on our behalf. It is noted that the "Covid factor" has now been applied to M11 Junction 9a western roundabout, which has been calculated and a summary of the modelling results were checked and reviewed.

While the figures suggest that the A1301 east arm, which is located between the two roundabouts linked to the M11, could be exceeding capacity as a result of the development, it is noted that the link between the two roundabouts is approximately 150m long and could therefore accommodate the predicted queue of 13 PCUs (approximately 75m), with minimal risk that it would tail back to, and affect the operation of, the other roundabout at M11 J9a.

National Highways are now content that there will be no significant capacity impacts on the SRN because of this development. Therefore, we are in a position to withdraw our existing holding recommendation and recommend no objection instead.

Informative:

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve Net Zero Carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

ECC Highways Authority

Your Ref: UTT/22/2997/OP
Our Ref: HT/SD/RMc/55122
Date: 17/10/2023



CC (by email): Cllr Gadd
Essex Highways Development Management

Paul Crick
Director of Highways and Transportation

To: Uttlesford District Council
Assistant Director Planning & Building Control
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

County Hall
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CM1 1QH

Recommendation

Application No.	UTT/22/2997/OP
Applicant	Catesby Promotions Ltd Orchard House Papple Close Houlton Rugby CV23 1EW
Site Location	Land Between Walden Road And Newmarket Road Great Chesterford Essex
Proposal	Outline planning application (with all matters reserved excepted for means of access from Walden Road and Newmarket Road) for residential development of up to 350 dwellings, including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of shop and café floorspace (Use Class E/F), sustainable urban drainage system and associated infrastructure

This application was accompanied by a Transport Assessment (reference DN/SC/22400-04a dated 17/10/2022), a Highways Technical Note (reference DN/SC/22400-06a dated 28/04/2023) and a Transport Addendum (reference DN/SC/22400-11 dated 18/09/2023) which have been reviewed by the highway authority in conjunction with a site visit and internal consultations. The assessment of the application and Transport Assessment was undertaken with reference to the National Planning Policy Framework 2023 and in particular paragraphs 110-112, the following was considered: access and safety; capacity; the opportunities for sustainable transport; and mitigation measures

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

- 1. Construction Management Plan:** no development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - a. vehicle routing,
 - b. the parking of vehicles of site operatives and visitors,
 - c. loading and unloading of plant and materials,
 - d. storage of plant and materials used in constructing the development,
 - e. wheel and underbody washing facilities,
 - f. before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the

developer expense where caused by developer

Reason: to ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011

2. **Bus service contribution:** prior to first occupation, payment of a financial contribution of £537,500 (indexed from the date of this recommendation) and an additional financial contribution on the first anniversary of that payment of £537,500 (indexed from the date of this recommendation) to ensure a total of £1,075,000 is secured to fund improvements to a new or enhanced bus service between the development, the village centre, Great Chesterford railway station, along London Road into Saffron Walden town centre, hospital and supermarkets.

Reason: to improve the accessibility of the development by bus in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

3. **Bus through-route:** prior to first occupation, provision of a through route serviceable by buses with a minimum width of 6.75m between Walden Road and Newmarket Road. The design of which to be determined as part of the reserved matters application with reference to the Essex Design Guide.

Reason: to improve the accessibility of the development by bus and in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

4. **Bus stops:** prior to first occupation, provision of new bus stops on the above-mentioned through-route or within the vicinity of the site to ensure that all dwellings are within 400m walking distance of a bus stop. Bus stop facilities may include, but not be limited to, raised kerbs, shelters with seating, poles, flags, real-time passenger information displays and bus cages and provision should be made to cover the commuted maintenance sums and energy costs for a period of 15 years.

Reason: to improve the accessibility of the development by bus and in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

5. **Parking:** the design and quantum of car and cycle parking spaces shall be in accordance with those standards set down within Essex County Council's Parking Standards Design and Good Practice, September 2009 and Uttlesford Local Residential Parking Standards February 2013, details to be submitted and approved as part of the reserved matters application

Reason: to ensure that appropriate parking is provided in the interests of highway safety and efficiency and to promote sustainable development and transport in accordance with policies DM8 and DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

6. **Walden Road (B184) access:** prior to occupation, the access roundabout, as shown indicatively on DTA drawing no. 22400-03 Rev C, shall be constructed and retained at all times thereafter, including carriageway width of 6.75m and a footway minimum width 2m.

Reason: to ensure that vehicles, pedestrians and cyclists can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

7. **Walden Road (B184) off-site highway works:** prior to occupation, the following highway works will be provided entirely at the developer's expense:
- provision of a 2m wide footway or 3m wide shared footway/cycleway (subject to land availability, road safety audit and detailed design) from the new Walden Road access roundabout south to the junction with Jacksons Lane to tie into existing provision, as shown indicatively on DTA drawing no. 22400-08a Rev A
 - provision of 2m wide footways and dropped kerb pedestrian crossing points (across Walden Road) at the junction of Walden Road/High Street/Cow Lane, as shown indicatively on DTA drawing no. 22400-04 Rev A
 - provision of a 2m wide footway at the new Walden Road access roundabout to provide for pedestrians travelling to Park Road, as shown indicatively on DTA drawing no. 22400-03 Rev C

Reason: to improve the accessibility of the development and in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

8. **Newmarket Road (B1383) access:** prior to occupation, the site access shown indicatively on DTA drawing no. 22400-01-1 Rev D shall be constructed and retained at all times thereafter. The access road shall have a carriageway of minimum width 6.75m, one footway (to the north) of minimum 2m width, one shared cycleway/footway (to the south) of minimum 3m width, dropped kerb pedestrian crossing facility and clear-to-ground visibility splays, with dimensions of 2.4m by 163m to the north and 2.4m by 153m to the south, as measured from and along the nearside edge of the carriageway shall be provided and retained free of any obstruction at all times thereafter

Reason: To ensure that vehicles, pedestrians and cyclists can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

9. **Newmarket Road (B1383) off-site highway works:** prior to occupation, the following highway works will be provided entirely at the developer's expense:
- provision of a minimum 3m wide shared footway/cycleway from the new Newmarket Road access south to the junction with Carmen Street, as shown indicatively on DTA drawing no. 22400-01-1 Rev D
 - provision of a minimum 2m wide footway along Carmen Street for a distance of approximately 150m to tie-in to existing provision, as shown indicatively on DTA drawing no. 22400-01-1 Rev D
 - provision of a 3m wide shared footway/cycleway along Newmarket Road south of Church Street to tie into committed works to the south, as shown indicatively on DTA drawing no. 22400-07 Rev A
 - conduct a review of the speed limit along Newmarket Road (B1383) as part of the detailed design process for the highway works package, and if required, undertake the work/cover all costs incurred in developing and implementing the relocation of the 30mph speed limit from its current location to a position north of the new Newmarket Road access, including, but not limited to, provision of new village gateway features and signage and removal of redundant signage as required

Reason: to improve the accessibility of the development and in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

10. **Public Rights of Way:** The public's rights and ease of passage over public footpath 12 (Great Chesterford 17) shall be maintained free and unobstructed at all times.

Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

11. **Residential Travel Plan:** prior to first occupation, the Developer shall submit a residential travel plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall then be actively implemented for a minimum period from first occupation of the development until 1 year after final occupation. It shall be accompanied by an annual monitoring fee of £1,690 (indexed from the date of this recommendation).

Reason: in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

12. **Residential Travel Information Packs:** prior to first occupation, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council (to include one months' free bus pass for residents)

Reason: in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

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

Informatives:

- (i) All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicant should be advised to contact the Development Management Team by email at development.management@essexhighways.org
- (ii) Prior to any works taking place in public highway or areas to become public highway, the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design checks, safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority

against such compensation claims, a cash deposit or bond may be required.

- (iii) Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway
- (iv) There shall be no discharge of surface water onto the Highway.
- (v) Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway
- (vi) Electric vehicle charging points should be provided in accordance with the policy in the Uttlesford Draft Local Plan.



.....
pp. Director of Highways and Transportation
Enquiries to
Email: rachel.mckeown@essex.gov.uk
Internet: www.essex.gov.uk

ECC Flooding Authority

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



Lindsay Trevillian
Uttlesford District Council
Planning Services

Date: 21 March 2023
Our Ref: SUDS-006420
Your Ref: UTT/22/2997/OP

Dear Ms Trevillian,

Consultation Response –UTT/22/2997/OP - Land Between Walden Road And Newmarket Road Great Chesterford Essex

Thank you for your email received on 16 March 2023 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning 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 granting of planning permission based on the following:

Condition 1

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

- Limiting discharge rates to 3.46l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with

the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated.

- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.
- Utilisation of infiltration where feasible.

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

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

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

Reason

The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during

construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

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

Condition 3

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

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

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

Condition 4

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

Reason

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

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>
- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. planning application with outline

approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/flood-risk-assessments-climate-change-allowances)

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.

Yours sincerely,

Alison Vaughan, Development and Flood Risk Officer

Team: Green Infrastructure and Sustainable Drainage
 Service: Climate Action and Mitigation
 Essex County Council

Internet: www.essex.gov.uk
 Email: suds@essex.gov.uk

Appendix 1 - Flood Risk responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

- Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.

- Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.

Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.

Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications '[Preparing for Floods](#)' and '[Improving the flood performance of new buildings](#)'.

- Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.

Environmental Agency

From: EastAnglia, Planning <Planning.EastAnglia@environment-agency.gov.uk>
Sent: 10 May 2023 11:44
To: Planning <planning@uttlesford.gov.uk>
Subject: [External] RE: URGENT RESPONSE REQUESTED - UTT/22/2997/OP - Land Between Walden Road and Newmarket Road, Great Chesterford, Essex

Good morning,

Thank you for your email.

This application was screened out as in-appropriate. Therefore this would not receive a formal response from us.

It was determined that, when reviewing the location plan document and illustrative master plan, all build development would be within flood zone 1 and with no other constraints present we would not provide a formal consultation as this does not fall without our remit. I have attached our DMPO checklist as well as our flood risk standing advice. This development specifically falls into point 2 of the NFRSA, leading to point 12 of the LFRSA and therefore advice point 9.

Kind regards,

Harry Skinner
Sustainable Places Planning Advisor | East Anglia area
Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk IP3 3JD

Harry.Skinner@environment-agency.gov.uk

Historic England



Mr Lindsay Trevillian
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Direct Dial: 01223 582769

Our ref: P01552715

Date: 17 February 2023

Dear Mr Trevillian

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**Land Between Walden Road And Newmarket Road, Great Chesterford, Essex
Application No. UTT/22/2997/OP**

Summary

The application site comprises an open greenfield site c.30ha. in size on the north side of Great Chesterford. It lies in an exceedingly rich and sensitive area of historic landscape, immediately to the north, and including part, of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford' (LEN 1013484). There is a further scheduled monument known as 'Romano-Celtic temple 400m south of Dell's Farm' (LEN 1017453) located less than 500m to the east of the application site.

At the request of the Local Planning Authority (dated 2 February 2023), we have provided this further clarification of our position relating to the application and in relation to the setting of the scheduled monuments, the impact of the proposed development and in terms of the level of harm to the significance of the monuments.

We consider the rural landscape setting of the monuments makes a major contribution to their significance. We consider the proposed development, that is located within the setting of both monuments, would have a detrimental impact on their setting. We consider this to be harmful to the significance of these scheduled monuments.

Placing this in terms of the National Planning Policy Framework (NPPF), we have concluded this would be a severe level of harm, but less than substantial. This harm would be a very considerable disbenefit.

We have considered the proposed mitigation in the form of the conservation management plan. We do not believe this is a sufficient heritage benefit to offset the harm that we have identified.



We have reviewed our position in light of your request for further information. Following this, we confirm our position and continue to recommend refusal and formally object to this application.

Introduction

The 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford' is a large and complex multi-period scheduled monument, in three parts over 20ha. in total size on the northern edge of Great Chesterford.

The application site is located to the north and east of the scheduled monument and it includes the smallest of the three scheduled parts that make up the Roman fort (1.47ha. in size). The proposed residential development would not extend into the scheduled monument and this would be retained as open space under a conservation management plan.

There is a further scheduled monument known as 'Romano-Celtic temple 400m south of Dell's Farm' (LEN 1017453), 1.18ha. in size, which is located 850m to the east of the scheduled fort.

These two scheduled monuments are heritage assets of the highest significance and they are of particular historical and archaeological importance. The different elements of occupation combine to offer a unique insight into the social, political, military and religious life in late prehistory and during the first seven hundred years AD in this part of south-east England.

We have considered this application in accordance with the approach set out in the guidance, and our position relating to the application and in relation to the setting of the scheduled monuments is set out below. This should be read together with our previous advice to the Local Planning Authority (dated 5 December 2022 and 30 January 2023).

Historic England Advice

Significance of the historic environment

The scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford' has been recognised as an important archaeological site for over 400 years, since the antiquarian William Camden wrote about Great Chesterford in the first detailed survey of Britain and Ireland, *Britannia*, of 1610.

The 18th century antiquarian William Stukeley also visited Great Chesterford in 1719 and produced an illustration of the Roman town. The Roman town was in great part



Historic England

under cultivation at the time and Stukeley described a cropmark of the '*perfect vestigia of a temple*', caused by the parching and poorer growth of the crop along the ancient wall-foundations. The observation at Great Chesterford ranks among the earliest identification of archaeological cropmarks, now a commonplace technique for detecting buried archaeological remains through air photography.

Numerous excavations have taken place since the mid-19th century and the results have revealed a site of considerable complexity. A detailed monograph was published on the investigations at Great Chesterford in 2011¹.

The Roman fort at Great Chesterford is one of the very rare examples of its type in the south-east of England and it is one of only four in Essex. As one of a small group of Roman military monuments, which are important in representing army strategy and therefore government policy, forts are of particular significance to our understanding of the Roman period.

The construction of a fort, and subsequent Roman town, at this location in the 1st century AD was highly strategic – and relates to the topographical significance of this location from, at least, late prehistory onwards.

The location of the fort, in the valley of the River Cam, meant the entrance to the Cambridgeshire Fens, to the north, could be commanded through the gap in the low chalk hills. Consequently, the fort occupied an important strategic location in the landscape, from which the movement of people and goods could be managed.

The significance of this location, therefore, would have been evident to any Roman military commander. The land around the scheduled monument, and especially the remaining open land to the north - the location of the proposed development – is, therefore, particularly important for understanding and also appreciating the siting of the fort in the wider landscape.

The location also commanded a number of significant route-ways with likely prehistoric origins, leading from the higher ground to the south down to the Fens to the north. In particular, Great Chesterford was the crossing point of the River Cam by the Icknield Way, one of the earliest and most important late prehistoric routeways in the country, that connected Norfolk and Wiltshire.

These factors appear to have first found expression in the construction of a late Iron Age settlement, with hints of high-status inhabitants, along with a shrine of the same period. This location also appears to have marked the tribal boundary between two Iron Age tribes: the Trinovantes to the north-east and the Catuvellauni to the south-west.



The Roman fort was deliberately dismantled and incorporated into a substantial enclosed, and later defended, town. The town was surrounded by cemeteries, industrial areas and suburbs. The establishment of the Roman town on the site of the early fort is itself a matter of great interest and illustrates the continuity between military and civilian rule in the Roman period.

Great Chesterford may have assumed an even greater strategic significance as a late Roman centre of administration, which culminated in the construction of town walls in the 4th century. A masonry wall, still visible in the mid-18th century, enclosed an area of c.14.5ha. Great Chesterford was also the only Roman town in Essex of this date to have been provided with a wall apart from Colchester, which further indicates the significance of the town during this period.

Exceptionally, large areas of the Roman fort and town survive as well-preserved archaeological remains undamaged by later development; these were scheduled in 1951. This is a very rare feature and many Roman towns have undergone continuous settlement, resulting in damage and disturbance, up to the present day. This hasn't occurred at Great Chesterford because the medieval (and modern) settlement developed to the south-east of the Roman fort and town, and the Roman remains have, by and large, not been built over.

The survival of Roman cemeteries in close association with the town, also undamaged by later development, provides the opportunity to study the individuals who occupied the fort and settled in the town, giving direct evidence of diet and disease as well as other demographic information.

Recent investigation suggests that occupation existed in a wider area than is covered by the scheduling. Geophysical survey and archaeological trial-trenched evaluation (to inform this planning application) to the north and north-east of the scheduled monument, has defined further extra-mural settlement and occupation within the application site. This included the remains of a prehistoric routeway (Holloway D in the evaluation report) that is potentially one line of the Icknield Way, aligned NE to SW across the site. To the east of the bowling green, and directly south of the application site, further Roman burials have been uncovered.

In this regard, the non-designated archaeological remains defined within the application site are clearly part of the same archaeological complex as the scheduled monument. Therefore, these should be considered subject to the policies for designated heritage assets in accordance with NPPF footnote 68.

The presence of a large pagan Anglo-Saxon cemetery on the north side of the Roman town is also of great significance and offers important insights into the continued settlement and status of the site in the immediate post Roman period. This is situated to the west of the B1383 Newmarket Road, directly opposite the application site, and also part of the scheduled monument.



The existence of a large Anglo-Saxon cemetery demonstrates the continued importance of the place during the formative years of the English kingdoms, a period of astonishing political, economic and cultural changes following the end of the Roman Britain – the so-called 'Dark Ages'.

Again, this is one of only a very small number of Anglo-Saxon cemeteries to be scheduled in the country. A detailed monograph was published of c.200 Anglo-Saxon burials excavated during the 1950s at Great Chesterford in 1994².

During the Roman period, the major focus of religious observance was located c.800m to the east of the Roman fort and settlement, on the site of an earlier shrine that served the late Iron Age community. This is the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'.

The Roman temple is a nationally rare feature in its own right. It is also exceptionally unusual to find one surviving in close proximity to a well-preserved town, to which it quite clearly served, and within an open and undeveloped landscape setting.

The Roman temple is situated on rising ground within a side valley that slopes gently upwards and eastwards, away from the River Cam. The temple would have been a prominent reference in the landscape, commanding long views out across the valley and towards the Roman town – and also from the earlier Iron Age shrine to its contemporary settlement, in a similar topographic location to the Roman settlement.

Significantly, and intriguingly, this particular spatial relationship – the separation of ritual and secular space – represents a continuity from the Iron Age period. These monuments have a particular spatial arrangement, and separation, in the landscape. They are deliberately set some distance apart and they would have been linked by the creation of views that were designed to have a particular, and no doubt powerful, effect on the population. These provide important information for the understanding of this period, and the relationship with the earlier occupation and use of space.

Consideration of the contribution of setting to the significance of the scheduled monuments

The two scheduled monuments form part of a fascinating, complex and multi-layered historic landscape at Great Chesterford. The use, and importance, of space, on a landscape scale, is critical to the significance and understanding of the scheduled monuments and in shaping their appreciation and understanding today. Both monuments, therefore, draw a considerable amount of significance from how they are experienced, and experienced together, in the landscape.



Historic England

Although the monuments are no longer visible as earthworks or above ground remains, they still retain a landscape setting and context – the surroundings in which an asset is experienced. This is in accordance with the approach set out in Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets.

The setting of the scheduled monuments makes a strong positive contribution to their significance. Like other examples of their type in this part of England, the scheduled monuments were constructed in the rural landscape. Whilst field boundaries and roads in this vicinity have changed over time and development has taken place to the south of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford, the fundamental agrarian land use in the vicinity of both the scheduled monuments has remained.

Their shared setting is of rural character, made up of large open agricultural areas. This provides the historic context of these scheduled monuments. Indeed, William Camden commented on the surroundings of the Roman settlement in 1719. He wrote, '*The fieldes heere on every side (as I said) smell sweetly*'. We can assume that he was also referring – at least in part - to the application site given that the area to the south of the Roman settlement was already occupied by the later, historic settlement of Great Chesterford, now the Conservation Area.

The open and rural setting of both scheduled monuments makes a major positive contribution to their significance, in terms of appearance and ambience, and the monuments draw a considerable amount of significance from how they are experienced, and how they relate to each other, in the rural landscape.

Notwithstanding the built development in the vicinity, including development to the south of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford', as well as the railway and A11 to the west, and historic gravel extraction to the west, we consider that the scheduled monuments can be (still) readily appreciated and experienced in terms of the visual and historical functional links. The undeveloped grain of the surrounding landscape character, as part of their setting, makes a major contribution to the significance of both, and how they are experienced and appreciated.

The landscape character provides a strong sense of open space, with long, uninterrupted views to the north and east of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford', that enables the strategic nature of the scheduled monument's location, and its place in the landscape, to be readily experienced and appreciated. We consider this is critical to the setting of the monument and critical to how the monument's strategic position is experienced and appreciated.

The scheduled 'Romano-Celtic temple 400m south of Dell's Farm' also draws a considerable amount of significance from how it is experienced in the landscape, with long open rural views to the west and towards the scheduled Roman fort and town.



The spatial relationship of these scheduled monuments to each other in the rural landscape is a very rare survival. The visual and functional links of these sites, and the rare survival of this relationship, adds to the significance of both within the wider historic landscape.

Impact of the proposals on the historic environment

The application site is a very large parcel of land that rises gently away from, and to the north and east of, the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford'. This comprises open, cultivated fields, extending from the B1383 Newmarket Road to the B184 Walden Road, nearly 600m wide E to W.

We consider the land to the north and east of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford', that is the application site, forms a key part of the context or setting of this monument.

The proposed development would introduce residential development on the previously undeveloped north and east side of the scheduled monument. It would also significantly increase the quantum of development around the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford'.

We note the provision of open space (heritage park) between the edge (and including part) of the scheduled monument and the residential development to north. In our view, however, the open space does not ameliorate the scheme. We consider the proposed construction of 350 new dwellings to the north and east of it would fundamentally change the setting of the scheduled monument from a rural to an urban context.

This is because a significant amount of development has been proposed - in the form of new roads, dwellings, swales/ponds and associated landscaping and planting. The activity associated with these – for example, lighting, vehicle movement, and noise – would also detract from the current rural character of the setting. We consider this activity would be unmitigable in any meaningful way.

The proposed access road into the development from the west, off the B1383 Newmarket Road, would be located less than 50m to the north of that part of the scheduled monument within the application site. It would be even closer to the area of equivalent heritage significance covering the extra-mural occupation and settlement around the fort, defined by the applicant's archaeological assessment.

The location of this proposed access, and also the residential development, would be located directly opposite that part of the scheduled monument on the west side of the B1383 Newmarket Road.



Historic England

The southern edge of the proposed residential development would be located a short distance to the north of the proposed access road, and would extend continuously over 500m wide E to W on the skyline to the B184 Walden Road, with the exception of a narrow NE to SW aligned gap on the line of the late prehistoric routeway defined by the evaluation.

The loss of the rural landscape to the north of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford' and change of its character, from an open rural landscape to a built environment, would in our view be dramatic.

The proposed development would be visually intrusive because it occupies a prominent position within the setting of the scheduled monument that enables its strategic location in the landscape to be readily appreciated. It would, therefore, harm the way the it is experienced and appreciated in the landscape, in terms of proximity, location, scale and prominence of the proposed development in relation to the monument.

From an open and rural landscape that has existed since late prehistory, it would change to one of built urban form, with new surroundings that would be intrusive and alien. The change would lead to a sustained level of permanent and residual harm.

The development would also effectively sandwich the monument between the existing and historic settlement to the south and new residential development to the north. From being situated on the edge of Great Chesterford, where it's strategic location can be readily appreciated, the quantum of the proposed new development on the north side would place the scheduled monument in the centre of the settlement.

The proposed residential development would be located to the west and north-west of the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'. The new access road into the residential development, on the east side, would lead off a new roundabout constructed on the B184 Walden Road, less than 500m to the west of the monument across a large open field. The new development would be located beyond this, to the west and north-west of the scheduled temple and across towards the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford'.

We consider the proposed development would harm the significance of the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'. The proposed development would intrude into the views from the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'. It would harm how this monument is experienced in the rural landscape. The change would lead to a sustained level of permanent and residual harm.

The proposed development would also harm the way the two monuments are experienced and appreciated together in the landscape, which makes a major contribution to their significance. This is because the proposed development would



introduce a large quantum of new built urban form into their setting, and between the monuments, which has been an open rural landscape since late prehistory. Again, the change would lead to a sustained level of permanent and residual harm.

Additional policy considerations for this proposal

We have already provided the legislative and policy considerations for this proposal in our advice to the Local Planning Authority dated 5 December 2022. This letter should be read together with our previous advice.

The NPPF defines the setting of a heritage asset as the surroundings in which it is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The significance of a heritage asset is defined in the NPPF as its value to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Significance may be harmed by a development and it is necessary to determine the degree of harm that may be caused.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight attaches to the asset's conservation; the more important the asset, the greater that weight should be. Significance can be harmed through development within an asset's setting.

Historic England's Historic Environment Good Practice Advice in Planning Note 3 (2017) provides detailed information for the assessment of setting of heritage assets: *Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets*.

This guidance indicates that setting embraces all of the surroundings from which an asset can be experienced or that can be experienced from or within the asset. Setting does not have a fixed boundary and cannot be defined, in perpetuity, as a spatially bounded area or as lying within a set distance of a heritage asset.

Historic England's position

In determining the degree of harm which the proposed residential development would cause, we have considered the significance of the scheduled monuments, and considered the contribution the setting makes to their significance and understanding. Our assessment demonstrates the open and rural setting of both scheduled monuments makes a major positive contribution to their significance. We have also



established that the proposed development site is prominently located within the setting of both scheduled monuments.

In our view, the proposed development would fail to preserve the settings of the scheduled monuments. It would dramatically change the open and wide rural landscape setting in which both monuments are experienced and in which they can be readily appreciated today – and which was so important to their original and strategic siting in the landscape.

We consider that the proposed development would introduce an urbanising influence into the open, rural setting to the north and east of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries' and to the west of the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'.

Placing this in terms of the National Planning Policy Framework (NPPF), we have concluded this would be a severe level of harm, but less than substantial. This harm would be a very considerable disbenefit.

We do not believe the harm we have identified can be mitigated through, for example, specific (re-) siting of dwellings, infrastructure, new landscaping and/or planting and screening to mitigate the negative impacts that we have identified. In addition, we do not believe the design of the development is capable of sufficient adjustment to avoid or significantly reduce the harm.

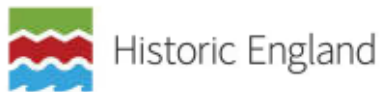
Conclusion

Historic England has serious concerns about this proposed development in relation to impact on the significance of two scheduled monuments, 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries' and to the west of the scheduled 'Romano-Celtic temple 400m south of Dell's Farm'.

We consider the proposed development would irrevocably alter the openness of the rural landscape setting of the scheduled monuments, that plays a major contribution towards the significance and understanding of these monuments. This would, in our view, result in severe less than substantial harm to the significance of these monuments.

We do not believe that the design, layout, density and planting within the proposal would serve to mitigate its effects. Moreover, we do not believe the design of the development is capable of sufficient adjustment to avoid or significantly reduce the harm that we have identified.

We have also considered the proposed mitigation in the form of the conservation management plan for that part of the scheduled 'Roman fort, Roman town, Roman and Anglo-Saxon cemeteries' within the application site that is c.7% of the total scheduled



monument. We do not believe this is a sufficient heritage benefit to offset the harm that we have identified.

Despite more recent development around Great Chesterford and in neighbouring parts of Cambridgeshire, the integrity of the landscape on this side of the settlement remains relatively intact and we consider this location is particularly sensitive to change. It should, in our view, remain undeveloped to protect the setting and significance of these scheduled monuments.

Historic England considers that the limited contribution of this development would make to the Council's housing targets (2.5%), the indication within the NPPF that impacts can be unacceptable, and the NPPF's promotion of a strategic approach to the provision of new development, raise questions about the justification for this proposal.

We consider other locations in Uttlesford should be identified to undertake development of this type and scale, without harm to these scheduled monuments (or other highly graded heritage assets importance) or other unacceptable or adverse impacts.

We have reviewed our position and, following this, we confirm our position and continue to recommend refusal and formally object to this application.

Please contact me if we can be of further assistance.

Yours sincerely,

Dr Jess Tipper MCifA FSA
Inspector of Ancient Monuments (Essex and Hertfordshire)
Email: Jess.Tipper@HistoricEngland.org.uk

Natural England

Date: 23 May 2023
Our ref: 433141
Your ref: UTT/22/2997/OP



Lindsay Trevillian
Uttlesford District Council

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Lindsay Trevillian

Planning consultation: Outline planning application (with all matters reserved except for means of access from Walden Road and Newmarket Road) for residential development of up to 350 dwellings, including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of shop and café floorspace (Use Class E/F), sustainable urban drainage system and associated infrastructure

Location: Land Between Walden Road & Newmarket Road, Great Chesterford, Essex

Thank you for your consultation on the above dated 10 May 2023 which was received by Natural England on 10 May 2023

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Best and Most Versatile Agricultural Land

FURTHER INFORMATION REQUIRED – Soils Survey

Having considered the proposals as a consultation under the Development Management Procedure Order (as amended), and in the context of national planning policy for the protection of the 'best and most versatile' (BMV) agricultural land as set out in Paragraph 174 of the National Planning Policy Framework, Natural England draws your Authority's attention to the following agricultural land quality and soil considerations:

Based on the information provided with the planning application, it appears that the proposed development comprises approximately 30.17 ha of agricultural land, however no Agricultural Land Surveys have been provided to determine how much of the site is classified as BMV (Grades 1, 2 and 3a land in the Agricultural Land Classification (ALC) system). Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website.

National planning policy relevant to agricultural land and soils is set out in Paragraph 174 of the National Planning Policy Framework which states that:

*'Planning policies and decisions should contribute to and enhance the natural and local environment by:
protecting and enhancing [...] soils (in a manner commensurate with their statutory status or identified quality in the development plan);
recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*

Soil is a finite resource which plays an essential role within sustainable ecosystems, supporting a range of ecosystem services, including storage of carbon, the infiltration and transport of water, nutrient cycling, and provision of food.

Consequently, Natural England would advise that any grant of planning permission should be made subject to conditions to safeguard soil resources, including the provision of an appropriately experienced soil specialist to advise on and supervise soil handling, including identifying when soils are dry enough to be handled.

Sustainable soil management should aim to minimise risks to the ecosystem services which soils provide, through appropriate site design/masterplan/Green Infrastructure. Defra has published a [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#) which may be helpful when setting planning conditions for development sites. It provides advice on the use and protection of soil in construction projects, including the movement and management of soil resources, which we strongly recommend is followed.

The British Society of Soil Science has published the [Guidance Note](#) Benefitting from Soil Management in Development and Construction which sets out measures for the protection of soils within the planning system and the development of individual sites, which we also recommend is followed.

Other advice

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Yours sincerely

Camilla Davidge

Lead Advisor – Land Use Planning
West Anglia Area Team

Sports England

From: Roy Warren <Roy.Warren@sportengland.org>

Sent: 12 December 2022 17:44

To: Planning <planning@uttlesford.gov.uk>

Subject: [External] Planning Application Reference: UTT/22/2997/OP - Land between Walden Road and Newmarket Road, Walden Road, Great Chesterford

For the attention of Lindsay Trevillian

Dear Mr. Trevillian

Planning Application Reference: UTT/22/2997/OP - Land between Walden Road and Newmarket Road, Walden Road, Great Chesterford (Sport England Ref: PA/22/E/UT/63268)

Thank you for consulting Sport England on the above application.

Summary:

An **objection** is made to the proposals for community sports facility provision to meet the needs of the proposed development in its current form due to the lack of confirmed provision. This position would be reviewed if it was proposed that appropriate financial contributions would be made towards off-site indoor and outdoor sports facility provision, secured through a planning obligation, as set out in this response.

A planning condition is **requested** requiring details to be submitted and approved which demonstrate how Active Design principles have been considered in the design and layout of reserved matters applications.

Sport England – Non Statutory Role and Policy

The Government, within their Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>.

This application falls within the scope of the above guidance as it relates to a residential development of 300 or more dwellings.

Sport England assesses this type of application in line with its planning objectives and with the National Planning Policy Framework (NPPF). Sport England's planning objectives are to PROTECT existing facilities, ENHANCE the quality, accessibility and management of existing facilities, and to PROVIDE new facilities to meet demand. Sport England's Planning for Sport guidance can be found here: <https://www.sportengland.org/facilities-and-planning/planning-for-sport/planning-for-sport-guidance/>

The Proposal and Assessment against Sport England's Objectives and the NPPF

Residential Development: Community Sports Facility Needs

Introduction

I would wish to make comments on the proposals in the application for meeting the community sports facility needs of the proposed residential development. The occupiers of new development, especially residential, will generate demand for community sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new

developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. As advised in paragraph 98 of the NPPF, the level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

The proposal comprises an outline planning application for up to 350 dwellings and supporting development on land to the north west of Great Chesterford off Walden Road. The Application Framework and Illustrative Masterplan that have been submitted indicate that a Heritage Park and an area of informal amenity space would be provided to the south of the development. These open spaces are intended for informal recreation, children's play, landscaping, biodiversity and SuDS. No on-site formal open space suitable for playing pitches or games courts for instance is proposed. The population of the proposed development is estimated to be around 865 people based on information provided in the Health Impact Assessment. In this context, I would wish to make the following comments on the community sports provision aspects of the planning application.

Evidence Base

The evidence base for community sport can be summarised as follows:

- Uttlesford Playing Pitch Strategy (2019): Uttlesford District Council's Playing Pitch Strategy <https://www.uttlesford.gov.uk/article/4942/Infrastructure> provides a robust assessment of current and future outdoor community sports facility needs and has identified a range of quantitative and/or qualitative deficiencies across the district including the Rural sub-area where Great Chesterford is located within. The strategy includes an action plan which sets out priorities for addressing the identified needs.
- Uttlesford Indoor Sports Facility Strategy (2019): Uttlesford District Council's Indoor Sports Facility Strategy <https://www.uttlesford.gov.uk/article/4942/Infrastructure> provides a robust assessment of current and future indoor community sports facility needs and has identified a range of quantitative and/or qualitative deficiencies including an undersupply of sports hall and swimming pool provision in the district. The nearest leisure centre, the Lord Butler Fitness and Leisure Centre in Saffron Walden, is already operating close to capacity and will not be able to address additional demand generated by growth. The strategy includes an action plan which sets out priorities for addressing the identified needs.

In view of the local evidence base context, it is considered that in accordance with Government policy in paragraph 98 of the NPPF, a robust local basis exists for justifying the provision of outdoor and indoor community sports facility provision to be made by this development.

Outdoor Sports Provision

Sport England and sports governing bodies prefer large multi-pitch/court sites to be provided in new developments. Operators and users of playing fields, particularly local authorities, leisure trusts and sports clubs generally prefer such sites from a management and sports development perspective and they are more sustainable over a long term period. In view of the expected number of dwellings proposed generating less than a single pitch for every sport, securing a financial contribution towards off-site facilities would be considered appropriate as an alternative to on-site provision on this occasion although opportunities to extend the adjoining Great Chesterford Recreation Ground should be explored if feasible. In paragraph 12.5 of the Planning Statement, reference is made off-site contributions towards sports facilities being made and that the improvement of the facilities on the adjoining recreation ground being appropriate. The principle of using a financial contribution towards improving facilities at Great Chesterford Recreation Ground would be acceptable in principle given that the recreation ground provides for a range of sports (football, cricket, bowls and tennis), adjoins the application site and is the only outdoor sports facility in the local area. However, this approach would be subject to the following pre-requisites:

- The scale of the contribution would need to be appropriate and commensurate with the scale of the development. To assist the Council, an estimate of the demand generated for outdoor sports provision can be provided by Sport England's Playing Pitch Calculator strategic planning tool. Local team data from Uttlesford District Council's Playing Pitch Strategy can be applied to the Playing Pitch Calculator which can then assess the demand generated in pitch equivalents (and the associated costs of delivery) by the population generated in a new residential development. I have used the latest version of the calculator for estimating the demand generated by a new population in Uttlesford district 865 and I attach the EXCEL spreadsheet which provides the full data. In summary for natural turf pitches, this development would generate demand for the equivalent of 0.18 adult football pitches, 0.31 youth football pitches (including 9v9), 0.29 mini soccer pitches, 0.07 rugby union pitches and 0.25 cricket pitches. In relation to artificial grass pitches, the calculator estimates the development generates a demand for 0.03 hockey pitches and 0.04 3G football pitches. The total cost of providing these pitches is currently estimated to be £201,429. In terms of changing room provision to support the use of this pitch demand, the calculator estimates that the total demand generated will be equivalent to 1.48 changing rooms which would currently cost £262,776. Consideration should be given by the Council to using the combined pitch and changing room figures from the Playing Pitch Calculator for informing the level of a financial contribution.

- The contribution would need to be ring fenced for delivering identified outdoor sports facility projects in the local area such as the Great Chesterford Recreation Ground. As well as ensuring that the contribution is used towards delivering appropriate projects in the Great Chesterford area that will make a significant contribution towards meeting local needs, this is also necessary to meet the CIL Regulation 122 requirements. To inform off-site options, discussions should take place with Uttlesford District Council's Leisure team, Great Chesterford Parish Council and the sports governing bodies and reference should also be made to the Council's Playing Pitch Strategy to inform how financial contributions should be used.
- The contribution would need to be index-linked and secured through a planning obligation with arrangements made for securing the contribution and delivering the project(s) that the contributions would be used towards within an appropriate timescale.

Indoor Sports Provision

No specific reference is made in the planning application to how community indoor sports provision would be made to meet the additional needs generated by the development. Sport England's established Sports Facilities Calculator (SFC) can help to provide an indication of the likely demand that will be generated by a development for the principal indoor sports facility types. This tool was used in the Council's Indoor Sports Facility Strategy for estimating future needs associated with population increases. The SFC indicates that a population of 865 in this local authority area will generate a demand for 0.06 sports halls (£157,558), 0.04 swimming pools (£174,846), and 0.01 rinks in an indoor bowls centre (£5,574). The attached WORD document provides more detail of the calculations. Further details of both the Playing Pitch Calculator and the Sports Facilities Calculator are on our website at <https://www.sportengland.org/facilities-and-planning/planning-for-sport/planning-tools-and-guidance/>.

As indoor sports facilities are strategic facilities that serve large populations and as the population generated by the proposed development in isolation would not be sufficient to justify the provision of a conventional facility on-site in its entirety (see above Sports Facility Calculator figures), provision should be made in the form of a financial contribution towards the provision or improvement of off-site facilities in the local area. Provision should be informed by the District Council's Indoor Sports Facility Strategy and discussions with the Uttlesford District Council's Leisure team and Great Chesterford Parish Council. Consideration should be given by the Council to using the figures from the Sports Facility Calculator for informing the level of a financial contribution. A contribution would need to be index-linked and secured through a section 106 agreement with arrangements made for securing the contribution and delivering the project(s) that the contributions would be used towards within an appropriate timescale.

Conclusion on Sports Facility Provision

As there are no confirmed proposals at this stage for meeting the development's outdoor or indoor sports facility needs, an **objection** is made to the planning application in its current form. However, I would be willing to withdraw this objection in due course if it is confirmed that appropriate financial contributions, secured through a planning obligation as set out above, will be made towards the provision of these facilities and the expected level of the contributions is confirmed together with the projects that the contributions will be used towards.

Active Design

Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015) <https://www.sportengland.org/facilities-planning/active-design/>, a guide to planning new developments that create the right environment to help people get more active. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design which is consistent with section 8 of the NPPF. Sport England commends the use of the guidance in the master planning process for new residential developments. It should also be noted that the current version of the Essex Design Guide (February 2018) <https://www.essexdesignguide.co.uk/> has embedded the Active Design principles into guide.

The development proposals offer opportunities for incorporating the active design principles and some of the proposals are welcomed and considered to be consistent with the principles. In particular, the indicative proposals to provide the Heritage Park and the other open spaces, the off-site footway and cycleway improvements proposed and the circular footpath around the periphery of the development.

If the application is approved, to help ensure that designing to encourage physical activity is given appropriate consideration in practice when reserved matters applications are prepared, Sport England would **request** a planning condition to be imposed requiring details to be submitted and approved which demonstrate how promoting physical activity has been considered in the design and layout of the development. The Active Design guidance includes a checklist that can be applied to developments and it is recommended that the checklist is used to inform the provision of such details and included in a document such as a Design & Access Statement or Health Impact Assessment. A suggested planning condition is as follows:

“For each parcel/phase of development for which Outline permission is granted, no development in relation to that parcel/phase shall commence until details have been submitted and approved in writing by the Local Planning Authority to demonstrate how Active Design principles have been met.

Reason: To promote healthy lifestyles through physical activity and to accord with Development Plan policy.

Informative: Consideration should be given to using the Active Design checklist in Sport England’s Active Design Guidance to assess reserved matters planning applications”

I hope that these comments can be given full consideration when a decision is made. I would be happy to discuss the response with the local planning authority and/or the applicant as the determination of the application progresses.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Please contact me if you have any queries.

Yours sincerely

Roy Warren
Planning Manager

M: 07769 741137

F: 01509 233 192

E: Roy.Warren@sportengland.org

East of England Ambulance Service (NHS Trust)



By Email Only

Mr Mike Huntington
Planning Services
Greater Cambridge Shared Planning

East of England Ambulance Service NHS Trust
Hammond Road
Bedford
MK41 0RG

Date: 22 December 2022
Our Ref: 22/05170/CNA/ZM
Your Ref: 22/05170/CNA

Consultation Response: UTT/22/2997/OP

Planning Application: 22/05170/CNA

Location: Land Between Walden Road And Newmarket Road Great Chesterford

Outline planning application (with all matters reserved for means of access from Walden Road and Newmarket Road) for residential development of up to 350 dwellings, including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of shop and Cafe floorspace (Use Class E/F), sustainable urban drainage system and associated infrastructure.

Dear Mr Huntington

1. Thank you for consulting East of England Ambulance Service NHS Trust (EEAST) on the above planning application.
2. Further to a review of the application details the following comments are made in regard to the provision of ambulance services.
3. Existing Healthcare including Emergency Ambulance Service Provision Proximate to the Planning Application Site
 - 3.1 The proposed development will put increasing pressure and demand on EEAST providing nationally set response times for ambulance emergency services around the geographical area associated with the proposed application site (eg Saffron Walden). EEAST does not have the capacity to meet the additional growth resulting from this development and cumulative development growth in the area.
 - 3.2 Any new housing development requires assessment of:
 - Increasing the number of ambulances required to meet the expanded demand in order to maintain contractual response times to prevent the application of contractual fines
 - The suitable location of existing ambulance station(s) within the locality to meet the increased demand with potential to redevelop or extend and in certain instances relocate to a more suitable location

- Additional medical equipment to manage the increased number of incidents from the growing population in order to maintain mandated ambulance response times and treatment outcomes.
- The need to recruit, train and provide new equipment for additional Community First Responders (CFR) to support the proposed development and the community as a whole
- IT Infrastructure.

3.3 Table 1 shows the population likely to be generated from the proposed development. The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £135,226.

Table 1 Capital Cost calculation of additional health services arising from the development proposal

Additional dwellings ¹	Ambulance Cost ³	Total
350	£386.36	£135,226

1 2.5 persons for each dwelling average as agreed with Uttlesford District Council

2 Calculated from EEAST ambulance data for IDP at £386.36 per dwelling with 2.5 persons per dwelling

3.4 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth and demand generated by this development. Any funding would be used towards the capital cost of providing new additional ambulances and/or new additional medical equipment (both within and external to the ambulance), and/or new additional parking space(s) for ambulances at existing ambulance stations or if ability to expand is constrained to support relocating the ambulance station to an appropriate site to meet the needs of the existing and additional residents. In addition, capital funding could be used to recruit and train new community first responders or provide new community responder equipment

3.5 Non-emergency patient transport services are commissioned by Cambridgeshire and Peterborough Integrated Care System to take patients who meet set eligibility criteria from their usual place of residence to hospital for appointments (which may be provided in a hospital, diagnostic hub or primary care setting) in sufficient time for their appointment and then returned to their usual place of residence. As with emergency services, location and siting of PTS sites is important to meet the needs of the population.

4. Review of Planning Application

4.1 The age profile is important for EEAST and the Integrated Care System, as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Over 75s are most likely to have multiple long-term conditions and complex care needs. Analysis of EEAST activity from 2019/20 indicates residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity. Those aged 2-18 years account for 15% of Category 1 activity and 8% of all activity.

4.2 The change of use from agricultural land to housing will impact on emergency ambulance services.

4.3 EEAST would highlight that since the COVID-19 pandemic more people are likely to work from home for at least part of the week and room size and layout should be sufficient to facilitate at least one person working from home in a suitable environment as this supports both physical and mental health and well-being.

4.4 Where lifts are to be installed EEAST would request these are of a suitable size to enable a patient to be safely transported by stretcher and accompanied by 2 medical personnel

alongside the stretcher (a minimum internal of 2.6m x 1.6m is required).

- 4.5 The impact of flooding significantly affects residents physical and mental health in both the short and long term. EEAST together with other emergency blue light services support people when incidences of flooding occur.
- 4.6 EEAST would welcome the developers to utilise the catchment of clean and grey water to include underground storage tanks or multiple water butts (ie garage and house) to help reduce the risk of localised flooding post development. There is the potential for residents to reuse water for gardens, car washing and in community gardens instead of entering main sewers.
- 4.7 In Flood Zone 2 and 3 EEAST request the appropriate the use of swales and other drainage measures to absorb any flood waters and would urge developers ensure measures are taken to minimise the risk of flooding in surrounding areas as well as flood proof homes, garages and other infrastructure.
- 4.8 Where appropriate the use of swales would further reduce any potential risk of flooding. In addition, the use of sustainable urban drainage through permeable paving in driveways and parking areas to accommodate surface water run-off is welcomed.
- 4.9 EEAST would welcome the potential for community gardens/planting of orchard trees to support community physical and mental health and well-being. The planting and usage of communal and private terrace (for residents' amenity) are welcomed as these can support physical and mental health and wellbeing and help develop community cohesion.
- 4.10 EEAST supports the central open space and would encourage the developer to consider the establishment of seating in the open spaces and along walkways to provide the opportunity for residents to meet and supports those who have limited mobility to rest.

5. Transport, Design and Access Assessment of Development Impact on Existing Healthcare Provision

- 5.1 EEAST would request the developer ensures cycle parking should allow for different types of cycles to be stored (eg trike, electric), covered, secure and well lit.
- 5.2 It should be noted that EEAST as a blue light emergency service would request the developers support the Vision Zero/Safe System approach to design out road accidents for vehicle occupants, motorcyclists, bicyclists and pedestrians by utilising clear lines of sight, use of appropriate street/road lighting, use the of village gateways on approach to the junctions/roundabout and other opportunities to support speed reduction.
- 5.3 EEAST would request clear lines of sight are retained close to properties and walkways to support the reduction and fear of crime whilst also minimising the impact of artificial light.

6 Conclusion

- 6.1 In its capacity as a healthcare and emergency service EEAST has identified that the development will give rise to a need for additional emergency and non-emergency healthcare provision to mitigate impacts arising from this development and other proposed developments in the local area.
- 6.2 EEAST, together with Cambridgeshire and Peterborough ICB, are keen to work with the developer to ensure that local healthcare services have sufficient investment to continue to meet the needs of existing residents, and also the needs of the additional population that this proposed development under this application will bring. In this way and subject to the specific assurances sought through our response, we look forward to collective working.

6.3 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth and demand generated by this development.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Zoë May'.

Zoë May
Head of Business Relationships

cc: David Parke, Cambridge & Peterborough ICS
Uttlesford District Council

National Health Service



Charter House
Parkway
Welwyn Garden City
Hertfordshire
AL8 6JL

6 June 2023

sheila.addison@nhs.net

<https://hertsandwestessex.icb.nhs.uk>

By email:

FAO: Case Officer: Lindsay Trevillian
Uttlesford District Council

Dear Lindsay,

Re. Planning Application Consultation: UTT/22/2997/OP - Land Between Walden Road And Newmarket Road Great Chesterford Essex

Proposal: Outline planning application (with all matters reserved except for means of access from Walden Road and Newmarket Road) for residential development of up to 350 dwellings, including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of shop and café floorspace (Use Class E/F), sustainable urban drainage system and associated infrastructure

Thank you for consulting the Hertfordshire and West Essex Integrated Care Board (HWE ICB) on the above-mentioned planning application.

The HWE ICB became a statutory body on 1 July 2022 and is the health commissioner responsible for delivering joined up health and social health care to a population of c1.8m. in Hertfordshire and west Essex.

The HWE ICB works in partnership with health providers, local authorities, and other organisations to:

- improve the general health and wellbeing of Hertfordshire and west Essex residents and improve health care services in the area.
- tackle the inequalities which affect people's physical and mental health, such as their ability to get the health services they need, and the quality of those services help tackle health and wider inequalities.
- get the most out of local health and care services and make sure that they are good value for money.

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Rt. Hon. Paul Burstow, Chair



- help the NHS support social and economic development in Hertfordshire and west Essex.

Assessment of impact on existing Healthcare Provision

The HWE ICB has assessed the impact of the proposed development on existing primary health care provision in the vicinity of the development.

This proposed development would deliver 350 dwellings, which based on an average occupancy of 2.4 occupants per dwelling will create circa **840 new patient registrations**.

Within the HWE ICB there are 34 Primary Care Networks (PCNs) across the 14 localities; each covering a population of between circa 27,000 and 68,000 patients. These PCNs are expected to deliver services at scale for its registered population whilst working collaboratively with acute, community, voluntary and social care services in order to ensure an integrated approach to patient care. As such a doctors' general practitioners' surgery may include an ancillary pharmacy and ancillary facilities for treatments provided by general practitioners, nurses and other healthcare professionals. North Uttlesford PCN, under which this development directly falls, has a combined patient registration **list of 41,847** which is growing.

Patients are at liberty to choose which GP practice to register with providing they live within the practice boundary. However, the majority of patients choose to register with the surgery closest and/or most easily accessible to their home for the following reasons: it is the quickest journey, accessible by public transport or is in walking distance), parking provision, especially for families with young children and for older adults.

Despite premises constraints GP Practices are not allowed to close their lists to new registrations without consultation with, and permission from the HWE ICB. Even when surgeries are significantly constrained the NHS will seek to avoid a situation where a patient is denied access to their nearest GP surgery, with patient lists only closed in exceptional circumstances.

As a result of significant growth proposed in Local Plans, the HWE ICB expects applications to close lists to increase. It is therefore important that new developments make a financial contribution to mitigate any primary health care impacts the development will have.

Healthcare Needs Arising from the Proposed Development

This development will have an impact on primary health care provision in the area, and its implications, if unmitigated, would be unsustainable for the NHS.

The financial contribution for health infrastructure that the HWE ICB is seeking, to mitigate the primary health care impacts from this development, has been calculated using a formula based on

Dr Jane Halpin, Chief Executive

Rt. Hon. Paul Burstow, Chair



the number of units proposed and does not take into account any existing deficiencies or shortfalls in Great Chesterford and its vicinity, or other development proposals in the area.

Cost calculation of additional primary healthcare services arising from the development proposal

840 new patient registrations/2000 = 0.42 of a GP *GP based on ratio of 2,000 patients per 1 GP and 199m² as set out in the NHS England "Premises Principles of Best Practice Part 1 Procurement & Development"

0.42 x 199 m² = 83.58 m² of additional space required

83.58 m² x £5,410* per m² = £452,167.80 (*Build cost; includes fit out and fees)

£452,167.80 / 350 dwellings = £1,291.908 per dwelling (rounded up to £1,292.00 per dwelling)

Total GMS monies requested: 350 dwellings x £1,292.00 = £452,200.00

The HWE ICB therefore requests that this sum is secured through a planning obligation attached to any grant of planning permission, in the form of a Section 106 planning obligation. Trigger points of payment on occupancy of the 75th, 150th & 275th Dwellings is also requested.

Please note, the developer contribution figure referred to in this response is a calculation only and that the final payment will be based on the actual dwelling unit mix and the inclusion of indexation.

If planning permission is granted, the HWE ICB propose to focus Section 106 monies on Gold Street/School Street Surgeries (main and branch). The ICB are already in discussions with the practice and exploring an increase in capacity by way of re-configuring, extending or relocating the premises to provide sufficient space to increase resources and clinical services and thus keep the patient lists open.

In terms of identifying a project in full at this stage for Gold Street/School Street Surgeries, please note:

- All projects are subject to Full Business Case approval by the HWE ICB and NHS England.
- Any commercial arrangement has to be agreed between the landowner, developer and end user based on a compliant design specification and which demonstrates value for money.
- All planning applications and responses are in the public domain; identifying a project before any design work starts and funding is discussed, agreed and secured may raise public

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expectation and indicate a promise of improvements and increased capacity, which are subject to both the above points. Securing developers contributions to all aspects of healthcare is therefore vital.

- A project identified and costed in response to the planning application may not meet the objectives of current strategies or could have significantly increased in cost, especially if there has been any significant time lapse from the date of the response to the date of implementation of the planning consent.

In conclusion, in its capacity as the primary healthcare commissioner with full delegation from NHS England, the HWE ICB has identified a need for additional primary healthcare provision to mitigate the impacts arising from the proposed development. The cost calculation, set out above are those that the HWE ICB and NHS England deem appropriate having regard to the formulated needs arising from the development.

The HWE ICB is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations, as set out in the NPPF. Further, NHS England and the HWE ICB reserve the right to apply for S106 money retrospectively and the right to amend and request that this be reflected in any S106 agreement.

Subject to certainty that developer contributions are secured, as set out above, the HWE ICB does not raise an objection to the proposed development.

The HWE ICB looks forward to working with the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of receipt of this letter.

Yours sincerely,



Sue Fogden MRICS LLB (Hons)
Assistant Director – Premises
NHS Hertfordshire & West Essex ICB

Dr Jane Halpin, Chief Executive

Rt. Hon. Paul Burstow, Chair

