



ITEM NUMBER: 11

PLANNING COMMITTEE DATE: 6 March 2024

REFERENCE NUMBER: UTT/23/3147/FUL

LOCATION: Land Behind The Old Cement Works
Thaxted Road, Saffron Walden,

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 13 Feb 2024

PROPOSAL: S73 application to vary condition 2 (approved plans) of UTT/20/0864/FUL (Erection of 35 Dwellinghouses (Revised scheme to that approved under UTT/16/1444/OP and UTT/17/3038/DFO) in order for revised plans to be considered and removal of condition 8 (roof details).

APPLICANT: Mr William Mallet (Amherst Homes)

AGENT: Mr Ruaridh Wainwright-Harrower (BRD Tech Ltd)

EXPIRY DATE: 15 March 2024

EOT Expiry Date: N/A

CASE OFFICER: Chris Tyler

NOTATION: Within Development Limits

REASON THIS APPLICATION IS ON THE AGENDA: Major Planning Application

1. EXECUTIVE SUMMARY

- 1.1** S73 application to vary condition 2 (approved plans) of UTT/20/0864/FUL in order for revised plans to be considered and removal of condition 8 (roof details). The variation of these conditions enables the change in ground levels to Plot 19 in order to construct the dwelling at a level which is consistent with the rest of the site.
- 1.2** The change in ground levels to Plot 19 will not result in a harmful impact to appearance or character of the site or surrounding area.
- 1.3** The alterations to the layout of plot 19 and mitigation measures ensures to the proposal will not have a harmful impact to the private amenity of neighbouring properties.
- 1.4** As such it is considered the revision to the design of the approved scheme are acceptable and in accordance with ULP Policy GEN2, SWNP-SW3 and the NPPF.

2. RECOMMENDATION

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

- A) Completion of a s106 Obligation Agreement
- B) Conditions

And

If the freehold owner shall fail to enter into such an agreement, the Director of Planning shall be authorised to **REFUSE** permission following the expiration of a 6 month period from the date of Planning Committee.

3. SITE LOCATION AND DESCRIPTION:

- 3.1 The site is located off Thaxted Road, Saffron Walden. It comprises an area of open land, previously used as a cement works, lime kiln and scrapyard, to the rear of existing residential development at The Kilns and Tiptoft Lane.
- 3.2 The site is currently under construction for the residential development of 35 dwellings.

4. PROPOSAL

- 4.1 This application seeks to vary condition 2 (approved plans) of UTT/20/0864/FUL in order for revised plans to be considered and removal of condition 8 (roof details). The variation of these conditions enables the change in ground levels to Plot 19 in order to construct the dwelling at a level which is consistent with the rest of the site.
- 4.2 **Approved condition 2 includes:**

The development hereby permitted shall be carried out in accordance with the following approved plans:

901416.30 Rev G; 901416.31 Rev A; 901416.32; 901416.33 Rev C; 901416.34 Rev C; 901416.35 Rev C; 901416.01; 901416.02; 901416.03; 901416.04; 901416.05; 901416.06; 901416.07; 901416.08; 901416.09; 901416.10; 901416.11; 901416.12; 901416.13; 901416.14; 901416.15 Rev A; 901416 Rev A; 901416.17 Rev A; 901416.18; 901416 Rev A; 901416.20; 901416.21; 901416.22; 901416.23; 901416.24; 901416.25; **901416.26 Rev A**; 901416.30 Rev G; 901416.31 Rev A; 901416.32 Rev A; 901416.33 Rev C; 901416.34 Rev C; 901416.35 Rev C; 901416.40.

Proposed condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

901416.30 Rev G; 901416.31 Rev A; 901416.32; 901416.33 Rev C; 901416.34 Rev C; 901416.35 Rev C 901416.01; 901416.02; 901416.03; 901416.04; 901416.05; 901416.06; 901416.07; 901416.08; 901416.09; 901416.10; 901416.11; 901416.12; 901416.13;901416.14; 901416.15 Rev A; 901416 Rev A; 901416.17 Rev A; 901416.18; 901416 Rev A; 901416.20; 901416.21; 901416.22; 901416.23; 901416.24; 901416.25; **BRD/22/029/010 D**; 901416.30 Rev G; 901416.31 Rev A; 901416.32 Rev A; 901416.33 Rev C; 901416.34 Rev C; 901416.35 Rev C; 901416.40.

4.3 Existing condition 8 to be removed:

The eaves and ridge heights of the permitted dwellings relative to each other and to existing buildings must be constructed as shown on the following drawings:

- Drawing No. 90416.40
- Drawing No. 90416.26 Rev A

4.4 In order to construct Plot 19 at a level which is consistent with the rest of the site it is proposed set its FFL at 80.550. In order to protect No10 from overlooking, the first floor accommodation has been re-planned to move the bathroom into the centre of the building and rotate the 3rd bedroom so that it occupies all of the rear elevation. The existing large 1st floor window on the rear elevation is to be fixed closed and glazed with obscured glass below 1.7m above finished floor level.

4.5 The original small window in the rear elevation is to be omitted but expressed as a blind window with the brickwork set back in its place In order to maintain a satisfactory standard of natural ventilation and provide a secondary means of escape as required by the Building Regulations, an additional window has been provided in the side elevation, overlooking the parking area behind the undercroft.

4.6 Additionally, to provide additional ventilation and daylighting 2No Velux roof-lights have been added to the roof slope over and light-wells formed into the room below.

5. ENVIRONMENTAL IMPACT ASSESSMENT

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

6. RELEVANT SITE HISTORY

6.1	Reference	Proposal	Decision
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UTT/23/0414/FUL	Application to vary conditions 2 and 8 (plans) attached to UTT/20/0864/FUL (approved at appeal ref APP/C1570/W/20/3264407) - changes to plot 19.	Refused- The design of plot 19 and use of obscure glazing and shut fixed windows provides an unacceptable living environment, which will not meet the reasonable needs of occupiers of the dwelling. This is in conflict with ULP Policy GEN2 and paragraph 130 (F) of the NPPF.
UTT/23/0114/FUL	Variation of condition 14 attached to UTT/20/0864/FUL allowed on appeal - in order to exclude Plots 22-23, 24-26 and 33-34 from the need to comply with Building Regulation M4(2)	Approved, subject to S106
UTT/20/0864/FUL	Erection of 35 Dwellinghouses (Revised scheme to that approved under UTT/16/1444/OP and UTT/17/3038/DFO	Refused, allowed at appeal
UTT/17/3038/DFO	Details following outline approval UTT/16/1444/OP for 35 no. dwellings comprising 21 market homes and 14 affordable homes. Details of appearance, landscaping, layout and scale.	Approved
UTT/16/1444/OP	Outline application, with all matters reserved except for access, for a residential development of up to 49 dwellings. Previously approved under UTT/13/1937/OP	Approved

7.

PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 The LPA is unaware of any consultation exercise carried out by the applicant for this current proposal.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 The proposed amendments will not impact the highway network, as such, the highway authority have no comments to make.

8.2 Local lead Flood Authority

8.2.1 We consider that the proposed changes have no implications for site drainage (a FFL of 80.550 for plot 19 was shown on drainage plan E4160/510/A submitted with UTT/22/2574/DOC), therefore we do not wish to comment on UTT/23/3147/FUL in this instance.

8.3 Environment Agency

8.3.1 No comments.

9. SAFFRON WALDEN TOWN COUNCIL COMMENTS

9.1 No comments received.

10. CONSULTEE RESPONSES

10.1 Essex Police

10.1.1 No objections.

10.2 National Air Traffic Safeguarding

10.2.1 No safeguarding objections.

10.3 ECC Ecology

10.3.1 No objection, we note that revisions to approved plans include the internal alteration, such as room layout, and relocation of proposed windows, as well as the proposal of roof light windows on the top first floor bedroom, at Plot 19. These revisions are minor and will have no effect on the risks to ecology due to development at the site.

10.4 UDC Housing Officer

10.4.1 Housing Services have no objection to the proposed variations.

11. REPRESENTATIONS

11.1 Site notice/s were displayed on site and 76 notifications letters were sent to nearby properties. The notification was also published in the local press.

11.2 Support

11.2.1 N/A

11.3 Object

11.3.1 N/A

11.4 Comment

11.4.1 N/A

12. MATERIAL CONSIDERATIONS

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

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application:
 - (a) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

12.3 The Development Plan

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

Saffron Walden Neighbourhood Plan (made 11 October 2022)
Ashdon Neighbourhood Plan (made 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)

13.2 Uttlesford District Plan 2005

S1 – Development Limits for the Main Urban Areas

GEN1 – Access

GEN2 – Design

GEN3 – Flood Protection

GEN4 – Good Neighbourliness

GEN5 – Light Pollution

GEN6 – Infrastructure Provision to Support Development

GEN7 – Nature Conservation

GEN8 – Vehicle Parking Standards

E2 – Safeguarding Employment Land

ENV8 – Other Landscape Elements of Importance for Nature Conservation

ENV12 – Protection of Water Resources

ENV13 – Exposure to Poor Air Quality

ENV14 – Contaminated Land

H1 – Housing Development

H3 – New Houses within Development Limits

H9 – Affordable Housing

H10 – Housing Mix

SW6 – Safeguarding of Existing Employment Areas

13.3 Saffron Walden Neighbourhood Plan (made 11 October 2022)

13.3.1 SW3- Design

13.4 Supplementary Planning Document or Guidance

13.4.1 Essex Design Guide

14. CONSIDERATIONS AND ASSESSMENT

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

14.2 **A) Design and Appearance**

B) Amenity

14.3 **A) Design and Appearance**

- 14.3.1** ULP Policy GEN2 considers the design of development and advises development will not be permitted unless is compatible with the scale, form, layout, appearance and materials of surrounding buildings.
- 14.3.2** Paragraph 135 (b) of the NPPF advises planning decision should ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 14.3.2** Paragraph 135 (f) of the NPPF advises planning decisions should ensure development create places that are safe, inclusive and accessible and which promote health and well- being, with a high standard of amenity for existing future users.
- 14.3.4** Policy SW3 of the Saffron Walden Neighbourhood Plan states development in Saffron Walden must contribute positively to the Parish's sense of place through a design-led approach underpinned by good design principles.
- 14.3.5** In regard to the design and appearance of Plot 19, although the proposal includes a material change to the original planning approval the overall appearance of the dwelling will not result in any significant alterations. The proposed revision to the development includes changes to the ground level of Plot 19, introduction of rear roof lights, the window to bedroom 3 will include obscure glazing and will be fixed shut. One of the rear existing windows will be omitted, however a new side window is proposed to provide ventilation and a means of escape for bedroom 3.
- 14.3.6** The proposed changes to plot 19 are not considered to be out of character with the existing approval scheme, as such it is considered the design and appearance of proposed revisions are acceptable and in accordance with ULP Policy GEN2, SWNP-SW3 and the NPPF.
- 14.4 B) Amenity**
- 14.4.1** ULP Policy GEN2 considers the design of development and advises development will not be permitted if it results in an adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy.
- 14.4.2** Paragraph 135 (f) of the NPPF advises planning decision should ensure developments include a high standard of amenity for existing and future users.
- 14.4.3** Policy SW3 of the Saffron Walden Neighbourhood Plan considers the impact to the amenity including overlooking as overlooking both for existing neighbours and future residents.
- 14.4.4** The proposed includes changes to the ground levels of Plot 19 from 80.200 to 80.550 and reconfiguration of the internal layout. The positioning of the Plot 19 will not be any closer to 10 Tiptoft Lane, as

allowed at appeal. The changes to the site level are required to construct Plot 19 at a level which is consistent with the rest of the site.

14.4.5 The revision will result in the first-floor windows plot 19 being at higher level and therefore the layout of the dwelling as originally approved may potentially result in an increase in overlooking to the neighbouring property of 10 Tiptoft Lane. In order to mitigate this harm, the proposal including changing the inside first floor layout, moving the bathroom to the centre of the property and revisions to the first-floor rear windows.

14.4.6 Although it may not be desirable for the rear windows to be obscurely glazed and fixed shut, the additional side window will provide ventilation and an outlook for the future occupiers of Plot 19. Whereas without these measures the proposal would likely have a harmful impact to the amenity of neighbouring property.

14.4.7 Although the proposed changes to the ground levels will have a material change to the approved development, with the mitigation measures proposed the development ensure the proposals will not have an adverse effect on the private amenity area of neighbouring properties from overlooking or loss of privacy.

14.4.8 As such it is considered proposed revisions in regard to amenity are acceptable and in accordance with ULP Policy GEN2, SWNP-SW3 and the NPPF.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

15.1.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

15.1.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

16. CONCLUSION

16.1 The variation of condition 2 and removal of condition 8 is considered acceptable. The change in ground levels to Plot 19 will not result in a harmful impact to appearance or character of the site or surrounding area.

16.2 The alterations to the layout of Plot 19 and mitigation measures ensures to the proposal will not have a harmful impact to the private amenity of neighbouring properties.

16.3 As such it is considered the revision to the design of the approved scheme are acceptable and in accordance with ULP Policy GEN2, SWNP-SW3 and the NPPF

17. S106/ CONDITIONS

17.1 S106 HEAD OF TERMS

17.2 A S106 – deed of variation will be required to transfer the previous S106 planning obligations to this new planning permission, the heads of terms include:

- I. Affordable Housing,
- II. Education Contribution,
- III. Health Services Contribution,
- IV. Pay the Council's reasonable legal costs
- V. Pay the monitoring fee

17.3 CONDITIONS

1 The development to which this permission relates to shall begin by the 12th July 2024, in compliance with the expiration of 3 years from the decision date of allowed appeal APP/C1570/W/20/3264407.

REASON: To comply with the requirements of Sections 73 and 91 of the Town and Country Planning Act 1990 (as amended).

2 Condition Varied

The development hereby permitted shall be carried out in accordance with the following approved plans:

901416.30 Rev G; 901416.31 Rev A; 901416.32; 901416.33 Rev C; 901416.34 Rev C; 901416.35 Rev C 901416.01; 901416.02; 901416.03; 901416.04; 901416.05; 901416.06; 901416.07; 901416.08; 901416.09; 901416.10; 901416.11; 901416.12; 901416.13;901416.14; 901416.15 Rev A; 901416 Rev A; 901416.17 Rev A; 901416.18; 901416 Rev A; 901416.20; 901416.21; 901416.22; 901416.23; 901416.24; 901416.25; **BRD/22/029/010 D**; 901416.30 Rev G; 901416.31 Rev A; 901416.32 Rev A; 901416.33 Rev C; 901416.34 Rev C; 901416.35 Rev C; 901416.40.

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

- 3** The development hereby approved shall be carried out in accordance with the landscaping details submitted and approved under discharge of conditions application UTT/22/1454/DOC.

All landscape works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 4** The dwellings in the proposed development shall not be occupied until such time as their associated vehicle parking areas indicated on the approved plans (90416.30 Rev G), has been hard surfaced, sealed and marked out in parking bays. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: in the interests of highway safety and that appropriate parking is provided and in accordance with ULP Policy GEN1.

- 5** The cycle parking facilities as shown in principle on drawing number 90416.33 Rev C are to be provided prior to the first occupation of the dwellings which they serve, they shall be secure, convenient, covered and retained thereafter.

REASON: in the interests of highway safety and that appropriate parking is provided and in accordance with ULP Policy GEN1.

- 6** The development hereby approved shall be carried out in accordance with the biodiversity enhancement strategy details submitted and approved under discharge of conditions application UTT/22/1454/DOC.

All works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To conserve and enhance protected and priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the Natural Environment and Rural Communities Act' 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

- 7** Each dwelling hereby permitted must not be occupied until such time as its associated vehicle parking area has been developed and provided in accordance with Drawing No. 90416.30 Rev G.

REASON: in the interests of highway safety and that appropriate parking is provided and in accordance with ULP Policy GEN1.

8 Condition to be removed

The eaves and ridge heights of the permitted dwellings relative to each other and to existing buildings must be constructed as shown on the following drawings:

- Drawing No. 90416.40
- Drawing No. BRD/22/029/010-A

REASON: To clarify the height and visual relationship between existing and permitted buildings, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 9** The development hereby approved shall be carried out in accordance with the drainage details submitted and approved under discharge of conditions application UTT/22/2574/DOC.

The drainage scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To prevent flooding by ensuring a satisfactory drainage scheme and in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

- 10** A minimum of a single electric vehicle charging point shall be installed at each of the houses. These shall be provided, fully wired and connected, ready to use before first occupation.

REASON: The requirement of the charging points are required to mitigate the harm for poor air quality due to the increase in vehicle movement and being within and in accordance with ULP policy ENV13 and paragraph 105 of the NPPF.

- 11** The development hereby approved shall be carried out in accordance with the contamination assessment submitted and approved under discharge of conditions application UTT/22/1449/DOC, unless otherwise agreed in writing by the local planning authority.

REASON: To protect human health and the environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

- 12** The development hereby approved shall be carried out in accordance with the contamination remediation assessment submitted and approved under discharge of conditions application UTT/22/1449/DOC, unless otherwise agreed in writing by the local planning authority.

REASON: To protect human health and the environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

- 13** Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

REASON: To protect human health and the environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

- 14** Excluding Plots 22-23, 24-26 and 33-34, The dwellings hereby approved shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition”.

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

- 15** Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.

REASON: in the interests of sustainable transport provisions in accordance with ULP Policy GEN1.

- 16** The development hereby approved shall be carried out in accordance with the construction method statement submitted and approved under discharge of conditions application UTT/22/1832/DOC, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the construction of the development is in the interests of highway safety and control of environmental impacts in accordance with ULP Policies GEN1 and GEN4.

- 17** The rear facing first floor windows of plot 19 and serving bedroom 3, as demonstrated on approved plan BRD/22/029/101-D shall include fixed shut and obscure glazing to the lower casement section.

This section of the window shall include obscure glazing with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard.

The obscure glazing and fixed shutting shall be retained thereafter in this window unless otherwise agreed in writing by the local planning authority.

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

APPENDIX 1- HIGHWAY AUTHORITY

Subject: [External] >> (11096) UTT/23/3147/FUL - Land Behind The Old Cement Works Thaxted Road - highways consultation response

UTT/23/3147/FUL | S73 application to vary condition 2 (approved plans) of UTT/20/0864/FUL (Erection of 35 Dwellinghouses (Revised scheme to that approved under UTT/16/1444/OP and UTT/17/3038/DFO) in order for revised plans to be considered and removal of condition 8 (roof details). | Land Behind The Old Cement Works Thaxted Road Saffron Walden Essex

Good afternoon,

Thank you for consulting us on the above application. The proposed amendments will not impact the highway network, as such, the highway authority have no comments to make.

Kind regards,

Rachel McKeown
Strategic Development Engineer

APPENDIX 2- LEAD LOCAL FLOOD AUTHORITY

Thank you for consulting the SuDS team on UTT/23/3147/FUL - S73 application to vary condition 2 (approved plans) of UTT/20/0864/FUL (Erection of 35 Dwellinghouses (Revised scheme to that approved under UTT/16/1444/OP and UTT/17/3038/DFO) in order for revised plans to be considered and removal of condition 8 (roof details).

We consider that the proposed changes have no implications for site drainage (a FFL of 80.550 for plot 19 was shown on drainage plan E4160/510/A submitted with UTT/22/2574/DOC), therefore we do not wish to comment on UTT/23/3147/FUL in this instance.

Kind regards,

Gemma

Gemma Parson
Development and Flood Risk Officer
Environment Climate Action | Sustainable Drainage Team

APPENDIX 3- ENVIRONMENT AGENCY



Uttlesford District Council
Development Control
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Our ref: AE/2023/129090/01-L01
Your ref: UTT/23/3147/FUL
Date: 10 January 2024

Dear Sir/Madam

S73 APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) OF UTT/20/0864/FUL (ERECTION OF 35 DWELLINGHOUSES (REVISED SCHEME TO THAT APPROVED UNDER UTT/16/1444/OP AND UTT/17/3038/DFO)) IN ORDER FOR REVISED PLANS TO BE CONSIDERED AND REMOVAL OF CONDITION 8 (ROOF DETAILS).

LAND BEHIND THE OLD CEMENT WORKS, THAXTED ROAD, SAFFRON WALDEN, ESSEX.

Thank you for your consultation dated 18 December 2023. We have no comment to make on this application at this time.

Yours faithfully

**Mr Giles Ward
Planning Officer**

Direct e-mail planning.eastanglia@environment-agency.gov.uk