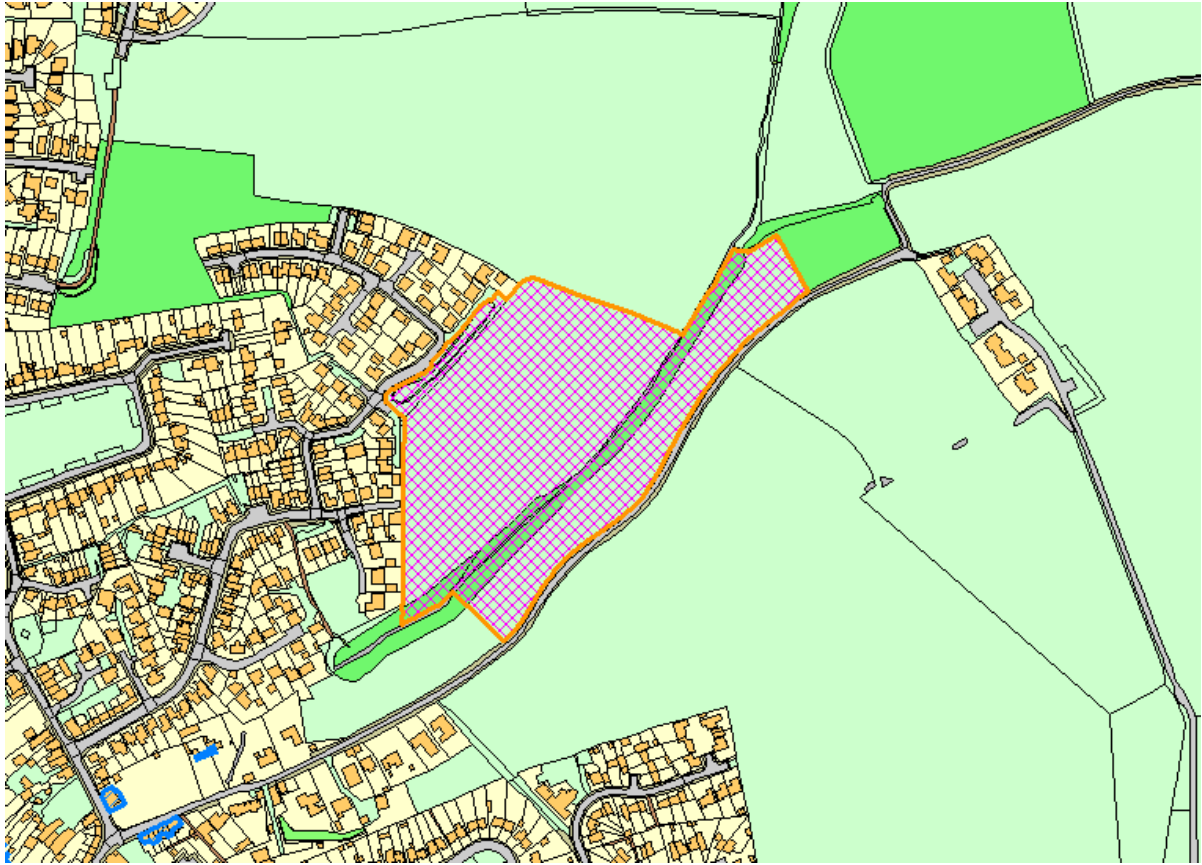


ITEM NUMBER:	6
PLANNING COMMITTEE DATE:	30 July 2025
REFERENCE NUMBER:	UTT/25/0348/DFO
LOCATION:	Land East Of Wedow Road, Thaxted

SITE LOCATION PLAN:



© Crown copyright and database rights 2021 Ordnance Survey 0100018688
Organisation: Uttlesford District Council Date: April 2025

PROPOSAL: Details following outline application UTT/21/1836/OP - Details of Appearance, Landscaping, Layout and Scale for 49. dwellings including discharge of conditions 6 (surface water drainage), 8 (Biodiversity Enhancement Layout) 14A,14B (Contamination), 18 (foul water drainage) and 19 (housing mix)

APPLICANT: Countryside Properties (UK) Ltd

AGENT: Mrs Emma Woods

EXPIRY DATE: 12 May 2025

EOT EXPIRY DATE: 06 August 2025

CASE OFFICER: Rachel Beale

NOTATION: Outside Development Limits; site within 2KM of SSSI; Tree Preservation Order & Public Rights of Way.

REASON THIS APPLICATION IS ON THE AGENDA: Major application

1. EXECUTIVE SUMMARY

- 1.1** This application seeks approval of details following the granting of outline planning under reference UTT/21/1836/OP whereby permission was granted for:
- 1.2** Outline planning with all matters reserved except access, for the development of the site for up to 49 residential dwellings, vehicle access from Elers Way, associated infrastructure, sustainable drainage, public open space and linkages for pedestrians and cycles.
- 1.3** The application also looks to discharge the following conditions from the outline permission:
6 (surface water drainage)
8 (Biodiversity Enhancement Layout)
18 (foul water drainage)
19 (housing mix)
14 (contamination) (partial discharge)

- 1.4** The principle of the development along with the details of access have been approved at outline stage, leaving the details for consideration as part of this reserved matters application being Appearance, Layout, Scale and Landscaping.
- 1.5** The proposals are in line with parameter plans that formed part of the outline application in respect to residential area, active frontage and focal buildings, building heights and movement. Whilst this was not an approved plan, general accordance with the plan was secured by way of condition and in doing so, added certainty is provided that the development would respect the site and the surrounding settlement. The design and appearance of the buildings generally conform with the required standards, ensuring a good design that responds to the character of the natural and built environments of the surrounding locality. The proposals include appropriate parking and amenity provision as well as connectivity with the surrounding development.
- 1.6** The proposals comply with the guidance and standards as set out within the Uttlesford District Local Plan 2005 (as Adopted), relevant Supplementary Planning Documents and the National Planning Policy Framework. It has thereby been recommended that this Reserved Matters Application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission UTT/21/1836/OP.

2. RECOMMENDATION

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

Conditions

3. SITE LOCATION AND DESCRIPTION:

- 3.1** The application site measures approximately 4.5ha and is located due east of Thaxted Village/Town Centre on the edge of the settlement.
- 3.2** 2.9 hectares of the Site is formed of a single parcel of arable farmland to the north of a stream running northeast to south-west through the application site known locally as “Crispey Brook” which is a minor tributary of the River Chelmer. The remaining 1.6 hectares of land is accessed via Copthall Lane and comprises a long narrow strip of open grassland between Crispey Brook and Copthall Lane. Walnut Tree Meadow to the south-west of the site is designated as a Local Green Space within the Thaxted Neighbourhood Plan, where there is a group Tree Preservation Order.
- 3.3** There are two public rights of way that run through the Site (ref nos. 49_29 and 49_30), one each side of Crispey Brook, between Thaxted

and the open countryside to the north-east. There is an Important Woodland approximately 80m from the boundary of the site due north-east. This is over 190m away from the development area. The site is also located within the sensitive rural setting of Thaxted, as designated by the Thaxted Neighbourhood Plan 2019

4. PROPOSED DEVELOPMENT

- 4.1** This application relates to the reserved matters following approval of the outline planning permission for up to 49 no. dwellings under application ref: UTT/21/1836/OP.
- 4.2** Access to the development was approved as part of the outline permission which established one main access point from Elers Way.
- 4.3** The reserved matters for consideration relate to Appearance, Layout, Scale and Landscaping.

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** No relevant site history other than the approved outline application on the site that this reserved matters application follows.

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

- 7.1** The Localism Act requires pre-application consultation on certain types of planning applications made in England. As such the following consultation events have been held by the applicants:
- Entered into PPA
 - Pre-app engagement with key planning officers and members of Uttlesford District Council's Planning Committee.
 - Meetings and ongoing engagement with political and community representatives.
 - A community newsletter.
 - Press releases to advertise the event.
 - Dedicated consultation website that will evolve over time that reflect the current timeline of the proposals / application.
 - Dedicated email address, freephone telephone number and freepost address.
- 7.2** Full details of the applicant's engagement and consultation exercises conducted is discussed within their Statement of Community Involvement.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

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

8.2 Local Flood Authority

8.2.1 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 conditions.

9. PARISH COUNCIL COMMENTS

9.1 Thaxted Parish Council

9.2 No comments received.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 No objections.

10.2 UDC Environmental Health

10.2.1 No objection.

10.3 Conservation Officer

10.3.1 NPPF 2024 paragraph 135 highlights the importance of good design, and that developments should be sympathetic to local character. Paragraph 203(f) is also relevant, stating that new development should make a positive contribution to local character and distinctiveness.

10.3.2 That said, my previous comments still stand. The development will not result in harm to the significance of the heritage assets in proximity

10.4 Place Services (Ecology)

10.4.1 No objection.

10.5 Landscape Officer

- 10.5.1**
- Elers Way entry experience still lacks character – would benefit from additional tree planting and more generous landscaping.
 - The scheme would benefit from many more street trees to the northern primary street.

- Carparking still dominates street scene between plots 41-47 and would benefit from additional trees.

10.6 Essex Police

10.6.1 No objection, subject to condition.

10.7 UDC Urban Design Officer

10.7.1 Broadly, revisions are minor and do not make any material difference or significant improvement to the design overall.

10.7.2 Character & Identity
Addition of windows to flank gables noted. Regarding boundary treatments onto the public realm, the point about hedges within private ownership not being within the control of the applicant /maintenance contractor is accepted.

10.7.3 Access & Movement
Removal of triple tandem parking noted.

10.7.4 Landscaping
The general lack of street trees does not comply with code P2.1C, or with NPPF para. 136. The proposed location of services does not, at this stage in the design process, appear to be a sufficiently compelling or justified reason for the omission of street trees.

10.7.5 On the street serving plots 41-47, there are 4 street trees and 20 car parking spaces, which creates an overly car dominated street-scene, contravening code M3.6C.

10.8 Affinity Water

10.8.1 No objection.

10.9 MAG London Stansted Airport

10.9.1 No objection subject to condition.

10.10 Anglian Water

10.10.1 No objection.

11. REPRESENTATIONS

11.1 A site notice was displayed on site; the application was advertised in the local press and notifications letters were sent to nearby properties. Two representations have been received.

11.2 Support

11.2.1 None.

11.3 Object

- 11.3.1**
- Inappropriate access
 - Overdevelopment
 - Insufficient biodiversity enhancements

11.4 Comment

11.4.1 The above representations in relation to development amount and access have been dealt with as part of the approved outline application. The other point is addressed in the following report.

12. MATERIAL CONSIDERATIONS

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

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

- a) The provisions of the development plan, so far as material to the application:
- (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 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.

12.4 The Development Plan

12.4.1 Essex Minerals Local Plan (adopted July 2014)

Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted January 2005)
Felsted Neighbourhood Plan (made February 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 July 2022)
Saffron Walden Neighbourhood Plan (made October 2022)
Ashdon Neighbourhood Plan (made December 2022)
Great & Little Chesterford Neighbourhood Plan (made February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2023)

13.2 Uttlesford District Plan 2005

13.2.1

- S7 – The Countryside
- GEN2 – Design
- GEN3 – Flood Protection
- GEN4 – Good Neighbourliness
- GEN5 – Light Pollution
- GEN7 – Nature Conservation
- GEN8 – Vehicle Parking Standards
- ENV2 – Development Affecting Listed Buildings
- ENV3 – Open Spaces and Trees
- ENV10 – Noise Sensitive Developments
- ENV14 – Contaminated Land
- H1 – Housing development
- H9 – Affordable Housing
- H10 – Housing Mix

13.3 Thaxted Neighbourhood Plan

13.3.1

- TX HD10 – Design Principles
- TX HC1 – Heritage and Development
- TX LSC1 – Protection of the Countryside and rural setting of Thaxted
- TX LSC2 – Protection and Enhancement of the Landscape
- TX LSC 3 – Wildlife habitats and landscape features
- TX HD2 – Local Housing Needs
- TX HD3 – Affordable Housing
- TX IFS3 – Footpaths
- TX IFS4 – Surface Water Drainage
- TX IFS5 – Foul Water Drainage
- TX IFS8 – Broadband

13.4 Supplementary Planning Document or Guidance

Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document – Accessible homes and playspace
Supplementary Planning Document – Developer’s contributions
Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)
Uttlesford Design Code

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2**
- A) Whether the layout, scale and appearance of the proposal is acceptable**
 - B) Dwelling mix and Affordable Housing Provisions**
 - C) Access to the Site and Highway Issues**
 - D) Heritage**
 - E) Landscaping and Open Space**
 - F) Biodiversity and Protection of Natural Environment**
 - G) Drainage and Foul Water**
 - H) Whether the proposal would cause harm to the amenities of adjoining property occupiers**
 - I) Contamination**

14.3 **A) Whether the layout, scale and appearance of the proposal is acceptable**

14.3.1 The scope of outline permissions and reserved matters approval is governed by Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the DMPO”). It limits reserved matters approval to issues of: access; appearance; landscaping; layout; and scale. Relevant to this application, it provides the following definitions:

- 14.3.2**
- **‘layout’** means the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
 - **‘scale’** means the height, width and length of each building proposed within the development in relation to its surroundings.
 - **‘appearance’** means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
 - **‘landscaping’**, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

- 14.3.3** The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.
- 14.3.4** The guidance set out in Section 12 of the NPPF stipulates that proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and be visually attractive as a result of good architecture.
- 14.3.5** Local Plan Policy GEN2 seeks to promote good design requiring proposals to consider the scale, form, layout and appearance of the development and safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate. Furthermore, it states development should not have a materially adverse effect on the reasonable occupation and enjoyment of residential properties as a result of loss of privacy, loss of daylight, overbearing or overshadowing.
- 14.3.6** 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, necessary mitigation measures and surface water drainage strategies.
- 14.3.7** Condition 4 on the decision notice for the outline planning permission requires that the reserve matters are constructed in general accordance with the approved plans. These being the Site Location Plan, the Access Plan and the four Parameter Plans.
- 14.3.8** This section of the report assesses matters of layout, scale, and appearance.
- 14.3.9** **Layout:**
- 14.3.10** A layout shows how the main route and blocks of development are arranged and relate to one another to create streets, open spaces, and buildings. It defines the structure or settlement pattern; the grain - the pattern of development blocks and plots; and the broad distribution of different uses, and their densities.
- 14.3.11** A primary route extends off the main access point from the site's north-western boundary forming a single access route leading from the existing Elers Way. The road turns into a shared surface with private driveways leading off and extends north and south through the site. The road does not form a continuous vehicle route which is a missed opportunity, but it is connected by a pedestrian and cycle route ensuring a sufficient level of connectivity in terms of sustainable travel options.
- 14.3.12** As referred to above, the new development must be in general accordance with the Parameter Plans submitted at outline. These plans are split into 4 areas:

- Residential area
- Active frontage and focal buildings
- Building Heights
- Movement

- 14.3.13** With specific regard to residential area and building façades, the residential area shown on the detailed site layout is in accordance with the associated parameter plan but the blocks of development have been very slightly tweaked to allow for site levels and drainage, with now slightly more space provided for the drainage pond. The routes and blocks as shown in the parameter plans are reflected in the proposed site plan, but where the southernmost block was split into two with the road running through, it's now one block with the road running to the south. Whilst this is a small tweak to what was shown on the parameter plan, the change is not minor and immaterial and therefore the proposal could not be said to steer away from what was shown at outline stage.
- 14.3.14** More generally, the frontages of the buildings face the internal highway, with private rear gardens, and car parking sited where possible between houses or within garages reducing the visual impact of on-site parked cars. This is discussed further in the Landscape section. In addition, the siting of the dwellings within the development is arranged to follow the curve of the roads within the site allowing for a harmonious street scene.
- 14.3.15** The proposals provide an active street frontage throughout the site and the houses have been designed to overlook streets and open spaces offering surveillance.
- 14.3.16** The layout positively responds to the site constraints, and the arrangement of buildings has considered the site's specific context. The layout is designed to celebrate the wider settlement, roads orientated to provide framed views of the church. Additionally, the edge of settlement dwellings that face Copthall Lane are designed to provide a considered street-scene when viewed from the lane and providing future occupants with a view out across the countryside. The landscaping that faces Elers Way Road is to be retained bar the gap provided for the access.
- 14.3.17** The proposals provide for good pedestrian and cycle access, considering and prioritising pedestrians and cyclists where possible, resulting in the creation of routes that are safe, direct, convenient, and accessible for people of all abilities. It is positive to have two points of access / egress from Wedow Road (pedestrian and cycle only) and from Elers Way. The link to Wedow Road provides a natural desire line route to amenities within Thaxted. The proposal is in accordance with the movement Parameter Plan.
- 14.3.18** The proposed layout generally accords with the principles of the approved outline planning application including how buildings, internal highways and opens space areas are placed and orientated.

- 14.3.19** The proposal by reason of its appropriate layout of its buildings and spaces would result in a well-designed development that will have a positive and coherent identity for the future occupiers of the residential dwellings and existing residents within the surrounding area.
- 14.3.20** Scale:
- 14.3.21** A mix of properties have been included within the design, from apartments and terraced properties to small and larger detached and semi-detached dwellings.
- 14.3.22** The building heights plan demonstrates all dwellings will be 2-storey, in line with the approved building heights Parameter Plan. Where garages are proposed, they will be single storey.
- 14.3.23** The scale of the dwellings is appropriate in relation to the character and appearance of the surrounding area, with proportions and roof forms reflecting surrounding architecture.
- 14.3.24** The proposals generally adopt typical building forms, with composition, articulation, and proportions reflecting those seen within the locality and thus the scale and form of the proposals are deemed appropriate.
- 14.3.25** Appearance:
- 14.3.26** Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- 14.3.27** The materials used for a building affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form, and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable, and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.
- 14.3.28** The proposals appear as generally predetermined house types that have been most likely used for other developments by the applicant with little modification or design approach to reflect the positive local character of Essex, Uttlesford and Thaxted specifically.
- 14.3.29** The house types generally represent neither traditional nor contemporary design and are relatively generic. The site analysis undertaken by the applicant within the supporting Design and Access Statement to support these designs is minimal and refers to a number of places that represent average or generic suburban design, rather than high quality vernacular/contemporary precedent as would normally be required. It is instead the materials that are relied upon to bring

distinction to certain buildings, frame certain views and bring differentiation to the different streets.

- 14.3.30** Notwithstanding, the dwellings will still provide a reasonable sense of place and are of an appropriate quality to provide a street scene that is visually pleasing and provides a good sense of character, particularly in framing views and distance views of the development from Copthall Lane.
- 14.3.31** A simple palette of materials that includes variation in facing bricks, roof tiles and render is proposed. In addition, selected variations in house design respond to the constraints of the site, ensuring that a neighbourly relationship is formed and that a strong frontage is created along the internal highways.
- 14.3.32** As flagged by the Conservation Officer, the use of UPVC on windows, doors, fascias and soffits is disappointing, but this would not have a significantly detrimental impact on the wider setting and would reflect nearby development.
- 14.3.33** On balance, whilst the house types are not overly inspiring or innovative, the vernacular, architectural detailing and features, and materials will sufficiently respond to local character and provide a good quality development.
- 14.3.34** Quality of Accommodation:
- 14.3.35** The proposed new homes will meet internal space standards and have acceptable levels of daylight and privacy as shown by the floor and elevation plans. They would ensure that the new homes will function, be adaptable and cater to changing lifestyles that meet the needs of families, children, and older people.
- 14.3.36** Almost all residential units within the scheme have been provided with sufficient private garden sizes in line with guidance. Where the sizes don't quite meet standards, this has been discussed with Officers and it has been agreed that to ensure the most successful layout, slight compromises can be made to the sizes of gardens, so long as they remain useable spaces that meet the requirements of occupiers. The gardens are a good shape and sufficient size, and this is therefore considered acceptable, with the scheme as a whole ensuring the space meets the recreational needs of future occupiers.
- 14.3.37** All new development, as part of a future growth agenda for Essex, should provide climate friendly proposals in terms climate change mitigation and adaptation measures.
- 14.3.38** Condition 17 of the outline planning permission requires the submission of an Energy and Sustainability Statement prior to commencement to ensure that the proposals comply with the Council's corporate Interim

Climate Change Planning Policy. Condition 29 requires details of measures to maximise the use of low-emission transport modes (e.g. secure covered storage for motorised and non-motorised cycles, an electric vehicle charge point) must be submitted prior to first occupation of the development to minimise any adverse effects on air quality.

14.3.39

The Applicant has stipulated within their supporting documentation that the proposals have been designed to maximise energy efficiency, through their siting, design and orientation. The Proposed Development follows the nationally recognised energy hierarchy of:

- Reducing energy demands in the first instance ('Be Lean');
- Before using energy efficiently and cleanly ('Be Clean'), and only then;
- Using renewable and low carbon technologies ('Be Green'), where possible.

14.3.40

The supporting information states buildings will be constructed with a 'fabric first' approach to energy efficiency, with the fabric efficiency of the proposed dwellings designed to reduce heat demand and energy needs. This includes providing high levels of insulation and low air permeability, with consideration for thermal bridging junctions.

14.3.41

The proposed development seeks to supply energy efficiently by using only electric based heating and hot water systems, including the use of Air Source Heat Pumps,

14.3.42

Solar Photovoltaic (PV) panels will be provided to dwellings on site, whilst orientating buildings to be south-facing where possible to increase the efficiency of solar PV.

14.3.43

Electric charging points will be provided for each new dwelling, as shown on the Parking Parameters Plan.

14.3.44

A sustainable surface water drainage system is proposed throughout the site and forms part of the proposed extensive open space, ensuring that any surface water run-off within the development is appropriately managed.

14.3.45

It is expected that these details will be secured as part of condition 17 and 29 on the outline permission.

14.4

B) Dwelling mix and Affordable Housing Provisions

14.4.1

In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out the 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. Paragraph 63 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.

- 14.4.2** The legal agreement attached to the outline planning permission specifies that no less than 40% of all housing units are to be affordable housing. The scheme will deliver 20 affordable homes, equating to 40% of the total (49) provision on site. This is consistent with the requirements of the legal agreement and local planning policy.
- 14.4.3** Of the affordable units proposed, 14 units will be Affordable Rent tenure with the remaining 6 units Shared Ownership. This is in full compliance with the legal agreement. A 3-bedroom bungalow Part M4(3) category 3 wheelchair user dwelling is also to be provided to meet the needs of an identified household upon the Council's Housing Register.
- 14.4.4** Officers would have preferred the affordable units to be better 'pepper-potted' amongst the development to ensure a balanced community, but the layout as proposed is acceptable bearing in mind the tenure blind materials.
- 14.4.5** Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2- and 3-bedroom market dwellings. 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)'.
- 14.4.6** The study recommends appropriate housing options and delivery approaches for the district. It identifies that the market housing need for 1 bed units is 11%, 2-bed units 50%, 3-bed units 35.6% and 4 or more bed units being 3.4%
- 14.4.7** Of the 29 market dwellings proposed, 5 are 2-bed properties, 11 are three-bed and 13 are four-bed. Whilst more 2-bed properties would have been welcomed, the majority of the market houses will be 2-3 bed and therefore it is considered that the mix of dwellings is appropriate. The Council's Housing Officer has also raised no objections.
- 14.4.8** This application seeks the discharge of condition 19 that secured submission of a Site Wide Housing Mix Strategy for the proposed mix of dwellings. Based on what is provided within this application, and with no objection from the Council's Housing Officer, it is considered that condition 19 on the outline permission can be discharged.

14.5 C) Access to the Site and Highway Issues

14.5.1 Access:

- 14.5.2** The details of vehicle access to the site were approved as part of the outline permission. The main access road enters the site off Elers Way. It is paved on both sides and joins perpendicular to the main-east west

spine road. The spine also has pavements on either side which continue in both directions until becoming shared surface areas.

14.5.3 Pedestrian and Cycling Movement:

14.5.4 The shared surface areas form the main movement network through the scheme - establishing the dominance of the pedestrian and cyclist. Links to the open space, an existing PROW and a new bridge connecting to a further PROW, provides greater improvements in connectivity both across the site and beyond and greater access to amenity area.

14.5.5 In relation to the bridge and pedestrian cycle routes, the details of these were secured under the outline permission by way of planning condition (condition 21). This condition requires the route to be suitably surfaced and drained for the use pedestrians and cyclists and include a bridge suitable for pedestrians and cyclists over the water course known as Crispey Brook. A condition (22) also secures the pedestrian/cycle link to Wedow Road.

14.5.6 Parking:

14.5.7 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.

14.5.8 The Adopted Council Parking Standards recommends that a minimum of one vehicle space be provided for a one-bedroom unit, two spaces for a two- or three-bedroom dwelling, and three spaces for a four-bedroom dwelling house along with additional visitor parking spaces. In addition, each dwelling should also be provided with at least 1 secure cycle covered space. All parking spaces are to be of a minimum of 2.9m x 5.5m with detached garages having internal dimensions of 3m x 7m.

14.5.9 Based on the accommodation mix provided, a minimum of 106 off street parking spaces would be required across the residential element of the development, plus visitor and cycle.

14.5.10 The site layout submitted in support of the proposals indicates that the proposals provide 122 spaces (16 garage, 94 allocated, 12 visitor). This demonstrates that sufficient parking will be provided, with each dwelling provided with the required off street parking provision dependent on its size and mix.

14.5.11 The adopted parking standards requires a minimum of 1 visitor parking space for every 4 residential units. A total of 12 spaces have been provided and are appropriately spread across the site.

14.5.12 Regarding cycle parking, the applicant submits that in accordance with Uttlesford District Council's parking standards, 1 x secured, covered

cycle parking space per dwellings will be provided. In plots where a garage is provided, cycle storage will be provided as part of the garage. In plots where garages are not proposed, cycle storage will be provided in the rear garden in the form of a shed, as shown on the parking plan

14.5.13 Refuse:

14.5.14 A Refuse Plan has been submitted in support of the application that demonstrates appropriate, safe, and convenient collection of refuse and in compliance with local policy.

14.6 **D) Heritage**

14.6.1 The Site does not contain designated heritage assets and is not within a Conservation Area. The site is located to the east of Thaxted Conservation Area.

14.6.2 NPPF paragraph 135 highlights the importance of good design, and that developments should be sympathetic to local character. Paragraph 203(f) is also relevant, stating that new development should make a positive contribution to local character and distinctiveness.

14.6.3 The Conservation Officer stated that the Design and Access Statement (DAS) suggests that the materials palette will include a range of traditional materials that reflect local heritage. However, UPVC is not considered a traditional material. It is unfortunate that the aspiration for the proposal is to mirror contemporary schemes in proximity that have utilised non-traditional materials.

14.6.4 NPPF 2024 paragraph 135 highlights the importance of good design, and that developments should be sympathetic to local character. Paragraph 203(f) is also relevant, stating that new development should make a positive contribution to local character and distinctiveness. The Conservation Officer concludes that the development fails to reach a high quality that the supporting documents promised, notwithstanding, the development will not result in harm to the significance of the heritage assets in proximity.

14.7 **E) Landscaping and Open Space**

14.7.1 Landscaping:

14.7.2 A soft landscaping scheme has been proposed and is appropriate in that it will help soften the built form of the development and reflect its wider setting. The central open space provides relief within the development and the feature tree located at the end provides a focal point in views from the access. Both the Council's Urban Design Officer and Landscape Officer have expressed disappointment in the lack of street trees across the site, particularly along the main street and in parking dominant areas. The applicant has provided justification for where trees

cannot be provided stating that due to a requirement of 2.5m set back allowance from foundations, they have provided as many as the development allows. In the latest iteration, more trees have also had to be removed from the boundary between the edge of development and Copthall Lane to the east to ensure a Essex Highways' mandated 5m buffer is retained between the proposals and the existing PROW. Whilst the justification given by the applicant is not considered entirely compelling, and more trees would always be better, the scheme proposed is sufficient and would ensure a pleasant environment to live in.

14.7.3 The surface finish materials for the hard standing areas across the development consist of three shades of grey bitmac for the primary roads, footways and private drives/parking, with some drives/parking areas provided with a softer paving slab. The footpath will be breedon gravel with timber edging. Again, this is not considered to be of great quality but will be sufficient to provide a comfortable environment.

14.7.4 Whilst the overall landscaping scheme is not considered to be of a significantly high standard or overly generous, the details are considered acceptable and would result in a pleasant environment that will integrate into the existing settlement.

14.8 F) Biodiversity and Protection of Natural Environment

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

14.8.2 The application site itself is not subject of any statutory nature conservation designation.

14.8.3 As part of the outline application the principle of the proposals to develop the site was deemed to be appropriate in that no harm would occur to either protected or priority species or their habitats.

14.8.4 An ecological condition was secured with the outline planning permission requiring the submission of a Biodiversity Enhancement Layout. Part of this application is to discharge this condition.

14.8.5 Place Services ecologist have reviewed the supporting documentation submitted in support of the proposals and have confirmed that they have no objections to discharge of the condition.

14.8.6 A Wildlife-sensitive Lighting Design Scheme was also secured by a condition of the outline consent. This condition is yet to be discharged.

14.9 G) Drainage and Foul Water

- 14.9.1** Policy GEN3 of the Local Plan requires there to be no increase in the risk of surface water flooding from a new development and that the incorporation of SuDS as a first measure in the management of surface water should be provided.
- 14.9.2** As part of the outline consent, Condition 6 as imposed on the decision notice requires that prior to the commencement of the development the applicant is required to provide 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.
- 14.9.3** As part of this application, the applicant is applying to discharge the details of the above condition. Essex County Council who are the Lead Local Flooding Authority confirm that they have reviewed the submitted documents and concluded that they have no objections to the discharge of this condition.
- 14.9.4** Additionally, condition 7 of the outline permission requires a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution. This condition is yet to be discharged.
- 14.9.5** Anglian Water requested a condition on the outline permission (condition 18) that secured a scheme for on-site foul water drainage works. The applicant is applying to discharge the details of this condition as part of this application. Anglian Water have been consulted and confirmed they have no objections to the discharge of condition 18.
- 14.10 H) Whether the proposal would cause harm to the amenities of adjoining property occupiers**
- 14.10.1** Due consideration has been given in relation to the potential harm cause to the amenities enjoyed by adjoining residential property occupiers.
- 14.10.2** The layout has been designed as such the proposal would not result in a significant degree of overlooking, overshadowing and would neither be visually intrusive nor overbearing when viewed from adjoining properties within the development or in relation to existing dwellings. The degree of separation between the proposed housing would ensure that the amenities of these properties will be largely protected.
- 14.10.3** In relation potential impacts at the construction stage, particular in relation to air quality, noise and vibration, Condition 15 attached to the outline consent requiring a Demolition and Construction Environmental Management Plan (DCEMP) would ensure to address these points when the details are submitted.

14.10.4 It is concluded that the development would not result in excessive harm to the amenities enjoyed by adjoining residential property occupiers and that the proposal would comply with Local Plan Policies GEN2, GEN4 and ENV11.

14.11 I) Contamination

14.11.1 As part of this application, the discharge of condition 14a and 14b is being sought. Condition 14a required the submission and approval of a written preliminary environmental risk assessment (Phase I) report. 14b stated that if the Local Planning Authority is of the opinion that the report which discharges condition 14a indicates a reasonable likelihood of harmful contamination then a Site Investigation (Phase II environmental risk assessment) report must be submitted and approved.

14.11.2 The Environmental Health Officer has been consulted and confirmed that condition 14a can be discharged but more information is required to confirm condition 14b can be discharged. To avoid delay the applicant has withdrawn the request to discharge condition 14b.

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 proposed layout of the site accords with the approved parameter plans granted permission under the outline application. The layout, size and scale of the proposals is considered appropriate to reflect the character and appearance of the characteristics of the site and its wider context. It would integrate well with the surrounding built form and the natural environment whilst at the same time providing a sense of well-being for future occupiers. The proposed landscaping and open space including street frontage is considered to be appropriate.
- 16.2** The proposed affordable housing meets the requirements of the S106 agreement and is therefore acceptable. The mix of one, two, three and four bedroom home across the development is appropriate.
- 16.3** It is concluded that the proposed development would cause no harm in relation to highway safety. In addition, appropriate parking provision has been incorporated into the scheme that will meet the needs of future occupiers including visitor parking. The proposal provides enhanced and good quality pedestrian and cycle links to the surrounding settlement.
- 16.4** The living conditions of future occupiers of the new dwellings would be appropriate and the proposals would not lead to excessive harm upon the amenities of adjoining property occupier surrounding the site.
- 16.5** The proposals comply with the guidance and standards as set out within the Uttlesford District Council's Adopted Local Plan (2005), relevant supplementary planning documents and the National Planning Policy Framework. It is thereby recommended that this reserve matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/21/1836/OP subject to the conditions outline below.

17.3 **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, have been provided. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and to ensure that the development accords with the National Planning Policy Framework (NPPF) 2024 and the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and Uttlesford Local Plan Policy GEN1.

4. The cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interests of highway safety and amenity and to ensure that the development accords with the National Planning Policy Framework (NPPF) 2024 and the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and Uttlesford Local Plan Policy GEN1.

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

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

6. Prior to any above-ground works, details of full 'Secured by Design' Accreditation shall be submitted and approved in writing by the Local

Planning Authority. The details shall demonstrate consultation with the Designing Out Crime Officers and that each building or such part of a building can achieve accreditation. The development shall only be carried out in accordance with the approved details [and maintained thereafter].

REASON: To ensure that crime prevention measures are incorporated into the design and construction of the development from the outset, in accordance with the principles of Secured by Design and Local Plan Policy GEN2 (adopted 2005), thereby creating a safe and secure environment for future occupants.