

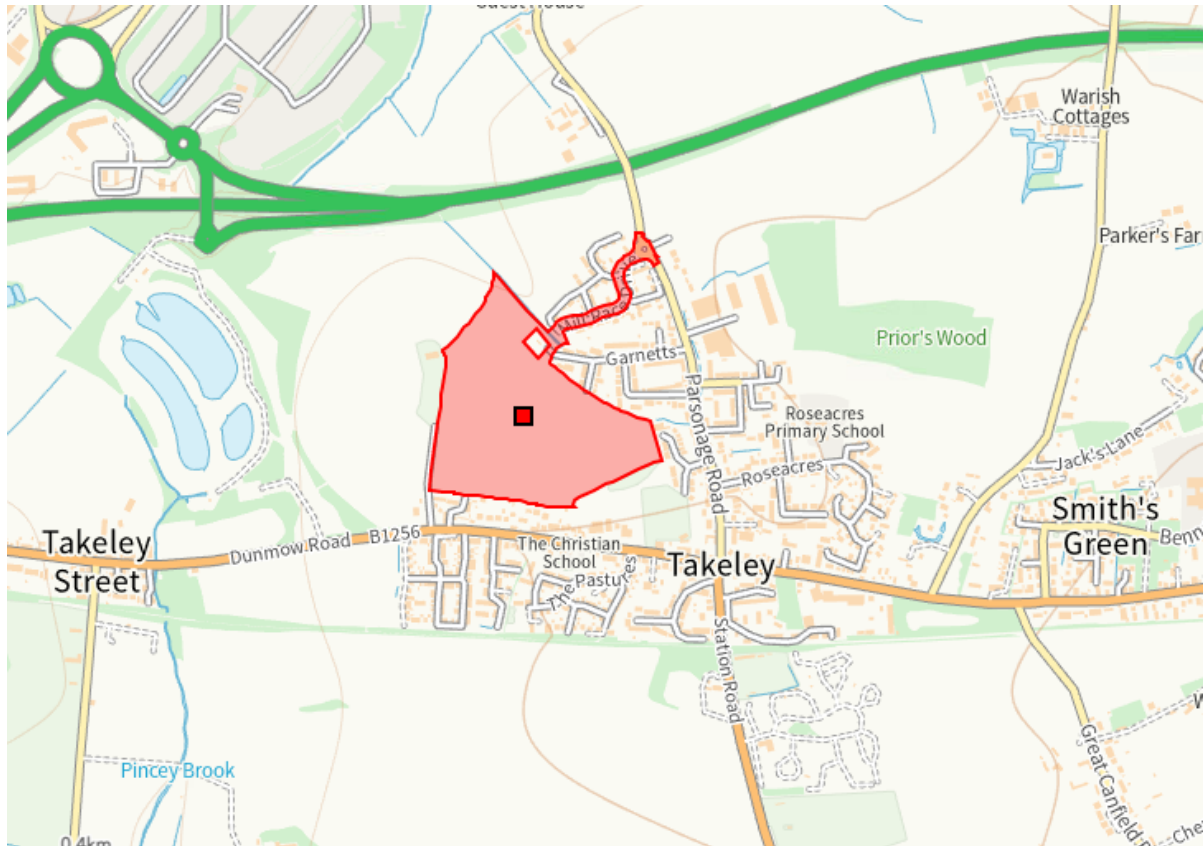
ITEM NUMBER: 5

PLANNING COMMITTEE DATE: 22 October 2025

REFERENCE NUMBER: UTT/25/1391/DFO

LOCATION: Land West Of Garnetts, Dunmow Road, Takeley

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: April 2025

PROPOSAL: Details following outline application UTT/21/3311/OP - details of access, appearance, landscaping, layout and scale for 155 dwellings

APPLICANT: Bellway Homes Limited (Essex)

AGENT: Bidwells

EXPIRY DATE: 08 September 2025

EOT EXPIRY DATE: 29 October 2025

CASE OFFICER: Rachel Beale

NOTATION: Outside Development Limits
Countryside Protection Zone
Adjacent Grade I Listed Church
PROW 48 runs through site
Adjacent to listed building
Within 6km of Airport
2km of SSSI (Hatfield Forest)

REASON THIS APPLICATION IS ON THE AGENDA: Major application

1. EXECUTIVE SUMMARY

- 1.1** This Reserved Matters application seeks approval for layout, scale, appearance and landscaping in respect of 155 dwellings on land to the west of Garnetts, Takeley. The site has outline planning consent for the following: *Outline planning application with all matters reserved, for up to 155 dwellings (including affordable housing and self/custom build plots), as well as public open space, children's play area, land retained in agricultural use, landscaping and all other associated infrastructure.*
- 1.2** The scheme has come forward as part of a Planning Performance Agreement, under which the scheme has undergone pre-application engagement with a number of Officers and has been to the Uttlesford Quality Review Panel – see section 7 for details.

- 1.3** The proposed scheme is consistent with the parameters set at outline stage and the adopted Design Code. The scheme delivers a coherent settlement structure with a hierarchy of streets, active frontages, and an appropriate response to the site's context, including views toward the Grade I listed Church of Holy Trinity. While the development will result in less than substantial harm to the church's setting, this is judged to be at the lower end of the scale and outweighed by the public benefits of delivering housing, including 40% affordable homes, improved connectivity, and open space provision.
- 1.4** The housing mix is considered appropriate and compliant with Policy H9, the Section 106 agreement, and up-to-date housing needs evidence. Affordable homes are well distributed across the site and tenure split requirements are met. Market housing is weighted toward two- and three-bedroom units in accordance with Policy H10 and the 2020 Housing for New Communities study.
- 1.5** Access was fixed at outline stage, with the main route provided via the adjoining Stonebond site. The scheme demonstrates compliance with adopted parking standards and delivers new pedestrian and cycle connections, including to Garnetts, in line with NPPF policies on sustainable transport. A 2.4 km recreational walking route and dedicated dog off-lead area have also been secured through the Section 106 agreement.
- 1.6** The landscaping strategy provides a framework of street trees, planting, and public open space, including a wildflower meadow and a landscaped buffer to the church, enhancing the development's character while mitigating heritage impacts. Ecological matters have been addressed through conditions and reviewed by Place Services, with no objection raised subject to compliance with requirements to secure Biodiversity Net Gain.
- 1.7** Surface water drainage will be addressed through the discharge of outline conditions, with attenuation basins indicated in the layout. Officers are satisfied flood risk can be appropriately managed.
- 1.8** Finally, the scheme maintains suitable separation distances, avoids undue overlooking or overshadowing, and is not considered to cause unacceptable harm to the amenity of existing or proposed residents.
- 1.9** Overall, the proposals are considered to deliver a high-quality residential development that accords with the NPPF, the Uttlesford Local Plan, and the agreed outline parameters.

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 -
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3. SITE LOCATION AND DESCRIPTION:

- 3.1** The application site comprises land known as Land west of Garnetts, Dunmow Road, Takeley, Essex, as identified by the red line boundary on the submitted site location plan.
- 3.2** The site is located on the north-western edge of Takeley, with existing residential development adjoining its southern and eastern boundaries. It extends to approximately 14.54 hectares, is predominantly level with a gentle slope falling from south to north and is currently in agricultural use as a single arable field. There is no built development within the site. Vegetation is largely limited to hedgerows and modest trees along much of the boundary; none are subject to Tree Preservation Orders.
- 3.3** To the north, the site adjoins land granted outline planning permission on appeal (ref: APP/C1570/W/19/3234530; UTT/19/0393/OP) for 119 dwellings with access and associated works, with reserved matters subsequently approved by Planning Committee on 27 April 2022. The current application site incorporates a corridor of land associated with that scheme, providing a connection to Parsonage Road via the new highway network and roundabout to be delivered under the extant permissions.
- 3.4** Along the southern boundary, the site abuts a mix of dwellings fronting Dunmow Road, as well as the village hall, cricket club, and children's play area. To the west lies the Grade I listed Church of the Holy Trinity and its associated access from Dunmow Road. The application site wraps around the existing electricity sub-station located at the western end of Garnetts.
- 3.5** A public right of way (PRoW 48_36) crosses the site to the south of the substation and Garnetts, providing a connection to the Church of the Holy Trinity.
- 3.6** The site does not lie within or adjacent to any statutory or non-statutory landscape designations and is identified by the Environment Agency as being within Flood Zone 1. While outside any nationally designated landscapes, the site falls within the Countryside Protection Zone (CPZ) around Stansted Airport. The nearest Site of Special Scientific Interest (SSSI) is Hatfield Forest, located approximately 0.92 km to the south-east.

4. PROPOSED DEVELOPMENT

- 4.1** This Reserved Matters application seeks approval for layout, scale, appearance and landscaping in respect of 155 dwellings on land with

outline planning consent, following outline permission being approved that secured details of access.

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 and the appeal to the north – see section 3.

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 has been undertaken by the applicants:

- Entered into PPA
- Pre-app engagement with key planning officers and presentation to members of Uttlesford District Council's Planning Committee.
- Meetings and ongoing engagement with political and community representatives.
- A community newsletter.
- 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.

Full details of the applicant's engagement and consultation exercises conducted is discussed within their Statement of Community Involvement.

7.2 UQRP

- 7.2.1** The application was reviewed by the Uttlesford Quality Review Panel (UQRP) on 11 March 2025. The Panel welcomed the clear presentation and noted the considerable work undertaken by the applicant. They were generally supportive of the principle of shaping the development around the Grade I listed Holy Trinity Church but considered that the design should demonstrate a more meaningful response to the church's setting and the wider historic and agrarian landscape. Key recommendations from the Panel included:

- 7.2.2** **Heritage and setting:** The dog walking area, LEAP and play area were considered harmful to the church's tranquil setting as proposed in the land between the retained agricultural land and the residential

development. The Panel advised relocating them to less sensitive areas (e.g. north-east corner of the site) or enhancing the existing play area to the south instead. They also recommended a less contrived approach to framed views of the church, and a more organic street pattern reflecting historic context.

7.2.3 How this was responded to by the applicant: The layout was amended to improve the street pattern and leave the open space between the agricultural land and the built form as fully landscaped public open space, with the off-lead area relocated and the approach to the play area revised in discussion with Takeley Parish Council.

7.2.4 Landscape: A simplified, landscape-led strategy was encouraged, with stronger treatment of the settlement edge, wildflower meadow as an effective buffer to the church, and removal of suburban features (fencing, lighting) that would dilute the rural setting. Car parking in open spaces and in view corridors should be reconsidered.

7.2.5 How this was responded to by the applicant: The landscape proposals were refined and improved, with the settlement edge enhanced and fencing/lighting removed from the open spaces past the residential area, leaving them natural. Parking provision and streetscapes were improved to enhance and protect sensitive views.

7.2.6 Urban design and architecture: The scheme should better reflect the principles of the Uttlesford District-Wide Design Code (UDWDC), including:

- Greater variety in roofscape and building heights to mark key corners and create interest.
- Use of better-quality materials.
- Rationalisation of character areas and simplification of the material palette.
- Stronger treatment of the site entrance and central green space to create a meaningful 'gateway' and focal point.

7.2.7 How this was responded to by the applicant: 2.5 storey buildings were introduced at various points on the 'main road' to create interest, character areas were refined and the material palette simplified, and the open space within the built-up area and the entrance were enhanced.

7.2.8 Movement and connectivity: Improved integration with the neighbouring Stonebond scheme, including continuation of pedestrian and cycle links.

7.2.9 How this was responded to by the applicant: The scheme now features a number of pedestrian connections to the wider settlement.

7.2.10 Play provision: The Panel supported the option of enhancing the existing adjacent play area as a more sustainable and less intrusive

solution, provided that it benefits from improved surveillance and safe connections.

7.2.11 **How this was responded to by the applicant:** The approach to the play area was put to the panel as an option following discussion with Takeley Parish Council who had previously confirmed their preference would be a contribution to the existing play area to the south rather than the creation of a new one. Due to the sensitivity of the site, this was welcomed by Officers and the Panel. This approach ensures improved connections and natural surveillance from the newly constructed dwellings.

7.2.12 **Summary:**

7.2.13 The engagement with the UQRP has been constructive, and the applicant has responded positively to the Panel's recommendations. Key amendments, including the treatment of the church setting, adjustments to play provision, refinement of the landscape and material strategy, and clearer definition of character areas, have helped to strengthen the overall quality of the scheme. As a result, the proposals now present a more coherent and contextually appropriate development, aligned with the principles of good design in the Uttlesford Design Code and national planning policy.

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.

8.1.2 This planning application is for the reserved matters of access, layout, appearance, scale and landscaping in relation to outline permission UTT/21/3311/OP. The Highway Authority has assessed the information which has been submitted with the planning application, including the revised drawings submitted on 02.10.25. The assessment of the application was undertaken with reference to the National Planning Policy Framework 2024 and in particular paragraphs 115-117, the following was considered: access and safety; capacity; the opportunities for sustainable transport; and mitigation measures.

8.1.3 We have worked collaboratively with the applicant's consultants to resolve the issues raised in our previous responses dated 23.07.25 and 12.09.25, this recommendation supersedes those earlier responses.

8.1.4 We note that the revised Access and Movement Plan has three pedestrian connections indicated at the south-eastern boundary of the site – it is expected that one of these (the westernmost) will be a pedestrian and cycle connection, but understand this can be resolved via the application currently submitted to discharge condition 33

(UTT/25/2636/DOC). Furthermore, we expect minor amendments may be required through detailed design of the highway network to ensure cycle connectivity across the site (provision of dropped kerbs to facilitate crossing to the shared footway/cycleway, for example) – we are satisfied this can be dealt with through the s38 technical approval.

- 8.1.5** One outstanding concern remains in relation to the highway layout in that the two visitor parking spaces adjacent to plot 21 may fall within the required 2.4m by 25m visibility splay for the adjacent junction. It is unclear from the revised drawings whether this remains an issue as it was in previous versions, hence draft condition 1 is proposed to resolve this issue.

8.2 Local Flood Authority

- 8.2.1** We have no comments to make on UTT/25/1391/DFO.

9. PARISH COUNCIL COMMENTS

9.1 Takeley Parish Council

- 9.2** The Planning Committee met earlier today and wish to support the proposed application. No comments received

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

- 10.1.1** The proposed affordable housing mix and property types would help towards meeting the affordable housing need identified in the LHNA June 2024. Each of the affordable homes meet the NDSS. The clustering of the affordable housing could be improved as there are too many affordable housing properties in one of the clusters. The market housing mix could be enhanced by including some 1- bedroom homes. The LHNA identified the need for 25% of the market housing to be 1 and 2 bedroom whereas just 12.6% are 2 bedroom and as previously stated none are 1 bedroom within the proposed market housing mix for this development.

10.2 UDC Environmental Health

- 10.2.1** No objection.

10.3 Conservation Officer

- 10.3.1** The proposed development would inevitably alter the setting of the nearby Grade I listed church, resulting in less than substantial harm. However, in my view, the degree of harm would be at the lower end of the scale, with paragraph 215 of the NPPF (2024) being relevant in this

context. The proposed development would not result in harm to the setting of the designated heritage assets located to the south of the site.

10.4 Place Services (Ecology)

10.4.1 Recommend approval subject to compatibility with ecology conditions.

10.5 Landscape Officer

10.5.1 I am satisfied with the latest submission pending resolution of the 2 items listed below:

1. It looks like the previous footpath connection to Garnetts has been removed - is there a justification for this? A connection would be preferred to improve site accessibility.
2. I understand there is ongoing discussion regarding the type/classification of the entry road - if this is determined to be type E-H then the pedestrian crossing should be raised as per UDC design code M2.11C "Pedestrian crossings must be raised table or level with the footway height for Essex Street Types E-H."

10.5.2 OFFICER CLARIFICATION: Point 1 – resolved. Point 2 – a Highways matter.

10.6 Essex Police

10.6.1 Recommend that a condition is imposed for the developer to achieve Secured by Design accreditation detailed within the current Secured by Design Residential guide for the development.

10.7 Place Services Archaeology

10.7.1 No objection subject to condition.

10.8 UDC Urban Design Officer

10.8.1 On the whole, comments relating to urban design have been incorporated within revised proposals. There are instances where changes have not been made, but these are minor or isolated and considered acceptable in relation to the overall scheme.

10.9.1 National Trust

10.9.2 Customer made comments neither objecting to or supporting the Planning Application.

10.10 Natural England

10.10.1 Objection – further information required
As submitted, the application could have potential significant effects on Hatfield Forest Site of Special Scientific Interest (SSSI) / National Nature

Reserve (NNR). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required:

Details of an agreement to pay the required financial contribution towards Strategic Access Management and Monitoring (SAMM) measures identified by the National Trust as landowners of £1,333.60 per new residential dwelling;

AND

Details of the provision of on-site Accessible Natural Greenspace (ANG) of sufficient high quality and size (refer to GI Standards (naturalengland.org.uk));

AND

Details of a signposted circular dog walking route of around 2.3-2.5 km from the new development, which could potentially make use of pedestrian links (PRoW and highways) in the local area.

10.10.2 OFFICER CLARIFICATION: See paragraphs 14.9.4 – 14.9.10.

10.11 Thames Water

10.11.1 Informative to be attached to decision.

10.12 Active Travel England

10.12.1 Standing advice

10.13 MAG London Stansted Airport

10.13.1 No objection subject to condition.

10.14 NATS Safeguarding

10.14.1 No safeguarding objection to the proposal.

10.15 National Highways

10.15.1 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. No representations have been received.

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

13.4 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 layout, scale and appearance is acceptable**
- B) Dwelling mix and Affordable Housing Provisions**
- C) Access, Movement and Parking**
- D) Heritage**
- E) Landscaping, Open Space and Play**
- F) Biodiversity and Protection of Natural Environment**
- G) Drainage**
- H) Whether the proposal would cause harm to the amenities of adjoining property occupiers**

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. Access was approved as part of the outline permission and therefore the following definitions are relevant to this application:

- 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 supporting design 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 and necessary mitigation measures.
- 14.3.7** Condition 5 on the decision notice for the outline planning permission requires that the reserved matters are constructed in general accordance with the approved parameter plan. This plan identified a number of elements that were to come forward at outline, including views to the grade I listed church, pedestrian connections into the existing settlement and a large swathe of land to be retained in agricultural use.
- 14.3.8** This section of the report assesses matters of layout, scale, and appearance.
- 14.3.9** **Layout:**

- 14.3.10** A layout demonstrates the spatial arrangement of the principal route and development blocks, and the manner in which they interrelate to establish a coherent network of streets, open spaces, and built form. It defines the overarching settlement structure, including density and grain — that is, the configuration of blocks and plots — together with the strategic distribution of land uses.
- 14.3.11** The principal route extends from the primary road approved under the adjacent scheme, accessed via the new roundabout on Parsonage Road. It runs through the Stonebond site, past the existing substation, before curving southwards into the main body of the site. The tree-lined ‘avenue’ incorporates a continuous footway and cycleway, transitioning to a shared surface across much of the development. Although there is only a single vehicular access point, the internal loop layout enables efficient circulation.
- 14.3.12** The proposals provide strong pedestrian and cycle connectivity, with routes designed to be safe, direct, convenient, and accessible to all. Multiple pedestrian access points link into the wider settlement, helping to integrate the development with its surroundings.
- 14.3.13** Building frontages are oriented towards the internal highway, with private rear gardens of appropriate proportions. Car parking is located, wherever possible, between dwellings or within garages, thereby reducing the visual prominence of parked vehicles (with further detail provided in the Landscape section). The alignment of dwellings follows the curvature of the internal roads, creating a coherent and harmonious street scene. Active frontages are achieved throughout the site, with houses overlooking streets and open spaces, thereby enhancing natural surveillance.
- 14.3.14** The layout responds positively to site constraints and has been informed by the specific context. It celebrates the wider settlement setting by incorporating designed views towards the listed church. Dwellings along the settlement edge, particularly those facing the church, adjacent open space and boundaries are arranged to deliver a respectful and considered street scene.
- 14.3.15** The substantial area of agricultural land to be retained, as required by the outline approval, is proposed as a wildflower meadow. This approach allows for practical long-term management, provides an attractive setting for future residents, and retains an open buffer around the church. The public open space is positioned between the meadow and residential plots, further buffering the heritage asset while creating a large, accessible and well-landscaped amenity space, fronted by homes to ensure natural surveillance.
- 14.3.16** The layout introduces character areas to establish a clear hierarchy across the development, distinguishing between the main route and the secondary streets. The primary street is designed with more formal tree

planting, variation in roof forms and heights, and a wide carriageway incorporating separate pedestrian and cycle provision. The smaller streets feature a shared surface and are arranged to create a more contained environment, supported by a simplified palette of materials. This approach provides legibility within the development and accords with good urban design principles by reinforcing a sense of place and hierarchy.

14.3.17 The layout has been developed through an extensive design process under the Planning Performance Agreement, during which Officers provided detailed feedback across a number of sessions. The scheme also benefitted from early consideration by the UQRP panel. The applicant has responded constructively to the advice received, and the proposals now represent a well-designed scheme that accords with the principles of good design set out in the NPPF and Local Plan policies. The development is considered to respect the sensitive heritage setting, deliver a high standard of living environment for future residents, and integrate appropriately with the surrounding settlement.

14.3.18 Scale:

14.3.19 Details of scale define the proposed building heights, massing, and general proportions across the site.

14.3.20 The submitted plans demonstrate that the scale of the development is consistent with the parameters approved at outline stage and is appropriate in the context of the site and surrounding area. Variation in scale across the site is used to reinforce legibility, with higher elements marking key routes and nodes, and lower elements providing transition to adjoining development.

14.3.21 The proposed building forms, including their composition, articulation, and proportions, reflect that characteristic of the locality, and the overall scale and form are considered acceptable.

14.3.22 Appearance:

14.3.23 Appearance, as defined in planning policy, relates to the external design qualities of buildings and spaces, including built form, architecture, materials, colour, texture, and detailing. The choice of materials is integral to both the functional performance and longevity of development, as well as its relationship with the surrounding context. Their appropriateness is informed by the scale and form of buildings, and careful selection is necessary to secure outcomes that are practical, durable, and visually coherent. In line with national and local design policies, the use of high-quality, contextually responsive materials is essential to ensuring new development integrates harmoniously with its setting.

14.3.24 Whilst the proposals are based on a relatively standard house types, these have been appropriately adapted to reflect the local context and settlement pattern. The design incorporates a varied and place-specific palette of materials, drawing on the distinctive character of Uttlesford generally and Takeley in particular. The creation of character areas within the scheme is intended to establish a clear sense of place, in accordance with national and local design policy. Variation in materials and detailing across these areas ensures that different parts of the development are distinguishable and contribute positively to local identity.

14.3.25 Along the main street, a strong use of pastel render colours has been incorporated, reflecting those evident in the surrounding context. Secondary streets will include a broader mix of softer pastel renders, weatherboarding, and brick, while more enclosed areas will predominantly be faced in buff brick, with key buildings articulated through light grey cladding. This approach introduces hierarchy and legibility within the development, consistent with good urban design principles set out in the NPPF and Local Plan.

14.3.26 As highlighted by the Urban Design Officer, a distinctive sense of place is achieved not through the use of materials alone, but also through the combination of built form and landscape design. The integration of these elements within the scheme is considered to provide a high-quality environment, reinforce the individuality of character areas, and ensure the development responds appropriately to its context.

14.3.27 In summary, the proposed layout, scale and appearance are considered to represent a well-designed scheme that accords with the principles of good design set out in the NPPF, the adopted Local Plan and the Uttlesford Design Code. The development delivers a coherent settlement structure with a clear hierarchy of streets and spaces, appropriate variation in scale, and an appearance that responds positively to local character. The scheme respects the site's sensitive heritage context, provides active and well-overlooked public spaces, and secures a high standard of residential environment. Officers therefore consider the proposals to be acceptable in design terms and in compliance with relevant national and local policy.

14.3.28 Quality of Accommodation:

14.3.29 The proposed dwellings are designed to meet national internal space standards and achieve acceptable levels of daylight and privacy, as demonstrated in the submitted floor and elevation plans. This ensures that the homes will function effectively, be adaptable to changing lifestyles, and meet the needs of a range of households, including families, children and older people.

14.3.30 The majority of dwellings are provided with private garden space of sufficient size in line with guidance. In a small number of cases where

garden sizes fall marginally below standards, this has been discussed with officers and agreed as an appropriate compromise to secure the most successful overall layout. All gardens are of a suitable shape and size to provide usable outdoor amenity space, ensuring the recreational needs of future occupiers are met. Back-to-back distances of 25m minimum is also achieved across the site.

14.3.31 In line with Essex's future growth agenda, all new development is expected to incorporate climate-friendly measures that address both climate change mitigation and adaptation. Condition 29 of the outline planning permission requires the submission of a Sustainability and Energy Statement prior to commencement, to ensure compliance with the Council's Interim Climate Change Planning Policy. This condition also sets out a range of specific requirements.

14.3.32 The applicant has submitted a Sustainability and Energy Statement in support of this Reserved Matters application, which demonstrates that the development will:

- Exceed the Part L 2021 Building Regulations standards.
- Deliver 51.57% of total energy demand through renewable and low-carbon technologies (against the 25% minimum required by condition);
- Achieve a 62.33% reduction in carbon emissions over Part L 2021 baseline requirements.
- Incorporate resilience measures, including specifications to reduce overheating risks through solar gain and thermal mass.
- Provide appropriate recycling and waste facilities.
- Include electric vehicle charging points for every dwelling; and
- Achieve water efficiency of 101.63 litres per person per day, improving on the 110 litres per person per day allowed under Part L 2021.

In addition, a sustainable surface water drainage system is proposed across the site as part of the wider open space strategy, ensuring that surface water run-off is appropriately managed and integrated into the landscape setting.

14.3.33 On this basis, the proposals are considered to meet the requirements of Condition 29 and to accord with both local and national policy objectives relating to sustainable design and climate change.

14.4 B) Dwelling mix and Affordable Housing Provisions

14.4.1 Under Policy H9 of the Uttlesford Local Plan, new residential development is required to provide a proportion of affordable housing. The Council's Strategic Housing Market Assessment (SHMA) and related housing evidence base establish the need for affordable tenure types across the district. In line with Paragraph 63 of the NPPF, development proposals should provide a wide choice of high-quality

homes, including affordable housing, to promote sustainable, inclusive and mixed communities.

14.4.2 The Section 106 agreement attached to the outline planning permission specifies that no less than 40% of all dwellings must be affordable. The Reserved Matters scheme proposes 62 affordable units, representing 40% of the total 155 homes on site. This provision fully accords with the outline legal agreement and local policy requirements. Of these, 43 units are to be delivered as Affordable Rent and 19 as Shared Ownership, in full compliance with the agreed tenure split. The affordable units are well distributed throughout the site, avoiding undue clustering and ensuring integration with the wider development.

14.4.3 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)'. 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%

14.4.4 Policy H10 of the Local Plan requires schemes of three or more dwellings to deliver a significant proportion of smaller 2- and 3-bedroom market homes. More recent evidence, including the joint Uttlesford and Braintree study Housing for New Communities (ARK Consultancy, June 2020), identifies a market need for 11% one-bed, 50% two-bed, 35.6% three-bed, and 3.4% four-or-more-bed properties. Of the 77 market dwellings proposed, 13 are two-bed, 47 are three-bed and 17 are four- or five-bed. The scheme therefore provides the majority of market homes as two- and three-bed dwellings, consistent with the evidence base and Policy H10.

14.4.5 The Council's Housing Officer has confirmed no objections to the proposed mix. The proposals are considered to deliver an appropriate mix and tenure of housing, in full compliance with the Section 106 agreement, the Local Plan, and national planning policy.

14.5 C) Access, Movement and Parking

14.5.1 Access, Pedestrian and Cycling Movement:

14.5.2 Vehicular access arrangements were established at outline stage. The principal access will be taken through the adjoining Stonebond site to the north, via 'The Avenue'. This is designed as a Street Type D, incorporating a continuous footway and cycleway to ensure connectivity with the wider development. Verge planting, including new street trees, will help soften the character of the route while also discouraging informal on-street parking.

- 14.5.3** The applicant has constructively engaged with the Highway Authority to reach a solution that meets the requirements of all parties. The scheme as now proposed is acceptable to ECC subject to conditions that are aimed at securing specific details.
- 14.5.4** The scheme introduces a number of new pedestrian access points, improving permeability and linking the development to the wider settlement. A new pedestrian/cycle connection is also proposed to Garnetts, strengthening local connectivity and sustainable travel options.
- 14.5.5** In accordance with the Section 106 agreement, the development will also deliver a 2.4 km recreational dog-walking route within the site, together with a dedicated, fenced off-lead exercise area. These provisions will support healthy lifestyles and reduce pressure on nearby sensitive habitats.
- 14.5.6** The proposed access and movement strategy is therefore considered acceptable and in accordance with both local plan policies and the NPPF, supporting sustainable transport and healthy communities.
- 14.5.7** Parking:
- 14.5.8** Policy GEN8 of the Uttlesford Local Plan requires that development will only be permitted where the number, design and layout of vehicle parking spaces are appropriate for the location, in accordance with the Council's adopted Vehicle Parking Standards Supplementary Planning Guidance.
- 14.5.9** The adopted standards require a minimum of one parking space for one-bedroom dwellings, two spaces for two- and three-bedroom dwellings, and three spaces for four-bedroom dwellings, together with additional visitor provision (at least one visitor space per four dwellings). Minimum dimensions are set at 2.9m x 5.5m for parking bays and 3m x 7m for detached garages. In addition, all dwellings are required to provide at least one secure, covered cycle parking space.
- 14.5.10** The submitted layout demonstrates compliance with these requirements. Each dwelling has been allocated the requisite number of spaces, alongside provision for visitor and cycle parking in accordance with policy. The visitor spaces are distributed appropriately across the site to ensure accessibility.
- 14.5.11** Cycle parking is also integrated throughout the development, with one secure space per dwelling. For properties with garages, cycle storage will be accommodated within the garage, while for those without, secure sheds will be provided in rear gardens. Communal secure cycle facilities have been designed for the apartment blocks.

14.5.12 On this basis, the proposals are considered to deliver a parking strategy that meets the Council's adopted standards and is consistent with Policy GEN8 of the Local 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 application site does not contain any designated heritage assets and does not fall within a Conservation Area. However, it lies within the setting of the Grade I listed Church of Holy Trinity, a heritage asset of the highest significance.

14.6.2 The NPPF places great weight on the conservation of heritage assets. Paragraph 135 emphasises the importance of securing high-quality design that is sympathetic to local character, while paragraph 203(f) requires new development to make a positive contribution to local character and distinctiveness.

14.6.3 Throughout the design process, the applicant engaged with Officers and the UQRP, who advised that the church's setting should be a key consideration. The revised layout reflects this advice, adopting a more sensitive approach that integrates more harmoniously with its surroundings. As noted by the Conservation Officer, the submission would have benefitted from additional three-dimensional visualisations to aid legibility; however, it is acknowledged that the massing and layout have been carefully refined to reduce potential impacts.

14.6.4 While the development would inevitably alter the setting of the Grade I listed church, the Conservation Officer concludes that the resulting impact would amount to 'less than substantial harm' at the lower end of the scale. This reduced level of harm reflects the design measures incorporated to mitigate the impact on the heritage asset.

14.6.5 In accordance with paragraph 208 of the NPPF, where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the scheme. In this case, the identified harm to the setting of the Grade I listed Church of Holy Trinity is considered to be at the lower end of the scale. The scheme will deliver substantial public benefits, including the provision of 155 new dwellings (of which 40% will be affordable), the delivery of high-quality open space, sustainable transport connections, biodiversity enhancements, and economic benefits through construction and increased local spending. On balance, it is considered that these benefits outweigh the limited level of harm identified. The proposal is

therefore compliant with the NPPF and relevant Local Plan heritage policies.

14.7 E) Landscaping, Open Space and Play

14.7.1 Landscaping and Open Space:

14.7.2 The landscaping strategy forms a key component of the overall design, shaping the character of the development and its relationship with both the existing settlement and the surrounding countryside. Landscaping has an important role in providing visual amenity, supporting biodiversity, and creating a high-quality environment for future residents. It also contributes to the mitigation of heritage and landscape impacts, assists in managing surface water, and helps establish a clear sense of place.

14.7.3 The applicant has evolved the proposals through the PPA process, responding to comments from both Officers and the UQRP, resulting in a landscape scheme that forms an integral part of the overall design, providing structure to the layout and helping the development to sit appropriately within its setting. Street trees, planting, and open spaces are used to define key routes and soften the built form, while landscaped buffers help to manage the site's edges and transition into the wider countryside.

14.7.4 In relation to the Grade I listed Church, the scheme incorporates the secured wildflower meadow but in addition creates a large swathe of public open space that creates an additional buffer between the church and the built form. These elements provide a sensitive landscape buffer, helping to preserve the church's setting and long-range views.

14.7.5 The proposed hard landscaping has been designed to complement the architectural approach of the scheme and to provide a clear and consistent public realm. A limited palette of materials is proposed, with macadam for the principal access roads and shared surfaces, 'Burnt Ochre' block paving for private drives and traffic tables, charcoal block paving for residential driveways, and buff paving slabs for front paths. This approach is considered to provide legibility across the site, ensure cohesion between different elements of the development, and deliver an appropriate streetscape.

14.7.6 The proposals also include measures that contribute to biodiversity and amenity, such as green corridors, street planting, and recreational routes. These are designed to be functional, overlooked, and accessible, consistent with good design principles and policy requirements.

14.7.7 Play Area:

14.7.8 The outline planning permission secured the provision of a play area within the site through the Section 106 agreement. However, following pre-application discussions with Officers and Takeley Parish Council,

this requirement has been amended by way of a Deed of Variation to reflect the Parish Council's preference for a financial contribution towards upgrading the existing play area adjacent to the site. In addition, the current proposals provide two pedestrian connections into the upgraded facility, and increase natural surveillance compared to the existing situation, where the play area is not overlooked.

- 14.7.9** Overall, the landscaping proposals are considered to enhance the built form, reinforce the distinctiveness of the development, and provide effective mitigation of heritage impacts on the church. The scheme is therefore regarded as acceptable and compliant with the relevant policies of the Local Plan and the NPPF.

14.9 F) Biodiversity and Protection of Natural Environment

- 14.9.1** Policy GEN2 of the Local Plan requires that development safeguards important environmental features within its setting, while Policy GEN7 seeks to protect wildlife, with particular emphasis on protected species, and requires that potential impacts arising from development are appropriately mitigated.

- 14.9.2** The application site itself is not subject of any statutory nature conservation designation but does sit within the vicinity of Hatfield Forest, a SSSI and important woodland, and the Flitch Way, a county wildlife site.

- 14.9.3** 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 that couldn't be appropriately mitigated.

14.9.4 Hatfield Forest

- 14.9.5** As part of the outline application, Natural England were consulted and raised no objection subject to specific mitigation measures being secured. These included the provision of high-quality informal semi-natural areas, a circular dog-walking route linked to the public rights of way network, a dedicated off-lead area, appropriate signage and information for residents, and dog waste bins.

- 14.9.6** At determination, the Section 106 agreement secured alternative measures, namely: a financial contribution of £23,250 (equivalent to £150 per dwelling), a dog-walking route of at least 1.75 km, a dedicated off-lead area, and informal open space and landscaping.

- 14.9.7** It is noted that the measures secured through the Section 106 differ from those originally recommended by Natural England, although Officers are unable to comment on the basis for this variation.

- 14.9.8** For the reserved matters application, Natural England have objected unless additional measures are secured, specifically an increased financial contribution, on-site Accessible Natural Greenspace (ANG), and an extended circular dog-walking route of 2.3–2.5 km. Officers sought clarification, outlining the mitigation already secured and requesting justification for the proposed increase. Natural England advised that their position would be revised to ‘no objection’ if the additional financial contribution were secured alongside the previously agreed measures.
- 14.9.9** The Council does not propose to seek an increased contribution, and as such Natural England maintain their objection in respect of this element
- 14.9.10** In balancing these considerations, Officers note that while Natural England maintain their objection regarding the level of financial contribution, significant mitigation has already been secured through the Section 106 agreement, including informal open space, a dedicated off-lead area, and a circular walking route. These measures are considered to address the majority of recreational pressures likely to arise from the development. On this basis and having regard to the fact that the outline permission has already lawfully established the principle of development with mitigation in place, it is considered that the objection does not raise grounds that would warrant refusal of this Reserved Matters application.
- 14.9.11** Ecology and Biodiversity
- 14.9.12** The outline consent was subject to a number of ecological conditions, including requirements for a CEMP: Biodiversity, a Design Stage Biodiversity Net Gain Assessment, a Landscape and Ecological Management Plan, a Biodiversity Enhancement Strategy, and a Lighting Design Scheme for Biodiversity.
- 14.9.13** Place Services, as the Council's ecological advisors, have reviewed the documentation submitted with the Reserved Matters and associated discharge of condition applications. Following the provision of additional information and clarification, they have confirmed that they have no objection to the proposed scheme.
- 14.9.14** Subject to the submission and approval of the outstanding conditions, the proposals are considered acceptable in ecological terms, consistent with Local Plan Policy GEN7 and Section 15 of the NPPF, and will contribute towards securing Biodiversity Net Gain.
- 14.10** **G) Drainage**
- 14.10.1** Policy GEN3 of the Local Plan requires that new development does not increase the risk of surface water flooding and that Sustainable Drainage Systems (SuDS) are incorporated as the primary means of managing surface water.

- 14.10.2** Under the outline consent, Condition 7 requires the submission and approval of a detailed surface water drainage scheme prior to commencement, to be based on sustainable drainage principles and informed by an assessment of the site's hydrological and hydrogeological context.
- 14.10.3** The applicant has confirmed that this condition will be discharged separately from the Reserved Matters application. As such, the Lead Local Flood Authority (LLFA) have not provided formal comments on this scheme at this stage. Notwithstanding, the submitted layout identifies the location of the proposed attenuation basin.
- 14.10.4** Officers are satisfied that surface water flood risk can be appropriately managed through the discharge of the relevant conditions.
- 14.11** **H) Whether the proposal would cause harm to the amenities of adjoining property occupiers**
- 14.11.1** Consideration has been given to the potential impact of the proposals on the residential amenity of adjoining occupiers. The layout has been designed to avoid undue overlooking or overshadowing and would not appear visually intrusive or overbearing when viewed from neighbouring properties or existing dwellings. Adequate separation distances between proposed and existing housing are maintained, ensuring that the amenities of adjoining occupiers are safeguarded.
- 14.11.2** Accordingly, the development is not considered to result in unacceptable harm to residential amenity and is compliant with Policies GEN2 and GEN4 of the Local Plan.

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 This Reserved Matters submission relates to matters of layout, scale, appearance and landscaping, all of which must accord with the approved parameter plan and conditions of the outline consent. The application has been through a thorough pre-application process including review by the Uttlesford Quality Review Panel.

16.2 Officers are satisfied that the layout achieves a coherent settlement structure with a clear hierarchy of routes and spaces, integrates appropriately with the adjoining Stonebond development and wider settlement, and respects the sensitive heritage setting of the Grade I listed Church of Holy Trinity. The scale and appearance of the dwellings are considered appropriate in context, with a varied and locally responsive palette of materials that establishes distinct character areas and reinforces a sense of place. The landscaping strategy strengthens the design, provides meaningful open space, and further mitigates impacts on the church setting, while sustainable drainage features are integrated to manage surface water appropriately, subject to discharge of condition.

16.3 The scheme secures the delivery of 40% affordable housing, consistent with the S106, and provides an appropriate mix of dwelling sizes and tenures in accordance with both Local Plan policy and the Council's housing evidence base. Internal space standards, garden provision, and amenity safeguards have been met, ensuring a high-quality residential environment for future occupiers. The proposals also incorporate measures to promote sustainable transport, active travel, biodiversity enhancement and climate resilience, consistent with the objectives of the NPPF and the Council's Interim Climate Change Planning Policy.

16.4 Whilst it is acknowledged that the Conservation Officer has identified a degree of 'less than substantial harm' to the setting of the listed church, this has been mitigated through careful design and landscaping and is considered to fall at the lower end of the spectrum. Natural England have also maintained an objection regarding recreational pressure on Hatfield Forest, although significant mitigation measures have already been secured through the Section 106 agreement. These matters are not

considered to outweigh the overall policy compliance and public benefits delivered by the scheme.

16.5 Accordingly, the proposals are considered to represent a well-designed and policy-compliant scheme that accords with the NPPF, the adopted Uttlesford Local Plan and the approved outline permission. Approval of the Reserved Matters application is therefore recommended, subject to conditions and the obligations already secured by the Section 106 agreement.

17.3 CONDITIONS

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

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

2. I) A mitigation strategy detailing the excavation/preservation strategy in connection with the trenching to be carried out on a phase pursuant to condition 17 shall be submitted to the local planning authority following the completion of this work on a phase.
II) No development or preliminary groundworks on a phase shall commence within a phase on those areas containing archaeological deposits until the satisfactory completion of fieldwork on that phase, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.
III) A post-excavation assessment for the relevant phase must be submitted to the local planning authority for each phase (to be submitted within three months of the completion of fieldwork on that phase, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report for that phase.

REASON: To ensure the local historic environment is appropriately protected and preserved, in accordance with Policy ENV4 of the Uttlesford Local Plan (2005).

3. Prior to the commencement of development (excluding demolition and site clearance), a Crime Prevention Strategy detailing how the development will meet the principles and standards of Secured by Design (SBD) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Designing Out Crime Officer (DOCO) or equivalent authority.

The strategy shall include specific measures relating to site layout, access control, lighting, boundary treatments, building security (including doors and windows), and any external communal areas. The development shall be carried out in full accordance with the approved strategy, and the approved measures shall be fully implemented prior to first occupation and retained 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.