



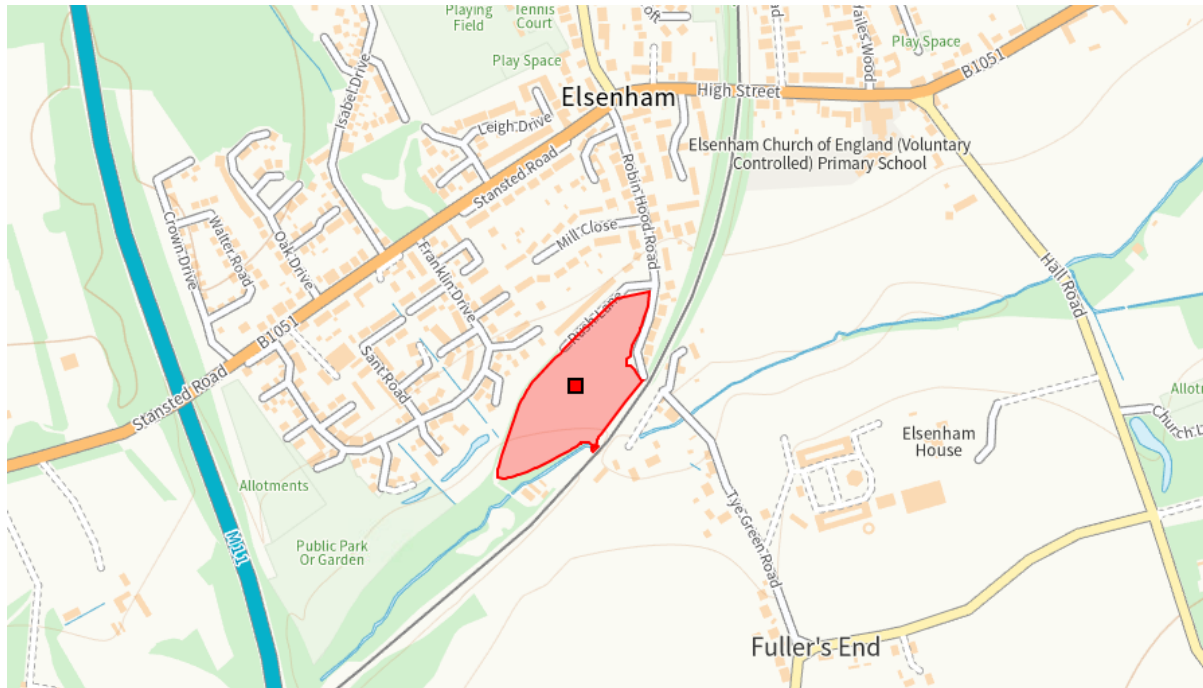
ITEM NUMBER: 7

**PLANNING COMMITTEE
DATE:** 22 October 2025

REFERENCE NUMBER: UTT/24/3150/DFO

LOCATION: Land South Of (West Of Robin Hood Road), Rush
Lane, Elsenham

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: April 2025

PROPOSAL: Details following outline application S62A/2023/0026 (UTT/23/2622/PINS) for erection of 40 dwellings- details of appearance, landscaping, layout, scale, and access for internal road and footpath details

APPLICANT: Matthew Homes Ltd

AGENT: Thrive Architects

EXPIRY DATE: 18 March 2025

EOT EXPIRY DATE: 29 October 2025

CASE OFFICER: Rachel Beale

NOTATION: Outside Development Limits.
Within Countryside Protection Zone.

REASON THIS APPLICATION IS ON THE AGENDA: Major application

1. EXECUTIVE SUMMARY

- 1.1** This application seeks reserved matters approval for the construction of 40 dwellings, following the grant of outline planning permission. The matters for consideration are layout, scale, appearance, and landscaping.
- 1.2** Members previously deferred consideration of the application on the grounds of inadequate landscaping, insufficient children's play provision, lack of clarity on pedestrian and cycle connections, and lack of engagement with the Parish Council. The applicant has since revised the scheme to address these concerns, providing a clearer and more detailed landscaping strategy, improved play provision, and better definition of pedestrian links to Robin Hood Road, Rush Lane and Public Right of Way 13. The applicant has also met with the Parish Council.
- 1.3** The revised landscaping approach draws more directly on the local context, with planting influenced by the character of Rush Lane, additional street trees, ecological corridors and green wall treatments. A central, formalised play area with natural play equipment has been

enhanced, supported by two 'play-on-the-way' spaces, ensuring accessible provision for children. While the architectural design remains standard, the overall scale is appropriate to the site.

- 1.4** The scheme provides 40% affordable housing in accordance with the Section 106 agreement. While Officers would have preferred a more even distribution of affordable rented homes, there is no significant clustering, and the proposal is tenure-blind and therefore acceptable. The housing mix leans towards larger dwellings but is considered acceptable on balance.
- 1.5** Access arrangements are consistent with the outline approval. Revised plans now clearly show pedestrian connections to the wider settlement, and while there is limited scope for dedicated cycleways, the overall movement strategy is considered appropriate. Parking and refuse provision meet adopted standards.
- 1.6** In terms of heritage, while the design lacks strong distinctiveness, the Conservation Officer confirms that no harm would result to the setting of adjacent listed buildings, subject to conditions securing details of materials. Place Services Ecology raise no objection, subject to conditions securing ecological management and enhancement measures. Drainage matters are controlled by outline conditions and are not considered a barrier to approval. Residential amenity standards are met across the scheme, with acceptable separation distances, outlook and privacy achieved.
- 1.7** Overall, while the scheme is not exemplary, the revisions represent an improvement, with a more site-specific response and improved landscaping and play provision. On balance, the Reserved Matters proposals are considered acceptable, subject to conditions and is recommended for approval.

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 site lies to the south of Rush Lane and comprises a sloping parcel of land consisting of 2.25 ha set mainly to grass and scrub and enclosed by boundary vegetation which falls down to Stansted Brook and the London to Cambridge railway line. A public footpath runs through the site in a north-east to south-west direction linking Robin Hood Road with undeveloped land further to the south-west to the rear of the new Elsenham Vale housing development.

- 3.2 A row of modern terraced houses faces the site along Rush Lane to the immediate north. A row of further houses comprising a mixture of modern and older dwellings, including four listed buildings extends along Robin Hood Road on the site's east side leading down to the railway line which has a pedestrian level crossing to enable pedestrians to access Fullers End (Tye Green Road) and vice versa. A small development of recently constructed houses front Tye Green Road to the immediate south of the level crossing extending behind on the site of a former timber yard and small industrial estate.

4. PROPOSED DEVELOPMENT

- 4.1 This application relates to the reserved matters following approval of the outline planning permission for up to 40 no. dwellings under application ref: S62A/2023/0026.
- 4.2 Access to the development was approved as part of the outline permission which established one main access point from Robin Hood Road.
- 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 UTT/19/0437/OP - Outline application for the erection of up to 40 dwellings with all matters reserved except for access - REFUSED. ALLOWED AT APPEAL.
- 6.2 UTT/23/2028/DFO - Details following outline application UTT/19/0437/OP (allowed on appeal reference APP/C1570/W/19/3242550) for erection of 40 dwellings - details of appearance, landscaping, layout and scale – WITHDRAWN.
- 6.3 UTT/23/2622/PINS - Consultation on S62A/2023/0026 - Outline application for the erection of up to 40 dwellings with all matters reserved except for access – APPROVED (**This Is The Outline Application Related To This Current Reserved Matters Application**).

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

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

application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

7.2 The applicant contacted the Officer shortly before the application was submitted at which point the applicant was advised to enter into pre-app discussions with the Council prior to submission to ensure the best quality scheme came forward. The applicant stated that wasn't something they wanted to do and would rather address comments as they come in from consultees once the application is in.

7.3 The plans submitted were not acceptable on submission and so a meeting was held between Officers and the design team to overcome the issues. While this meeting did result in an improved scheme, Officers feel that the application would have benefited from pre-app discussions ahead of submission to achieve a better designed scheme as a whole, rather than a piece-meal revision approach each time a holding objection came in. The result is an acceptable scheme of sufficient quality with a number of conditions recommended to address the areas that are lacking within the submission.

8. SUMMARY OF STATUTORY CONSULTÉE RESPONSES

8.1 Highway Authority

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

8.2 Local Flood Authority

8.2.1 The drainage will be reviewed under a future consultation for condition 5 which relates to the SUDS design and associated requirements.

8.2.2 In terms of the appearance, landscaping, layout, scale, and access for internal road and footpath I have checked the information provided and have no further comments to make from an LLFA perspective. (confirmed via email dated 11/8/25)

9. PARISH COUNCIL COMMENTS

9.1 Elsenham Parish Council

9.2 Issues regarding natural springs on the site and heritage assets in Robin Hood Road remain unresolved from the outline application. Cycling provision is non-existent. The clustering of affordable homes does not accord with UDC guidelines. A schedule of the housing was promised but has not been provided. Several of the claimed social, economic and lifestyle benefits cannot be sustained. It is acknowledged by the applicants that there are no improvements to local infrastructure and community services. There is an unaccountable lack of contributions for

health, education and a new community centre in the village, as a consequence of the defective S62A procedure.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 May 2025

10.1.1.1 The only comments in addition to those I provided previously on 20/12/24 is that the 4 x 2-bedroom houses to be provided as First Homes are 3 persons rather than 4 person properties. The preference is for these to be 2-bedroom 4 person properties meeting NDSS 79 sqm.

10.1.1.2 Since the amendments to the NPPF on 12/12/24 there is no longer a mandatory requirement for First Homes to be delivered and the applicant has the option of submitting a DOV to revise the affordable housing mix within the S106 agreement to affordable rented and shared ownership should they choose to do so. Any First Homes provided need to be at or below the price cap outside of London of £250,000 after the 30% developer discount has been applied.

10.2 UDC Environmental Health

10.2.1 No objection.

10.3 Conservation Officer

10.3.1 The Applicant has provided revised design information. The submission does not respond directly to my previous comments associated with design quality. However, the information provided has reviewed design features that contribute to placemaking and the logistics of new residential development.

10.3.2 Conclusion: My previous assessment still stands; the proposed development will not result in harm to the setting of the designated heritage assets in proximity of the Site

10.4 Place Services (Ecology)

10.4.1 No objection.

10.5 Landscape Officer

10.5.1 The following features are positive:

- Pedestrian connections – within the site and to existing PROW network.
- Identification of several high value trees to the site boundaries. It is critically important these are retained and protected during construction.

- 10.5.2** There is still some scope for improvements to the scheme:
- Instances of triple tandem parking which goes against UDC Design Code 2024 Policy M3.11C.
 - Whilst street trees have been added since the last submission, the scheme would benefit from more street trees. Suggest one tree to the front garden of every dwelling (where practical), which would achieve trees to both sides of all streets. For example, to the front of plots 8, 10, 24 and 39. This is especially important for the primary entry from Robin Hood Road to create a strong sense of arrival and identity.
 - Many front garden areas are small, narrow and/or awkwardly proportioned, and turf has been specified in these areas. Suggest instead of turf, mixed low planting would be more appropriate, especially when there is a hedge proposed in front of the turf. This would be lower maintenance, create a more varied and attractive frontage, and support biodiversity

10.6 Essex Police

- 10.6.1** No objection, subject to condition.

10.7 UDC Urban Design Officer

- 10.7.1** The Officer has discussed the proposals with the Urban Design Officer and he agrees that the proposals address both the concerns of Members and his previous comments.

Written comments will be provided ahead of committee and reported on the Committee Addendum.

10.8 Environment Agency

- 10.8.1** No objection.

10.9 MAG London Stansted Airport

- 10.9.1** No objection subject to condition.

10.10 National Rail

- 10.10.1** The only comments we have as of now is that the proposed design should be changed to include a footpath link to the railway underbridge, in readiness for NR to take forward diversion of the public footpath from the level crossing to this location.

10.10.2 OFFICER COMMENT:

- 10.10.2.1** This was put to the applicant who stated: “we can provide this if the LPA would like it but this should only be done as part of the National Rail

diversion of the path and closing of the railway crossing. NR had a proposal for diversion back in 2020 but this was not approved and has been put on hold with no certain date. Having a dead-end footpath leading up to the underpass will encourage loitering and anti-social activities in this area”.

- 10.10.2.2** The Officer agrees that at this point in the development it would not make sense to construct a footpath to nowhere, however a condition has been included to retain space for this to be provided in the future.

10.11 National Trust

10.11.1 OFFICER COMMENT:

The National Trust has said they object to the proposal unless off-site mitigation is secured by way of a financial payment towards Hatfield Forest. As a S106 has already been agreed for this site, no further financial contributions can be secured.

10.12 Thames Water

- 10.12.1** 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**
- Construction traffic impacting listed buildings and local infrastructure
 - Not in line with Planning Policy
 - Unsuitable access
 - Flooding
 - Elsenham is overdeveloped
 - No infrastructure to support homes
 - Impact on local wildlife
 - Impact on natural spring
 - Too close to railway in terms of noise and safety
 - Loss of agricultural land
 - Lack of bungalow provision
 - Solar panels and EV charging points should be provided for every home

12. MATERIAL CONSIDERATIONS

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

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

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

12.3 Section 66(1) 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 (2024)

13.2 Uttlesford District Plan 2005

13.2.1 S7 – The Countryside
S8 – Countryside Protection Zone
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 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
 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. 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 the rationale behind the proposed development though it must be acknowledged that it lacks detail and simply builds upon the indicative layout submitted with the outline rather than undertaking fresh consideration. Had pre-app discussions been held, Officers could have advised that the layout as indicated at outline would not have been supported. Whilst the Design and Access Statement touches upon topics such as sustainability and landscape, little detail is provided, with features shown as what ‘could’ be provided rather than what ‘will’ be, with the landscape section failing to provide any rationale or explanation at all. Whilst this is not acceptable, sufficient information is provided within the submitted plans to show a satisfactory scheme can be delivered.

- 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 and the Access Plan. No Parameter Plans or Indicative Plans were conditioned at outline stage and therefore the scheme was able to be designed in a way that best responded to the constraints of the site.
- 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** As originally submitted, the layout had little relationship with Robin Hood Road and proposed a cul-de-sac style arrangement with dead-end streets. Following discussions with Officers, the scheme has been redesigned to create a more connected street pattern and a stronger relationship with Robin Hood Road. The main route through the site now forms a loop, enhancing options for walking, cycling, and vehicles. In addition, new pedestrian links to both Robin Hood Road and Rush Lane will provide alternative entry and exit points for pedestrians and cyclists, further improving connectivity.
- 14.3.12** Buildings are orientated towards the internal highway, following the curve of the road to create a coherent and attractive street scene. Private gardens are positioned to the rear, while car parking is predominantly located between houses or within garages, helping to minimise the visual impact of parked vehicles. The layout ensures an active frontage throughout the site, with homes designed to overlook streets and open spaces, providing natural surveillance. Since the original submission, greater spacing has been introduced between dwellings, contributing to a more open and comfortable street environment.
- 14.3.13** A Local Area of Play (LAP) was secured through the outline application, and in the original reserved matters submission it was positioned adjacent to the railway line. Following discussions with Officers, this has been revised to provide a central area of open space with natural play features, creating a focal point for the development and a welcoming feature on arrival. Additional landscaping enhances this approach, with a group of trees positioned in front of Plot 39 at the site entrance and further open space and tree planting along the eastern edge in front of Plots 1–4, together establishing a well-landscaped and distinctive gateway character.

- 14.3.14** Notwithstanding the above, the layout results in a scheme that remains somewhat insular in character. However, it takes sufficient reference from the surrounding settlement and incorporates appropriate connections to ensure it is acceptable. The design is broadly consistent with the Uttlesford Design Code and will deliver a comfortable and environment for future residents.
- 14.3.15** Scale:
- 14.3.16** Details of scale define the proposed building heights, massing, and general proportions across the site.
- 14.3.17** The submitted plans demonstrate that the scale of the development is appropriate in the context of the site and surrounding area.
- 14.3.18** Appearance:
- 14.3.19** 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.
- 14.3.20** The proposals are largely comprised of standardised house types, offering limited variation or distinctiveness in terms of both appearance and typology. The application provides little evidence to demonstrate how these house types have been adapted to reflect the positive local character of Uttlesford but through negotiations with Officers, amendments have been made to the form and positioning of certain house types, introducing less uniform street scenes with greater articulation and variation in ridge heights. These changes help reduce the repetitive appearance and are considered sufficient to render the scheme acceptable.
- 14.3.21** Distinction and character are achieved primarily through the use of materials rather than architectural variation. Following negotiations with Officers, a second brick type has been introduced, which is welcomed as it helps reduce uniformity. The inclusion of render and weatherboarding will also add visual interest. However, these details will be secured by condition to ensure that a detailed specification is provided.
- 14.3.22** Whilst it couldn't be considered exemplary, the scheme is broadly in accordance with the design code and will deliver dwellings of an

acceptable quality, with street scenes that are expected to provide a comfortable environment for future residents.

14.3.23 Quality of Accommodation:

14.3.24 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.

14.3.25 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.

14.3.26 All new development brought forward as part of Essex's growth agenda is expected to include climate-friendly measures addressing both climate change mitigation and adaptation. In this case, the applicant has provided only limited information on sustainability, with the DAS referring to measures that could be achieved rather than confirming those that will be delivered. However, following the previous committee meeting where Members requested electric vehicle charging points for all properties, the site plan has been updated to show provision to each dwelling. A condition is recommended to secure the remaining sustainability measures should planning permission be granted.

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 16 affordable units, representing 40% of the total 40 homes on site. This provision fully accords with the outline legal agreement and local policy requirements. Of these, 4 units are to be delivered as First Homes, 10 units as Affordable Rent and 2 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. The Housing Officer did advise the Council would prefer to see the First Homes provided as affordable rent or shared ownership with National Policy no longer requiring First Homes provision, but the applicant wanted to retain the first homes, in line with the agreed S106.

14.4.3 Officers would have preferred a more even distribution of the affordable units across the development, rather than concentrating the affordable rented properties adjacent to the railway line. However, given there are no disproportioned clusters and the tenure-blind design of the scheme, the layout as proposed is considered acceptable.

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 22 market dwellings proposed, 3 are two-bed, 5 are three-bed and 16 are four/five-bed. Whilst more two-bed homes would have been welcomed, on balance the scheme is considered acceptable.

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 Robin Hood Road and incorporates a footway, before it splits off into shared surface roads through the site.

14.5.3 Pedestrian and Cycling Movement:

14.5.4 The shared surface areas form the main movement network for vehicles, cyclists and pedestrians.

At the previous committee, Members requested greater clarity on pedestrian and cycle provision, as well as connections to the wider settlement. The revised plans now clearly identify pedestrian links to Robin Hood Road, Rush Lane, and Public Right of Way 13 to the west. Opportunities to enhance cycle provision remain limited, as there is no available point for a dedicated cycleway to connect into.

The proposed access and movement strategy is considered acceptable and in accordance with both local plan policies and the NPPF, supporting sustainable transport and healthy communities.

14.5.5 Parking:

- 14.5.6** 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. 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.
- 14.5.7** 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. 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.
- 14.5.8** 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.
- 14.5.9** Refuse:
- 14.5.10** 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 sits adjacent a number of listed buildings
- 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 has advised that while the design principles are acceptable in meeting housing supply, the proposed design lacks distinctiveness. The application provides some information on the general characteristics of the proposed buildings but offers limited detail to convey the quality of the architecture or the treatment of spaces between them. Although 2D street elevations have been submitted, supporting 3D visualisations would have been valuable in demonstrating the scheme's relationship with its context and in illustrating the overall

character of the development. The 'Appearance' section of the Design and Access Statement, together with drawing 'Dwelling Building Material Layout DBML.01', remains generic and does not confirm the specific materials to be used. Furthermore, no details have been provided regarding the materiality of key architectural components such as doors, windows, or rainwater goods. These elements play a significant role in defining character and distinctiveness and should be clearly addressed.

- 14.6.4** Nevertheless, on balance, the Conservation Officer concludes that the scheme would not cause harm to the significance of the heritage asset. A condition is recommended that secures the details of all external materials.

14.7 E) Landscaping and Open Space

14.7.1 Landscaping:

- 14.7.2** A soft landscaping scheme has been submitted which is considered appropriate in that it will help to soften the built form of the development and respond to its wider setting. The Council's Landscape Officer advised that additional street trees would enhance the scheme, particularly at the site entrance and within parking-dominant areas; the latest iteration has addressed this by incorporating more trees.

- 14.7.3** At the previous committee meeting, Members deferred the application on the grounds that the landscaping scheme was inadequate and did not provide a bespoke response to the site. In response, the applicant has submitted a revised scheme with greater detail and a stronger emphasis on ecological enhancement.

- 14.7.4** Key elements of the scheme include native and marginal planting within the SUDS basin, additional street trees (particularly at the entrance and within parking areas), ecological corridors, and a dedicated reptile receptor area. A central area of open space with natural play features has also been enhanced (see paragraphs 14.7.7-14.7.9), providing a more appropriate and higher quality alternative to a traditional LAP. The design now takes greater account of the site's context, drawing on the historic waterways and springs of Rush Lane, with a planting palette centred on a riparian character and supported by wildflowers, grasses, reed-like species and decorative planting across the wider site. The tree strategy has been developed with informal clusters, larger verges, and feature trees at the entrance to create a greener arrival, while proposed green wall treatments to flank garden boundaries will help soften the street scene and contribute to a more attractive residential environment.

- 14.7.5** Previously, no details of hard surfacing materials were provided. The Landscape Masterplan now specifies bitmac for all hard surfaces. This approach is limited, offering little variation or visual interest, and relies heavily on planting to provide softening within the public realm.

14.7.6 Overall, the revisions represent an improvement and are considered to address the concerns previously raised by members, with more evidence of a tailored and site-specific approach now provided. While the scheme is not exemplary, it is considered acceptable and capable of delivering a well-integrated and biodiverse environment.

14.7.7 Areas for Play:

At the previous committee meeting, Members raised concern that the application did not provide sufficient play space for children. While informal natural areas were shown, little detail was provided and there was no clear formal area of play.

14.7.8 In response, the applicant has revised the scheme to include a more formal children's play area equipped with natural play features, including climbing frame, see-saw, steppers, mounding and boulders. This space is clearly identifiable as a play facility and is framed by planting that provides texture, colour and sensory interest, while being safe for young children. Seating is also incorporated to allow for parental supervision. In addition, two smaller 'play-on-the-way' spaces are proposed along the main pedestrian routes, ensuring that play opportunities are distributed throughout the development and easily accessible to residents.

14.7.9 The revised play provision represents a clear improvement on the earlier submission, addressing Members' concerns and providing both formal and informal opportunities for play within the scheme. Officers consider the proposals to be acceptable and of an appropriate quality for the development.

14.8 F) Biodiversity and Protection of Natural Environment

14.8.1 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.

14.8.2 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 that couldn't be appropriately mitigated or was subject to condition.

14.8.4 The outline consent was subject to a number of ecological conditions, including requirements for a Reptile Mitigation Strategy and Biodiversity Enhancement Strategy as well as compliance with the mitigation and enhancement measures contained in the Preliminary Ecological Appraisal.

14.8.5 Place Services Ecology have reviewed the documentation submitted with the Reserved Matters and following the provision of additional information and clarification, they have confirmed that they have no objection to the proposed scheme, subject to condition

14.8.6 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.

14.9 G) Drainage

14.9.1 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.

14.9.2 Under the outline consent, Condition 5 requires the submission and approval of detailed surface water drainage details prior to commencement, to be based on sustainable drainage principles and informed by an assessment of the site's hydrological and hydrogeological context.

14.9.3 The applicant has confirmed that these conditions 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.

14.9.4 Officers are satisfied that surface water flood risk can be appropriately managed through the discharge of the relevant conditions.

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, a condition attached to the outline consent requires a Construction Environmental Management

Plan (CEMP) which would 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.

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** Members previously deferred the application on the grounds of inadequate landscaping, lack of bespoke design, insufficient children's play provision, and lack of clarity in relation to pedestrian/cycle movement, EV charging and urban Design. Members also recommended further discussion between the applicant and the Parish Council. The applicant has since revised the scheme to address these concerns, providing a clearer and more detailed landscaping strategy, a more formal and accessible play offer, and improved clarity on

pedestrian and cycle connections to the wider settlement. The applicant has also met with the Parish Council.

16.2 While the design remains relatively standardised, enhanced landscaping, and additional detail on planting provide a more site-specific and contextual response. The scale of development remains consistent with the outline permission and appropriate to its setting. The landscaping scheme now demonstrates a clearer response to the site's context, and the revised play strategy represents a clear improvement, offering a central, well-defined play area supported by informal 'play-on-the-way' spaces across the site.

16.3 Overall, while the development is not exemplary, the revisions represent an improvement, providing a more bespoke and better quality response to the site. On balance, the proposals are considered acceptable, subject to conditions.

17 CONDITIONS

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

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

2 Prior to works above slab level, a Sustainability and Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include full details of the measures to be incorporated into the development to achieve high standards of sustainable design and construction, including (but not limited to) energy efficiency, renewable energy generation, water efficiency, sustainable drainage, and biodiversity enhancement. The development shall thereafter be carried out in full accordance with the approved Statement, and no dwelling or building shall be occupied until all approved measures serving that dwelling or building have been installed, tested, and made operational. All measures shall be retained and maintained in working order for the lifetime of the development.

REASON: To ensure that the development incorporates appropriate sustainability measures, in the interests of reducing carbon emissions, promoting resource efficiency, and supporting climate change adaptation, in accordance with Policy GEN2 of the Uttlesford Local Plan (2005).

- 3** The development shall safeguard and retain clear of built development the land required to facilitate a pedestrian link from within the site to the railway underbridge.

REASON: To ensure the development does not impede the future diversion of the public footpath from the existing level crossing to the railway underbridge, in the interests of pedestrian safety, sustainable travel, and integration with the wider footpath network, in accordance with Policy GEN2 of the Uttlesford Local Plan (2005).

- 4** No development above slab level shall take place until full details and samples of the materials to be used in the external surfaces of the buildings and all hard landscaping areas have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include specifications, colours, finishes, and, where applicable, the manufacturer's product references. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure a high-quality appearance to the development in the interests of visual amenity and to accord with Policy GEN2 of the Uttlesford Local Plan (2005).

- 5** Prior to the development above slab level a Crime Prevention Statement shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Essex Police Designing Out Crime Officers. The Statement shall demonstrate how the principles and specifications of Secured by Design (SBD), as set out in the most recent Secured by Design Commercial guide, will be incorporated into the development to reduce the risk of crime and anti-social behaviour. Thereafter the development shall be carried out in accordance with the approved details, and all security measures shall be installed prior to first occupation and thereafter retained and maintained for the lifetime of the development.

REASON: To ensure that the development incorporates crime prevention measures to reduce opportunities for crime and anti-social behaviour, in accordance with the principles of CPTED (Crime Prevention Through Environmental Design), the guidance set out in Secured by Design, and in the interests of community safety. Also, in accordance with Local Plan Policy GEN2 (adopted 2005) and the NPPF (2024).

- 6** Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005).

- 7 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area 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.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety. This condition is required 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 in February 2011 and Uttlesford Local Plan Policy GEN1 and GEN8, also Uttlesford Residential Parking Standards (2013).

- 8 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility 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 interest of highway safety and amenity. This condition is required 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 in February 2011 and Uttlesford Local Plan Policy GEN1 and GEN8, also Uttlesford Residential Parking Standards (2013).

- 9 All bungalow units within the development hereby permitted shall be constructed to meet the requirements of Building Regulations Approved Document M4(3)2(b) (wheelchair user dwellings – adaptable).

REASON: To ensure the provision of housing to meet the needs of wheelchair users, in accordance with [insert relevant local plan policy

numbers/titles] and the National Planning Policy Framework and Uttlesford Local Plan Policy GEN1 and GEN2.

- 10** No part of the development (including construction equipment i.e. cranes) should exceed 15 metres in height (AGL, based on current ground levels), in order to have no harmful impact on aerodrome safeguarding surfaces at Stansted Airport.

REASON: Flight Safety - To ensure adequate separation between aircraft and ground-based structures. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

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

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport, in accordance with Policy GEN2 of the Uttlesford Local Plan (2005). In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002.

- 12** During construction, robust measures to be taken to prevent birds being attracted to the site. No pools of water should occur and prevent scavenging of any detritus.

REASON: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft using STN. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002.

- 13** In the interests of aviation safety, measures to minimise and manage the creation of dust and smoke should be implemented for the full duration of all construction works, including demolition and excavation, in accordance with the advice of Stansted Airport and the Civil Aviation Authority.

REASON: Flight safety – dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002.