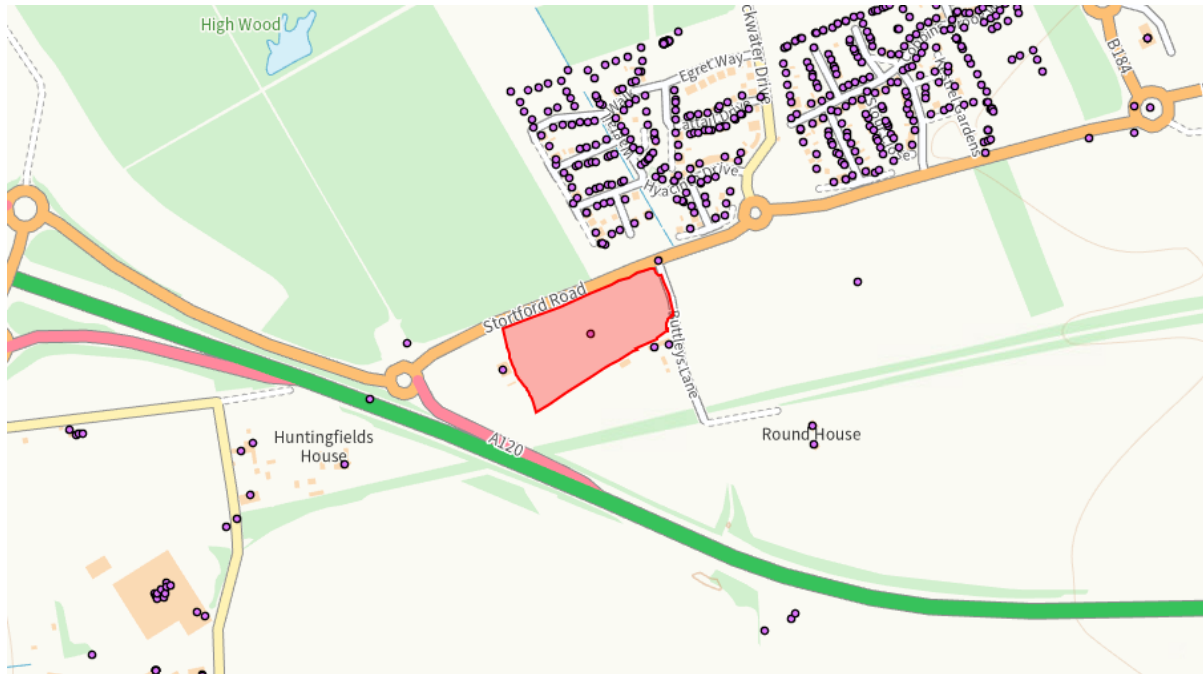


ITEM NUMBER:	9
PLANNING COMMITTEE DATE:	22 October 2025
REFERENCE NUMBER:	UTT/24/3245/DFO
LOCATION:	Land To The West Of Buttleys Lane, Dunmow

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: April 2025

PROPOSAL: Reserved Matters pursuant to UTT/19/2354/OP, for the approval of appearance, landscaping, layout and scale for 46 dwellings

APPLICANT: Bennett Homes

AGENT: Alice Maguire

EXPIRY DATE: 08 April 2025

EOT EXPIRY DATE: 29 October 2025

CASE OFFICER: Rachel Beale

NOTATION: Outside Development Limits
Adjacent to SSSI – High Wood
Adjacent to Ancient Woodland – High Wood
Adjacent to listed building
Adjacent to Flitch Way Local Wildlife Site.

REASON THIS APPLICATION IS ON THE AGENDA: Major application

1. EXECUTIVE SUMMARY

- 1.1** This application seeks reserved matters approval for the construction of 46 dwellings, following the grant of outline planning permission for up to 60 dwellings. The matters for consideration are layout, scale, appearance, and landscaping.
- 1.2** The proposed layout is considered acceptable, providing a clear street hierarchy, dwellings that face Stortford Road, and a central open space designed with copse-style planting. The movement framework is workable and provides a new pedestrian access to Stortford Road. A substantial landscape buffer is included to protect the setting of the adjacent listed building.
- 1.3** The scale of the dwellings is consistent with the outline consent and appropriate to the site's context. The architecture adopts a conventional modern housing style, but with sufficient material variety to create an attractive street scene.

- 1.4 The scheme delivers 40% affordable housing in accordance with the Section 106 agreement, with a suitable tenure mix and integration across the site. The proposed dwelling mix reflects identified housing needs, with a strong provision of two- and three-bedroom homes.
- 1.5 Highways and parking arrangements meet adopted standards, refuse provision is acceptable, and biodiversity and drainage matters will be secured through conditions attached to the outline consent.
- 1.6 The Conservation Officer has identified a low level of “less than substantial harm” to the setting of the listed building, but Officers consider this to be outweighed by the public benefits of the scheme, including the delivery of housing, affordable provision, and enhancements to the site’s setting.
- 1.7 Overall, the proposals are in compliance with the outline consent, and accord with the Uttlesford Local Plan, and the National Planning Policy Framework. The layout, scale, appearance and landscaping are considered acceptable in planning terms.

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 is approximately 2.13 hectares, located on the southern side of Stortford Road (B1256) and to the west of Buttleys Lane, bound by mature trees and hedgerows. The site is circa 1.6km to the west of Great Dunmow town centre and its services which is an approximate 20 minute walk. The Flitch Way, which provides off-road pedestrian and cycle connections to the town centre and wider area, is a short distance to the south, accessible by Buttleys Lane.
- 3.2 The site is relatively flat and well screened. There is a listed Farmhouse and barn (dwelling) to the south of the site, both of which are Grade II listed. High Wood is located opposite the site and is a SSSI and an Ancient Woodland. Also located to the north of Stortford Road is land with consent for up to 790 dwellings. This planning permission was granted in 2015. The land to the south of Stortford Road and to the east of Buttleys Lane is allocated for housing and a new secondary school.

4. **PROPOSED DEVELOPMENT**

- 4.1 This application seeks reserved matters approval for the construction of 46 dwellings, following the grant of outline planning permission. The

matters for consideration are layout, scale, appearance, and landscaping.

5. ENVIRONMENTAL IMPACT ASSESSMENT

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

6. RELEVANT SITE HISTORY

- 6.1 No relevant site history other than the outline application on the site that these reserved matters application follows. Outline permission was allowed at appeal following members refusal at committee, against Officer recommendation. UTT/19/2354/OP - Outline application for the construction of up to 60 dwellings with a new vehicular access to be agreed in detail and all other matters to be reserved.

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 Officers and members of Uttlesford District Council's Planning Committee
- Meetings and ongoing engagement with political and community representatives.

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

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

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

8.2 Local Flood Authority

- 8.2.1 the drainage and flood risk will be commented upon under the submission for the Discharge of Conditions 8,9, 10 and 11 when this is provided as there are areas of the drainage that are yet to reach detailed design stage.

9. PARISH COUNCIL COMMENTS

9.1 Dunmow Town Council

No comments received

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 The proposed affordable housing mix will assist towards meeting the identified housing need for the district.

10.1.2 Two affordable bungalows are being provided thereby meeting the requirement for 5% bungalow provision upon the site. As the Council will have nomination rights to the affordable bungalows, they need to be delivered to M4(3)2b wheelchair accessible standard and therefore require a wet room rather than a bathroom to be provided. As the Design and Access Statement (DAS) states they are to be adapted to meet the needs of multitudinous users I am assuming that wet rooms are to be provided.

10.1.3 I am pleased to note that all the affordable units listed in the Accommodation Schedule meet the Nationally Described Space Standards and in terms of renewable energy I note from the DAS that each affordable unit is to have PV panels, air source heat pumps and EV charging points.

10.2 UDC Environmental Health

10.2.1 No objection.

10.3 Conservation Officer

10.3.1 In my opinion, the proposed development will result in a low level of less than substantial harm to the significance of the listed buildings in proximity (listing references: Highwood Farmhouse, no. 1323789, and Barn at Highwood Farm no.1142502) due to a change to their setting, paragraph 215 of the NPPF (2024) being relevant.

10.4 Place Services (Ecology)

10.4.1 No ecological objection subject to attached conditions

10.5 Landscape Officer

10.5.1 It is positive to see changes including:
- Widened landscaping at the entry.
- Additional tree and shrub planting in between parking bays.

However, I believe there is still scope for design refinement on the following:

- The intersection of the bridleway and footpath around the existing oak tree (T14). The proposed footpath is still very close to the tree trunk which is against best practice. Suggest re-routing footpath or changing proposed material to a permeable surface within the tree RPA (root protection area). This tree must be protected as per Arboricultural Impact Assessment Report (Sharon Hosegood Associates, December 2024) and measures must be adopted during footpath construction to protect this tree. This information should be prepared by a qualified arboriculturist and follow guidance as per BS5837:2012 – Trees in Relation to Design, Demolition and Construction.

10.6 Essex Police

10.6.1 No objection but recommends secured by design is achieved.

10.7 Place Services Archaeology

10.7.1 No objection subject to condition.

10.8 UDC Urban Design Officer

10.8.1 Revisions have been made which address my previous comments, as outlined below:

- Amendments to landscaping strategy, including the introduction of a landscaped strip along the primary entrance road, to improve landscape integration with development.
- Inclusion of instant hedging to provide interim visual screening from Baytree Barn until the remainder of landscape proposals mature.
- Removal of triple tandem parking throughout the site and addition of further landscaping to mitigate car-parking dominance in the south-east corner.

10.9.1 National Trust

10.9.2 For the proposed development we consider the following mitigation would be appropriate:

On-Site Mitigation

These should take the form of:

- High-quality, informal, semi-natural areas, to be provided prior to first occupation of the dwellings (including a dog walking circuit and dogs off lead area);
- Any other on-site mitigation as advised by Natural England.

Off-Site Mitigation

- A financial contribution of (£64,170.00: £1,395.00/dwelling) to the National Trust for use at Hatfield Forest towards visitor and botanical monitoring and mitigation works. This would be proportionate with contributions secured for other developments

10.9.3 OFFICER COMMENT: these matters should have been dealt with at outline stage and secured within the agreed S106. These cannot be picked up within the reserved matters application and therefore are not being requested by the Officer.

10.10 Natural England

10.10.1 No comments.

10.11 Affinity Water

10.11.1 Informatives to be attached to decision.

10.12 MAG London Stansted Airport

10.12.1 No objection with recommended informatives.

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. The following representations have been from one property.

11.2 The main concern is from the residents of the property to the south of the site boundary. Their concerns relate to impact on their residential amenity, security and drainage.

11.3 Officer Comment

11.4 The following report covers all points raised, either within the assessment or by way of planning condition.

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 (2023)

13.2 Uttlesford District Plan 2005

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

H10 – Housing Mix

13.3 Dunmow Neighbourhood Plan

- 13.3.1**
- Policy DS1 TDA: Town development Limits
 - Policy DS8 Building for Life
 - Policy DS9 Hedgerows
 - Policy DS10 Eaves Height
 - Policy DS12 Integration of Affordable Housing
 - Policy DS13 Local Housing Needs
 - Policy LSC1 Landscape, Setting and Character
 - Policy GA-A Public Transport
 - Policy GA2 Integrating Developments (Paths and Ways)
 - Policy NE1 Identified Woodland Sites
 - Policy NE3 Street Trees on Development Sites
 - Policy S0S3 Children's Play Space

13.4 Supplementary Planning Document or Guidance

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

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2**
- A) Whether the layout, scale and appearance of the proposal is acceptable**
 - B) Dwelling mix and Affordable Housing Provisions**
 - C) Access to the Site and Highway Issues**
 - D) Heritage**
 - E) Landscaping, 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. Relevant to this application, it provides the following definitions:

- 14.3.2**
- **‘layout’** means the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
 - **‘scale’** means the height, width and length of each building proposed within the development in relation to its surroundings.
 - **‘appearance’** means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
 - **‘landscaping’**, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.
- 14.3.3** The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.
- 14.3.4** The guidance set out in Section 12 of the NPPF stipulates that proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and be visually attractive as a result of good architecture.
- 14.3.5** Local Plan Policy GEN2 seeks to promote good design requiring proposals to consider the scale, form, layout and appearance of the development and safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate. Furthermore, it states development should not have a materially adverse effect on the reasonable occupation and enjoyment of residential properties as a result of loss of privacy, loss of daylight, overbearing or overshadowing.
- 14.3.6** The design and access statement provides details of the rationale behind the proposed development. This follows an assessment of the constraints and opportunities of the site, the design and appearance of the residential units, landscape objectives, necessary mitigation measures and surface water drainage strategies.
- 14.3.7** This section of the report assesses matters of layout, scale, and appearance.
- 14.3.8** **Layout:**
- 14.3.9** 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.

- 14.3.10** The main spine road enters the site from Stortford Road, via the access approved at outline stage, and extends centrally, with two cul-de-sac offshoots to the east and a looping road to the west. The spine road will include footways on both sides, while the secondary routes are designed as shared surfaces. Although the absence of an internal vehicular loop is regrettable as it limits circulation within the site, the layout is nonetheless considered appropriate in movement terms.
- 14.3.11** While the location of the site means opportunities for pedestrian and cycle connections out into the wider area are relatively limited, a connection is proposed to the north of the site onto Stortford Road, which will connect into the wider highway network, including the ability to cross Stortford Road and head east and/or join the existing bridleway heading north.
- 14.3.12** In line with good urban design principles, dwellings are arranged with frontages addressing the internal street network, and with private rear gardens of appropriate size and proportion. Car parking is generally accommodated between dwellings or within garages, thereby reducing the visual prominence of parked vehicles within the street scene.
- 14.3.13** While a stronger and more direct relationship with Stortford Road would have been desirable, the revised layout represents a notable improvement on earlier iterations, where rear garden boundaries faced the highway. The current scheme orients dwellings towards Stortford Road, with a secondary service road providing separation. Although this introduces some setback, the submitted visualisations demonstrate that the frontage will form an attractive and coherent street scene, with the new homes integrating sufficiently into the wider settlement. Officers are satisfied that this approach balances site constraints with the developer's requirements and delivers a positive design outcome.
- 14.3.14** The proposals have been subject to pre-application discussions and subsequent refinement during the course of this application, in response to Officer feedback. Given the site's distinctive position opposite an important woodland/SSSI, Officers emphasised the importance of acknowledging this context. The revised scheme now includes a central open space designed to evoke the character of a small copse, supported by enhanced boundary planting and the introduction of street trees.
- 14.3.15** Although Officers consider that a closer integration of landscape and architecture could have raised the overall quality of the scheme further, the amendments secured represent a marked improvement on the original submission. On balance, the layout is considered to provide a good-quality design solution which responds appropriately to its setting and will integrate satisfactorily with the surrounding area.

- 14.3.16** A further important element of the layout is the provision of a substantial landscaped buffer between the new development and the adjacent listed building to the south. At present, the northern elevation of the listed building is visually open when viewed from within the site. Following pre-application discussions, this has been addressed by the introduction of a robust planting scheme, incorporating both evergreen and deciduous species to provide effective year-round screening. At the request of Officers, additional visualisations have been submitted, which demonstrate sufficiently that the setting of the listed building, as well as the amenity of future occupiers, has been sensitively considered.
- 14.3.17** Scale:
- 14.3.18** Details of scale define the proposed building heights, massing, and general proportions across the site.
- 14.3.19** The submitted plans demonstrate that the scale of the development is appropriate in the context of the site and surrounding area. The proposed building forms, including their composition, articulation, and proportions, reflect those characteristics of the locality, and the overall scale and form are considered acceptable.
- 14.3.20** Appearance:
- 14.3.21** 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.
- 14.3.22** The proposed architectural language reflects that of a contemporary housing development, employing modern construction methods and materials. The design approach is not considered particularly bespoke to this site, but it is considered appropriate in this suburban context. A good degree of material variety is proposed, including a mix of brick, render and weatherboarding, which helps to provide visual interest and break down the massing of the development. This variation, when combined with the differing house types and roof forms, contributes positively to the creation of a varied and attractive street scene. It is disappointing to see the use of white UPVC for windows/doors/fascias/soffits, particularly given the Conservation Officer advised this would not be a sensitive approach in the context of the setting of the listed building. Notwithstanding, Officers are generally satisfied that the palette of materials and overall architectural treatment

will deliver a coherent development that integrates acceptably with its surroundings.

14.3.23 In summary, the proposals for layout, scale and appearance are considered acceptable. The scheme provides a coherent street network, a scale appropriate to its context, and an architectural treatment with sufficient variety to create interest. While not without some limitations, the revisions secured represent a clear improvement on the original submission and will integrate satisfactorily with the wider settlement. Officers therefore consider the proposals to be acceptable in design terms and in compliance with Uttlesford Design Code and relevant local and national policy.

14.3.24 Quality of Accommodation:

14.3.25 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.

14.3.26 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.

14.3.27 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. No conditions were attached to the outline application that secured provision of sustainability and energy details.

14.3.28 The applicant has said within their submitted Design & Access Statement that all affordable units and 25% of open market units are to be provided with photovoltaic panels, all units are to be provided with air source heat pumps and the precise details of low-carbon and renewable technologies are proposed to be determined at technical design stage, with all dwellings designed to meet the current Approved Document L of the Building Regulations. Notwithstanding, Officers feel it is appropriate to secure these measures in detail and therefore a condition is proposed that requires a Sustainability and Energy Statement to be submitted prior to development above slab level.

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 28 affordable units, representing 40% of the total 46 homes on site. This provision fully accords with the outline legal agreement and local policy requirements. Of these, 13 units are to be delivered as Affordable Rent and 5 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 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 28 market dwellings proposed, 4 are two-bed, 13 are three-bed and 11 are four-bed. Whilst more two-bed homes would have been welcomed, the scheme provides the majority of market homes as two- and three-bed dwellings, consistent with the evidence base and Policy H10.
- 14.4.4** 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 to the Site and Highways Issues

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 from Stortford and incorporate a footway.

- 14.5.3** The scheme includes a new pedestrian connection onto Stortford Road, providing a link into the wider highway network, improving permeability and strengthening links between the development and the wider settlement. While no dedicated cycle connections are proposed, residents would be able to access the Flitch Way via the quiet Buttleys Lane, offering an informal east-west route connecting to both Takeley and Great Dunmow.

- 14.5.4** 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.
- 14.5.7** 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.
- 14.5.8** 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.
- 14.5.9** 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.
- 14.5.10** 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.
- 14.5.11** Refuse:
- 14.5.12** 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 II listed Highwood Farm.
- 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** It was established at outline that despite the site's proximity to the grade II listed buildings, an appropriate design and landscaping buffer at outline stage would "*ensure that no harm would arise and the asset and its setting would at least be preserved*" (extract from the Inspector's decision).
- 14.6.4** Pre-application discussions have taken place with the Conservation Officer, and the proposals have been revised to deliver the most sensitive solution achievable. The scheme now incorporates a substantial landscape buffer between the development and the adjacent listed building, supported by imagery demonstrating the positive effect this will have in screening views of the new dwellings. While the Conservation Officer would have preferred additional visual material to reinforce this point, it is considered that sufficient evidence has been provided to enable a robust assessment. The proposed material palette has been refined and is generally welcomed, although concern remains regarding the use of white uPVC for windows and doors.
- 14.6.5** On balance, the Conservation Officer concludes that the scheme would give rise to a low level of 'less than substantial harm' to the significance of the heritage asset. In accordance with paragraph 208 of the NPPF, this identified low level of less than substantial harm must be weighed against the public benefits of the scheme, which in this case include the delivery of new housing, associated landscaping, and the creation of a coherent and well-integrated residential environment. Officers consider that the public benefits of the scheme outweigh the identified low level of harm, and that the proposals therefore accord with the heritage policies of the NPPF and the Local Plan.

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 importance of landscaping on this site was highlighted at pre-application stage, with Officers advising that it should be afforded equal weight to the architecture in shaping the overall quality of the scheme. This was considered particularly important given the site's sensitive context, lying opposite an area of important woodland/SSSI and adjacent to a listed building.

14.7.4 The submitted proposals demonstrate some improvement in response to this advice. These include the introduction of a central open space designed to evoke the character of a copse, strengthened boundary treatments, and a substantial landscaped buffer to the listed building to the south. Additional planting has also been incorporated within the streets and parking areas, helping to soften the built form and reduce the visual prominence of parked vehicles.

14.7.5 These measures represent progress from the original emerging proposals, and while Officers would have welcomed a stronger integration of landscape and architecture to deliver a more distinctive and higher-quality outcome, on balance the landscaping proposals are considered acceptable, providing an acceptable framework for the development.

14.7.6 Play Area:

14.7.7 The outline planning permission, through the Section 106 agreement, secured the provision of a Local Area for Play (LAP) within the development. This is proposed to be located within the central open space; however, detailed information on the design and equipment has not yet been submitted. While precedent images included in the Design and Access Statement are considered acceptable in principle, Officers require a detailed plan setting out the proposed layout and play features. A condition is therefore recommended to secure these details prior to implementation.

14.7.8 In conclusion, the landscaping and open space proposals are considered to provide an appropriate framework for the development, with positive elements such as the central open space, enhanced boundary treatments, and the landscaped buffer to the listed building. Although the scheme does not fully achieve the stronger landscape-led approach originally encouraged, it is judged to be acceptable in planning terms. The provision of the LAP within the central open space is also secured, with final details to be approved by condition to ensure delivery of a functional and high-quality play facility.

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 but does sit within the vicinity of High Wood, a SSSI and Important Woodland.

- 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 Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity), Landscape Ecological Management Plan (LEMP), Biodiversity Enhancement Strategy and Wildlife-sensitive Lighting Design.
- 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, Conditions 8, 9 and 10 require 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** 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.

14.10.2 In relation potential impacts at the construction stage, particular in relation to noise and lighting, a condition attached to the outline consent requires a Construction Management Plan (CMP) which would address these points when the details are submitted.

14.10.3 Accordingly, the development is not considered to result in unacceptable harm to residential amenity and is compliant with Policies GEN2, GEN4 and ENV11 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 The proposed layout provides a coherent street structure, with dwellings addressing the internal roads and Stortford Road, and incorporates a central open space with copse-style planting and acceptable and legible

movement framework. The provision of a substantial landscape buffer to the listed building, together with enhanced boundary treatments, strengthens the site's relationship with its sensitive context.

- 16.2** The scale of the dwellings is appropriate and consistent with the outline consent, sitting comfortably within the surrounding settlement pattern. The proposed architecture adopts a conventional housing style with sufficient variety in materials and detailing to ensure a coherent and attractive streetscape. While the use of white uPVC detailing is not ideal, the overall design quality is considered acceptable.
- 16.3** In respect of affordable housing, the scheme delivers 40% provision in line with the Section 106 agreement, with an appropriate tenure mix and integration across the site. The dwelling mix reflects identified local housing needs, with the majority of market units being 2- and 3-bedroom homes.
- 16.4** Highway access arrangements were established at outline stage, and the reserved matters proposals demonstrate compliance with parking standards and refuse collection requirements. A new pedestrian access to Stortford Road will provide permeability and connect residents to the wider settlement.
- 16.5** Heritage impacts have been carefully considered, with the Conservation Officer concluding a low level of less than substantial harm to the setting of the adjacent listed building. In accordance with the NPPF, this harm has been weighed against the public benefits of delivering housing and securing site enhancements. Officers conclude that the benefits outweigh the limited harm.
- 16.6** The landscaping and open space strategy, while not as landscape-led as originally encouraged, provides an appropriate framework that will help integrate the scheme into its surroundings. The LAP is secured within the central open space, with details to be agreed by condition. Biodiversity measures are addressed through conditions carried forward from the outline, and drainage matters will also be secured through the discharge of relevant conditions. The scheme achieves appropriate separation distances and garden sizes, ensuring the amenity of both existing and future residents is safeguarded.
- 16.7** On balance, the proposals are considered acceptable. They represent an improvement on the original submission and provide a high-quality residential environment that accords with the outline consent, the policies of the Uttlesford Local Plan, and the National Planning Policy Framework. Approval is therefore recommended, subject to the conditions set out in this report.

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. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Hazel Dormouse Survey Results & Mitigation Strategy (Essex Ecology, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

3. 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 unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety, 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.

4. 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, 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.

5. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator).

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport, 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.

6. 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).

7. No development above slab level shall take place until full details of the Local Area for Play (LAP) to be provided within the central open space have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) The location, layout and dimensions of the play area;

- b) Details of surfacing, boundary treatments and seating;
- c) A specification of all play equipment, including type, materials, and finishes;
- d) Details of any safety surfacing, landscaping and signage; and

REASON: To ensure the provision of a high-quality and safe play area for future residents in accordance with Policy GEN2 of the Uttlesford Local Plan and the National Planning Policy Framework.

8. Archaeology

- a. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI submitted.
- b. The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, 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.

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

INFORMATIVES

- i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.
- ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the

highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.

- iii. There shall be no discharge of surface water onto the Highway.
- iv. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
- v. Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit

MAG:

- vi. Due to the location of the proposals within proximity to flight paths associated with Stansted Airport. Care should be taken to prevent excessive dust and smoke emissions resultant from construction works. Dust and smoke can present a visual hazard to pilots and air traffic control, and if ingested can cause aircraft damage.
- vii. The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification>

viii. AFFINITY WATER:

- ix. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.
- x. For any works involving excavations below the chalk groundwater table (for example, piling or the implementation of a geothermal open/closed loop system), a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer.

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

Water efficiency

- xii. Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard suitable for drinking and will help in our efforts to get emissions down in the borough.
- xiii. We currently offer a discount to the infrastructure charge for each new development where evidence of a water efficiency design to a standard of 110litres (or less) per person per day is expected. The discount value for the charging period 2023/24 is £258. For more information visit Water efficiency credits (affinitywater.co.uk).

Infrastructure connections and diversions

- xiv. There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.
- xv. Due to its location, Affinity Water will supply drinking water to the development in the event that it is constructed. Should planning permission be granted, the applicant is also advised to contact Developer Services as soon as possible regarding supply matters due to the increased demand for water in the area resulting from this development.
- xvi. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.