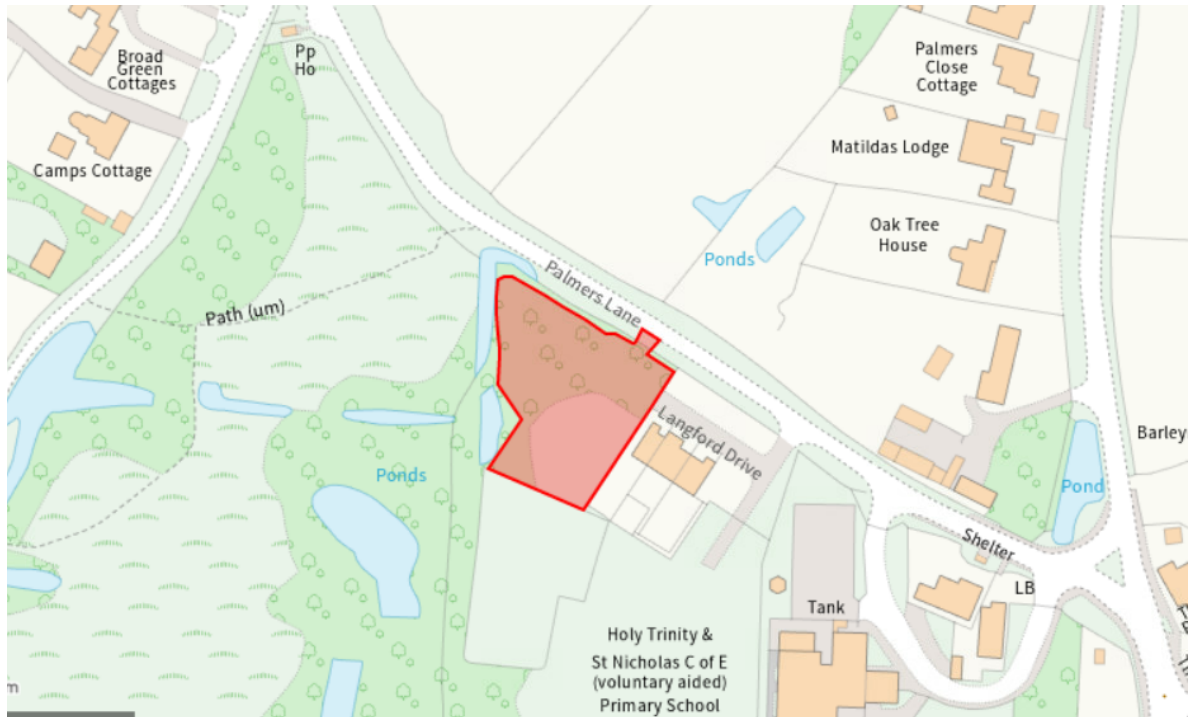


ITEM NUMBER:	8
PLANNING COMMITTEE DATE:	17 December 2025
REFERENCE NUMBER:	UTT/25/1127/FUL
LOCATION:	Land Adjacent Langford Drive Palmers Lane Chrishall

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 04 December 2025

PROPOSAL: Full planning application for the erection of 2 no. dwellings with associated development.

APPLICANT: Abbots Grange Developments Ltd

AGENT: Mr David Poole

EXPIRY DATE: 09.06.2025

EOT EXPIRY DATE: 26 September 2025

CASE OFFICER: Babatunde Aregbesola

NOTATION: Outside Development Limits

REASON THIS APPLICATION IS ON THE AGENDA: Call-in request by ward councillor
GEN2 Design, GEN7/ENV8 Ecology Biodiversity/Nature Conservation; GEN 8 Vehicle Parking Standards; S7 Outside Settlement Limits; H10 Housing Mix

1. EXECUTIVE SUMMARY

- 1.1** In 2014, full planning permission was granted on the wider site for residential development for the erection of 4 No. affordable dwellings, parking and access road together with a single detached dwelling and garage, with separate access on the northern side of Jigneys Meadow. The scheme also includes the provision of a permanent access to the playing field within the meadow. The playing field is envisaged to be transferred to the Parish Council.
- 1.2** Since the planning permission was granted, the approved 4 No. affordable dwellings have been constructed. However, the single detached dwelling has not yet been constructed (but permission for it remains extant).
- 1.3** The current application seeks planning permission for the erection of two detached dwellinghouses, each with an associated garage, within the site boundary. Planning permission was previously granted for a single detached four-bedroom dwelling on the land, designed in a contemporary style with an asymmetric roof form that complemented the character of existing properties along Langford Drive. While the approved scheme remains implementable, the current plot size is

considered sufficiently generous to support two dwellings. This revised proposal represents a more efficient use of the land, aligning with planning objectives that encourage sustainable development and optimal land utilisation. It would not affect the implementation of the four affordable homes already built, nor their ability to comply with planning conditions in perpetuity.

- 1.4 The proposed two new dwellings would be located within the area previously approved for the fourth house. However, the design has shifted from a contemporary style to a more traditional form, informed by the wider village vernacular.
- 1.5 The site comprises of a regular rectangle shaped plot approximately 0.3ha located outside the development limits of context Chrishall. The site is not isolated as it is part of a housing hamlet with dwellings and other buildings in its immediate vicinity to the east. The site mainly comprises lowland mixed deciduous woodland and other neutral grassland which dominate the western and eastern sections of the site, respectively.
- 1.6 The principle of residential development had already been established by virtue of the previous approval granted for the single detached dwellinghouse with garage. It is considered that the application site is large enough to accommodate the proposed two dwellings without appearing cramped or having detrimental impact on the character and appearance of the area.
- 1.7 The location of the proposed new building is on a piece of land that as part of the extant approval. As such the NPPF notes at paragraph 73 that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for SME housebuilders to deliver new homes, and are often built out relatively quickly.

2. **RECOMMENDATION**

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

Conditions

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The application site relates an empty plot of land which is fenced off along the eastern boundary to Langford Drive, with an existing opening into the site from Palmers Lane. The site is mostly laid to grass. The site

has an existing hedge along the frontage from the boundary with Palmers Lane and a few smaller trees within it, towards the rear of the site.

- 3.2** The existing site was wholly part of the previous application site part of a larger site for five dwellings, including four affordable homes which have been built, together with extensions to the existing playing field that have been delivered.
- 3.3** The application site falls broadly within the centre of the village and walking distance to the village amenities although there are no formal footways along this section of the road within which the site is located.
- 3.4** The village hosts a wide variety of housing styles and types across the area. These vary in age and condition with very few recent housing additions but notably a number of properties from the 1980s & 1990s as well as several listed properties. These vary from larger more spacious plots on the periphery of the village to a more concentrated core of housing towards the centre, including the neighbouring terrace/maisonette apartments.
- 3.5** The site is not within conservation area nor is does the site fall within the Green Belt. The site falls within flood zone 1, the lowest area of flood risk and so it not at risk of flooding, including surface water.

4. PROPOSED DEVELOPMENT

- 4.1** The application is for the erection of two detached dwelling house with an attached garage and associated development.
- 4.2** Access to the site is via the approved access associated with the previous planning application under planning reference UTT/13/1728/FUL.
- 4.3** The application includes the following supporting documents:
- COVERING LETTER
 - PRELIMINARY ECOLOGICAL APPRAISAL
 - BIODIVERSITY CHECKLIST
 - DESIGN AND ACCESS STATEMENT
 - PLANNING AND HIGHWAYS STATEMENT
 - REVISED TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT
 - BAT GROUND LEVEL TREE ASSESSMENT
 - GREAT CRESTED NEWT IMPACT ASSESSMENT
 - GREAT CRESTED NEWT DISTRICT LEVEL LICENSING
 - PLAN DRAWINGS

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/13/1728/FUL - Erection of 4 No. affordable dwellings, parking and access road together with a single detached dwelling and garage, with separate access on the northern side of Jigneys Meadow. The scheme also includes the provision of a permanent access from the affordable housing road to the playing field within the meadow, the playing field will be transferred to the Parish when consent to the scheme is given - APPROVED
- 6.2 UTT/16/0057/NMA - Non-Material Amendment to UTT/13/1728/FUL - North elevation pitch is now one single pitch. The fenestration had been revised to accommodate changes to the internal layout to comply with Lifetime Homes requirements. Air source heat pumps (ASHP) have been provided for all units. The external parking layout had been revised to comply with Secure by Design requirements. The external refuse provision has been revised. - APPROVED
- 6.3 UTT/16/0554/NMA - Non-Material Amendment to UTT/13/1728/FUL - To introduce air source heat pumps to the development - APPROVED
- 6.4 UTT/16/0706/DOC - Application to discharge conditions 2 (details of external materials) and 3 (hard and soft landscaping) attached to UTT/13/1728/FUL dated 17.01.2016. – APPROVED.

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 pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. No pre-application advice sought in this case.

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 **Place Service Ecology**

- 8.2.1 No ecological objection subject to attached conditions.

9. PARISH COUNCIL COMMENTS

9.1 Chrishall Parish Council

9.2 Whilst Chrishall Parish Council fully understands that this exception site has planning permission for one, four bedroomed dwelling, it objects to the scheme as presented on the following grounds:

9.2.1 Contrary to Section 106 Agreement: The Section 106 agreement dated 17 January 2014 point 1.19 clearly states: "the Planning Application" shall mean the application made by the Developer under reference number UTT/13/1728/FUL for affordable dwellings parking and access road a single detached house garage and separate access including permanent access from the affordable dwellings road to the playing field which is to be transferred to CPC'

9.2.2 This development is clearly contrary to the Section 106 agreement and should therefore be refused.

9.2.3 Overdevelopment of the site, and each plot, and out of keeping with the vernacular.

9.2.4 Chrishall Parish Council takes issue with the comment that 'Whilst the scheme has been implemented and a single dwelling could be erected on the site, it is currently of a size that does not make the most efficient use of the site'.

9.2.5 Chrishall has a mix of development with the main built areas of High Street, Church Road, and Crawley End having the highest density of development. Palmers Lane is very undeveloped with two bungalows, and terrace of affordable rental properties built on exception land only.

9.2.6 The development for a dwelling on the application site was only allowed as the then landowner was seeking to build a four bedroomed property for himself and his family. The Planning Authority only allowed the position of the house on this site to enable the affordable houses to be built. A single modest house was supported by the Parish Council of the time. The proposed development does not comply with the original planning decision or the decision of the Parish Council to support a single dwelling. Maximising the development of the site and size of two dwellings is in direct contravention of both the District and Parish Councils decisions and is unacceptable. It is also unacceptable that this site, known to be inhabited by Great Crested Newts as described in the MKA Ecology report, is to be denuded of vegetation and thus the Great Crested Newt habitat. The destruction of a site which is already biodiverse is perverse, particularly as it is the applicant's intention to offset biodiversity net gain to another village and potentially out of the county and even the country in a 'scheme'. This application is purely speculative for financial gain only.

- 9.2.7** The proposed two dwellings with garages and parking spaces are considered to be overdevelopment of the site. They are 'shoe-horned' onto the site with minimal spacing between and surrounding each dwelling and are positioned very close to the boundary with Langford Drive and with Palmers Lane. One property is shown as having 5 beds plus a study, the other is shown as 5 beds with two studies. Bedrooms with an ensuite are shown over the attached garages. Given that there is parking for a substantial number of vehicles on the extensive hard standing to the front of the properties, it is most likely that the 'garages' will be converted to living accommodation which will increase the size of these massive properties even more. The descriptions are misleading by stating that there are garages - they are actually house extensions.
- 9.2.8** The amount of amenity land around each dwelling is not considered to be compatible with the size of each property. A verbal comment has been received that if 'we were purchasing a property of this size (and cost) the surrounding land would be expected to be two to three acres'. The amenity land appears to be less than a standard garden size per property.
- 9.2.9** Both properties are considered to be 'mansion' sized and completely out of keeping in Palmers Lane.
- 9.2.10** The granted four bed dwelling was designed to be in keeping with the development at what is now known as 'Langford Drive', and development in Palmers Lane generally. Langford Drive is built to Passivhaus standard and has a low-level ridge. It is designed as affordable rental and available to local people. The other two properties in Palmers Lane are bungalows.
- 9.2.11** It can thus be seen that the proposed development would not be in keeping with the adjacent properties and would be discordant, overbearing, out of keeping and intrusive in the street scene and vernacular.
- 9.2.12** The impact on the setting of Listed 'Martinholme' needs to be assessed as the site is opposite Martinholme garden land.
- 9.2.13** The provision of two ostentatious 'mansions' does not fulfil the Section 106 agreement. This proposed development is unacceptable in every sense.
- 9.2.14** Development as proposed is stated as not able to accommodate Biodiversity Net Gain requirements.
- 9.2.15** Policy GEN7 Nature Conservation: sets out that development that would have a harmful effect on wildlife will not be permitted unless the need for development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be

required. This site has been left to effectively become a wildlife haven. The proposal would decimate existing wildlife habitat through removal of existing internal hedges and at least one third of the site is natural woodland which would need to be cleared.

- 9.2.16** The latest tree survey states there is no conflict with any trees because the site will be clear cut. This statement means that there will be nothing left on site to protect.
- 9.2.17** Given the access is insufficient for two vehicles to pass, there is a strong likelihood that the access would have to be widened leading to destruction of the northern hedgerow. The waterway situated between the public highway and the hedge contains Great Crested Newts. This waterway leads to a pond where Water Shrew have been found.
- 9.2.18** It has been reported by a local Ornithologist that a pair of Turtle Doves (Red List Species - critically endangered) is nesting either in the natural woodland on site or very close to it. Given this species status, it is unacceptable that the site is to be cleared of all vegetation.
- 9.2.19** The agent has stated that 'mitigation' would be provided 'off-site'. There is absolutely no need to mitigate off-site given the extensive habitat already in existence. This is considered to be unacceptable destruction of an existing wildlife area in direct contravention of Central Government requirement to increase biodiversity. Off-site Biodiversity Net Gain (BNG) is not acceptable to the Parish Council. The simple answer is to reduce the size of any development on site to ensure that BNG is achieved on site, and development is completed in line with the Section 106 agreement.
- 9.2.20** This site is adjacent to the designated wildlife site as detailed in the 2005 UDC Local Plan - County Wildlife Site as shown on the UDC Constraints Map.
<https://udc.maps.arcgis.com/apps/webappviewer/index.html?id=8de6663b65c84fb699a718eac0fa926d>
- 9.2.21** The proximity to this special site is not mentioned in the application.
- 9.2.22** The site is proven to have a healthy population of Great Crested Newts, other amphibians (frogs and toads) and small mammals including a rare Water Shrew. There is nothing in this application which seeks to enhance this locally important population - only destruction of habitat for this endangered and protected species. This is completely unacceptable.
- 9.2.23** Not sustainable development:
5.24: Therefore, where it applies, the presumption in favour of sustainable development must have real teeth." The development as proposed does not have any sustainable development attributes. The Parish Council would comment that it is considered to be contrary to the

UDC Local Plan Interim Climate Change Planning Policy. Given that the site is extensively wooded, combined with the requirement for 10% increase, it is anticipated that even more of the site should have increased biodiversity, not less, and certainly not clear cut of all vegetation. The impact on the County Wildlife Site has not been assessed. The Parish Council believes that any development which takes place in the parish should be to Passivhaus standard to be termed sustainable, given the lack of public transport and very limited services in the village. The bus service is for school children in term time only - there is only an 'on demand' bus service in the village. Therefore, all transport will be by private car. It is unrealistic to believe that a family living in a mansion will use public transport of any description and is more likely to be a multi-vehicle family which will create more pollution.

- 9.2.24** There are significant issues with water pressure particularly in Broad without adding two mansions to the system.
- 9.2.25** It should be noted that Chrishall Primary School is heavily oversubscribed. The temporary classroom needs to be replaced to accommodate the children already enrolled. Children will need to be transported out of the village to go to school.
- 9.2.26** In summary, Chrishall Parish Council accepts that development will take place on this site. However, the development as proposed is not considered to comply with the Section 106 agreement, is not a sustainable development, is overbearing, out of keeping with the vernacular, overdevelopment of the site, will destroy an established natural woodland and will decimate established Great Crested Newt colonies. It is considered the wrong site for the size and style of this development.
- 9.2.27** However, if permission is granted, Chrishall Parish Council would seek the following conditions be applied:
- 9.2.28** That the ridge height of both properties does not exceed the ridge height of the properties in Langford Drive.
- 9.2.29** That all biodiversity net gain requirements are met on site.
- 9.2.30** That provision is made to accommodate Great Crested Newt populations on site, as a priority with ongoing monitoring of the population for 30 years.
- 9.2.31** That no chemical or physical treatments which affect Great Crested Newts, other amphibians, small mammals or birds is allowed on any part of the site.
- 9.2.32** That sustainability measures are included in the development including renewable energy systems and high-level insulation - preferably the build is to be conditioned to at least reach Passivhaus standard to

ensure sustainability requirements are met given the lack of public transport and the complete reliance on private cars.

- 9.2.33** That all permitted development rights are removed from both properties and the site as a whole.
- 9.2.34** That no development is allowed in the roof space of either property due to overlooking of the playground.
- 9.2.35** That substantial hedging is installed between the site and the playground to the southern side to ensure overlooking is reduced.
- 9.2.36** That the hedge to the northern side is not reduced in height below 2m to ensure that the street scene is maintained.
That hedging is installed to the eastern side between the site and Langford Drive to ensure privacy for Langford Drive.
- 9.2.37** That any garages are to be physically separated from each dwelling house and bedrooms and bathrooms are to be removed from the upper floors, and that garages are single storey with no opportunity for those garages to be changed into annexes or additional housing.
- 9.2.38** The impact on the setting of Listed 'Martinholme' needs to be carefully assessed.

10. CONSULTEE RESPONSES

10.1 Landscape Officer

- 10.1.1** No objection received.

11. REPRESENTATIONS

- 11.1** A site notice was displayed on site; notifications letters were sent to nearby properties. Four representations were received against the application on the following grounds.

11.2 Summary of Objections

- The two very large 5- and 6-bedroom houses are a major overdevelopment of the plot.
- The planned houses are not in keeping with other properties and the local street scene.
- There will be harmful impact on protected species within the site.
- Highway safety and traffic congestion
- Lack of social infrastructure to support the development
- Destruction of woodland
- Lack of amenity land to each proposed property
- Inadequate parking provision for the development
- Overlooking a school and children's playground from significant height

- The removal of trees has the potential to cause a drainage issue which will result in the flooding of the highway.

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.

12.4 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 (December 2024)

13.2 Uttlesford District Plan 2005

13.2.1 S7 – The Countryside

GEN1 – Access
 GEN2 – Design
 GEN3 – Flood Protection
 GEN4 – Good Neighbourliness
 GEN5 – Light Pollution
 GEN6 – Infrastructure Provision
 GEN7 – Nature Conservation
 GEN8 – Vehicle Parking Standards
 ENV3 – Open Spaces and Trees
 ENV7 – Protection of the Natural Environment
 ENV8 – Other Landscape Elements of Importance
 ENV10 – Noise Sensitive Developments
 ENV12 – Groundwater Protection
 ENV14 – Contaminated Land
 H10 – Housing mix
 H7 – Replacement Dwellings

13.3 Supplementary Planning Document or Guidance

Essex County Council Parking Standards (2009)
 Supplementary Planning Document – Developer's contributions
 Essex Design Guide
 Uttlesford Interim Climate Change Policy (2021)
 Uttlesford Design Code

13.3.1 Neighbourhood Plan

There is no made neighbourhood plan for Chrishall

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2**
- A) Principle of Development**
 - B) Character and Design**
 - C) Access and Parking**
 - D) Landscaping and Open Space**
 - E) Flooding and Drainage**
 - F) Neighbouring Amenity**

14.3 A) Principle of Development

14.3.1 The proposal is located within the hamlets of Palmers Lane outside of development limits of Chrishall. As a result, Local Plan Policy S7 applies.

14.3.2 Policy S7 specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are

special reasons why the development in the form proposed needs to be there. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

- 14.3.3** The site is accessed via single track rural lane with no footpaths or street lighting. Chrishall is a village that benefits from several amenities and facilities including a Primary School, public house, church, village hall and open and recreational spaces. There are several clubs and societies within the village including for exercise, sport and the arts. The existing site was wholly part of the previous application site and consists of an open area which is fenced off along the eastern boundary to Langford Drive, with an existing opening into the site from Palmers Lane. The site is mostly laid to grass. The site has an existing hedge along the frontage from the boundary with Palmers Lane and a few smaller trees within it, towards the rear of the site.
- 14.3.4** The Council's adopted Local Plan policies most relevant to the determination of this application are considered out of date when assessed against the National Planning Policy Framework (NPPF). In such circumstances, paragraph 11(d) of the NPPF is engaged, and the decision must be made in accordance with the "tilted balance." This means that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF taken as a whole, or unless specific policies in the Framework indicate that development should be restricted. Applying this approach ensures that decision-making remains aligned with current national objectives, including supporting economic growth, optimising the use of land, and responding flexibly to local needs.
- 14.3.5** However, the NPPF does not suggest that the policies of the Development Plan (Including Policy S7) should be ignored or disapplied in such circumstances, instead requiring that the 'tilted balance' in paragraph 11 must be applied. It remains a matter of planning judgment for the decision-maker to determine the weight that should be given to the policies, including whether that weight may be reduced taking account of other material considerations that may apply, including the degree of any shortfall in the five-year housing supply.
- 14.3.6** Paragraph 83 encourages Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 14.3.7** The principle of residential development of the site had already been established by virtue of the extant planning consent. Planning permission for the erection of one dwelling on the site remains extant

having been granted pursuant to application Ref. No. 13/1728/FUL. This is a material consideration in the context of this application which proposes to make better use of the site by the introduction of a one additional dwelling.

- 14.3.8** Whilst the location has poor accessibility to services and public transport, and the development would fail to comply with paragraphs 109(d)-(e), 115(a) of the NPPF, code M1.2C of the SPD Uttlesford District-Wide Design Code, and policy GEN1(e) of the Local Plan. Poor accessibility to services and transport would not automatically make the development unacceptable on this location, as other considerations such as houses are within hamlet in a manner that it will enhance or maintain the vitality of rural communities and lack of housing land supply would favour the development in the planning balance.
- 14.3.9** The principle of residential development on this site has already been established through previous approvals. The current assessment therefore focuses on whether the proposed intensification—through the addition of two dwellings—is appropriate in this location. Paragraphs within the National Planning Policy Framework (NPPF) acknowledge that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, with rural communities more likely to rely on private vehicles. In this context, the net increase of one dwelling is not considered to place undue pressure on existing infrastructure and is anticipated to have only a minimal impact on the local area.
- 14.3.10** The site is physically separated from the surrounding countryside to the west and south and visually integrates with the existing residential development along Palmers Lane. It forms part of the edge of the hamlet, with its western boundary adjoining land designated as open countryside. However, existing boundary treatments and dense vegetation along this edge provide a clear and defensible separation between the built form and the wider rural landscape. Despite this, the site retains a semi-rural character, and any proposed development would respond sensitively to both the established settlement pattern and the adjacent countryside, in accordance with the provisions of Policy S7. Therefore, the proposed development has been carefully designed to respect both the character of the existing settlement and the adjacent countryside, ensuring compatibility with the landscape setting. This approach aligns with the objectives of **Policy S7**, which seeks to protect the intrinsic character and beauty of the countryside while allowing for appropriate development at settlement edges.
- 14.3.11** The intensification of residential use at the site with regards to in scale, bulk and footprint than the previously approved one house will not necessarily result in a conflict with ULP Policy S7.
- 14.3.12** The principle of residential use at the site with a net increase of 1 dwelling will not necessarily have overly harmful impact with regards to encroachment or changing the wider landscape character of the area

because of established vegetation boundaries to the site and its association with the curtilage of Langford Drive.

- 14.3.13** The site, although semi-rural is not considered isolated from services or amenities and the site would make an efficient use of land within an existing settlement boundary. With regards to the density of development being proposed, the nature of the proposed development would not appear visually intrusive or overbearing when considering the existing pattern of development within Palmers Lane.
- 14.3.14** As such, and as result of the site's containment within the hamlet of Palmers Lane, the visual impact of the proposals on the character of the surrounding rural landscape is very limited and is not considered to be unacceptable.
- 14.3.15** The plans demonstrate that the 2no. 2-storey dwellings could be integrated into the land subtly and sympathetically which would be well screened by existing vegetation around the site boundaries. The overall scale of the dwellings being proposed reduces the level of harm to the openness of the countryside. The proposal would result in a slightly increased domestic appearance of the overall site but would not be out of place within this edge of settlement location given the approved residential use of the site, nor would not overly alter or urbanise the character of the site.
- 14.3.16** To conclude, the introduction of the proposed built form at this location would cause a minimal change to the character of the site by creating somewhat of an increased domesticated appearance, but it would not be excessive nor detrimental to the character of the settlement or the countryside.
- 14.3.17** The principle of residential development of the site had already been established by virtue of the extant planning consent. Planning permission for the erection of one dwelling on the site remains extant having been granted pursuant to application Ref. No. 13/1728/FUL. This is a material consideration in the context of this application which proposes to make better use of the site by the introduction of a one additional dwelling. The proposed development would not contradict the aims of Policy S7 and advice within the NPPF.

14.4 B) Character and Design

- 14.4.1** In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan positively for the achievement of high quality and inclusive design for the wider area and development schemes. Section 12 of the NPPF highlights that the Government attaches great importance to the design of built development, adding at Paragraph 131 'The creation of high-quality buildings and places is fundamental to what the planning and

development process should achieve'. These criteria are reflected in policy GEN2 of the adopted Local Plan.

- 14.4.2** In 2023, the Council adopted the Uttlesford Design Code, a document that looks to secure high-quality design across the district, setting a new standard for development and placemaking in the district. The Code Vision contains six objectives, with all proposed new development required to be: Resilient; Aspirational and innovative; Landscape-led and biodiverse; Sustainable and connected; Vibrant and locally distinctive and engaged. Generally, the scheme has been developed in line with these key principles, and there are several specific areas where the design code has clearly been adhered to.
- 14.4.3** The plot is currently a vacant site to the south of Palmers Lane, a single-track lane serving fewer properties. The application site is largely undeveloped land near a small, separated cluster of buildings at the north and south side of the site (the cluster). The application site is facing the adjacent highway track lane, like the development at Langford Drive. The application site was part of the scheme which gained planning approval under UTT/13/1728/FUL. This is a material consideration in the context of this application which proposes to make better use of the site by the introduction of a one additional dwelling.
- 14.4.4** The proposed development includes the erection of two detached two-storey house and attached garages with accommodation within its roofspace, set out with the widest elevations of each arranged broadly parallel to the road.
- 14.4.4.1** It would occupy largely open land at the side of the houses fronting Palmers Lane, the proposed development would be highly prominent from within the cluster and from the open countryside around the site. While the development would be prominent along the street scene, it will be well contained within the land already assigned for residential development. The development proposed would sit well within the established residential curtilage and any potential harm would be localised.
- 14.4.4.2** The proposed dwellings would be slightly higher than the dwellings on the side at Langford Drive, it would be of a similar height to the previously approved scheme and with several other dwellings within the immediate vicinity. Its design would incorporate a gable in the front & rear elevation with pitched dormers above the linked garage that would represent an assertive feature.
- 14.4.4.3** The development would not severely inhibit views of open land beyond and will maintain the sense of connection between the cluster and the countryside. It would preserve the openness so characteristic of the area and assimilate successfully with the character of its immediate context.

- 14.4.4.4** It would continue the broadly linear pattern of development in the village and the cluster, both of which display a mix of architectural styles, in building on open land at the edge of the settlement the proposed development would, overall, appear congruous and in keeping with its surroundings.
- 14.4.4.5** The proposed and existing landscaping would soften the appearance of the proposed development, such that would limit its visibility from the public realm. The proposed development would maintain an active frontage and considerably setback from the front boundary and contribute to a more spacious and balanced layout.
- 14.4.4.6** Despite the increase in the number of dwellings proposed compared to the approved scheme, the proposed design, scale and arrangement ensure that it would integrate harmoniously with the surrounding context. Although the layout of the proposed development differs from the approved development, in this case it sits well within the site without extending further into the countryside, thereby preserving the visual character of the wider area.
- 14.4.4.7** As such, the proposal would not harm the character and appearance of the rural area. There is no conflict with Policy S7 of the Local Plan where it requires development only be permitted if its appearance protects or enhances the particular character of the part of the countryside in which it is set.
- 14.4.4.8** Overall, the development site provides a sufficient land that enables the type, scale and layout of development including parking and usable amenity space to be accommodated in a manner that would preserve the character of the part of the countryside in which it is set. It would accord, therefore, with Policy S7 of the Local Plan and with the Framework.

14.5 C) Access and Parking

- 14.5.1** Paragraph 115 (b) of the NPPF states that development should ensure that 'safe and suitable access to the site can be achieved for all users', whilst Paragraph 117 (c) states that development should 'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.'
- 14.5.2** Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and encourage movement by means other than a vehicle.

- 14.5.3** The main access to the site would be via the Palmers Lane via the access approved under the previous application UTT/13/1728/FUL.
- 14.5.4** Having been consulted, ECC Highways advised that the safety and suitability of the proposed access and as satisfied that a suitable access, with adequate visibility for the signed speed of Palmers Lane can be provided within the extent of highway boundary. Whilst the application does not provide any trip generation information, the Highway Authority predicts that the level of additional traffic generated by two residential dwellings would be minor.
- 14.5.5** With reference to the National Planning Policy Framework (NPPF) 2024 and paragraphs 115-117, the impact of the proposal is therefore not considered to be severe. As such, from a highway and transportation perspective the Highway Authority has no objections, in principle, to make on this proposal.
- 14.5.6** Parking
- 14.5.6.1** Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning guidance 'Vehicle Parking Standards'.
- 14.5.6.2** Four car parking spaces are proposed, including spaces within the double garage. No cycle parking spaces. As ECC has raised no objection as the vehicular parking provision is sufficient.
- 14.5.7** Subject to condition, it is considered that the proposal is **acceptable in the context of policy GEN1 and GEN8** of the adopted local plan.

14.7 D) Landscaping and Open space

- 14.7.1** In good landscape design, both soft landscaping and hard landscaping are essential elements, and both need consideration. The principal aims of a good quality landscape plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the residential development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives.
- 14.7.2** Whilst the proposal will see the removal of a portion of hedgerow along the front boundary to ensure suitable visibility splay is achieved, the submitted plans indicates that further planting would be incorporated in the overall design. The hedgerow that will be loss to the development is considered minor and would not severely harm the landscape character of the site.

Furthermore, the submitted details show that no trees would be lost to the development as opposed to the third parties comment received claiming that there will be removal of trees within the site.

14.7.3 The submitted landscaping scheme has been designed to help enhance the overall character and appearance of the proposal and creates a pleasant environment for the houses proposed. The soft landscape proposed would help soften the hardscaped areas and integrate the proposal into the immediate context and reflect the wider setting.

14.7.4 Whilst no full landscape details have been submitted at the stage, this can be secured by way of conditioning the landscape details to be submitted prior the commencement of development. Accordingly, the landscaping and open space arrangements are considered acceptable and in accordance with Policy GEN2 of the Uttlesford Local Plan (2005) and the aims of the Uttlesford Design Code (2024).

14.8 E) Flooding and Drainage

14.8.1 The NPPF states that inappropriate development in areas of high-risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

14.8.2 The Environmental Agency's website and the Council's policy maps has identified the site is within a fluvial Flood Zone 1 where there is a minimal risk of flooding.

14.8.3 Policy GEN3 of the Local Plan requires there to be no increase in the risk of surface water flooding from a new development and that the incorporation of SuDS as a first measure in the management of surface water should be provided.

14.8.4 The issues of drainage raised within the public representations are noted. The ULP and NPPF require that development must not increase the risk of flooding through surface water run-off. Sustainable Drainage Systems should also be considered as an appropriate flood mitigation measure in the first instance. Development must also not cause contamination of groundwater.

14.8.5 The council has received a few objections regarding flood risk concerning the site. However, there is no robust evidence to suggest that the proposal would lead to any significant flooding, drainage or sewerage issues. Nor is there any indication backed up by evidence to suggest that matters of water pressure or effect upon other infrastructure are such to justify any harm arising from the proposal.

14.8.6 Any future proposed development would be treated with its individual merits and circumstances at that time and, given the overall findings on this application, there is conclusive evidence that the proposed

development would not exacerbate the current circumstances within its immediate setting.

- 14.8.7** No details in respect of a surface water drainage strategy have been submitted. However, given the scale of development it is considered that drainage would be addressed as part of building regulations. Furthermore, a condition ensuring that surface water from any access works is to a permeable or porous surface within the curtilage of the development would ensure that there are no detrimental effects to highway surface water and safety. The proposals would accord with policies GEN3 and ENV12 and the Interim Climate Change Planning Policy (2021).

14.9 F) Neighbouring Amenity

- 14.9.1** Due consideration has been given in relation to the potential harm caused to the amenities enjoyed by nearby residential property occupiers.

- 14.9.2** The placement of the buildings 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 nearby especially to the ones at Langford drive.

- 14.9.3** The degree of separation between the proposed houses would ensure that the amenities of these properties will be largely protected.

- 14.9.4** The proposed dwelling provides private amenity space in accordance with the EDG. As noted within the EDG the Technical Housing Standards – Nationally Described Space Standards (2015) is relevant. The proposed dwelling meets these standards. The proposed dwelling is arranged and designed to allow for natural light and good standard of outlook to habitable rooms

- 14.9.5** The proposed dwellings can be accommodated within the plot in a manner that there would be no significant detrimental effects to the amenity of any sensitive neighbouring occupiers. Overall, insofar as it relates to amenity, subject to the recommended conditions, it is considered that the proposed development would accord with Policy GEN2 and GEN4 of the ULP, and advice within the NPPF.

14.10 G) Ecology and Biodiversity

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

14.10.2 The application site itself is not subject of any statutory nature conservation designation, and the proposals are supported by a Preliminary Ecological Assessment, Countersigned Great Crested Newt District Level Licensing, Biodiversity Net Gain Statement and a completed Biodiversity checklist.

14.10.3 The proposals have retained the existing hedgerows and associated mature trees. These important ecological receptors are enhanced by the landscape proposals which have provided greater ecological diversity to maximise the benefits to biodiversity.

14.10.4 ECC Place Services Ecology have confirmed they are satisfied that there is sufficient ecological information available to support determination of this application and raise no objection subject to condition. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable. The proposal is therefore considered to accord with Policy GEN7 of the Uttlesford Local Plan (2005).

Biodiversity net gain

14.10.5

14.10.6

With regard to mandatory biodiversity net gains, it is highlighted that we support the submitted revised Statutory Biodiversity Metric (UES, October 2025) and revised BNG Statement (UES, October 2025), with baseline habitat map. Biodiversity net gains is a statutory requirement set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990, and we are satisfied that submitted information provides sufficient information at application stage. As a result, a Biodiversity Gain Plan should be submitted prior to commencement.

14.10.7 In addition, a Habitat Management and Monitoring Plan (HMMP) would be secured for all significant on-site enhancements. Based on the submitted post-intervention values as they are currently submitted.

14.10.8 We are generally satisfied that the post-intervention values are realistic and deliverable. However, it is noted that 10% measurable biodiversity net gain will not be delivered on-site from the proposals. As a result, the applicant will need to approach an off-site provider to secure off-site habitat units. Alternatively, the Government's Statutory Biodiversity Credits could be used as a last resort.

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. PLANNING BALANCE

16.1 Following paragraph 78(c) of the National Planning Policy Framework (NPPF), the Council can demonstrate **3.46 years** of housing land supply (which includes a 20% buffer). With the Housing Delivery Test (HDT) being at 69%, the situations of Footnote 8 apply, which means that the Council must continue engaging with the presumption in favour of sustainable development under paragraph 11(d) of the NPPF. The age of the Local Plan is also supportive of this.

16.2 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

16.3 In line with the presumption in favour of sustainable development set out in the NPPF - paragraph 11 (d) (ii). In this case the tilted balance is engaged and the policies most important for determining the application are out-of-date given that the council is unable to demonstrate a five-year supply of deliverable housing sites.

16.4 There would be benefits arising from the proposed development. The provision of 2 dwellings would assist in the government's objective of modestly boosting the supply of homes and make contributions to the current shortfall. Moderate economic benefits would arise from the development including employment during construction and additional local spending both during construction and by future residents.

16.5 Taking both the positives and negatives of the proposal into account, it is concluded that the benefits brought by the development set out in this application will outweigh the negatives of the development as a whole and as such the Tilted Balance is engaged in this respect. The proposed development accords with the development plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

17. CONDITIONS

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

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

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

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

3. PRIOR TO COMMENCEMENT ACTION REQUIRED: SUBMISSION OF A COPY OF NATURAL ENGLAND MITIGATION LICENCE FOR GREAT CRESTED NEWT

"Any works which will impact the breeding / resting place of Great Crested Newt, shall not in in any circumstances commence unless the local planning authority has been provided with either:

a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

a GCN District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.”

REASON: To conserve protected 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 s17 Crime & Disorder Act 1998.

4. PRIOR TO COMMENCEMENT: HABITAT MANAGEMENT AND MONITORING PLAN (HMMP)

A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) non-technical summary;*
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;*
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;*
- e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and*
- f) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

Notice in writing shall be given to the Council when the:

initial enhancements, as set in the HMMP, have been implemented; and
habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 3, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of the habitat creation and enhancement works until:

the habitat creation and enhancement works set out in the approved HMMP have been completed; and

a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority

REASON: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

5. No development, including demolition, shall commence on site until a comprehensive Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall, at a minimum, include the following:
 - (a) Dust mitigation and management measures.
 - (b) The location and operation of plant and wheel washing facilities.
 - (c) Measures to reduce demolition and construction noise.
 - (d) Hours of operation.
 - (e) Details of a complaints procedure, including the designation of a responsible person on site for handling complaints.
 - (f) Other site-specific environmental protection issues as requested on a case-by-case basis.
 - (g) A lighting design scheme for biodiversity, in accordance with Guidance Note GN:08/23 from the Institute of Lighting Professionals.

The development shall be carried out in strict accordance with the approved CEMP, and all measures outlined in parts (a) to (g) shall be implemented in full.

REASON: To protect human health and the environment, and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), in accordance with Policies GEN7 and ENV14 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

6. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

“Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological

Appraisal (UES, March 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.”

REASON: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

7. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

“All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (UES, March 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may 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).

8. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]: -
 - i. proposed finished levels or contours;
 - ii. means of enclosure;

- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 9. Prior to occupation of the proposed development the vehicular access shown on Drawing Number D32503_P_10.02 Rev. A shall be constructed at right angles to the highway boundary and the existing carriageway. The width of the access at its junction with the highway shall be 5.5 metres, retained at that width for 6 metres within the site and shall be provided with an appropriate vehicular crossing of the highway verge.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

- 10. Prior to occupation of the development, the access at its centre line shall be provided with a visibility splay with minimum dimensions of 2.4 metres by 43 metres to the north and 2.4 metres by 43 metres to the south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction all times. All works required to provide such vehicular visibility splays, including those on Highway Land, should be undertaken prior to occupation.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

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

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

12. 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 and 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 in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance.

13. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

14. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety.

15. A minimum of one single electric vehicle charging point shall be installed for the new dwelling. These shall be provided, fully wired and connected, ready to use before first occupation.

REASON: The requirement of the charging points are required to mitigate the harm for poor air quality due to the increase in vehicle in accordance with Policy ENV13 of the Uttlesford District Local Plan as Adopted 92005) and the National Planning Policy Framework.

16. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local

Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

REASON: To ensure that any unexpected contamination encountered during works is identified and remediated so that the site is suitable for its intended use and does not pose an unacceptable risk to human health, controlled waters, or the wider environment, in accordance with Policy ENV14 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework.

17. The two dwellings approved by this permission shall be constructed to Category 2: Accessible and Adaptable Dwellings M4(2) of the Building Regulations 2010, Approved Document M, Volume 1, 2015 edition.

REASON: To ensure compliance with Policy GEN2(c) of the Uttlesford Local Plan (2005) and the subsequent Supplementary Planning Document on Accessible Homes and Play Space.

18. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

“Prior to occupation, a “lighting design strategy for biodiversity” for external lighting in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) and following the recommendations within the Preliminary Ecological Appraisal (UES, March 2025) 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 for 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 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) and s40 of the NERC Act 2006 (as amended).