



**ITEM NUMBER:** 6

**PLANNING COMMITTEE** 14 January 2026  
**DATE:**

**REFERENCE NUMBER:** UTT/25/1193/FUL

**LOCATION:**  
Bretts Farm  
Chelmsford Road  
White Roding  
Dunmow  
CM6 1RF

## SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 22 December 2025

**PROPOSAL:** Demolition of existing commercial units at Bretts Farm, erection of a new commercial building (including four units), 8 residential dwellings and associated infrastructure.

**APPLICANT:** Mr Stuart Cowley

**AGENT:** Mr Simon Thompson

**EXPIRY DATE:** 04/07/2025

**EOT EXPIRY DATE:** 15/01/2026

**CASE OFFICER:** Ashley Neale

**NOTATION:** Outside Development Limits  
Metropolitan Greenbelt  
Aerodrome Direction  
SSSI impact Risk Zones – Natural England

**REASON THIS APPLICATION IS ON THE AGENDA:** Councillor Call-in: Cllr Lemon  
On the grounds of Over Development, loss of commercial properties, and village amenities and a very small car park area.

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## 1. EXECUTIVE SUMMARY

1.1 The applicant seeks planning permission to demolish the existing commercial units at Bretts Farm Shopping Complex in White Roding and with the replacement of a new commercial building (with four units) and 8no. residential dwellings and associated infrastructure.

1.2 The proposed development represents a mixed-use, infill redevelopment opportunity, in accordance with paragraph 154(g) of the NPPF, and is considered an appropriate form of development within the Green Belt. The existing commercial building is reaching the end of its lifespan and the proposals would retain the commercial function of the site, better consolidating built form, whilst also introducing 8no. new dwellings to contribute towards local housing need. The proposals include predominantly comprises a housing mix of smaller 2- and 3-bed properties and represents a more efficient use of underutilised land in accordance with paragraphs 124 and 125(d) of the NPPF.

1.3 The proposals have been assessed against the relevant policies contained within the Development Plan and the NPPF. It has been concluded that they comply and in accordance with these policies and guidance. In conclusion, it has been found that the proposals are acceptable and thus are recommended for approval subject to conditions.

## **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 to a mixed-use commercial site spanning 0.41ha, located within White Roding. The businesses that are currently based at the site are a farm shop, restaurant, gift shop, nursery and osteopath. The site is located to the north of the A1060 that runs between Hatfield Heath and Leaden Roading, the site also benefits from a bus stop to the front of the site. The site is open to the front with post a rail fencing with the existing buildings set diagonally across the site. The site is also located within the Metropolitan Green Belt.

## **4. PROPOSAL**

4.1 The proposal seeks the demolition of existing commercial units at Bretts Farm and the erection of a new commercial building (including four units), 8 residential dwellings and associated infrastructure.

4.2 The application includes the following supporting documents:

- Application Form
- Planning, Design & Access Statement
- Road Safety Audit Response Report
- Stage 1 Road Safety Audit
- Revised Bat Survey
- Biodiversity Checklist

## **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**

	<b>Reference No.</b>	<b>Status</b>	<b>Decision Date</b>	<b>Proposal</b>
6.1				

UTT/14/3250/LB	AC	30/12/2014	Proposed secondary double glazing.
UTT/15/3609/LB	AC	22/01/2016	<p>Removal of existing modern single glazed softwood window. Insertion of partition walls on ground floor to create new wc and hot water storage cupboard. Insertion of new door in existing en-suite to serve airing cupboard. Removal of existing partition walls forming en-suite and erection of new partition walls to create dressing room. Conversion of bedroom to form bathroom. Insertion of new partition wall to create a cupboard. Removal of part of wall to create new doorway. Removal of part of wall to create access to dressing room and installation of sliding door. Rehang existing bedroom doors to open in opposite directions. Change existing bathroom into shower room. Installation of new wall mounted oil fired boiler with twin wall balanced flue roof outlet. Installation of environ-vent ventilation unit within modern roof space (full list of works given on drawing 5B).</p>
UTT/24/1230/FUL	R	11/10/2024	Demolition of buildings and construction of 2 no. commercial units and 5 no. residential dwellings.
UTT/0593/79	AC	15/06/1979	Extension to provide new living room kitchen two bedrooms and bathroom
UTT/1239/78	R	05/02/1979	Extension to provide dining/living room kitchen two bedrooms and bathroom

UTT/0322/74	R	30/08/1974	Change of use of henhouse to residential
DUN/0067/65	AC	20/04/1965	Display and sale of smallholding produce
DUN/0430/69	R	08/01/1970	Site for bungalow
UTT/0321/74	R	30/08/1974	Change of use of sundry outbuildings to pottery showroom and sales
UTT/0073/76	AC	25/01/1977	Change of use of sundry outbuildings to pottery showroom and accommodation for students
UTT/0072/76	AC	25/01/1977	New vehicular access form A414 and internal road
UTT/1225/80	AC	08/01/1982	Extension of showroom and removal of restrictions imposed under Section 52 agreement of 25 January 1977 to allow other craft sales and work
UTT/1231/93/LB	AC	06/01/1994	Blocking up of second front door and internal alterations to provide ground floor bathroom
UTT/1183/93/FUL	AC	16/12/1993	Erection of detached garage for four vehicles
UTT/1299/92/FUL	AC	10/02/1993	Construction of new vehicular access
UTT/1424/95/LB	AC	25/03/1996	Erection of conservatory on rear elevation.
UTT/1423/95/FUL	AC	25/03/1996	Erection of conservatory on rear elevation
UTT/0359/81	AC	11/05/1981	Proposed addition forming new retail area and toilet facilities
A/UTT/0242/79	R	22/05/1979	Retention of metal painted display sign. Non-illuminated
A/UTT/0748/79	R	13/08/1979	Proposed metal display sign
UTT/0063/84/AV	R	05/03/1984	Two free standing non-illuminated advert signs
UTT/0084/81/A	AC	26/08/1981	Detailed application for erection of a dwelling
UTT/0322/74	R	30/08/1974	Change of use of henhouse to residential

UTT/0300/79	AC	20/06/1979	Repositioning of existing farm shop and garden centre Revoked in part 07.07.1981
UTT/0321/74	R	30/08/1974	Change of use of sundry outbuildings to pottery showroom and sales
UTT/0073/76	AC	25/01/1977	Change of use of sundry outbuildings to pottery showroom and accommodation for students
UTT/0072/76	AC	25/01/1977	New vehicular access from A414 and internal road
A/UTT/1089/79	AC	05/11/1979	Proposed metal display sign (non-illuminated) 8'3" high x 4'0" wide to accommodate display boards advertising farm produce for sale
UTT/1225/80	AC	08/01/1982	Extension of showroom and removal of restrictions imposed under Section 52 agreement of 25 January 1977 to allow other craft sales and work
UTT/0645/77/A	AC	14/03/1978	Detailed application for erection of farm shop for the selling of all seasonal fruit and vegetables and meat and the revitalising of the nursery business
UTT/0084/81	AC	26/08/1981	Outline application for erection of a detached house
UTT/0064/84	AC	10/02/1984	Proposed addition to existing shop/restaurant
UTT/0437/85	R	11/11/1985	Proposed erection of a storage building to be used in connection with the existing site uses.
UTT/0074/86	AC	24/02/1986	Proposed erection of a storage building to be used in connection with the existing site uses
UTT/0260/87	R	10/12/1987	Replacement of outbuilding destroyed by fire for use as

			storage and general use in connection with existing light industrial use on the site.
UTT/0497/92	AC	26/06/1992	Outline application for erection of one house Alteration of an existing access
UTT/1299/92/FUL	AC	10/02/1993	Construction of new vehicular access
UTT/0263/91	AC	01/05/1991	Proposed L.P.G. compound
UTT/0287/05/FUL	AC	15/04/2005	Change of use of barn from B2 (woodwork/joinery workshop) to B8 (storage)
UTT/0169/95/FUL	AC	19/05/1995	Extension to existing building
UTT/1274/95/FUL	AC	05/02/1996	Retrospective application for the retention of agricultural buildings for storage in association with Bretts Farm
UTT/0205/03/FUL	UA	29/04/2003	Removal of condition 3 of UTT/0084/81/A limiting occupation of dwelling to person employed or working at
UTT/0356/97/FUL	AC	16/05/1997	Change of use of agricultural building to B2 woodwork/joinery workshop in connection with adjacent premises
UTT/1526/06/FUL	AC	06/11/2006	Removal of condition C90A of Planning Permission UTT/2028/05/FUL (restricting use of barn to New House, White Roding)
UTT/2023/05/FUL	AC	02/02/2006	Proposed variation to condition C90A of planning permission UTT/1274/95/FUL to the sole use of the barn to New House, White Roding from primary use of the barn to Bretts Farm Market, White Roding
UTT/1424/95/LB	AC	25/03/1996	Erection of conservatory on rear elevation.

UTT/1423/95/FUL	AC	25/03/1996	Erection of conservatory on rear elevation
UTT/0997/91	R	17/10/1991	Outline application for the erection of four detached dwellings and garages and alteration to existing access
UTT/0829/93/FUL	W	07/09/1993	Change of use of agricultural barn to commercial storage in association with existing farm market and restaurant
UTT/0359/81	AC	11/05/1981	Proposed addition forming new retail area and toilet facilities
A/UTT/0242/79	R	22/05/1979	Retention of metal painted display sign. Non-illuminated
A/UTT/0748/79	R	13/08/1979	Proposed metal display sign
UTT/0063/84/AV	R	05/03/1984	Two free standing non-illuminated advert signs
UTT/0645/77	AC	24/10/1977	Outline application for erection of farm shop for the selling of all seasonal fruit and vegetables and meat and the revitalising of the nursery business
UTT/0322/74	R	30/08/1974	Change of use of henhouse to residential
UTT/0300/79	AC	20/06/1979	Repositioning of existing farm shop and garden centre Revoked in part 07.07.1981
UTT/0321/74	R	30/08/1974	Change of use of sundry outbuildings to pottery showroom and sales
UTT/0073/76	AC	25/01/1977	Change of use of sundry outbuildings to pottery showroom and accommodation for students
UTT/0072/76	AC	25/01/1977	New vehicular access form A414 and internal road
A/UTT/1089/79	AC	05/11/1979	Proposed metal display sign (non-illuminated) 8'3" high x 4'0" wide to accommodate display boards advertising farm produce for sale

UTT/0608/82	AC	06/09/1982	Retention of use of part existing farm shop from farm sales to restaurant
UTT/0064/84	AC	10/02/1984	Proposed addition to existing shop/restaurant
UTT/0437/85	R	11/11/1985	Proposed erection of a storage building to be used in connection with the existing site uses.
UTT/1622/88	AC	01/11/1988	Proposed addition to existing sales area
UTT/0497/92	AC	26/06/1992	Outline application for erection of one house Alteration of an existing access
UTT/0263/91	AC	01/05/1991	Proposed L.P.G. compound
UTT/1141/99/FUL	R	16/11/1999	Two storey display building
UTT/0975/98/FUL	AC	05/10/1998	Erection of retail nursery shop to replace existing plant tunnels
UTT/0169/95/FUL	AC	19/05/1995	Extension to existing building
UTT/0205/03/FUL	UA	29/04/2003	Removal of condition 3 of UTT/0084/81/A limiting occupation of dwelling to person employed or working at
UTT/1431/01/FUL	AC	28/12/2001	Single-storey replacement shop extension to side, front shop extensions and erection of two porches at front
UTT/1405/04/FUL	R	07/10/2004	Erection of single storey front and rear extensions

## 7.

### **PRE-APPLICATION 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.

#### 7.2

Pre-application advice was sought for the demolition of the commercial buildings and the erection of 1no. commercial unit and 8no. residential units (further to refusal UTT/24/1230/FUL). Officer advice was given in March 2025 (UTT/24/3131/PA) which was supportive of the principle of development at the site, subject to be a high-quality design being achieved. The proposal was

considered to represent a sustainable and appropriate use of previously developed land, ensuring minimal impact on the Green Belt's openness. That would support the broader objectives of urban regeneration and sustainable development.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

### **8.1 Highway Authority – No comments**

**8.1.1** No formal response was received from the Highway Authority at the time of writing this report. Informal comments from the Highway Authority noted that the road and footpath layout was acceptable, subject to additional information being provided regarding the bellmouth junction width and vehicle tracking with regards to refuse and delivery vehicles. The Applicant has subsequently provided this information. The Highway Authorities informal comments can be found in Appendix 1 of this report.

## **9. WHITE RODING PARISH COUNCIL**

**9.1** White Roding Parish Council object to this planning application for the following reasons:

- The Bretts Farm complex is a vital part of the village infrastructure used weekly by hundreds of visitors from both White Roding and the surrounding area.
- is accepted that the existing properties are now getting close to the end of their useful lives and that a rebuild project is required which will of necessity involve the building of some residential properties to fund this.
- This application takes this scenario to the extreme with the proposed commercial area occupying less than 20% of the site and significant overdevelopment of residential properties with 8 new builds proposed.
- The residential buildings proposed are in very close proximity to each other
- Insufficient parking spaces provided given that we are in a rural environment where use of private cars is vitally important. This is contrary to Uttlesford's own residential parking standards.
- There are examples of this in Marks Hall Lane, Church Lane and St Martins Close in the village where at various times of the day there are numerous vehicles parked on pavements causing a health and safety risk to pedestrians and other motorists where parking spaces provided are inadequate

## **10. CONSULTEE RESPONSES**

### **10.1 Place Services (Ecology) – No objection**

**10.1.1** No objection subject to securing biodiversity mitigation and enhancement measures. Place Services (Ecology) consultee response can be found in Appendix 2 of this report.

### **10.2 UDC Environmental Health – No objection**

**10.2.1** No objection subject to conditions. UDC Environmental Health consultee response can be found in Appendix 3 of this report.

**10.3 Essex Police – No objection**

**10.3.1** No objection subject to the final design achieving the relevant Secured by Design accreditation detailed within the current Secured by Design Residential and Non Residential guides for the two parts (residential and non-residential) of this development. Essex Police consultee response can be found in Appendix 4 of this report.

**11. REPRESENTATIONS**

**11.1** A site notice was displayed near the site and adjoining occupiers notified by post.

**11.2 Support**

**11.2.1** There are no letters of support for this application.

**11.3 Object**

**11.3.1** There are thirty-three letters of objection for this application. The following comments were received:

- Loss of amenities for residents in White Roding, loss of village atmosphere and community
- Loss of businesses
- Commercial units are too small
- Overdevelopment
- Insufficient space for deliveries
- 20 parking spaces is insufficient
- Insufficient parking spaces for dwellings
- Too many dwellings
- Increase of highways and pedestrian incidents
- Accepted that the buildings are at the end of their lifespan and need redevelopment
- Accepted that there is no “do nothing” option and that something needs to happen with the site so that the businesses are not lost altogether
- Lack of outdoor space/seating in the proposals
- No affordable housing
- Does not follow the pattern of development
- Increased noise and disruption
- Privacy and overlooking issues onto neighbouring properties
- Previous application was refused

**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  
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,  
any local finance considerations, so far as material to the application, and  
any other material considerations.

**12.3 The Development Plan**

**12.3.1** Essex Minerals Local Plan (adopted July 2014)  
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
Uttlesford District Local Plan (adopted 2005)  
Felsted Neighbourhood Plan (made Feb 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 Local Plan (2005)**

**13.2.1** S6 – Metropolitan Green Belt  
GEN1 – Access  
GEN2 – Design  
GEN3 – Flood Protection  
GEN4 – Good Neighbourliness  
GEN5 – Light Pollution  
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  
ENV14 – Contaminated Land

**13.3 Neighbourhood Plan**

13.3.1 There is no made Neighbourhood Plan for White Roding.

**13.4 Supplementary Planning Document or Guidance**

13.4.1 Essex Design Guide  
Supplementary Planning Document – Home Extensions  
Supplementary Planning Document – Uttlesford District-Wide Design Code (2024).

**14. CONSIDERATIONS AND ASSESSMENT**

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

14.2 **A) Principle of development**  
**B) Design, Character and Appearance**  
**C) Residential Amenity**  
**D) Highways and Access**  
**E) Parking Provision**  
**F) Ecology and BNG**  
**G) Contaminated Land**  
**H) Noise**  
**I) Lighting**  
**J) Accessible Homes**  
**K) Planning Balance**

**14.3 A) Principle of Development**

**14.3.1 Emerging Local Plan**

14.3.1.1 The hearing sessions for the examination emerging Uttlesford Local Plan 2021-2041 (eLP) were held between 10 to 19 June 2025. The Inspectors submitted a Post Hearing Note on 06 August 2025 and includes no suggestion that the plan will be found unsound. The note addressed a few key issues needing some more consideration and consultation, after which the Inspectors will arrive at their formal conclusions on legal compliance and soundness. Officers finalised a schedule of main modifications to go to public consultation on 15 September 2025, closing on 27<sup>th</sup> October 2025. As a result of the Post Hearing Note, the eLP as a whole should be afforded **moderate** weight.

14.3.2 Of relevance to the application site, eLP Core Policy 3 recognises White Roding as a Smaller Village and out sets out limited infill development may be appropriate within the existing built areas of these settlements. Proposals for limited infill development will be supported in small villages where they are: in keeping with local character, proportionate in scale, meet local housing needs, and/ or provide local employment, services and facilities.

14.3.3 The application site is a previously-developed site within the built-up linear development along Chelmsford Road. The proposed development seeks to

redevelop the site for a mixed-use (residential/commercial) scheme which would in principle contribute to the current undersupply of housing in the District, whilst retaining local employment, services and facilities within the site. An assessment of the site's character, design and appearance is set out in the further sections of this report, however, the principle of redeveloping the site to provide a new commercial building and 8no. housing would represent a form of redevelopment appropriate within White Roding.

**14.3.4** Adopted Development Plan

**14.3.4.1** The application site lies within the Metropolitan Green Belt. Uttlesford Local Plan Policy S6 sets out that infilling, limited development or redevelopment compatible with the character of the settlement and its setting will be permitted within the villages of Hatfield Heath, Leaden Roding, Little Hallingbury and White Roding, which are excluded from the Green Belt. The site lies outside of the development limits of White Roding and although logically and spatially related to the village, would be outside of the village envelope where development is restricted unless special circumstances apply.

**14.3.5** Chapter 13 of the National Planning Policy Framework (NPPF) (2024) also explains that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**14.3.6** As per paragraph 153, substantial weight is given to any harm to the Green Belt, including harm to its openness. However footnote 55 stipulates that substantial weight cannot be given to Green Belt harm in cases where development is located on previously developed land or grey belt land, where development is not inappropriate.

**14.3.7** Paragraph 154(g) of the NPPF sets out that development in the Green Belt is inappropriate unless it includes the limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

**14.3.8** The proposed development comprises both the redevelopment of previously developed land within the Green Belt and a limited infilling opportunity within the existing building line along Chelmsford Road. By reason of the development's position in relation to the neighbouring dwellings, the site is an infill redevelopment opportunity, as it forms a plot of land between the

existing properties of Rosemont House and Boundary House. The proposals seek to replace the existing commercial use at the site with a smaller commercial unit and 8no. houses, representing a mixed use, infill redevelopment opportunity, in accordance with paragraph 154(g). The proposed development is therefore considered an appropriate form of development within the Green Belt, subject to other relevant policies in the development plan.

**14.3.9** The National Planning Policy Framework is a material consideration and paragraph 11 set out a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

**14.3.10** Paragraph 79 of the NPPF sets out that where the Housing Delivery Test indicates that where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer. Given that the latest HDT for Uttlesford was 69%, situation (b) of Footnote 8 applies, 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.

**14.3.11** Sustainable Development:

There is a presumption in favour of sustainable development in the National Planning Policy Framework (NPPF). Sustainable development is defined as being based on three dimensions – economic, social and environmental. The NPPF specifically states that these roles should not be undertaken in isolation, because they are mutually dependent.

**14.3.12** Economic benefits:

**14.3.12.1** The addition of eight dwellings would have a limited economic benefit regarding employment opportunities during the construction phase of the development. Once built the occupiers of the dwelling would contribute in a modest way to the local economy predominantly supporting White Roding and other neighbouring settlements. Therefore, there is a minor economic benefit of the development with regards to the residential element of the site,

according with the economic dimension of the NPPF on sustainable development in a limited way.

**14.3.13** Additionally, whilst the site is already in commercial use and the proposals seek to reduce the commercial floorspace and consolidate it within a smaller, 2-storey commercial unit, the proposed development would retain important services and facilities at the site. The proposed commercial building would retain its function as a hub for village services, supporting the vitality of the rural economy. As submitted by the Applicant, there would be no change in employment levels at the site, and the loss of floorspace would not result in a loss of economic and commercial activity at the site.

**14.3.14** Location – isolation, infill, services and facilities:

**14.3.14.1** Case law defined 'isolation' as the spatial/physical separation from a housing settlement or hamlet, meaning that a site within or adjacent to a housing group is not isolated. The site is not isolated, as it is well related to the existing village of White Roding and existing residential development lies to the east and west of the site. Paragraph 84 of the NPPF is not applicable.

**14.3.15** With regards to accessibility and new development in the countryside, the site falls outside development limits for White Roding, and although not allocated as such, the Bretts Farm Shopping Complex acts as a rural commercial centre within the village. Although reducing the floorspace of the retail uses located at the site and consolidating it into a smaller, two-storey building, the proposal would retain its use as a rural commercial centre within the village, providing services and facilities for residents. The site is also served by bus stops (The Black Horse bus stops), approximately 80-metres to the west of the site, providing frequent access between Chelmsford and Harlow on the 59-bus route. Future residents and shoppers would not be reliant on private motor vehicle to access the site, or to access day-to-day services in larger, more sustainable settlements. Sustainable modes of transport would be readily accessible to the site. In terms of its location, the application site is considered a sustainable location in respect to accessibility to employment, cultural, health and commercial activities to meet the daily needs of future occupiers and suitable for new housing. The location of commercial uses at the site which are to be retained, are also sustainable located within regards to access to a frequent, sustainable bus service.

**14.3.16** Housing Mix:

**14.3.16.1** Policy H10 advocates that all developments on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties. Small properties are defined as 2 and 3-bedroom properties. As well as the proposed commercial building on site the proposed housing mix includes 4no. 2-bed properties, 3no. 2-bedroom properties and 1no. 4-bed properties. The proposed residential element of the scheme represents a housing mix made

up predominantly of smaller properties, which is supported by Policy H10 of the Uttlesford Local Plan (2005).

**14.3.17 Previously developed land – Effective use of land:**

**14.3.17.1** The NPPF defines Previously Developed Land (PDL) as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). By way of the existing commercial building and extensive concrete hard surfacing used as a car park, the site is determined to be entirely Previously Developed Land (PDL). The NPPF encourages the use of previously developed land for new development.

**14.3.18** As such and with regards to the principle of the redevelopment of the site, it can be classed as brownfield or previously developed land (PDL) by definition. Redevelopment of PDL for housing purposes as is sought is considered acceptable and the site lies within a sustainable location where a commercial and residential mixed-use redevelopment of increased density, would make more effective use of the land in line with the advice contained within paragraphs 124 and 125(c) of the NPPF. Furthermore, the immediate surrounding area along Chelmsford Road is characterised by linear housing with some limited backland development and the proposed introduction of residential use to the site would not necessarily conflict with the character of the area. In these circumstances, the proposal would comply with the NPPF.

**14.3.19 Environmental dimension of sustainable development / The Countryside:**

**14.3.19.1** The site is a previously developed commercial site located between an established ribbon of built form on the northern side of Chelmsford Road. The site comprises a large, single storey commercial premises and extensive concrete hardstanding across the site. The site is abutted by residential curtilages to the east and west and appears physically separate from the surrounding arable landscapes to the south and north, spatially forming part of the built-up area of White Roding. Nevertheless, the intensification of built form and density, with the introduction of new residential and commercial development will by virtue result in a slight conflict with ULP Policy S6 due to the increased height, scale and massing proposed. The current site contributes in a very minor way to the character and appearance of the Green Belt, by way of its low-profile, agricultural-styled built form. The site is physically contained with hedgerow and tree screening along its northern and western boundaries. Whilst the site does contribute to the openness of the Green Belt in a very minor way, the development of 8no. dwellings and a new commercial unit would not necessarily overly urbanise the site, nor the surrounding environs and would not conflict with purposes of the Green Belt set out under paragraph 143 of the NPPF. Visually, the development would appear related to the existing village of White Roding and the site is already dominated by concrete hardstanding and existing commercial building. In terms of the form, scale and layout of the proposed development, the combination of semi-detached and detached plots separated with open,

verdant landscaping would not be out of character with the surrounding rural clusters of built form on the northern side of Chelmsford Road. The commercial unit on site would also retain the low-profile, agricultural-styled form fronting Chelmsford Road, with limited impact on the character of Green Belt.

**14.3.20** The principle of a residential and commercial mixed-use redevelopment at the site will not necessarily have an adverse impact with regards to encroachment or changing the wider landscape character of the area as a result of its previously-developed 'brownfield' land status, its established vegetation boundaries to the site and its physical separation from the open arable landscape to the south of the site. An assessment of the proposed development is considered appropriate within the Green Belt as per the criteria under paragraph 154(g) of the NPPF.

**14.3.21** The plans demonstrate that a mixture of 8no. 2-storey dwellings and a 1.5-storey commercial unit could be integrated into the land and would be fairly well screened by existing vegetation around the site's boundaries. The overall scale of the development being proposed is modest and the bulk and form would relate well to the existing built form within White Roding and would not be overbearing or overly urbanising. The proposal would result in a slightly increased domestic appearance of the overall site but, considering the existing low-profile commercial nature of the site, it would not be out of place within this rural location, nor would overly alter or urbanise the character of the site. The introduction of the proposed built form at this location would cause a minimal change to the countryside character of the site by creating somewhat of an increased urbanised appearance, but it would not be excessive nor detrimental to the countryside given the context of the site and the existing built form within this area along Chelmsford Road.

**14.3.22** Conclusion:

**14.3.22.1** Regarding the principle of residential development in the form of seven new dwellings at the site, the planning balance under paragraph 11(d) of the NPPF would support the principle of the development.

## **14.4 B) Design, Character and Appearance**

**14.4.1** Section 12 (Achieving well-designed places) of the National Planning Policy Framework attaches great importance to the design of the built environment. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

**14.4.2** Policy GEN2 of the Local Plan states that development will be permitted if it is compatible with the scale, form, layout, appearance and materials of surrounding buildings and it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate.

**14.4.3** The proposed development involves 8no. 2-storey dwellings with 4 no. detached and 4 no. semi-detached building types. The proposals include for a mix of 2, 3 and 4-bedroom properties. The dwelling takes a fairly simple approach to design in terms of their appearance, form and fenestration with some traditional design aspects including gable end roofs and gable dormers. The built footprint of the proposed dwellings would be fairly modest and represent a housing mix predominantly consisting of small properties (2-3-bedroom dwellings). Although representing a more compact grain than the immediately adjacent large plots of Rosemont House and Boundary House, the scale and footprint of the dwellings largely reflects that of other detached and semi-detached properties in White Roding located along Marks Hall Lane and The Croft and continues the nucleated pattern of development spanning off, and around Chelmsford Road – the main throughfare through White Roding. As such, the scale, form and bulk of the proposed dwelling would not appear overbearing or over dominant within the setting of the site. The scale and appearance of the dwelling are considered to be in keeping with the neighbouring dwellings and style of built form existent in White Roding which is varied comprises a number of architectural styles and ages.

**14.4.4** The eight dwellings will be sited to the north and east of the site with the commercial building located to the south and west. A revised access drive is proposed off Chelmsford Drive to serve both the commercial units and the residential units, with the road layout forming a T-shaped layout which the dwellings would be focussed around. Although the surrounding area is semi-rural in appearance, the existing site comprises a large, sprawling commercial unit with a concrete hardstanding throughout, used for car parking. The demolition of the existing unit and the introduction of more compact and suburban styled urban form would not necessarily be out of character with the site, nor create any urbanising feel when considering the existing status of the site. Landscaping details are included with the application and demonstrate boundary treatments, surfacing and tree and vegetation planting around the dwellings and commercial site, particularly along the road frontage to Chelmsford Road. It is considered that any perceived visual impacts of the development through increased density and height, would be suitably mitigated and the built form would be softened and well-integrated into the site.

**14.4.5** In terms of materials, the applicant demonstrates that the dwellings will have a fairly traditional external appearance with materials including facing brickwork, weatherboarding, brick plinth, painted render and a combination of slate tiles and clay tiles. Painted timber windows and doors windows are proposed throughout. The material palette is varied for each dwelling and variety is to help break up any sense of monotony and limit urbanising effects. Whilst fairly simple built forms and materials are proposed, their overall appearance would avoid monotony and help to limit any perceived urbanising feel that the new dwellings would have. The proposed appearance of the dwellings would partially promote an organic and individual form, whilst being cohesive and sharing a mixed material palette, as they would be visually read as eight independent dwellings. This aligns with the individual forms and appearances of the dwellings in the surrounding area. The dwellings would reflect a low-

scale and sympathetic design which would preserve the semi-rural character within the setting of the site.

**14.4.6** In terms of the commercial unit being proposed, the submitted plans demonstrate that it would comprise a 25-metre x 7-metre built footprint and comprise 4no. retail units. These would span two floors and be accessed by a shared front door and internal lobby. Overall, the building takes a 1.5-storey massing with a number of traditional, rural design components including gable end roof with multiple cross-gabled dormer cross-sections. The protrusion of the upper floors principal elevation provides a roof overhang across the pedestrian footpath proposed to span the entrance to the building, and would be supported by 6no. farmhouse columns which adds architectural interest to the building and serves a functional purpose, sheltering people accessing the shops. The proposed replacement commercial building represents a smaller floorspace than the existing building, but consolidates the space over two-storeys rather than the sprawling single storey building that exists at present. The overall reduction in commercial floorspace represents a loss of 451m<sup>2</sup> (reduced from 787m<sup>2</sup> to 336m<sup>2</sup>), but would retain the functioning of the farm shop and café within the site, but on smaller premises.

**14.4.7** Overall, it is considered that the proposed development, whilst increasing built form and density within the site, would not be incompatible with the character of the surrounding area or in the street scene. The proposals make effective use of the site and represent a respectful and sympathetic mixed-use regeneration of the site. It is clear that the design elements of the proposals have been implemented to respect existing built form of the area and their vernaculars would respect the rural character of the site. As such, the proposals accord with Policy GEN2 of the Uttlesford Local Plan (2005).

## **C) Residential Amenity**

**14.5.1** Policy GEN2 further sets out that new development should not cause any loss of privacy, loss of light or be an overbearing form of development for nearby properties which would result in the loss of amenities of the occupants of the neighbouring properties. With regards to residential amenity, Policy GEN2 also highlights that new developments must provide an environment, which meets the reasonable needs of all potential users.

**14.5.2** The proposed gardens for the 3 and 4-bed dwellings (Plots 3, 4, 5 and 6) would well exceed the 100m<sup>2</sup> standard as set out in the Essex Design Guide. The proposed gardens for the 2no. 2-bedroom dwellings (Plots 1, 2, 7 and 8) would also exceed the 50m<sup>2</sup> standard as set out in the Essex Design Guide. This would provide sufficient private amenity space for future occupiers of the new dwelling. The shape and form of the proposed gardens would be functional and logically located with respect to their associated dwellings.

**14.5.3** Taking into account the submitted site layout, floor and elevation plans, it is considered that the scale and appearance of the dwellings will not result in any loss of privacy, loss of daylight, overbearing impact or overshadowing, with conditions attached. It is noted that the side (eastern) elevation of Plot 5

contains an upper floor window which, notwithstanding the proposed boundary treatments, would have the potential for overlooking onto the neighbouring property of Boundary House. In view of this, it is recommended that a condition requiring this window to be obscured, in order to protect the privacy of both the occupants of Boundary House and Plot 5. The rear elevations of Plots 6, 7 and 8 would provide angled views towards Boundary House, but are located in the range of 25-30-metres from the property. As a result, no adverse impacts in terms of privacy and overlooking are considered to be caused in relation to these properties. The proposed commercial building would be sited approximately 15-metres from Rosemont House. By way of the established intervening boundary treatment, and the lack of fenestration openings on the side elevation of Rosemont House, no adverse impacts in terms of privacy and overlooking are considered to be caused in relation to this property. In view of the separation distances from neighbouring properties location, the proposal would not result in any material detrimental impact to neighbouring occupier's amenities, with conditions attached. The impacts of noise and lighting on neighbouring occupants are assessed in the following sections of this report.

**14.5.4** Therefore, it is considered that the proposed development would not cause any detrimental impacts to the amenities of neighbouring properties and would provide suitable private amenity space to which meets the needs of all potential users. As such, the proposals accord with Policies GEN2 and GEN4 of the Uttlesford Local Plan (2005).

## **14.6 D) Highways and Access**

**14.6.1** Policy GEN1 of the Local Plan lists a number of criteria regarding access with which development must comply in order for it to be considered acceptable. Access to the main road network must be capable of carrying the traffic generated by the development safely and the traffic generated by the development must be capable of being accommodated on the surrounding transport network. The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired, whilst also encourages movement by means other than driving a car. Third party representations received raise concerns with regards to the proposed access point onto Chelmsford Lane, particularly with regards to visibility and the impact on highway safety. These are noted and taken into consideration.

**14.6.2** The Applicant proposes to form a new vehicle entrance to serve both the commercial and residential units, located off Chelmsford Road. This would be located towards the centre of the site creating a bellmouth junction. The Applicant also seeking to close off the existing site entrance that is located to the south-east corner of the site. This application is supported by a Stage 1 Road Safety Audit as well as Fire Tender Vehicle Tracking and Refuse Vehicle Tracking plans.

**14.6.3** The proposed access point is proposed to have a 5.5metre wide entrance road which is flanked by 1.8m wide footpaths on either side. Dropped kerbs for the

proposed pedestrian crossing are to be installed as part of the access points design. The applicant proposes a site access which enables visibility splays of 2.4m x 105m to the west and 2.4m x 115m to the east. This requires the relocation of a telegraph pole outside of the visibility splay area. As to not impinge on visibility splay. This is demonstrated on the Revised Site Plan (drawing no. 651 X 001 Rev K). The speed limit of Chelmsford Road where the access would be located is a 30mph limit. As such, the proposed visibility splay lengths correspond to the stopping sight distance required for vehicles travelling at 30mph speeds, as in accordance with MfS guidance.

**14.6.4** The access road then transitions into a 6m wide shared surface area to serve the residential portion of the scheme, to the north and east of the site, creating a T-shaped layout. This provides a visual demarcation between the public access to the commercial portion of the site fronting Chelmsford Road, and private residential residences to the rear.

**14.6.5** Essex County Council's Highway team were consulted on the proposals but provided no formal comment on the application. Prior to issuing any formal advice, an informal note from ECC Highways confirmed support for the road safety audit, the designers response to the road safety audit and layout changes. These elements of the highways scheme, including the road and footpath layout within the site and overall traffic impacts of the development are deemed appropriate and would not compromise road safety on the local highway network. Additional comments relating to insufficient vehicle tracking plans were raised with regards to turning spaces for delivery vehicles, insufficient egressing for refuse vehicle on the swept path drawings and the lack of a footpath crossing at the bellmouth junction for pedestrians. The Applicant submitted revised plans which aforementioned, introduce a dropped kerb pedestrian crossing along the bellmouth junction, with a demarcated footpath flanking both sides of the access point. Revised vehicle tracking plans were provided now demonstrating a wider the access with the radius kerbs adjusted so that refuse vehicles are no longer oversailing the centreline of the carriageway. The Revised Vehicle Tracking plan and swept path analysis also clearly shows that a 10-metre long, large delivery vehicle can safely enter and egress from the site for deliveries. The remaining points of contention are considered to be addressed and it is Officer opinion that the highways and access elements of the scheme are now appropriate and in accordance with the Highway Authority's Development Management, Policy GEN1 of the Local Plan and the NPPF.

## **14.7 E) Parking Provision**

**14.7.1** Policy GEN8 of the Local Plan sets out that the number, design and layout of vehicle parking places proposed is appropriate for the location, as set out in Supplementary Planning Guidance "Vehicle Parking Standards".

**14.7.2** Residential element of the proposals:

**14.7.2.1**

The proposed development would trigger the requirement for two vehicle spaces to be provided for each 2 and 3-bedroom dwelling and three vehicle parking spaces to be provided for the 4-bedroom dwelling. For a total of 8no. dwellings, 2no. additional visitor parking spaces should be provided. The applicant demonstrates in the submitted plans that clear, legible, allocated parking spaces would be provided for each dwelling, meeting the appropriate parking standards. 2no. visitor parking bays are also demonstrated to the north-east of the site between Plots 5 and 6.

**14.7.3 Commercial element of the proposals:**

**14.7.3.1** The commercial element of the proposals includes the provision of 336m<sup>2</sup> of commercial floorspace (264m<sup>2</sup> of Class E(a) use and 72m<sup>2</sup> of Class E(b) use). The combined parking standards would require 1 space per 20 sqm of Class E use, totalling a requirement of 17 parking spaces for the proposed commercial building, 3 of which must be disabled blue badge spaces.

**14.7.4** The submitted plans allocate 22 vehicle parking spaces across the site, 3 of which are disabled blue badge spaces and 1 of which is a PTW. This provision accords, and exceeds, the required minimum parking standards for the commercial element of the scheme.

**14.7.5** The Applicant has demonstrated that the above standards are met and the proposed quantum and layout of parking proposed is appropriate for the proposed development. The proposals meet the requirements set out in the Vehicle Parking Standards SPD. As such, the proposed development accords with Policy GEN8 of the Uttlesford Local Plan (2005).

**14.8 F) Ecology and BNG**

**14.8.1** ULP Policy GEN7 seeks to ensure that development would not have a harmful effect on wildlife, geological features, or protected species. The application was submitted with a supporting Bat Survey report (Essex Mammal Surveys, July 2025).

**14.8.2** This report addresses the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

**14.8.3 General duty on all authorities:**

**14.8.3.1** The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or

enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance. This development is subject to the general duty outlined above.

**14.8.4** Protected Species:

**14.8.4.1** In accordance with Natural England's standing advice the application site and surrounding habitat have been assessed for potential impacts on protected species.

**14.8.5** Place Services have reviewed the Bat Survey report (Essex Mammal Surveys, July 2025) and Site Plan as Proposed, drawing no. 651 x 001 Rev H (Pelham Structures, February 2025) supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority species and habitats and identification of proportionate mitigation. Place Services are satisfied that there is sufficient ecological information available for determination of this application and raise no adverse comments with regards the likely impacts of development on designated sites, protected & Priority species and habitats subject to securing biodiversity mitigation and enhancement measures.

**14.8.6** General precautionary mitigation measures should be followed to avoid impacts to small mammals and amphibians that may enter the site during the construction phase. This includes covering any trenches at night, or leaving a plank leant against a side as a means of escape; storing materials off the ground to prevent animals using them as places of shelter; and removing litter from site. If a protected species is found, including signs or evidence of bats, works must cease immediately, and a professional ecologist contacted.

**14.8.7** It is considered that the proposal is unlikely to adversely impact upon protected species or habitats by virtue of the current habitat on site and the lack of any evidence of any protected species being present on site. The mitigation measures identified in the Bat Survey report (Essex Mammal Surveys, July 2025). should be secured by a condition of any consent and implemented in full.

**14.8.8** Biodiversity Net Gain:

**14.8.8.1** Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. The minimum requirement is for a 10% net gain in biodiversity value achieved on a range of development proposals (excluding Listed Building Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Certificates, householders, self builds, and other types of application which are below the threshold).

**14.8.9** Place Services have also reviewed the information submitted relating to mandatory biodiversity net gains and support the submitted documents. Place Services have reviewed x and are satisfied that submitted information provides

sufficient information at application stage. Place Services confirm that the de-minimis exemption, as set out under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, applies to development as it does not impact a Priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and less than 5 metres of on-site linear habitats (e.g. hedgerows or watercourse). Place Services are satisfied that the development is exempt from the statutory requirement of mandatory biodiversity net gains.

**14.8.10** As such, sufficient ecological information has been provided and the LPA are satisfied that the proposed development accords with best practice, policy, and legislation requirements in consideration of the impacts on ecology interests.

**14.9 G) Contaminated Land**

**14.9.1** In view of this historic commercial use, and the fact that the proposed development is for a very contamination-sensitive end use of residential occupancy with gardens, it is imperative to ensure that any contamination risks that may be present on site are identified, assessed and where necessary remediated to a suitable standard. UDC Environmental Health Officer recommends a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination is undertaken prior to the commencement of development, in order to ensure any potential land contamination can be identified and remediated appropriately.

**14.9.2** Overall, with conditions attached, the proposal is acceptable in contamination terms and accords with Policy ENV14 and the NPPF.

**14.10 H) Noise**

**14.10.1** The proposal is to build a commercial premise and new residential properties. The residential properties have the potential to be impacted by noise from the new developments as well as from road traffic noise from the A1060.

**14.10.2** With this in mind, UDC's Environmental Health recommend a condition to be attached to any permission requiring a detailed scheme of noise mitigation to be submitted to the Local Planning Authority for written approval prior to the commencement of development. The scheme should follow BS8233:2014 Guidance. This should also be supported by an acoustic assessment covering all proposed noise-generating fixed plant (in line with the methodology of BS 4142:2014) in order to ensure safe and appropriate noise levels be provided for neighbouring occupants once the proposed development is occupied.

**14.10.3** As such, the proposal, with conditions attached, is capable of according with Policies GEN2, GEN4 and ENV10 of the Uttlesford Local Plan (2005).

**14.11 I) Lighting**

**14.11.1** Policy GEN5 states that development shall not be permitted unless the lighting is shown to be necessary and glare and light spillage are shown to be minimised.

**14.11.2** The Applicant's plans do not demonstrate any external lighting to be installed at the proposed dwelling and therefore no lighting scheme can be assessed against Policy GEN5. However, in the interests of preserving neighbouring amenity, aerodrome safety and any protected species, a condition will be implemented to ensure that any potential future external lighting at the site is subject to approval by the LPA.

**14.12 J) Accessible Homes**

**14.11.1** Policy GEN2 and the SPD entitled 'Accessible Homes and Playspace' require compliance with the Lifetime Homes standards. However, these standards have effectively been superseded by the optional requirements at Part M of the Building Regulations, as explained in the PPG. Compliance with these requirements could be secured using a condition

**14.13 K) Planning Balance**

**14.13.1** The Framework recognises the need for a pragmatic and flexible balance to be found on Green Belt policy. The site is determined as an appropriate form of development in accordance with the Framework and paragraph 154(g) as it comprises the complete redevelopment and limited infilling of previously-developed land. The proposal is therefore not inappropriate development in the Green Belt. As such, assessments on the contribution it make to the openness and function of the Green Belt and whether there are any very special circumstances exist for the development to be considered appropriate are not necessary.

**14.13.2** There are no footnote 7 policies that provide a strong reason of refusal. Therefore, paragraph 11d(ii) is to be applied in the overall planning balance.

**14.13.3** The planning balance in paragraph 11 of the NPPF favours the principle of the scheme. The public benefits would include:

- The efficient re-use of previously developed, grey belt land – significant weight.
- Provision of 8-no. units to the 5YHLS – limited weight.
- Maintained commercial and retail premises at the site supporting the vitality of a rural community – limited weight
- Ecological enhancements – limited benefit.
- Economic and social benefits – limited benefit.

**14.13.4** The adverse impacts associated with the development would refer only to the increased urbanisation and domestication of the site; this shall be afforded limited weight.

**14.13.5** Consequently, when assessed against the policies in the NPPF taken as a whole, and as there are no other material considerations indicating otherwise,

the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits. The proposal would be sustainable development for which paragraph 11(d) of the NPPF indicates a presumption in favour.

## **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** In conclusion, the proposal accords with the development plan and the NPPF. No material considerations indicate that planning permission should be refused otherwise. It is therefore recommended that planning permission be approved with conditions.

## **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 No development shall take place until samples of the materials to be used in the construction of the external finishes of the proposed commercial unit, including but not limited to walls, tiles, windows, doors, fences and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)

4 The approved works shall be carried out in accordance with the submitted landscaping details in the Landscaping Plan as Proposed (drawing no. 651 x 003 Rev F)

REASON: 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).

5 Prior to first occupation of the development, the road access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 105 metres to the west and 2.4 metres by 115 metres to the east, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided and retained free of any obstruction at all times.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with Policy DM1 of the Development Management policies.

6 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall be 5.5 metres as shown in the Proposed Site Plan drawing no. 651 x 001

K 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 in accordance with Policy DM1 of the Development Management policies.

7 Prior to first occupation of the development, the vehicle parking spaces shown in the Proposed Site Plan drawing no. 651 x 001 K has been constructed appropriately hard surfaced ready for use. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking and turning area shall not be used for any purpose other than the parking and turning of vehicles that are related to the use of the development.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management policies.

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

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Development Management policies.

9 No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan in accordance with Uttlesford District Council Environmental Code of Development Practice has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-

- (a) Dust mitigation and management measures.
- (b) The location and operation of plant and wheel washing facilities
- (c) Measure to reduce demolition and construction noise
- (d) Hours of operation
- (e) Details of a complaints procedure with a designated person on site responsible for complaint handling
- (f) Other site specific Environmental Protection issues as requested on a case by case basis
- (g) The development shall be undertaken in full accordance with the details approved under Parts a-f

REASON: To protect the neighbouring amenities during the construction phase of development and in the interests of highway safety, in accordance with Policies GEN1, GEN4 of the Uttlesford Local Plan (2005).

10 No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied. Prior to occupation the effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

REASON: In the interests of Policy ENV14 of the Uttlesford Local Plan (2005) and to protect human health and the environment

11 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: In the interests of Policy ENV14 of the Uttlesford Local Plan (2005) and to protect human health and the environment

12 Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

REASON: To protect the character and appearance of the countryside and neighbouring occupants from inappropriate light spill and glare, in accordance with Policies S7, GEN2 and GEN5 of the Uttlesford Local Plan (2005).

13 The development shall be constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following

levels shall be achieved: Maximum internal night noise levels of 30dBLAeq,T for living rooms and bedrooms with windows open (or closed with provided acoustic mechanical ventilation including heat recovery). For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax. Maximum living room day (07.00-23.00 hrs) noise levels of 35 dB LAeq shall be achieved.

REASON: To ensure that future occupants of the residential units are not impacted by inappropriate noise pollution, in accordance with Policies GEN2 and ENV10 of the Uttlesford Local Plan (2005).

14 An acoustic assessment covering all proposed noise-generating fixed plant (in line with the methodology of BS 4142:2014) shall be submitted to the local planning authority for approval prior to the development commencing, along with a scheme of mitigation to ensure that:

1. at any time the plant rating level calculated according to BS4142:2014 shall not exceed the measured typical day and night-time LA90 background levels at any noise sensitive receptor, and additionally,
2. that the measured or calculated plant specific noise level (i.e. in the absence of any rating penalties) does not exceed 5dBA below the typical day and night-time LA90 levels [subject to a lower specific noise level requirement of 30dBA] at any noise sensitive receptor.

Once approved the scheme of mitigation shall be implemented in full prior to the use commencing and permanently maintained thereafter and replaced in whole or in part as often is required to ensure compliance with the noise levels.

REASON: To protect future occupants of the residential units and neighbouring occupants from inappropriate noise pollution, in accordance with Policies GEN2, GEN4 and ENV10 of the Uttlesford Local Plan (2005).

13 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 Bat Survey report (Essex Mammal Surveys, July 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, s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005).

**14** The 8-no. dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4 (2) of the Building Regulations 200 Approved Document M, Volume 1 2015 edition.

REASON: To ensure compliance with ULP Policy GEN2 (c) of the Uttlesford Local Plan2005 and the subsequent SPD on Accessible Homes and Play space

**15** The commercial unit hereby approved shall only be occupied and operated in relation to Use Classes E(a) and E(b) as set out in Town and Country Planning (Use Classes) Order 1987 (as amended), or as superseded by any future amendments, unless otherwise agreed by the Local Planning Authority.

REASON: To ensure the noise and traffic impacts of development are not worsened by other inappropriate Class E uses at the site, in accordance with Policies GEN1, GEN2, GEN4 and ENV10 of the Uttlesford Local Plan (2005).

## APPENDIX 1 – ECC HIGHWAYS

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### FW: UTT/25/1193 - Bretts Farm

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**From** Matthew Bradley - Strategic Development Manager (North) <Matthew.Bradley@essex.gov.uk>

**Date** Thu 30/10/2025 3:01 PM

**To** Ashley Neale <ANeale@uttlesford.gov.uk>

**Cc** Eirini Spyratou - Strategic Development Engineer <Eirini.Spyratou@essex.gov.uk>; Chioma Cureton - Strategic Development Officer <Chioma.Cureton@essex.gov.uk>; Lorna Parsons - Strategic Development Officer <lorna.parsons@essex.gov.uk>; Rachel McKeown - Strategic Development Engineer <Rachel.Mckeown@essex.gov.uk>

Ashley

I have reviewed the revised plan, it is noted and welcomed that some of my previous comments regarding the road safety audit, designers response to the road safety audit and layout changes have been addressed but there are unfortunately a few key matters that should be addressed.

- My previous comment that ***the commercial area does not have any parking and turning facilities for delivery vehicles and is not acceptable*** has not been addressed. The applicant needs to explain how deliveries will be received by the commercial development and provide swept paths. The Highway Authority are concerned that delivery vehicles could park and load from the A1060 or reverse into the carriageway of the A1060 and require assurance this will not be the case.
- The swept paths that have now been provided show the design vehicle (refuse vehicle) oversailing the centreline of the carriageway. This is not acceptable. A potential solution could be to widen the access and or to adjust the radius kerbs.
- The proposed access arrangement travelling along the footway adjacent to the A1060 to cross a wide bellmouth. This is not acceptable, and a short section of footway should be provided on the left hand (western side) of the access so pedestrians can cross at a location where the carriageway of the side road narrows. Dropped kerbs will be required to facilitate and it should be ensured that adequate pedestrian visibility is available and is not obstructed by vegetation.
- The highway boundary is indicated on the plan but there is no evidence that this has been confirmed by highway records and ECC are investigating this.
- I have not checked the parking, were you satisfied Ashley? There appears to be a shortfall in visitor parking.

I am on leave until 11<sup>th</sup> November 2025 but have briefed Eirini who will be happy to review any further changes and respond.

## APPENDIX 2 – PLACE SERVICES (ECOLOGY)

Place Services  
Essex County Council  
County Hall, Chelmsford  
Essex, CM1 1QH  
[www.placeservices.co.uk](http://www.placeservices.co.uk)



Date: 6 August 2025

Our ref: 07510

Ashley Neale  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

By email only: Planning Department, [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)

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*Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Uttlesford District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

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**Application:** UTT/25/1193/FUL  
**Location:** Bretts Farm Chelmsford Road White Roding Dunmow CM6 1RF  
**Proposal:** Demolition of existing commercial units at Bretts Farm, erection of a new commercial building (including four units), 8 residential dwellings and associated infrastructure.

Thank you for consulting Place Services on the above application.

<b>No ecological objection</b>	<input type="checkbox"/>
<b>No ecological objection subject to attached conditions</b>	<input checked="" type="checkbox"/>
<b>Further information required/Temporary holding objection</b>	<input type="checkbox"/>
<b>Recommend Refusal</b>	<input type="checkbox"/>
<b>Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment</b>	<input type="checkbox"/>

### **Summary**

We have reviewed the Bat Survey report (Essex Mammal Surveys, July 2025) and Site Plan as Proposed, drawing no. 651 x 001 Rev H (Pelham Structures, February 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures and mandatory Biodiversity Net Gain.

We have also reviewed the information submitted relating to mandatory biodiversity net gains.

We are satisfied that there is sufficient ecological information available to support determination of this application.

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.

General precautionary mitigation measures should be followed to avoid impacts to small mammals and amphibians that may enter the site during the construction phase. This includes covering any trenches at night, or leaving a plank leant against a side as a means of escape; storing materials off the ground to prevent animals using them as places of shelter; and removing litter from site. If a protected species is found, including signs or evidence of bats, works must cease immediately, and a professional ecologist contacted.

We note that the buildings on site were considered to have negligible potential to support roosting bats, however, it is considered likely that bats will commute and forage across the site. To avoid impacting light sensitive nocturnal animals such as bats, the applicant is advised that any new external lighting should be installed in line with the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2023).

In summary:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm-White lights should be used preferably at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Wall lighting should be located as low in height as possible and use of cowls, hoods, reflector skirts or shields could also be used to prevent horizontal spill.
- Movement sensors and timers could be used to minimise the amount of 'lit time'.

With regard to mandatory biodiversity net gains, the de-minimis exemption, as set out under the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), applies to development that does not impact a Priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats (e.g. hedgerows or watercourse)

The de-minimis threshold refers to impact and not size of the red-line boundary. A development 'impacts' a habitat if it [decreases the biodiversity value](#).

Providing that the development does not affect any more than 25m<sup>2</sup>, we are satisfied that the development is exempt from the statutory requirement of mandatory biodiversity net gains.

We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

#### **Recommended condition**

##### **1. 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 Bat Survey report (Essex Mammal Surveys, July 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, s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005).

#### **Recommended informatics**

##### **1. GENERAL GOOD PRACTICE MITIGATION TO AVOID ECOLOGICAL IMPACTS DURING THE CONSTRUCTION PHASE**

*To avoid killing or injuring small animals which may pass through the site during the construction phase, it is best practice to ensure the following measures are implemented:*

- a) Trenches, pits or holes dug on site should be covered over at night. Alternatively, ramps (consisting of a rough wooden plank) or sloped/stepped trenches could be provided to allow animals to climb out unharmed;
- b) materials brought to the site for the construction works should be kept off the ground on pallets to prevent small animals seeking refuge;
- c) rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge; and
- d) should any protected species or evidence of protected species be found prior to or during the development, all works must immediately cease, and a suitably qualified ecologist must be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

## 2. PRECAUTIONARY MEASURES FOR BATS

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and a suitably qualified ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant. If a Bat is found during the works the ecological consultant or National Bat Helpline should be contacted for advice on: 0345 1300 228.

## 3. SENSITIVE USE OF LIGHTING TO AVOID IMPACTS TO NOCTURNAL ANIMALS

To avoid impacting light sensitive nocturnal animals such as bats, the applicant is advised that any new external lighting should be installed in line with the Guidance Note 8 Bats and artificial lighting (The Institute of Lighting Professionals & Bat Conservation Trust, 2023). In summary:

- a) Light levels should be as low as possible as required to fulfil the lighting need.
- b) Warm-White lights should be used preferably at <2700K. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- c) Wall lighting should be located as low in height as possible and use of cowls, hoods, reflector skirts or shields could also be used to prevent horizontal spill.
- d) Movement sensors and timers could be used to minimise the amount of 'lit time'.

Please do not hesitate to contact us if you have any queries in relation to this advice.

**Ella Gibbs MCIEEM BSc (Hons)**  
Senior Ecological Consultant  
Place Services at Essex County Council  
Email: [PlaceServicesEcology@essex.gov.uk](mailto:PlaceServicesEcology@essex.gov.uk)



Place Services provide ecological advice on behalf of Uttlesford District Council.

*Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*

## APPENDIX 3 – UDC ENVIRONMENTAL HEALTH

### Environmental Health Consultee Comments for Planning

Application Number: UTT/25/1193/FUL

Bretts Farm Chelmsford Road White Roding

#### Consultee

Name: Rebecca Page  
Title: EHO  
Tel: x  
Email: rpage@uttlesford.gov.uk

Date: 29 May 2025

**Demolition of existing commercial units at Bretts Farm, erection of a new commercial building (including four units), 8 residential dwellings and associated infrastructure.**

#### **Comments**

Contaminated Land:

In view of this historic commercial use, and the fact that the proposed development is for a very contamination-sensitive end use of residential occupancy with gardens, it is imperative to ensure that any contamination risks that may be present on site are identified, assessed and where necessary remediated to a suitable standard.

For these reasons, I would recommend that the following condition is attached to any planning consent granted for the outline application as proposed:

*No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.*

*Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning Authority.*

*Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local*

*authority shall be completed in full before any permitted building is occupied.*

*Prior to occupation the effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.*

*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.*

Noise:

The proposal is to build a commercial premise and new residential properties. The residential properties have the potential to be impacted by noise from the new developments as well as from road traffic noise from the A1060. Therefore, I recommend the following conditions to ensure an adequate level of amenity for the residents of the new dwelling:

BS 8233:

*The development shall be constructed to provide sound attenuation against external noise in accordance with BS8233:2014. The following levels shall be achieved: Maximum internal night noise levels of 30dBLAeq,T for living rooms and bedrooms with windows open (or closed with provided acoustic mechanical ventilation including heat recovery). For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax. Maximum living room day (07.00-23.00 hrs) noise levels of 35 dB LAeq shall be achieved.*

BS 4142:

*An acoustic assessment covering all proposed noise-generating fixed plant (in line with the methodology of BS 4142:2014) shall be submitted to the local planning authority for approval prior to the development commencing, along with a scheme of mitigation to ensure that:*

- 1) at any time the plant rating level calculated according to BS4142:2014 shall not exceed the measured typical day and night-time LA90 background levels at any noise sensitive receptor, and additionally,*
- 2) that the measured or calculated plant specific noise level (i.e. in the absence of any rating penalties) does not exceed 5dBA below the typical day and night-time LA90 levels [subject to a lower specific noise level requirement of 30dBA] at any noise sensitive receptor.*

*Once approved the scheme of mitigation shall be implemented in full prior to the use commencing and permanently maintained thereafter and replaced in whole or in part as often is required to ensure compliance with the noise levels.*

### Construction Impacts:

This development has the potential to cause noise and dust impacts on surrounding residential properties and conditions are recommended to protect the amenity of existing residential properties close to the site:

*No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan in accordance with Uttlesford District Council Environmental Code of Development Practice has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-*

- (a) Dust mitigation and management measures.*
- (b) The location and operation of plant and wheel washing facilities*
- (c) Measure to reduce demolition and construction noise*
- (d) Hours of operation*
- (e) Details of a complaints procedure with a designated person on site responsible for complaint handling*
- (f) Other site specific Environmental Protection issues as requested on a case by case basis*
- (g) The development shall be undertaken in full accordance with the details approved under Parts a-f*

### External Lighting:

It is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive/spill-over light, or glare. The following condition is therefore recommended to secure this:

*Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.*

### Informatics

#### Renewable Technologies:

Energy saving and renewable technologies should be considered for this development such as electric vehicle charge points, solar panels, ground source heat pumps etc in the interests of carbon saving and energy efficiency.

#### Contaminated Land Assessment – Environmental Consultant Advice:

Developers must employ a suitably qualified and competent environmental consultant to undertake the contaminated land assessment in accordance with current guidance and best practice. To this end it is recommended that the developer refer to guidance produced by Essex Local Authorities, Environmental Health departments titled - Land Affected by Contamination - Technical Guidance for Applicants and Developers, which is available for

viewing or download on the Council's website in the contaminated land section. It is advised that Uttlesford District Council considers that adequate competency of persons submitting land contamination assessment reports is a prerequisite for such reports being accepted for review. It should be noted that the National Planning Policy Framework (NPPF) advises that site investigation information should be prepared by a competent person. In addition, guidance issued by the Environment Agency advises developers on the stages involved when dealing with land contamination and who is considered to be a competent person;

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

An example of acceptable qualification would be that of a 'SiLC' (Specialist in Contaminated Land). A further example of demonstrating competence in this field would be to attain qualification as a Suitably Qualified Person under the National Quality Mark Scheme for Contaminated Land Management (NQMS). In the absence of the above competencies, alternatives may be considered on a case-by-case basis.

## APPENDIX 4 – ESSEX POLICE



Name: Mark Sawyers  
Uttlesford Planning Office  
via E mail to: [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)  
Ref: UTT/25/1193/FUL

Andrew Simpson  
Designing Out Crime Office  
Essex Police HQ  
Springfield  
Chelmsford  
Tel.07971 902227  
Date: 15<sup>th</sup> May 2025

Bretts Farm, Chelmsford Road, White Roding, Dunmow, CM6 1RF.

UTT/25/1193/FUL Demolition of existing commercial units at Bretts Farm, erection of a new commercial building (including four units), 8 residential dwellings and associated infrastructure.

Dear Mr Sawyers,

The 'Essex Police – Designing out Crime Office (DOCO) welcomes the opportunity to make further comment on the development of Bretts Farm, Chelmsford Road, White Roding. We previously commented in connection with this proposed project under planning application, Ref. No. UTT/24/1230/FUL.

Good design and early co-ordination, incorporating 'Crime Prevention Through Environmental Design' (CPTED) principles, can avoid the conflicts that may be expensive or impossible to resolve once the construction phase is complete. CPTED forms part of Police Crime Prevention Initiatives (PCPI) which is the official UK Police Security Initiative.

Essex Police considers that it is important that, if approved, this construction project is designed incorporating the maximum achievable benefit of CPTED for which Secured by Design (SBD) is the preferred enabler.

We strongly recommend that the developer seeks to achieve the relevant Secured by Design accreditation detailed within the current Secured by Design Residential and Non Residential guides for the two parts (residential and non-residential) of this development, <https://www.securedbydesign.com/guidance/design-guides> provides full details.

It is important that design and security specifications are risk commensurate and provide an effective and realistic level of physical security that is commensurate with the risk posed by crime.

## Non-Residential

We are interested in the commercial (non-residential) part of the project and what security is proposed for this development and would welcome details of any CCTV and intruder alarms that are proposed.

### **CCTV**

The value of CCTV is two- fold, the first relating to capturing evidential imagery and secondly the means through monitoring to increase surveillance and provide opportunity for detection of offending (and prompt a security response).

The most important aspect of utilising CCTV is the quality of the system and its imagery.

### **Intruder Alarm**

We would recommend that any intruder alarm systems are monitored by an alarm receiving centre as only alarms that are monitored and police compliant will receive an immediate response in the event of an alarm activation.

### **Car park management**

We recommend that the car park serving the commercial premises is protected by a barrier or gate to prevent vehicle use outside of normal trading hours.

### **Delineation of space**

We are particularly interested in the area behind the commercial building which is adjacent to plot 1 and whether this will be gated as we are keen that an alleyway lacking surveillance is not created.

## Residential

We seek further detail on the over-all rear perimeter treatment plan for the site and how the gardens to the homes will be protected (we understand that the properties will have 1.8-metre-high close boarded fencing which will separate the gardens, but we are unsure if this will also form the rear boundaries).

We would welcome the opportunity for engagement with the design team to discuss these security design aspects of the development to ensure provision of a safe and secure environment for the future.

If you have any further queries relating to the above or regarding means to adopt designing out crime practices, please contact the team via email [designingoutcrime@essex.police.uk](mailto:designingoutcrime@essex.police.uk).

We look forward to hearing from you to discuss this matter.



Yours sincerely,

*Andrew Simpson*

Designing Out Crime Officer  
Local Policing Support Unit  
Essex Police HQ