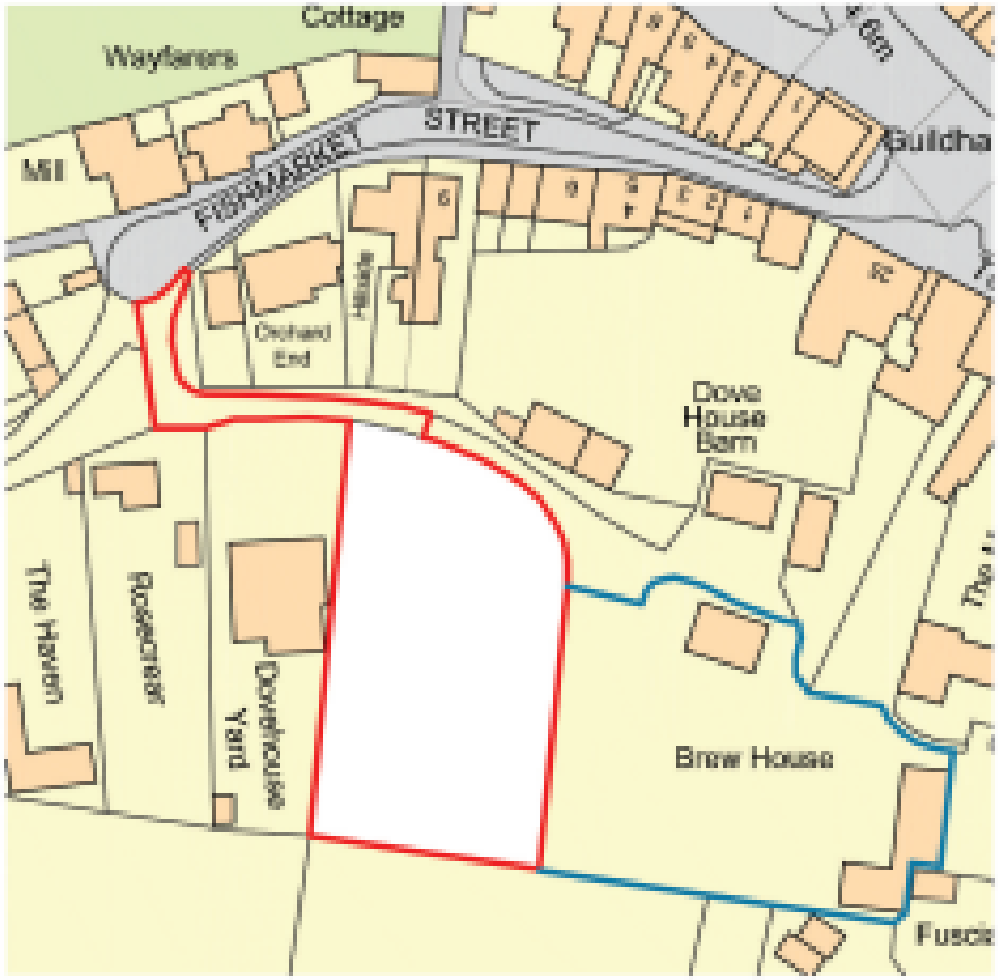
ITEM NUMBER: 11

PLANNING COMMITTEE DATE: 11 March 2026

REFERENCE NUMBER: UTT/25/2971/FUL

LOCATION: The Brew House Fuchsia Row Park Street Thaxted Essex CM6 2ND

SITE LOCATION PLAN:



Organisation: Uttlesford District Council Date: 23 January 2026

PROPOSAL:	Erection of 1 no. self-build dwelling with associated landscaping parking and access.
APPLICANT:	Mr John Jossuame
AGENT:	Mr Tom Cannon
EXPIRY DATE:	01.01.2026
EOT EXPIRY DATE:	20/03/2026
CASE OFFICER:	Babatunde Aregbesola
NOTATION:	Within Development Limits Conservation Area Within 100m of Local Wildlife Site Archaeological Site Aerodrome Direction
REASON THIS APPLICATION IS ON THE AGENDA:	Councillor Call-in: Cllr Haynes 1.The site is a significant area of open green space at the heart of the Conservation Area, and its loss would do nothing to preserve or enhance the CA. 2. Access is tortuous with no thought given to the requirements of emergency vehicles or dust carts. 3. The building is unnecessarily hard up against the boundary of the neighbouring property contrary to GEN2 which requires that impact on neighbouring property should be mitigated. 4. No proper heritage assessment has been provided covering impact on nearby heritage assets as required by the Neighbourhood Plan. 5. No landscaping details are provided despite the application being for a dwelling and 'associated landscaping'.

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1. EXECUTIVE SUMMARY

1.1 The applicant seeks planning permission to erect 1 no. self-build dwelling with associated landscaping parking and access.

1.2 The proposed development involves the erection of one detached 1 ½ storey dwellinghouse at the site located off a shared access drive. By way

of their scale, layout and appearance, it would not appear out of character with the pattern of development adjacent the site or the wider surroundings. the proposals would represent the effective re-use of previously developed land in a sustainable location which 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 site forms part of the private gardens of The Brew House, a modern dwelling situated along the southern edge of Thaxted Conservation Area. To the west of the site is another modern dwelling Dovehouse Yard. The application site would be located towards the southern part of Fishmarket Road. The plot currently forms part of the private garden of The Brew House and benefits from a generous lawn area enclosed by mature hedging and vegetation. The surrounding area is characterised by a mix of traditional dwellings of varying age and scale.

3.2 The proposed development site lies to the south of several designated and non-designated heritage assets. The Tithe Map and apportionment of 1842 indicate that the land formed part of a paddock owned by John Webb and occupied by Laurence Hill Webb, with no functional or ownership connection to the listed buildings on Fishmarket Street. By the 1877 Ordnance Survey, the land appears lightly treed, and the 1897 25-inch OS map depicts it as open ground.

4. PROPOSAL

4.1 The proposal seeks erect 1 no. self-build dwelling with associated landscaping, parking and access.

4.2 The application includes the following supporting documents:

- Application Form
- Ecological Survey and Assessment
- Design, Access and Heritage Statement including Transport statement
- 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

6.1

Reference No.	Status	Decision Date	Proposal
UTT/25/1662/PA	Advice Given	26.08.2025	Proposed self-build dwelling with associated access and parking.
UTT/0244/03/FUL	Refused and Appeal dismissed	06.06.2003	Part two/single storey rear extension
UTT/0246/03/CA	Refused	06.06.2003	Part two/single storey rear extension
UTT/1329/04/FUL	Approved	21.09.2004	Erection of detached double garage/garden store

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 construction of one dwelling at the site. Officer advice was given in August 2025 (UTT/25/1662/PA) which was considered that the proposal would represent the effective re-use of previously developed land in a sustainable location which would have public benefits towards the district's housing stock.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority – No Objection

8.1.1 From a highway and transportation perspective the Highway Authority stated that the impact of the proposal is acceptable to the Highway Authority subject to compliance conditions.

9. THAXTED PARISH COUNCIL

9.1 RESOLVED to support the application subject to assurance that a detailed construction management plan will be presented which will take full account of the concerns of residents.

10. CONSULTEE RESPONSES

10.1 **Place Services (Ecology) –** Recommend approval subject to attached conditions.

10.2 **Place Service – Conservation Area Office – No Objection**

10.2.1 No objection subject to conditions.

11. REPRESENTATIONS

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

11.2 There are 10 representations objecting to this application. The following comments were received:

- Noise and general disturbance from construction vehicles.
- Failure to provide safe and suitable access
- Access is restricted leading to traffic congestion
- Impact on neighbouring amenity
- Impact on biodiversity and landscape
- There are details missing, incorrect information and it is not considerate of any of the neighbours or nearby residents.
- Inadequate access for emergency vehicles

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 Policy S3 – Other Development limits
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN4 – Good Neighbourliness
GEN5 – Light Pollution
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
Policy H3 –New Houses within Development limits
ENV1 - Conservation Area
ENV7 – Protection of the Natural Environment
ENV8 – Other Landscape Elements of Importance

13.3 Uttlesford Emerging Local Plan 2021 – 2041

Core Policy 3 Settlement Hierarchy
Core Policy 26 Providing for Sustainable Transport and Connectivity
Core Policy 31 Parking Standards
Core Policy 40 Biodiversity and Nature Recovery
Core Policy 41 Landscape Character
Core Policy 52 Good Design Outcomes and Process
Core Policy 53 Standards for New Residential Development
Core Policy 55 Residential Space Standards
Core Policy 58 Custom and Self-Build Housing
Core Policy 63 Conservation Areas

13.4 Neighbourhood Plan

13.4.1 Thaxted Neighbourhood Plan.
TX HC1 – Heritage and Development

TX LSC2 – Protection and enhancement of the Landscape
TX HD1 - Scale and Location of New Development
TX HD2 - Local Housing Needs
TX HD10 - Design Principles

13.5 Supplementary Planning Document or Guidance

13.5.1 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 (Policies GEN2, GEN4, eCP52, eCP55, UDC District-Wide Design Code, NPPF)
C) Flood Protection (Policy GEN3, eCP35, eCP36, eCP37, NPPF)
D) Neighbour and occupant's amenity (Policies GEN2, GEN4, eCP44, NPPF)
E) Highways and Access (Policy GEN1, eCP26, eCP27, eCP28, NPPF)
F) Parking provision (Policy GEN8, eCP31, NPPF)
G) Ecology and BNG (GEN7, eCP38, NPPF)
H) Lighting (Policies GEN5, GEN7, eCP42)
I) Accessible Homes (GEN2, eCP53, SPD - Accessible Homes and Playspace)
J) Planning Balance

14.3 A) Principle of Development

14.3.1 The proposal is located within the development limits of Thaxted. Thaxted is a categorised as a Key Rural Settlement. There is a presumption in favour of sustainable development within the existing built area of Key Settlements, Local Rural Centres and Larger Villages. As a result, Local Plan Policy S3 applies. This states that development compatible with the settlement's character and countryside setting will be permitted within these boundaries.

14.3.2 The site also lies within the development limits Policy H3 allows for infilling with new houses that would be compatible with the character of the settlement and meet all the following relevant criteria:

a) The site comprises previously developed land;
b) The site has reasonable accessibility to jobs, shops and services by modes other than the car, or there is potential for improving such accessibility;
c) Existing infrastructure has the capacity to absorb further development, or there is potential for its capacity to be increased as necessary;

d) Development would support local services and facilities; and e) The site is not a key employment site.
f) Avoid development which makes inefficient use of land.

14.3.3 Given the location of the site within the development boundary limits, the proposal to erect new home at this location is considered acceptable in principle and would be in accordance with Uttlesford Local Plan Policy S3, H3 and advice within the NPPF which seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

14.3.4 In the context of the urban area, where there is alternative means of transportation to travel by car to access day-to-day services, this site is in accessible location, and the scheme would enable and encourage movements by alternative means. The level of private vehicular use by a single household would be small, and for all these reasons the scheme would not therefore conflict with ULP Policy GEN1, or with the stance at paragraphs 108 and 109 of the Framework.

14.3.5 The site is within the development limits of a settlement, and the proposal would constitute infilling within a small group of houses, compatible to the character and appearance of the area, the scheme would not conflict with the ULP's spatial strategy, accord to the general thrust of Policy S3 and its paragraph 6.13.

14.3.6 NPPF (2024) at paragraph 11 encourages planning authorities to approve developments, unless there are strong reasons for refusing development or due to any adverse impacts would demonstrably outweigh the benefits.

14.3.7 Paragraph 232 of the NPPF sets out that where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan's adoption. As of 15th January 2025, the Council can demonstrate 3.46 years of housing land supply (which includes a 20% buffer).

14.3.8 In addition to the this, the latest HDT for Uttlesford was 69% and therefore situation (b) of Footnote 8 applies. This means that adopted development plan policies are considered out-of-date and this means that the Council must continue engaging with the presumption in favour of sustainable development under paragraph 11(d) of the NPPF. Due this position the local development plan policies can only be afforded limited weight.

14.3.9 <u>Emerging Local Plan</u>

14.3.10 The emerging Uttlesford Local Plan 2021-2041 (eLP), following Hearing sessions in June 2025, a Post Hearing Note in August 2025 and a public consultation for a Main Modifications schedule in September – October 2025, has been found sound and legally compliant at examination (16 January 2026) subject to the Main Modifications. Whilst the eLP does not form part of the statutory Development Plan (until adoption day), given its very advanced stage, the absence of any substantive objections and the high degree of consistency with the NPPF, **moderate to significant** weight would be afforded to its policies (see paragraph 49 of the NPPF). The eLP has now taken the route to adoption, which officers expect in March 2026.

14.3.11 Of relevance to the application site, eLP Core Policy 3 recognises Thaxted as a Rural Local Centre and out sets out that there is a presumption in favour of sustainable development within the existing built area of Key Settlements, Local Rural Centres and Larger Villages.

14.3.12 As per the NPPF definition of Previously Developed Land, the site forms the curtilage of a former residential dwelling and would fall within this definition, lending to its status as being within a built-up area.

14.3.13 Previously developed land – Effective use of land:

14.3.14 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).

14.3.15 Following the NPPF definition of Previously Developed Land and the High Court judgment in Dartford Borough Council -v- SSCLG [2017] EWCA Civ 141, the site is determined to be Previously Developed Land (PDL). The NPPF encourages the use of previously developed land for new development. Policy H1 of the Uttlesford Local Plan also encourages the use of previously developed land.

14.3.16 As such and with regards to the principle of the development 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 the sub-division of the site for housing purposes 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 Fishmarket is characterised by linear housing, and the proposed residential use of the site would not necessarily conflict with the character of the area. In these circumstances, the proposal would comply with the NPPF.

14.3.17 The principle of residential use at the site to erect one new dwelling will not necessarily have overly harmful impact with regards to encroachment or changing the wider landscape character of the area because of established

vegetation boundaries to the site and its historical association with the curtilage of existing house known as The Brew. The plans demonstrate that a building of 1.5 storey dwelling could be integrated into the land subtly and sympathetically, with a height, scale and form that accords with the existing pattern of development adjacent the site. The overall scale of the dwelling being proposed is modest and the proposed spacing between plots would align with the low-density spacing evidenced within the local area.

14.3.18 The bulk and form would relate well to the adjacent dwellings and overall, the existing linear pattern of development along Fishmarket would be respected and followed, which limits overbearing impacts. The proposal would result in an increased domestic appearance of the overall site but would not be out of place within this location, nor would overly alter the character of the site to an adverse level. The introduction of the proposed built form at this location would cause a minimal change to the landscape character of the site by creating somewhat of an increased domesticated appearance, but it would not be excessive nor detrimental to the landscape given the context of the site and the existing built form within this area.

14.3.19 Overall, the principle of residential development in the form of 1no. dwelling at the site, the planning balance under paragraph 11(d) of the NPPF would support the principle of the development (see Conclusions), and as such, the proposed development would accord with paragraph 11 of the NPPF.

14.4 B) Design, Character and Appearance (Policies GEN2, GEN4, eCP52, eCP55, UDC District-Wide Design Code, NPPF)

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. eCP52 of the emerging Local Plan establishes that development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the most up-to-date versions of the Uttlesford Design Code, and the Essex Design Guide.

14.4.3 The Applicant has provided a Design and Access Statement and Planning Statement partially detailing the design approach to the proposed dwelling and how its design, layout and appearance respond to the site's character and setting, particularly with reference to the Uttlesford Design Code (2024).

14.4.4 The proposed development involves the erection of one detached dwelling at the site, largely comprising 1.5-storey forms with some two-storey volumes. The proposed dwelling would take a fairly traditional approach to design. In terms of scale, mass and appearance within the street scene, the proposed dwelling would be centrally located within the site.

14.4.5 The proposed dwelling has been carefully designed as a modest 1.5-storey detached house, with low eaves and ridge heights that respect the scale and character of surrounding buildings. This approach minimises the visual impact within the conservation area and ensures the building integrates discreetly with its historic surroundings. The plot measures approximately 1,500 sqm, allowing generous spacing around the new house to maintain the sense of openness that currently characterises the site.

14.4.6 The siting of the dwelling would be set back from the road frontage and combined with the overall height and bulk proposed, would not be overbearing, nor appear incongruous within the street scene. The submitted plan, as part of the Proposed Site Plan demonstrates the sympathetic and respectful integration of this dwelling into the existing built form of its environs.

14.4.7 In terms of external appearance, the dwellings take a traditional suburban form, typical of other new residential developments within Thaxted. The proposed design of this building takes a predominantly 1.5-storey form with some 2-storey volumes, with gable-end roofs and dormer windows. In terms of materials, the applicant demonstrates that the dwellings would be of a traditional design and are in keeping with the Essex vernacular common in the area. Variety is introduced in the use of external materials and includes an indicative mix of facing brick and rendered walls and tiled roofs. It should be noted that no specific details or specifications have been provided with regards to materials and these details would need to be secured through the implemented of a pre-commencement condition attached to any grant of planning permission. The indicative materials palette would be considered sympathetic to the semi-rural character of the area and enables different elements of bulk and volume to be broken up.

14.4.8 The character and appearance of dwellings in the area is varied and there is no clear, established architectural style dominant in the surroundings. As such, the indicative materials would appear appropriate within the site's setting and enable the proposed dwelling to integrate within the site's context. Whilst simple built forms and materials are proposed, there are slight variations within the elevation of the building that avoid monotony and help to limit any perceived urbanising feel that the new dwelling would have.

14.4.9 Regarding the proposed layout, the dwellings are to be served by a new access point off Fishmarket Road which is to be widened and expanded into a shared access drive spanning widthways across the site. Whilst much of the development in this part of Thaxted takes a linear form along the street, it would not appear incongruous to have a new access drive to serve new development. The proposed layout and the pattern of the proposed

development would not be out of character with the existing pattern of development within the surrounding area.

14.4.10 The proposed building footprints would provide generous internal layouts. In terms of layout, the internal spaces comply with the standards as set out in the Nationally Described Space Standards. The proposed bedrooms are also well within the standards and achieves compliant areas. The rear amenity spaces proposed also far exceed the 100m^2 minimum space standard set out in the Essex Design Guide for 3+ bedroom dwellings.

14.4.11 Overall, it is considered that the proposed development, whilst slightly increasing built form 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 it is clear that the design elements of the proposals have been implemented to respect existing built form and vernacular of the area that respect the character of the site. As such, the proposals accord with Policies S3 and GEN2 of the Uttlesford Local Plan (2005) and eCP52 and eCP53 of the emerging Local Plan (2021-2041).

14.5 C) Flood Protection (Policy GEN3, eCP35, eCP36, eCP37, NPPF)

14.5.1 Policy GEN3 sets out that within areas of the floodplain beyond the settlement boundary, commercial industrial and new residential development will generally not be permitted. Other developments that exceptionally need to be located there will be permitted subject the outcome of a flood risk assessment. Paragraph 170 of the NPPF (2024) also sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future) and that where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

14.5.2 With regards to the emerging Local Plan eCP36 sets out that all development proposals should demonstrate that they will be safe for their lifetime and that they reduce and, where possible, avoid the risk of all forms of flooding to future occupiers, and do not increase the risk of flooding elsewhere.

14.5.3 The site is located entirely within Flood Zone 1 which is area at lowest risk of fluvial flooding. No built development is proposed within areas of flood risk, and all hardstanding is also located within Flood Zone 1. This accords with paragraph 170 of the NPPF (2024) which directs new development away from areas at highest risk.

14.5.4 As such, the proposed development is considered capable of incorporating a suitable means of drainage that would not increase flood risk on or adjacent the site. Therefore, the proposed development is capable of according with Policy GEN3 of the Uttlesford Local Plan (2005), eCP36 of the emerging Uttlesford Local Plan (2021-2041) and the NPPF (2024).

14.6 D) Neighbour and occupant's amenity (Policies GEN2, GEN4, eCP44, NPPF)

14.6.1 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. eCP52 of the emerging Local Plan establishes that development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the most up-to-date versions of the Uttlesford Design Code, and the Essex Design Guide.

14.6.2 The proposed gardens would far exceed the 100m^2 standard for 3+ bedroom properties, as set out in the Essex Design Guide. The private amenity space proposed would provide a high quality of private amenity space for future occupiers of the new dwelling. The shape and form of the proposed gardens would be spacious and expansive and logically relate to each dwelling.

14.6.3 The proposed development would benefit from a considerable separation distance from neighbouring properties and would have all proposed windows either facing the front or the rear such that no material impact would occur to the detriment of the neighbouring houses. It is not considered that the proposed development would result in any material detrimental overlooking, overshadowing or overbearing, therefore would not adversely impact on neighbour's amenity due to the design, scale, location of the proposed development within the site and the separation distance to any neighbours.

14.6.4 Therefore, due to the siting of the new dwelling, its overall scale and form and separation distances there are not considered to be adverse impacts with regards to overlooking, privacy or having an overbearing impact that would make the proposal unacceptable. 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, GEN4 of the Uttlesford Local Plan (2005) and eCP44 and eCP52 of the emerging Local Plan (2021-2041).

14.7 E) Highways and Access (Policy GEN1, eCP26, eCP27, eCP28, NPPF)

14.7.1 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. eCP27 sets out that developers are required to submit a Transport Assessment and/ or a Transport Statement to assess the potential transport impacts of the developments, in line with the thresholds set out in the Essex County Council latest guidance, whilst eCP26 enforces that proposals should provide for a number of sustainable measures to support sustainable transport and connectivity.

14.7.2 As well as the supporting plans provided, the Applicant has also submitted a Transport Statement with the application. These details that the proposed access will be provided via the existing access from Fishmarket leading into a turning head within the site. A turning head is to be provided within the layout to ensure the manoeuvring requirements of refuse, emergency and delivery vehicles can be accommodated. The proposed access accord with the guidance set out in the Essex Design Guide.

14.7.3 Essex County Council's Highway team were consulted on the proposals and from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to conditions being implemented to any planning permission. Therefore, the proposal accords with Policy GEN1 of the Local Plan, eCP26 and eCP27 of the emerging Local Plan (2021-2041) and the NPPF.

14.8 F) Parking provision (Policy GEN8, eCP31, NPPF)

14.8.1 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". The proposed development would trigger the requirement for two vehicle spaces for the proposed 3-bed dwellings and three vehicle parking spaces to be provided for 4+bed dwellings.

14.8.2 The Applicant has demonstrated that 2no. allocated spaces will be provided for the proposed new dwelling at the site. There is also an additional visitor parking area in the site capable of accommodating the required unallocated off-street vehicle parking provision. This would meet the required parking spaces for the new dwelling, as set out in the Vehicle Parking Standards SPD. As such, the proposed development accords with Policy GEN8 of the Uttlesford Local Plan (2005) and eCP31 of the emerging Uttlesford Local Plan (2021-2041).

14.9 G) Ecology and BNG (GEN7, eCP38, NPPF)

14.9.1 ULP Policy GEN7 seeks to ensure that development would not have a harmful effect on wildlife, geological features, or protected species. eCP38 also sets out the design of development should incorporate measures to improve the biodiversity or geodiversity of development sites. The application was submitted with a supporting Biodiversity Validation

Checklist and Preliminary Ecological Appraisal (Hybrid Ecology, June 2025).

14.9.2 These documents address the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

14.9.3 *General duty on all authorities:*

14.9.3.1 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.

14.9.4 *Protected Species:*

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

14.9.5 Place Services Application Form (Cannon Architectural Design Ltd, November 2025), Biodiversity Validation Checklist (Cannon Architectural Design Ltd, November 2025), Plans and Elevations as proposed, drawing number 447-01 (Cannon Architectural Design Ltd, June 2025), Design, Access and Transport Statement (Cannon Architectural Design Ltd, October 2025) and the Ecological Survey and Assessment (Essex Mammal Surveys, October 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

14.9.6 Place Services 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.

14.9.7 In addition to the precautionary mitigation measures outlined in the Ecological Survey and Assessment (Essex Mammal Surveys, October 2025), other mitigation measures should also be followed to avoid impacts

to small mammals, reptiles and amphibians that may enter the site during the construction phase. This includes 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, works must cease immediately, and a professional and suitably licenced ecologist contacted.

14.9.8 We agree that the site is considered to have negligible potential for roosting bats, however it is considered highly likely that bats will commute and forage across the site, particularly given the proximity of the church which has confirmed bat roosts. To avoid impacting light sensitive nocturnal animals such as bats, the applicant is advised that any new external lighting should installed in line with the Guidance Note 8 Bats and artificial lighting (The Institute of Lighting Professionals & Bat Conservation Trust, 2023).

14.9.9 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 Layout 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) and delivery of mandatory Biodiversity Net Gain. Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

14.9.10 *Biodiversity Net Gain:*

14.9.10.1 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.

14.9.11 Place Services have reviewed the submitted Application Form (Cannon Architectural Design Ltd, November 2025). Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. As a result, we are satisfied that this application is exempt, as the proposal is for one self-build dwelling for an area less 0.5 ha. A condition may be considered necessary to be imposed by the Council to ensure that the development must be occupied by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the dwelling for at least 3 years.

14.9.12 As such, it is considered this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts

on ecology interests and that the proposals, with conditions attached and the appropriate legal agreement finalised, accords with Policy GEN7 of the Uttlesford Local Plan (2005) and eCP38 of the emerging Uttlesford Local Plan (2021-2041).

14.10 H) Lighting (Policies GEN5, GEN7, eCP42)

14.10.1 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. eCP42 also sets out that the Council will seek to limit light pollution from new development, including limiting the hours of use for external lighting.

14.10.2 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, 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.

14.11 Heritage impact

14.11.1 The application site is an area of attractive open garden space associated with the modern dwelling known as The Brew House. It is located within the Thaxted Conservation Area and to the south of Grade II listed 7-8 Fishmarket Street (List entry number 1165611), County Library (1, 2 and 3 Fishmarket Street, List entry number 1112983), locally listed 5 Fishmarket Street and Grade II* listed Town House (List entry number 1112904) and its associated outbuildings. The Tithe Map and apportionment of 1842 show that the site was part of a field (paddock) owned by John Webb and occupied by Laurence Hill Webb. No functional or ownership connection with the listed buildings to the north on Fishmarket Street is evidenced by the Tithe information. By the time of the 1877 Ordnance Survey map the land appears to have been lightly treed and it is shown as open land on the 25-inch OS map published in 1897. To the south of the site is the open agrarian landscape setting of the Conservation Area.

14.11.2 The proposed development comprises a one-and-a-half storey detached dwelling of modest height. Taking into account the predominantly residential character, grain, and density of the surrounding area, the scale and form of the proposal would not be out of keeping with the prevailing character and appearance of this part of the Conservation Area. Furthermore, the building would sit low within the landscape due to the site's lower topography, resulting in limited visual prominence. The design and external finishes are considered appropriate to the context. Access would be via the existing paved track serving The Brew House and Dovehouse Yard.

14.11.3 Having been consulted, Heritage officer advised that subject to appropriate landscaping and boundary treatment, it is considered that the proposed development would preserve the character and appearance of the

Conservation Area and the setting of adjacent listed buildings. The proposal is therefore compliant with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework (NPPF).

14.12 I) Accessible Homes (GEN2, eCP53, SPD - Accessible Homes and Playspace)

14.12.1 Policy GEN2 and the SPD entitled 'Accessible Homes and Playspace' require compliance with the Lifetime Homes standards. This is also reflected by eCP53 which states that the Council expect all residential schemes to be 100% M4(2) compliant. 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 J) Planning Balance

14.13.1 The NPPF describes the importance of maintaining a five-year supply of deliverable housing sites. As the council is currently unable to demonstrate a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).

14.13.2 Paragraph 11 (d) of the NPPF advises:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8) granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed (7) or

ii. 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.

14.13.3 Therefore, a tilted balance approach should be applied in the assessment of the proposed development and whether the potential harm the development ‘significantly and demonstrably’ outweighs the potential positive outcomes of the development as a whole.

- The development will result in a small level of economic and social benefit. Together these elements are considered to carry **limited weight** in support of the scheme.

- Moreover, the scheme would make a limited, but nonetheless important, contribution to the supply of housing. This carries **moderate weight** in its favour.
- The site is accessible to services and facilities, and the proposal would encourage movement by means other than the car. This is given **limited weight** in favour.
- The proposals would make the most efficient use of previously developed land. This is given **limited weight** in favour of the proposals.

14.13.4 It respects to harm, **no negative harm** has been identified because of the proposals.

14.13.5 Taking both the positives and negatives of the proposal into account, it is concluded that the benefits brought by the development set out in this application will outweigh the negatives of the development as a whole and as such the Tilted Balance is engaged in this respect. The principle of development is acceptable and would be in accordance with paragraph 11(d)(ii) of the National Planning Policy Framework (2024).

14.13.6 Accordingly, the proposals are considered to represent a well-designed and policy-compliant scheme that accords with the NPPF, the adopted Uttlesford Local Plan and the emerging Uttlesford Local Plan (2021-2041). It is therefore recommended that permission be granted.

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 unit samples of the materials to be used in the construction of the external finishes of the development, 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) and emerging Core Policy 52 of the Uttlesford Local Plan (2021-2041).

4 Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]:-

i. proposed finished levels or contours;

ii. means of enclosure;
iii. car parking layouts;
iv. other vehicle and pedestrian access and circulation areas;
v. hard surfacing materials;
vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.
viii. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

The details shall be implemented in accordance with the approved details.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005) and emerging Core Policies 39 and 52 of the Uttlesford Local Plan (2021-2041).

5 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

i the parking of vehicles of site operatives and visitors,
i loading and unloading of plant and materials,
ii storage of plant and materials used in constructing the development,
iii wheel and underbody washing facilities.

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1 of the Highway Authority's Development Management Policies.

6 The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, have been provided. The vehicle parking area and associated turning area shall be retained in this form at all times.

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

7 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.

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

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

9 Prior to installation, detailed drawings of proposed windows, doors, fascia and sills (including sections and elevations at scales between 1:20 and 1:1 as appropriate) shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and permanently maintained as such.

REASON: To preserve the fabric and significance of the designated heritage asset, in accordance with Core Policy 62 of the Emerging Local Plan, Policies GEN2 & ENV2 of the Uttlesford Local Plan (as adopted), s16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (2024).

10 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Survey and Assessment (Essex Mammal Surveys, October 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

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

11 A Biodiversity Enhancement Layout for biodiversity enhancements listed in Ecological Survey and Assessment (Essex Mammal Surveys, June 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following: a) detailed designs or product descriptions for biodiversity enhancements; and b) locations, orientations and heights for biodiversity

enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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 the NPPF 2024 and s40 of the NERC Act 2006 (as amended)

12 Prior to occupation, a "lighting design strategy for biodiversity" for external lighting in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

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

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

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Policy GEN7 of the Uttlesford Local Plan (2005) and emerging Core Policy 38 of the Uttlesford Local Plan (2021-2041).

13 The development hereby permitted shall be provided in accordance with the guidance in Approved Document S 2021 and shall be built in accordance with Optional Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure compliance with the adopted Uttlesford Local Plan Policy GEN2, and the adopted Supplementary Planning Document 'Accessible Homes and Playspace'.

14 The 1-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 Plan 2005 and the subsequent SPD on Accessible Homes and Play space and emerging Core Policy 53 of the Uttlesford Local Plan (2021-2041).

15 The residential unit hereby permitted shall be constructed as a self-build and custom housebuilding dwelling within the definitions of self -build and custom housebuilding dwelling in the 2015 Self-Build and Custom Housebuilding Act (as Amended by the 2016 Housing and Planning Act:

o The first occupation of the residential unit herby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling.
o The Council shall be notified of the persons who intended to take up first occupation of the residential unit hereby permitted at least two months prior to the first occupation.

REASON: To ensure the development complies with the self-build and custom house building definition and to help meet the Councils self-build requirement in accordance with Policies H10 of the Uttlesford District Local Plan (as Adopted) and the National Planning Policy Framework.

APPENDIX 1 – ECC HIGHWAYS

Your Ref: UTT/25/2971/FUL
Our Ref: 62494
Date: 19th December 2025

Essex County Council

Director for Highways and Transportation

To: Uttlesford District Council
Assistant Director Planning & Building Control
Council Offices
London Road
Saffron Walden
CB11 4ER

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No.	UTT/25/2971/FUL
Applicant	John Jossuame
Site Location	The Brew House Fuchsia Row Park Street Thaxted Essex CM6 2ND
Proposal	Erection of 1 no. self build dwelling with associated landscaping parking and access

From a highway and transportation perspective the Highway Authority has no objections to make on the proposal, subject to the following conditions/ obligations:

1. The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, have been provided. The vehicle parking area and associated turning area shall be retained in this form at all times.

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

2. 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.

3. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:

   i. vehicle routing,
   ii. the parking of vehicles of site operatives and visitors,
   iii. loading and unloading of plant and materials,
   iv. storage of plant and materials used in constructing the development,
   v. wheel and underbody washing facilities.
   vi. Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense where caused by developer.

   Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1 of the Highway Authority's Development Management Policies.

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

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

The above condition is required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and Uttlesford Local Plan Policy GEN1.

Informatives:

i. There shall be no discharge of surface water onto the Highway.

ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.

iii. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

APPENDIX 2 – PLACE SERVICES (ECOLOGY)

Date: 22 December 2025

Tunde Aregbesola
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

By email only

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.

Application: **UTT/25/2971/FUL**
Location: **The Brew House, Fuchia Row, Park Street, Thaxted, Essex CM6 2ND**
Proposal: **Erection of 1 no. self-build dwelling with associated landscaping, parking and access**

Dear Tunde,

Thank you for consulting Place Services on the above application. Please note that we can only provide comments in relation to ecology.

No ecological objection	
Recommend approval subject to attached conditions	X
Further information required/Temporary holding objection	

Summary

We have reviewed the Application Form (Cannon Architectural Design Ltd, November 2025), Biodiversity Validation Checklist (Cannon Architectural Design Ltd, November 2025), Plans and Elevations as proposed, drawing number 447-01 (Cannon Architectural Design Ltd, June 2025), Design, Access and Transport Statement (Cannon Architectural Design Ltd, October 2025) and the Ecological Survey and Assessment (Essex Mammal Surveys, October 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

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.

In addition to the precautionary mitigation measures outlined in the Ecological Survey and Assessment (Essex Mammal Surveys, October 2025), other mitigation measures should also be followed to avoid impacts to small mammals, reptiles and amphibians that may enter the site during the construction phase. This includes 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, works must cease immediately, and a professional and suitably licenced ecologist contacted.

We agree that the site is considered to have negligible potential for roosting bats, however it is considered highly likely that bats will commute and forage across the site, particularly given the proximity of the church which has confirmed bat roosts. To avoid impacting light sensitive nocturnal animals such as bats, the applicant is advised that any new external lighting should 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, it is highlighted that we have reviewed the submitted Application Form (Cannon Architectural Design Ltd, November 2025). Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. As a result, we are satisfied that this application is exempt, as the proposal is for one self-build dwelling for an area less 0.5 ha. A condition may be considered necessary to be imposed by the Council to ensure that the development must be occupied by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the dwelling for at least 3 years.

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 Layout 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) and delivery of mandatory Biodiversity Net Gain.

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 conditions

1. **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**
   "All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Survey and Assessment (Essex Mammal Surveys, October 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

   This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

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

2. **PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT**
   "A Biodiversity Enhancement Layout for biodiversity enhancements listed in Ecological Survey and Assessment (Essex Mammal Surveys, June 2025), shall be submitted to and approved in writing by the local planning authority.

   The content of the Biodiversity Enhancement Layout shall include the following:
   a) *detailed designs or product descriptions for biodiversity enhancements; and*
   b) *locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

   The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features 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 the NPPF 2024 and s40 of the NERC Act 2006 (as amended)

Recommended informatives

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. **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 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 contact us with any queries.

APPENDIX 3 – PLACE SERVICE HISTORIC BUILDINGS AND CONSERVATION

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

FAO: Planning Department,
Uttlesford District Council

Our ref: 13191
Application ref: UTT/25/2971/FUL
Date: 8 January 2026

HISTORIC BUILDINGS AND CONSERVATION ADVICE

RE: The Brew House Fuchsia Row Park Street Thaxted Essex CM6 2ND

The application is for erection of 1 no. self-build dwelling with associated landscaping parking and access.

This application follows a pre-application consultation undertaken in July 2025.

The site forms part of the private gardens of The Brew House, a modern development situated along the southern edge of Thaxted Conservation Area. To the west of the site is another modern property Dovehouse Yard. The proposed development site lies to the south of several designated and non-designated heritage assets, including:

- Grade II listed 7–8 Fishmarket Street (List Entry No. 1165611)
- Grade II listed County Library (1, 2 and 3 Fishmarket Street, List Entry No. 1112983)
- Locally listed 5 Fishmarket Street
- Grade II* listed Town House (List Entry No. 1112904) and its associated outbuildings

The Tithe Map and apportionment of 1842 indicate that the land formed part of a paddock owned by John Webb and occupied by Laurence Hill Webb, with no functional or ownership connection to the listed buildings on Fishmarket Street. By the 1877 Ordnance Survey, the land appears lightly treed, and the 1897 25-inch OS map depicts it as open ground. To the south, the site adjoins the open agrarian landscape that contributes to the setting of the Conservation Area.

The proposed development comprises a one-and-a-half storey detached dwelling of modest height. Taking into account the predominantly residential character, grain, and density of the surrounding area, the scale and form of the proposal would not be out of keeping with the prevailing character and appearance of this part of the Conservation Area. Furthermore, the building would sit low within the landscape due to the site's lower topography, resulting in limited visual prominence. The design

and external finishes are considered appropriate to the context. Access would be via the existing paved track serving The Brew House and Dovehouse Yard.

Subject to appropriate landscaping and boundary treatment, it is considered that the proposed development would preserve the character and appearance of the Conservation Area and the setting of adjacent listed buildings. The proposal is therefore compliant with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy Framework (NPPF).

If minded for approval, the following conditions are recommended.

- Notwithstanding the submitted details, prior to commencement of development a detailed schedule of proposed external materials (including clear photographs and/or plans) shall be submitted to and approved in writing by the Local Planning Authority.

- Prior to installation, detailed drawings of proposed windows, doors, fascia and sills (including sections and elevations at scales between 1:20 and 1:1 as appropriate) shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and permanently maintained as such.

- Details of all new surfacing, hard and soft landscaping, and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to their first installation on site.