

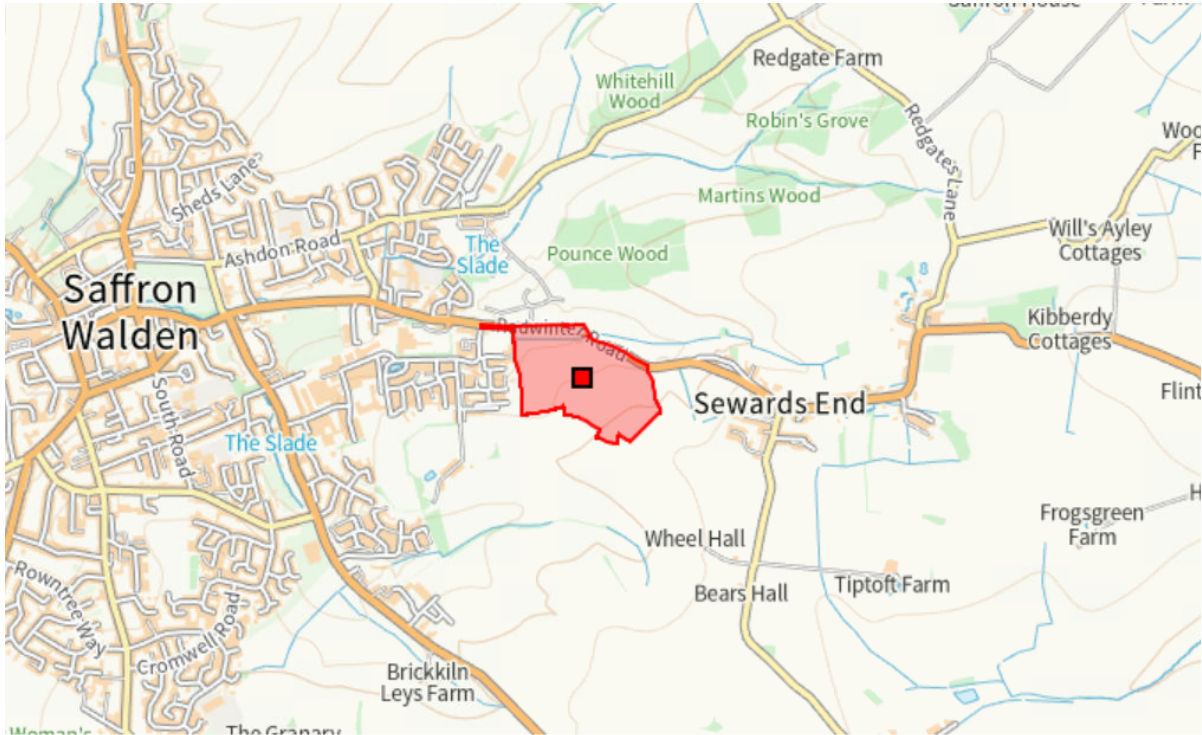
ITEM NUMBER: 5

PLANNING COMMITTEE DATE: 8 April 2026

REFERENCE NUMBER: UTT/25/1568/DFO

LOCATION: Land South Of (East Of Griffin Place), Radwinter Road, Swards End, Essex.

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: March 2026

PROPOSAL: Submission of details following outline application UTT/21/2509/OP - details of appearance, landscaping, layout and scale for 233 dwellings with associated works.

APPLICANT: Bellway Homes Ltd (North London)

AGENT: Savills

EXPIRY DATE: 5 September 2025

EOT EXPIRY DATE: 20 March 2026

CASE OFFICER: Richard Elder

NOTATION: Outside Development Limits. Minerals Safeguarding Area. Within 250m of Ancient Woodland (Pounce Wood). Within 250m of Local Wildlife Site (Pounce Wood).

REASON THIS APPLICATION IS ON THE AGENDA: Major Application

1. **EXECUTIVE SUMMARY**

1.1 This Reserved Matters application seeks approval for the layout, scale, appearance, landscaping, and associated details for the development of 233 dwellings, including affordable housing, in accordance with the outline planning permission (UTT/21/2509/OP). The outline application was determined under the policies of the previous Uttlesford Local Plan 2005 and allowed at appeal on 5th October 2022. This reserved matters application was received and validated on 6th June 2025 within the 3 year period for submission of reserved matters as required in condition 2 of the outline permission. This reserved matters application was also received within the period of the previous Local Plan 2005 and thus shall be assessed whether the submitted details accord with the parameters of the original outline permission and the policies of the new adopted Uttlesford Local Plan 2021-2041. The relevant policies of the previous Uttlesford Local Plan 2005 are still pertinent in the light of the outline permission and constitute a material consideration in the determination of this application with appropriate weight.

1.2 The key matters for consideration relate to the acceptability of the layout, scale, appearance and landscaping.

- 1.3** Vehicular access to the site will be taken from Radwinter Road in accordance with the details approved as part of the outline planning permission. A 6.75m wide carriageway access road with 3 metre verges, a 2 metre wide footway and a 3 metre wide footway cycleway are proposed along the main spine road leading from the main access. The main access road will also facilitate the provision of a bus service route and central turning loop within the site together with a bus stop to the east side of the main access road.
- 1.4** The internal network provides safe and efficient circulation for all modes of travel, including strong pedestrian and cycle connections throughout the site. Parking provision accords with adopted standards, and the proposals have been reviewed by Essex County Council as Highway Authority, who raise no objection subject to conditions.
- 1.5** The landscape strategy integrates built form with its surroundings, providing large areas of public open space and green corridors within the site, structural planting, and SuDS features that contribute to visual quality, public amenity space and biodiversity.
- 1.6** The layout ensures adequate privacy, daylight, and garden space for all dwellings and safeguards the amenity of existing and future residents.
- 1.7** The storey heights range from one-and-a-half storeys mainly located to the northeast and southeast edges of the site to address the lower height transition to the countryside, mainly 2 storeys and 2-and a-half storey houses throughout and 3 storey apartment buildings to the north and northwest of the site.
- 1.8** The design and appearance of the buildings are mainly characterised by provision of a pitched roof form with gables and dormer windows set into the roof slopes which is reflective of the Saffron Walden local area and its heritage. The variety of materials to be used include coloured weatherboarding, coloured render, red brick, stone and brick with flint feature facades to reflect Saffron Walden's historic character and buildings along Radwinter Road.
- 1.9** Of the 233 dwellings, 93 units (40%) are affordable to include a tenure split of 65 affordable rented units (70%) and 28 affordable home ownership units (30%). This fully accords with the requirements of the outline S106 legal agreement and Policy H9 of the Uttlesford Local Plan 2005. The affordable housing provision is, however, 5% more than that required under Core Policy 56 of the new Local Plan 2021-2041 which requires 35% of the total dwellings as affordable dwellings.
- 1.10** Overall, the proposals are considered to deliver a well-resolved, policy compliant development consistent with the objectives of the NPPF 2024, the new Uttlesford Local Plan 2021-2041 and in full accordance with the approved outline parameter plans.

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 comprises a rectangular piece of land measuring 18.3ha to the east edge of Saffron Walden, to the south of Radwinter Road. The site is currently in arable agricultural use.

3.2 It is directly adjacent to residential development (west of the site) that has been implemented and built out by Linden Homes and Redrow. There is an existing small scale commercial site that abuts the north-west corner of the site. To the east and south of the site is open farmland. The site which lies directly to the south of the application site is allocated for future residential development. A track is located to the north of the existing building and runs from east to west. A drainage ditch runs parallel to the track. The site slopes downwards from the south-east to the north.

4. **PROPOSAL**

4.1 The proposed development comprises the comprehensive redevelopment of the site to provide 233 new residential dwellings, including 93 affordable homes. Extensive landscaping and public open space is integrated within the scheme, ensuring an open and green appearance to the site in accordance with the approved outline parameter plans.

4.2 Vehicular access to the site will be taken from Radwinter Road in accordance with the details approved as part of the original outline permission. A 6.75m wide carriageway access road with 3 metre verges, a 2 metre wide footway and a 3 metre wide footway cycleway are proposed along the main spine road leading from the main access. The main access road will also facilitate the provision of a bus service route and central turning loop within the site together with a bus stop to the east side of the main access road. This will form part of a wider mobility hub to include an electric car club parking bay on the western edge of the spine road and an electric cycle hire scheme. Parking provision accords with adopted standards, and the proposals have been reviewed by Essex County Council as Highway Authority, who raise no objection subject to conditions.

- 4.3** The layout has been determined by the sites technical constraints and opportunities comprising three residential parcels, each with their own character. The parcels are broken up by green pockets and green corridors to add visual interest and link the parcels to the public open space to the southwest and SuDS features to the north by a legible and permeable network of streets within a clear road hierarchy to include a central spine road/bus loop, secondary streets, and pedestrian and cycle routes around the site. The design of the road network follows the principles set out in the approved Access and Movement outline parameter plan.
- 4.4** The large areas of proposed open space to the southwest of the site are to reinforce buffers between the existing settlement edge and boundary vegetation, ensuring the development will assimilate into the surrounding area and thus lessen the impact on the countryside beyond the site boundaries.
- 4.5** The majority of the houses are 2 storeys in height with a pitched roof form and gables which is reflective of the local area. The taller 3 storey flatted blocks are positioned in the north of the site and along the main spine road to act as marker buildings. The scheme also incorporates several 1.5 storey houses to minimise the visual impact of the development where the built form adjoins the proposed area of public open space to the southwest all in accordance with the approved Building Heights outline parameter plan. The primary external materials will comprise red brick, flint, off-white render and black and sandstone weatherboarding to reflect the local vernacular.
- 4.6** The landscape design is focused around a strong green infrastructure strategy. The large area of public open space to the southwest is designated as a naturalistic parkland with a layered and ecologically rich landscape character. Green corridors and pedestrian routes which link the built form to the open space include a mix of tree, hedge and shrub planting to include the provision of 489 new trees as well as a mix species rich wildflower grass and ornamental hedge planting.
- 4.7** Two Locally Equipped Areas for Play (LEAP) will be located within the public open space. One is sited within the north part of the site and the second LEAP is located to the west of the site adjacent to the public open space. Both LEAP's benefit from sufficient natural surveillance.
- 4.8** The residential accommodation comprises a mix of house types and sizes within the market housing and affordable housing provision. Of the 233 dwellings, 93 (40% of the total number of dwellings) are affordable housing dwellings. These will be split to provide 65 affordable rented units (70%) and 28 affordable home ownership units (30%). Additionally, 5% of the affordable housing will be M4(3) wheelchair accessible units in accordance with the requirements of the outline permission and S106 agreement producing 5 units in total. The overall accommodation schedule is as follows:

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 bedroom
Market	0 (0%)	33 (24%)	27 (19%)	66 (47%)	14 (10%)
Affordable home ownership	6 (21%)	12 (43%)	10 (36%)	0 (0%)	0 (0%)
Affordable rented	15 (23%)	21 (32%)	23 (35%)	6 (9%)	0 (0%)

4.9 Schedule 3, Part 4, Paragraphs 1, 2 and 3 of the Section 106 agreement attached to the original outline permission requires 5% of the market housing units to be delivered as custom build plots. In accordance with the above, the proposed scheme includes 7 custom build dwellings.

4.10 Overall, the proposals are considered to deliver a well-resolved, policy compliant development consistent with the objectives of the NPPF 2024 and the adopted Uttlesford Local Plan 2021-2041.

5. ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The development considered at outline stage was deemed to constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as an 'urban development project' under paragraph 10 (b) of Schedule 2 of the Regulations where the scale of the development proposals are such that they are likely to have significant impacts on the environment.

5.2 An Environmental Impact Assessment (EIA) Statement of Compliance has been submitted to confirm that the reserved matters application is in compliance with the outline planning permission. The EIA Statement of Compliance confirms that the conclusions presented in the original Environmental Statement (ES) (August 2021), and subsequent Environmental Statement Addendums (January 2022 and May 2025), remain valid.

5.3 It is agreed that the conclusions and mitigation presented in the original ES remain valid and there are no significant deviations presented with the reserved matters details. As such, it is considered that no further EIA information is required for the determination of this application.

6. RELEVANT SITE HISTORY

Reference	Proposal	Decision
UTT/21/1138/SO	Request for an EIA Scoping Opinion under Regulation 15 of the EIA Regulations 2017 for residential development of up to 240 dwellings, new access and associated landscaping and infrastructure.	EIA not required

UTT/ 21/2509/OP APP/C1570/W/22 /3296426)	Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access	Refused. Subsequent appeal allowed.
UTT/25/1463/FUL	S73 application to vary condition 3 (approved plans), 5 (tree protection measures) and 19 (Farmland Bird Mitigation Strategy) of UTT/21/2509/OP (erection of up to 233 residential dwellings and associated works)	Approved
UTT/25/3184/DOV	Request for Deed of Variation of 106 agreement dated 21 September 2022	Under consideration
UTT/26/0220/DOC	Application to discharge condition 9 (contamination) attached to UTT/21/2509/OP (approved under Appeal APP/C1570/W/22/3296426)	Under consideration
UTT/26/0221/DOC	Application to discharge condition 10 (Construction Environmental Management Plan) and 11 (Construction Management Plan) attached to UTT/21/2509/OP (approved under Appeal APP/C1570/W/22/3296426)	Under consideration
UTT/26/0412/DOC	Application to discharge condition 6 (Archaeology) attached to UTT/21/2509/OP (approved under Appeal APP/C1570/W/22/3296426)	Under consideration
UTT/26/0636/DOC	Application to discharge condition 21 (highways) attached to UTT/21/2509/OP (allowed at appeal APP/C1570/W/22/3296426)	Under consideration

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

- 7.1** The applicants undertook pre-application discussions with officers to determine the agreed schedule of housing types, mix and tenure of the dwellings as required by the particulars of the S106 agreement. It was agreed to reduce the affordable housing provision from 40% to 38% in order to enable 2no. 3-bedroom wheelchair accessible bungalows to be included within the affordable housing mix to meet an identified housing need in the District. Accordingly, the initial Reserved Matters Application was submitted on this basis. However, during the course of the application, this was revised to increase the affordable housing provision to provide a policy compliant 40% in accordance with Policy H9 of the Uttlesford Local Plan, the outline permission and provision secured within the S106 agreement in the absence of a Financial Viability Assessment to justify the reduced number of affordable dwellings.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

- 8.1.1** No objection subject to conditions

8.2 Health & Safety Exec

- 8.2.1** Does not advise against the granting of permission.

8.3 National Highways

- 8.3.1** No response

8.4 Lead Local Flood Authority

- 8.4.1** No objection subject to conditions

8.5 Environment Agency

- 8.5.1** No objection subject to a condition.

8.6 Aerodrome Safeguarding

- 8.6.1** Holding objection until confirmation received that the two attenuation ponds will not have islands. This has been addressed through imposition of a condition to ensure that no islands are provided.

9. PARISH/TOWN COUNCIL COMMENTS

9.1 Saffron Walden Town Council

- 9.1.1** They raise the following concerns:

- Confirmation is required to ascertain the feasibility of the Church Street traffic lights proposal.
- Site access arrangements with one vehicular access point and limited support for sustainable transport measures on the main point of entry.
- Whilst not included within the S106 agreement, a footpath into Swards End and the town centre would add to the sustainability of the site, demonstrating encouragement of sustainable transport measures.

9.2 Swards End Parish Council

9.2.1 raises the following concerns:

- The areas of open space have changed/reduced.
- The road floods and with more development this will get worse.
- Hedgerows on the roadside must be retained.
- A footpath into Swards End and the town centre would add to the sustainability of the site, demonstrating encouragement of sustainable transport.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 No objection to the revised affordable housing schedule, type, mix and tenure of dwellings.

10.2 UDC Environmental Health

10.2.1 No objection subject to a noise condition:

“A noise validation report, demonstrating compliance with BS8233:2014 Guidance on sound insulation and noise reduction for buildings shall be submitted to and approved by the local planning authority before any of the dwellings are occupied. This assessment shall be conducted in accordance with Professional Practice Guidance: Planning and Noise-New Residential Development (May 2017) and the approved noise design scheme. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme”.

10.3 UDC Landscape Officer/Arborist

10.3.1 No objection

10.4 Place Services (Conservation and Heritage)

10.4.1 No objection. The proposed development does not result in harm to built heritage which was assessed for potential heritage impact at the outline application stage and appeal.

10.5 Place Services (Ecology)

10.5.1 No objection. We are satisfied that this reserved matters application is exempt from mandatory biodiversity net gains, as the outline application was submitted before 12th February 2024.

10.6 Place Services (Archaeology)

10.6.1 No response. Addressed through submission of details pursuant to condition 6 of the outline permission – under consideration (ref. UTT/26/0412/DOC).

10.7 Essex Police

10.7.1 No objection subject to an informative.

10.8 NATS Safeguarding

10.8.1 No safeguarding objection.

10.9 Anglian Water

10.9.1 No objection

10.10 Active Travel England

10.10.1 Standing advice

10.11 UDC Urban Design Officer

10.11.1 No objection. The scale and appearance of the development is of acceptable design quality and in broad compliance with the Uttlesford Design Code. The amended and resubmitted information addresses my previous comments.

10.12.1 Exolum

10.12.2 Exolum responded on the 19th February 2026 to confirm that further to their letter of 3rd July 2025 (which set out a holding objection due to the proposed development affecting their pipelines and easement areas) and following discussions between their client and the applicants, that their objection is withdrawn after the issue of revised plans to Exolum. Following the recent consultation on the up to date revised plans discussed with Exolum, they have now provided a response dated 23rd March 2026 stating that Exolums apparatus will be affected by the proposals.

10.12.3 Officer Response: It is likely that this standard response has been sent without knowledge of the recent discussions and plan revisions with

Exolum involving the applicants, agents and officers. As such, it is considered that the latest revised plans received have addressed the previous concerns raised by Exolum.

11. REPRESENTATIONS

11.1 A site notice was displayed on site; the application was advertised in the local press and notification letters were sent to nearby properties. Five letters of objection have been received and are summarised as follows:

11.2 Objection summary

- Only 1 vehicle access point for 233 dwellings.
- Is too large and dense making the eastern end of Saffron Walden characterless and anodyne.
- Will increase traffic congestion and lead to legitimate safety concerns navigating the already overstressed road system.
- Development is not sustainable as it does not add any amenities.
- Removes green spaces.
- Increased risk of flooding and damage and overwhelming sewers.
- Radwinter Road is vulnerable to flooding and road surface is in poor condition.
- Will significantly increase population placing added pressure on two nearby GP practices.
- Local schools and nurseries are already full, with large class sizes and funding limitations.
- Construction noise and disturbance.
- Lack of natural buffers between new and existing developments.
- The area proposed for development is an important thoroughfare for local wildlife, including deer. Hedgerows, support a wide variety of birds, insects and mammals local to the area.
- The housing volume is too great.
- The house designs are very standard estate housing design. There is little imagination to reflect individuality and nature of the historic town and village.

11.3 Officer Comment

11.3.1 Many of the objections received relate to the potential impacts of the development. As the principle of the development and its potential impacts have been considered at outline application stage to include mitigation through the imposition of conditions and planning obligations, many of the objections are not relevant to the consideration of this reserved matters application considering details of layout, scale, appearance and landscaping.

12. MATERIAL CONSIDERATIONS

- 12.1** In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 12.2** Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to
- a) The provisions of the development plan, so far as material to the application:
 - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
 - b) any local finance considerations, so far as material to the application, and
 - c) any other material considerations.
- 12.3** Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area.
- 12.4** **The Development Plan**
- 12.4.1** Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Uttlesford Design Code (adopted July 2024)
Felsted Neighbourhood Plan (made February 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)
Stebbing Neighbourhood Plan (made July 2022)
Saffron Walden Neighbourhood Plan (made October 2022)
Ashdon Neighbourhood Plan (made December 2022)
Great & Little Chesterford Neighbourhood Plan (made February 2023)

13. **POLICY**

13.1 **National Policies**

13.1.1 National Planning Policy Framework (2024)

13.2 Uttlesford District Local Plan 2021-2041

13.2.1 The development plan for the purposes of this application comprises the Uttlesford Local Plan 2021–2041 (adopted March 2026). The recently adopted Local Plan replaces the previously saved policies of the Uttlesford Local Plan (2005) and now provides the primary basis for decision-making.

13.2.2 Core Policy 3 - Settlement Hierarchy
Core Policy 5 - Providing Supporting Infrastructure and Services
Core Policy 23 - Overheating
Core Policy 24 - Embodied Carbon
Core Policy 26 – Providing for Sustainable Transport and Connectivity
Core Policy 27 - Assessing the Impact of Development on Transport Infrastructure
Core Policy 28 – Active Travel (Walking & Cycling)
Core Policy 29 – Electric & Low Emission Vehicles
Core Policy 30 – Public Rights of Way
Core Policy 31 – Parking Standards
Core Policy 33 – Managing Waste
Core Policy 34 – Water Supply and Protection of Water Resources
Core Policy 35 – Watercourse Protection and Enhancement
Core Policy 36 – Flood Risk
Core Policy 37 – Sustainable Drainage
Core Policy 38 – Sites Designated for Biodiversity or Geology
Core Policy 39 – Green & Blue Infrastructure
Core Policy 40 – Biodiversity and Nature Recovery
Core Policy 41 – Landscape Character
Core Policy 42 – Pollution and Contamination
Core Policy 43 – Air Quality
Core Policy 44 – Noise
Core Policy 45 – Protection of Existing Employment Space
Core Policy 52 – Good Design Outcomes and Process
Core Policy 53 – Standards for New Residential Development
Core Policy 55 – Residential Space Standards
Core Policy 56 – Affordable Dwellings
Core Policy 61 – The Historic Environment
Core Policy 62 – Listed Buildings
Core Policy 64 – Archaeological Assets
Core Policy 66 – Planning for Health and Well-being
Core Policy 67 – Open Space, Sport and Recreation
Core Policy 67a – Management of Public Open Space

13.3 Supplementary Planning Document or Guidance

13.3.1 Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document – Accessible homes and playspace

13.4 Uttlesford District Local Plan 2005

13.4.1

S7	The Countryside
GEN1	Access
GEN2	Design
GEN3	Flood Protection
GEN4	Good Neighbourliness
GEN5	Light Pollution
GEN6	Infrastructure Provision
GEN7	Nature Conservation
GEN8	Vehicle Parking Standards
H1	Housing Development
H9	Affordable Housing
H10	Housing Mix

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2 **A) Whether the layout, scale and appearance of the proposal is acceptable**
B) Dwelling mix and Affordable Housing Provisions
C) Access, Movement and Parking
D) Landscaping, Open Space and Play
E) Biodiversity and Protection of Natural Environment
F) Drainage
G) Residential Amenity and Noise

14.3 **A) Whether the layout, scale and appearance of the proposal is acceptable**

14.3.1 The scope of outline permissions and reserved matters approval is governed by Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the DMPO”). It limits reserved matters approval to issues of: access; appearance; landscaping; layout; and scale. Access was approved as part of the outline permission and therefore the following definitions are relevant to this application:

- 14.3.2
- **‘layout’** means the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
 - **‘scale’** means the height, width and length of each building proposed within the development in relation to its surroundings.

- **‘appearance’** means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- **‘landscaping’**, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

- 14.3.3** The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.
- 14.3.4** The guidance set out in Section 12 of the NPPF 2024 stipulates that proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and be visually attractive as a result of good architecture.
- 14.3.5** Core Policies 52 (Good Design Outcomes and Process) and 53 (Standards for New Residential Development) of the Uttlesford Local Plan 2021–2041 seek to promote good design requiring proposals to consider the scale, form, layout and appearance of the development and safeguarding important environmental features in its setting to reduce the visual impact of the new buildings where appropriate. Furthermore, it states development should not have a materially adverse effect on the reasonable occupation and enjoyment of residential properties as a result of loss of privacy, loss of daylight, overbearing or overshadowing.
- 14.3.6** Condition 4 on the decision notice for the outline planning permission requires that the reserved matters are constructed in general accordance with the approved parameter plan.
- 14.3.7** This section of the report assesses matters of layout, scale, and appearance.
- 14.3.8** Layout:
- 14.3.9** A layout demonstrates the spatial arrangement of the principal route and development blocks, and the manner in which they interrelate to establish a coherent network of streets, open spaces, and built form. It defines the overarching settlement structure, including density and grain — that is, the configuration of blocks and plots — together with the strategic distribution of land uses.
- 14.3.10** The proposed reserved matters layout accords with that of the approved Parameter Plans under outline permission UTT/21/2509/OP/ and retains the fundamental development structure established at that stage. The scheme defines a clear and legible hierarchy of streets and open spaces stemming from the main tree lined north-south road and green corridors

with tree and shrub planting. The layout responds appropriately to its constraints.

- 14.3.11** The layout incorporates three distinct residential parcels, each with its own character. The three residential parcels are broken up by green pockets, green corridors and open spaces to add visual interest for residents and link the parcels to the public open space to the southwest and SuDS features to the north. The parcels are linked together by a legible and permeable network of streets from the central spine road/bus loop, secondary streets, pedestrian and cycle routes and private drives.
- 14.3.12** A landscaped area of public open space to include SUDS attenuation ponds provides a buffer zone to Radwinter Road to the north. The two apartment blocks, previously sited facing onto this open space, have now been relocated to the north west corner close to the main access to provide a focal gateway building feature to the entrance with similar design gateway town houses opposite to provide a dramatic sense of arrival. Additional areas of public open space are provided within the centre of the site, where pedestrian and cycle routes converge, to the south and south east of the site. The large areas of proposed open space to the south east of the site will reinforce buffers between the existing settlement edge and boundary vegetation, ensuring the development will assimilate into the surrounding area and thus lessen the impact on the countryside beyond the site boundaries.
- 14.3.13** Buildings are arranged to front onto streets and overlooking the public open spaces, securing active frontages and natural surveillance to ensure safety and integration between built form and landscape. Rear gardens are enclosed and proportionate, ensuring appropriate levels of privacy and defensible space.
- 14.3.14** Car parking is provided through a combination of 530 on-plot spaces, garages and limited courtyard groupings, 58 unallocated spaces for visitors, 2 unallocated spaces for residents and 1 car club space. One EV charging point is to be provided per plot. Parking is generally set back from principal elevations and softened by landscaping, reducing the visual dominance of vehicles within the street scene. All properties will be provided with access to secure, covered cycle parking which can accommodate at least one cycle. The dwellings with garages are adequately sized to allow for cycle storage.
- 14.3.15** Overall, the layout delivers a coherent and well-structured pattern of development that accords with the approved outline parameter plans and reflects the principles of good urban design set out in Core Policies 52 and 53 of the Uttlesford Local Plan 2021-2041 and the Uttlesford District Design Code 2024.
- 14.3.16** Scale:

- 14.3.17** The outline permission established a development of up to 233 dwellings with building heights predominantly at two storeys, with limited two-and-a-half storey elements and 3 storey apartment buildings. Overall, the storey heights range from one-and-a-half storeys mainly located to the north east and south east edges of the site to address the lower height transition to the countryside, mainly 2 storeys and two-and-a-half storey houses throughout and 3 storey apartment buildings to the north and north west of the site.
- 14.3.18** The reserved matters proposals adhere to this framework, with the submitted plans demonstrating that the scale of the development is consistent with the parameters approved at outline stage and is appropriate in the context of the site and surrounding area.
- 14.3.19** Appearance:
- 14.3.20** Appearance, as defined in planning policy, relates to the external design qualities of buildings and spaces, including built form, architecture, materials, colour, texture, and detailing. The choice of materials is integral to both the functional performance and longevity of development, as well as its relationship with the surrounding context. Their appropriateness is informed by the scale and form of buildings, and careful selection is necessary to secure outcomes that are practical, durable, and visually coherent. In line with national and local design policies, the use of high-quality, contextually responsive materials is essential to ensuring new development integrates harmoniously with its setting.
- 14.3.21** The design and appearance of the buildings are mainly characterised by provision of a pitched roof form with gables and dormer windows set into the roof slopes which is reflective of the Saffron Walden local area and its heritage. The variety of materials to be used on the house types include coloured weatherboarding in sandstone, sage green, soft green and black drawing on similar colours within Saffron Walden. Other house type materials include render, red brick, stone and brick with flint feature facades to reflect Saffron Walden's historic character and buildings along Radwinter Road. All houses benefit from a front entrance porch either inset or covered through provision of a sloping or apex pitched canopy. The 3 storey apartment buildings are proposed to be clad in black anthracite weatherboarding to the gable ends with central sections of red brick. External balconies are to be constructed in grey steelwork
- 14.3.22** The submitted Design and Access Statement states that the design and materials for the street scenes which frame and form a backdrop to each space are designed to create integration between landscape and building design, clearly differentiating the character and function of each greenspace. These separate character areas are a 'Wetlands' area to the north, 'Townside' to the east side of the site, 'Avenue' within the centre of the site around the main access road, 'South View' covering the open spaces to the south of the site, 'Core' area to the west centre covering the central green corridor and open space, 'Sewards' to the north east edge

and 'Gardens' to the south east of the built up area on the edge of the parklands open space buffer.

- 14.3.23** The 'wetlands' character area is mainly characterised by spaciouly laid out detached and semi-detached houses to provide an informal street scene with an organic mix of gables and material disposition, with a consistent soft red brick & black weatherboard.
- 14.3.24** The 'Avenue' area would include mainly pairs of semi-detached houses constructed in soft red brick, arched brick lintels over grey casement windows and apex porches separated by open car ports. Rendered houses would replace the brick to provide variety within the streetscape.
- 14.3.25** The 'Core' area would include a mixture of semi-detached and detached dwellings addressing the Core greenspace. These houses would be constructed of a mix of sage weatherboarding, soft red brick and flint feature facades which include a more staggered frontage with various projections and bays to the larger dwellings to provide visual interest and form.
- 14.3.26** The 'South View' area generally includes detached 1½-storey dwellings in "soft green" weatherboard and soft red facing brick and an informal variety of gable sizes and window proportions, with simple pitched or inset porches.
- 14.3.27** The 'Townside' area greenspace lies opposite the recently completed development to the west. These detached and semi-detached 2 storey houses are to be constructed of either coloured render (buttermilk/salmon) and soft red brick and would primarily face onto the north-south cycle and pedestrian path.
- 14.3.28** The 'Sewards' area includes generally detached 1 and-a-half and 2-storey dwellings addressing the green buffer space along the eastern boundary, in black weatherboard and brick, with feature chimneys to key corners.
- 14.3.29** Affordable housing is integrated throughout the scheme and is tenure blind in external appearance. Materials, detailing and architectural treatment are consistent across tenures, avoiding identifiable distinctions.
- 14.3.30** Boundary treatments comprise a mix of hedging, brick walls and close boarded fencing, applied according to context to define public and private realms effectively. Where garden boundaries are adjacent to open space, defensible planting is proposed to cover the length of the boundary and discourage attempts to gain access to the rear or sides of dwellings. The planting will also screen the boundaries and provide a more attractive view of the built form from the public open spaces.
- 14.3.31** Streets are reinforced by structured planting, particularly along the principal road hierarchy with trees and green open spaces, contributing to a strong landscape framework. Additional street tree planting will extend

the avenue of trees from the central spine road to continue further into the development.

14.3.32 As such, it is considered that the proposed layout, scale and appearance represent a coherent and contextually responsive form of development. The scheme adheres to the approved outline Parameter Plans, secures a clear hierarchy of streets and spaces, integrates significant areas of public open space and landscape buffers, and delivers a consistent architectural language reflective of the local vernacular. The development is therefore considered acceptable in design terms and compliant with the Uttlesford Local Plan 2021-2041 the Uttlesford District Design Code and the design objectives of the NPPF 2024.

14.3.33 Quality of Accommodation:

14.3.34 The proposed dwellings are designed to meet the nationally described space standards and provide an acceptable standard of internal accommodation. Floor plans demonstrate appropriately sized rooms, logical circulation and functional layouts capable of meeting the needs of a range of households.

14.3.35 All 93 affordable dwellings are designed to meet M4(2) accessibility standards, with 5% of affordable dwellings to be provided to M4(3) standard in accordance with the obligation set out in the S106 agreement. These M4(3) dwellings would include the provision of 1 x 2 bed 4 person house and 2 x 2 bed 3 person apartments (affordable rent) and 1 x 2 bed 4 person house and 1 x 2 bed 3 person apartment (shared ownership). This differs slightly to the requirements of Core Policy 53 of the new Uttlesford Local Plan 2021-2041 which requires a higher percentage of provision of 10% of dwellings to be M4(3) compliant. However, this reserved matters application has been submitted to accord with the parameters of the outline permission determined under the old Local Plan policies and the clauses of the completed S106 which requires provision of 5% M4(3) dwellings. As such, it would be unreasonable to insist on the requirement set out in the new Local Plan at this late stage of the application.

14.3.36 The layout secures appropriate levels of daylight, outlook and privacy. Back-to-back separation distances of approximately 25 metres are achieved across the site, ensuring no unacceptable overlooking or loss of privacy between dwellings.

14.3.37 The majority of dwellings are provided with private rear gardens that accord with adopted guidance and external balconies serving the apartments. Where minor variations occur, garden spaces remain functional in shape and proportion and are capable of accommodating normal domestic use. In addition to private amenity space, the scheme delivers substantial areas of public open space, which provide meaningful recreational opportunities for future residential occupiers.

14.3.38 In accordance with the Green Infrastructure Parameter Plan, it is proposed to provide two Locally Equipped Areas for Play (LEAP) which will be located within the public open space to the northern part of the site away from traffic hazards and noise pollution. The second LEAP is located to the west of the site adjacent to the public open space. Both LEAP's benefit from sufficient natural surveillance. The play equipment consists of a selection of timber play equipment providing a playable space with a natural landscape character.

14.3.39 On this basis, the proposals accord with the new local plan and national policy objectives.

14.3.40 In respect of sustainability, all dwellings are to be fitted with domestic heating from a renewable source of energy and solar panels where possible in accordance with details to be submitted pursuant to condition 26 of the outline permission. Each dwelling will benefit from electric vehicle charging provision incorporated within on-plot parking areas. A Sustainable Drainage System (SuDS) is integrated into the wider landscape strategy, particularly within the northern open space area, ensuring that surface water is managed on site in accordance with approved drainage principles.

14.3.41 Overall, the development is considered to provide a satisfactory standard of accommodation for future occupiers.

14.4 B) Dwelling mix and Affordable Housing Provisions

14.4.1 Core Policy 53 of the Uttlesford Local Plan 2021-2041 expects new major residential development to provide a mix of homes to meet current and future requirements in the interests of meeting housing need and creating socially mixed, vibrant and inclusive communities.

14.4.2 The proposed mix of the 233 dwellings is shown in the following table:

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 bedroom
Market	0 (0%)	33 (24%)	27 (19%)	66 (47%)	14 (10%)
Affordable home ownership	6 (21%)	12 (43%)	10 (36%)	0 (0%)	0 (0%)
Affordable rented	15 (23%)	21 (32%)	23 (35%)	6 (9%)	0 (0%)

14.4.3 The Section 106 Agreement attached to outline permission UTT/21/2509/OP secures a minimum provision of 40% affordable housing. Of the 233 dwellings, 93 units (40%) are affordable to include a tenure split of 65 affordable rented units (70%) and 28 affordable home ownership units (30%). This fully accords with the requirements of the outline S106 legal agreement, Policy H9 of the Uttlesford Local Plan 2005 and Core Policy 56 of the Uttlesford District Local Plan 2021-2014 which sets out a requirement of a lower provision of 35%.

14.4.4 The submitted affordable housing schedule comprises a mix of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses as follows:

14.4.5 Affordable rented:

15 x 1 beds
21 x 2 beds
23 x 3 beds
6 x 4 beds

14.4.6 Shared ownership:

6 x 1 beds
12 x 2 beds
10 x 3 beds

14.4.7 The affordable units are distributed in policy compliant clusters and are tenure blind in external appearance, ensuring integration with the wider development and avoiding undue concentration. The Council's Housing Officer has reviewed the proposed dwelling types, mix and tenure split and raises no objection.

14.4.8 In accordance with Paragraph 63 of the NPPF 2024, the scheme provides a wide choice of high-quality homes, including affordable housing, contributing to the creation of a mixed and inclusive community. The proposal is therefore considered compliant with the Core Policies 53 and 56 of the Uttlesford Local Plan 2021-2041, the requirements of the outline Section 106 Agreement, and the NPPF 2024.

14.5 C) Access, Movement and Parking

14.5.1 Access, Pedestrian and Cycling Movement:

14.5.2 Vehicular access into the site was established at outline stage provided via a new access from Radwinter Road. The proposed primary loop road has been amended as part of the Section 73 application (Ref. UTT/25/1463/FUL) to pull it away from the eastern boundary of western residential parcel in order to improve the functionality of the internal road network and improve the layout of the dwellings within proposed scheme. As set out in the original outline permission, the intention is for the bus loop to be temporary until the parcel to the south is developed. Following this, the bus would only utilise the main spine road.

14.5.3 Pedestrian and cycle infrastructure have been provided throughout the development through a permeable network of traffic free routes around the periphery, within the core of the site and public open spaces in line with the approved outline Access and Movement parameter plan. A 3-metre-wide pedestrian and cycle lane route traverses around the site extending from the east boundary around to the south and back up through the central green corridor and open space outside of the Exolum

oil pipeline easement area. It contributes to active travel around the site and the transport hierarchy to encourage walking and cycling as a priority and to reduce reliance on the private car. A future pedestrian and cycle access link from this route is proposed to the south west corner to the adjacent site to the west whenever it becomes available to ensure wider permeability and integration of sites within the surrounding area.

14.5.4 Swept path analysis demonstrates that refuse and service vehicles can safely manoeuvre within the site. Turning facilities are incorporated where required, and the internal layout enables efficient circulation.

14.5.5 Essex County Council, as Highway Authority, has been consulted and raises no objection in principle, subject to conditions securing final technical details. The proposal is therefore considered to provide a safe and suitable means of access for all users in accordance with the NPPF 2024, Core Policy 26 (Sustainable Transport and Connectivity) and Core Policy 27 (Assessing the Impact of Development on Transport Infrastructure) of the Uttlesford Local Plan 2021–2041 of the Uttlesford Local Plan 2021-2041 and the outline Access and Movement Parameter Plan.

14.5.6 Parking:

14.5.7 Core Policy 31 of the Uttlesford Local Plan 2021-2041 states development proposals should take into account the latest Essex Parking Standards and the parking standards and design principles set out in the Uttlesford Design Code and the Council's Vehicle Parking Standards Supplementary Planning Guidance. These standards specify a minimum of one space for one bedroom dwellings, two for two- and three-bedroom dwellings, and three for four-bedroom dwellings, together with additional visitor spaces at a ratio of one per four dwellings. Minimum bay dimensions are set at 2.9 m × 5.5 m, and garages at 3 m × 7 m. Each dwelling must also include at least one secure, covered cycle parking space.

14.5.8 A total of 591 car parking spaces are proposed across the site (inclusive of visitor bays). This is split into 530 allocated spaces for residents, 58 unallocated spaces for visitors, 2 unallocated spaces for residents and 1 car club space. Parking provision is primarily on-plot, supplemented by limited courtyard groupings where necessary. This approach ensures parking remains subordinate within the street scene and avoids large, visually dominant parking courts. Spaces are appropriately dimensioned and laid out in accordance with standards.

14.5.9 Every dwelling has access to secure, covered cycle parking which can accommodate at least one cycle. The dwellings with garages are adequately sized to allow for cycle storage. The dwellings without garages will be provided with covered and secure bike stores. Communal cycle stores have been provided for the apartment buildings.

14.5.10 The overall parking strategy balances functional requirements with streetscape considerations. Vehicles are generally set back from principal elevations and softened by landscaping, reducing visual impact and maintaining coherent street character. The proposed access, movement and parking arrangements are therefore considered acceptable in accordance with Core Policy 31 of the Uttlesford Local Plan 2021-2041 and the Council's Parking Standards.

14.6 D) Landscaping, Open Space and Play

14.6.1 Landscaping forms a fundamental component of the approved Parameter Plan and is central to the scheme's response to both environmental constraints and placemaking objectives.

14.6.2 Core Policy 41 (Landscape Character) of the Uttlesford Local Plan 2021–2041 requires development to respond positively to its landscape context. Core Policy 39 (Green and Blue Infrastructure) states that for major developments, priority will be given to the role of GBI in responding to climate change, managing flood risk, protecting and enhancing heritage assets, supporting sustainable transport options, supporting biodiversity and the natural environment, and ensuring open space for sports and recreation is secured for the community.

14.6.2 The reserved matters proposals retain and reinforce the strategic landscape structure established at outline stage. The proposed layout of the development retains existing boundary landscaping and trees as an integral part of the greenspace character as a base level requirement.

14.6.3 In line with requirements of the outline Green Infrastructure Parameter Plan, extensive new public open space is to be provided within the site where 55% of the site area would be dedicated to landscape and green infrastructure. This is a significant amount of the overall site area which would include green corridors and public open space. The large area of public open space to the southwest is designated as a naturalistic parkland with a layered and ecologically rich landscape character to provide a natural transition to the countryside beyond. Additionally, green pockets and green corridors linking the built form to the public open space have been woven through the site layout with a mix of tree and shrub planting to break up the residential parcels and provide visual connectivity for residents.

14.6.4 The architectural character areas described above have been defined to create differentiation between the areas. The differences in the built form between the character areas will be reinforced by different planting styles to provide a strong sense of place. 'The Avenue' forms a key structural and visual axis within the development, providing a distinctive and legible movement route that is unified by a cohesive and formal landscape character defined by structured evergreen hedge planting and a tree lined spine. Towards the southern extent of the Avenue, the road alignment allows for a potential future access connection to the south. In the interim,

this space is addressed through a series of pocket wildflower areas, which create a more relaxed and naturalistic contrast to the formal structure of the spine.

- 14.6.5** The 'Core' area is designed as a multifunctional, low intervention linear park that integrates ecological value, visual interest, and community use. Incorporating swales and attenuation features planted with reeds and flowering marginal species to manage surface water while enhancing biodiversity. The space would have an informal, natural character, with native wildflower meadow and bulb planting providing seasonal variation and habitat value.
- 14.6.6** The 'Gardens' character area comprises a large green space adjacent to housing. Informal and formal play equipment is provided along with a large open area of amenity grass. Natural style and sensory planting will enhance the connections between the landscaping and the play items and provide residents with an opportunity to get closer to nature. The landscape design approach would deliver an ecologically rich, community focused green space that supports sustainable living, play, and biodiversity enhancement.
- 14.6.7** The 'Sewards' character area comprises a linear green corridor consisting of the existing hedgerow and farm access track planted with shrubs and hedges to create a strong green connection for biodiversity as well as providing an attractive outlook for the adjacent houses.
- 14.6.8** The 'South View' area would comprise native tree species with an understory of native shrubs, amenity grassed areas defined by pockets of shrub planting would also be provided to allow residents to enjoy informal leisure activities and bench seating and views of the proposed wildflower meadow and woodland.
- 14.6.9** The 'Townside' character area to the west boundary seeks to reinforce the existing landscape buffer provided by the existing native hedgerow. The houses that overlook this buffer would benefit from a proposed native hedgerow that would border a strip of wildflower meadow and a swale planted with marginal shrub and a wet wildflower mix. A footpath and cycle route through this landscape buffer will provide residents with the opportunity to complete a circular route around the entire site.
- 14.6.10** To the north of the development, the 'Wetlands' character is proposed as a key ecological and visual landscape buffer between the new dwellings and Radwinter Road. This corridor incorporates the existing ditch, which would be retained and enhanced as a defining natural feature. Attenuation basins and swales are to be introduced to manage surface water runoff while creating valuable wetland habitat. The corridor also acts as a green buffer, filtering views between the built form and the surrounding rural landscape. Existing hedgerows running alongside the ditch would be retained wherever possible, alongside mature trees and hedge planting that contribute to the area's character and ecological continuity.

14.6.11 The Council's landscape officer has been consulted on the proposals and raises no objection. As such, it is considered that the proposed development is consistent with the outline Green Infrastructure Parameter Plan and Core Policies 39 and 41 of the Uttlesford Local Plan 2021–2041.

14.6.12 Play Provision and Public Amenity:

14.6.13 In accordance with the Green Infrastructure Parameter Plan, it is proposed to provide two Locally Equipped Areas for Play (LEAP) within within the areas of public open space. One of the LEAP's has been positioned to the northern part of the site to improve safety and quality by providing a safer, greener environment for children to play, away from traffic hazards and noise pollution. The second LEAP is located to the east of the site within the 'Gardens' character area. Both LEAP's benefit from sufficient natural surveillance. The play equipment would consist of a selection of timber play equipment providing a playable space with a natural landscape character and setting.

The extent and distribution of public open space are consistent with the outline permission and would provide meaningful recreational space for future residents.

14.6.14 Summary:

14.6.15 The overall landscape approach retains the strategic landscape framework approved at outline stage and strengthens it through additional structural planting and integrated green corridors in accordance with the outline Green Infrastructure Parameter Plan. It is also consistent with the Uttlesford Design Guide, which seeks to ensure development integrates with its surroundings and protects environmental quality.

14.7 E) Biodiversity and Protection of Natural Environment

14.7.1 The NPPF 2024 requires planning decisions to contribute to and enhance the natural environment, including by minimising impacts on biodiversity and providing net gains where possible. This is reflected in Core Policy 40 (Biodiversity and Nature Recovery) of the Uttlesford Local Plan 2021–2041.

14.7.2 The large areas of open spaces throughout the site along with secondary green corridors running through the layout design would create a biodiverse wildlife corridor providing opportunities for a range of habitats and improve ecological connectivity through the site and wider landscape. Habitats would be created through provision of native hedgerows, tree planting, wildflower meadows, and species-rich grasslands, while wildlife movement is supported by continuous tree canopy links and the green corridors. The proposed planting strategy is to predominantly consist of native species that will include the ecological and biodiversity enhancements.

- 14.7.3** Existing boundary vegetation would be safeguarded wherever possible and enhanced with native hedge and tree planting to strengthen ecological connectivity but also reflects the surrounding landscape character, encouraging wildlife to navigate safely along road corridors and into rear gardens. This would result in a more permeable and resilient green network that supports biodiversity throughout the development.
- 14.7.4** The Environment Act 2021 requires development to deliver a minimum of 10% Biodiversity Net Gain (BNG), secured for a period of at least 30 years. The Uttlesford Local Plan goes further than this, with Core Policy 40 requiring a 20% net gain. Condition 18 of the outline permission requires submission of a biodiversity enhancement strategy to address the provision of the habitat creation and planting strategy set out above and achieve a minimum of 10% biodiversity net gain to be provided on site. The condition requires submission of these details for approval prior to commencement of the development.
- 14.7.5** Place Services Ecology has reviewed the Reserved Matters submission and confirmed that they raise no objection. Given that 55% of the application site area is designated as public open space dedicated to landscape and green infrastructure, the submitted plans and information indicate that the development is capable of delivering significantly more than 10% biodiversity net gain through a combination of on-site habitat creation, enhancement of existing features and integration of green infrastructure. As such, it is considered that provision of 20% biodiversity net gain or close to this target is achievable within this proposed layout. However, given the proposed development was originally approved and reserved matters detailed design based on a 10% BNG provision, it is considered that provision of 20% BNG within submission of details pursuant to condition 18 of the outline would not be reasonable to fully accord with Core Policy 40 of the Uttlesford Local Plan 2021-2041.
- 14.7.6** Therefore, the proposal is considered acceptable on biodiversity and nature recovery grounds in accordance with Core Policy 40 of the Uttlesford Local Plan 2021–2041 and national planning policy relating to biodiversity protection and enhancement.

14.8 F) Drainage

- 14.8.1** The NPPF 2024 seeks to direct development away from areas at highest risk of flooding and requires that development is safe for its lifetime without increasing flood risk elsewhere. This is reflected in Core Policy 36 (Flood Risk) and Core Policy 37 (Sustainable Drainage Systems) of the Uttlesford Local Plan 2021–2041.
- 14.8.2** Condition 7 of the outline permission requires submission of a detailed surface water drainage scheme for the site prior to commencement of the development. This scheme will include provisions for maintenance, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development.

- 14.8.3** The applicants have submitted detailed drainage plans and a revised Drainage Technical Note dated March 2026 which concludes that the drainage strategy for the site is in line with the approved Flood Risk Assessment (CTP-20-1142 dated July 2021) which accompanied the outline application and subsequent appeal.
- 14.8.4** The Drainage Technical Note confirms that treatment of the drainage is mainly provided via the use of detention basins and swales. A 40% allowance for climate change was applied to the rainfall intensities, which was set out within the approved FRA. The design impermeable area has been taken as 60% of the developable area, not including the additional 5% for urban creep. Exceedance routes will be contained within the site road network and open spaces with the eventual outfall for any overflow being the local watercourse network.
- 14.8.5** SuDS features are to be maintained by Essex County Council or an appointed maintenance company. Surface water discharge from the site will be limited to greenfield Q1 run-off rates to ensure there is no off-site drainage impact following development. And Anglian Water has confirmed that there is enough capacity in the existing foul network to accommodate the proposed development.
- 14.8.6** The Environment Agency have been consulted and have confirmed they have no objection to the submitted details. The Lead Local Flood Authority (Essex County Council) have also been consulted and have confirmed they do not object subject to conditions.
- 14.8.7** The proposals, therefore, accord with the approved outline drainage principles and are compliant with the objectives of Core Policies 36 (Flood Risk) and Core Policy 37 (Sustainable Drainage Systems) of the Uttlesford Local Plan 2021–2041.

14.9 G) Residential Amenity and Noise

14.9.1 Noise:

14.9.2 The principle of residential development at this location, including its exposure to transport noise, was established at outline stage under permission UTT/21/2509/OP allowed at appeal. Condition 13 of the outline permission requires the Reserved Matters scheme to ensure reasonable internal and external noise environments are achieved in accordance with the provisions of BS8233:2014 and BS4142:2014 and requires details of any necessary noise mitigation measures to be submitted as part of the Reserved Matters Application.

14.9.3 The NPPF 2024 requires that development secures a high standard of amenity for existing and future occupants. This is reflected in Core Policy 52 (Good Design Outcomes and Process) and Core Policy 42 (Pollution and Contamination) of the Uttlesford Local Plan 2021–2041, which seek

to ensure that development does not result in unacceptable impacts on residential amenity.

- 14.9.4** A Noise Impact Assessment has accompanied the application to demonstrate the potential noise impacts and baseline levels across the site. The report concludes that to achieve suitable internal amenity sound levels, some properties will be designed so that windows can remain closed, but not sealed, and trickle ventilation will provide background ventilation.
- 14.9.5** When consideration is given to the context of the site, including the mitigation measures to control noise from road traffic and passing aircraft, noise from commercial activities at Walden Cabs results in a low impact at the closest proposed dwellings.
- 14.9.6** The majority of gardens and balconies would be subject to noise levels less than or equal to 50dB LAeq,T. Some apartment balconies would be subject to noise levels between 50-55dB LAeq,T. Therefore all gardens and balconies would meet the requirements of condition 13.
- 14.9.7** After confirmation of the number of trickle vents included within the calculation for ventilation purposes, the Environmental Health Officer does not object to the proposal, subject to a condition requiring the submission of a noise validation report to confirm compliance with the mitigation measures and associated noise criteria.
- 14.9.8** As such, Subject to the imposition of the Environmental Health Officer's recommended condition, it is considered that the proposed development would provide an acceptable standard of residential amenity throughout and is, therefore, considered to comply with Core Policies 42 and 52 of the Uttlesford Local Plan 2021-2014 and national guidance relating to noise and residential amenity.
- 14.9.9** Residential Amenity:
- 14.9.10** In assessing the proposal, careful consideration has been given to the potential impact on the amenities of existing and future residential occupiers. Core Policy 53 (Residential Space Standards) states that all new dwellings will achieve compliance with the Nationally Described Space Standards (or any successor standards/ policy) as a minimum. And will be expected to have direct access to an area of private and/ or communal amenity spaces
- 14.9.11** With regard to future occupiers of the development, the accommodation, sizes of rooms, provision of storage and head heights within the proposed dwellings would accord with the Nationally Described Space Standards. The layout provides adequate private amenity space for each dwelling and appropriate relationships between properties to ensure satisfactory living conditions.

- 14.9.12** The internal road network and parking areas are arranged so as not to create undue disturbance or noise impacts beyond what would reasonably be expected within a residential environment.
- 14.9.13** In terms of the impact on existing residential dwellings to the west, the nearest properties lie approximately 80 metres beyond the east site boundary. Due to this relatively wide separation distance, the provision of additional tree and hedge planting to the boundaries, and the 2 storey scale of the houses proposed to the east side of the site, it is considered that there would be no unacceptable loss of privacy or outlook to neighbouring residential properties.
- 14.9.14** In relation to the proposed buildings, the arrangement of buildings and window placements has been designed to avoid overlooking. Separation distances between opposing elevations are consistent with accepted residential design standards and reflect the parameter plan approved at outline stage.
- 14.9.15** Taking these factors together, the proposal would not result in unacceptable harm to the residential amenities of either existing or future occupiers. The development is therefore considered to comply with Core Policies 42 and 52 of the Uttlesford Local Plan 2021–2041 and the Uttlesford Design Code.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

- 15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

16. CONCLUSION

16.1 The Reserved Matters submission has been assessed against the approved outline permission UTT/21/2509/OP, the associated planning conditions, and the relevant national and local planning policy framework. The details of layout, scale, appearance and landscaping are found to be in general accordance with the approved outline Parameter Plans and comply with the design objectives set out within the NPPF 2024, the Uttlesford Local Plan 2021-2041 and the Uttlesford District Design Code.

16.2 Vehicular access to the site will be taken from Radwinter Road in accordance with the details approved as part of the outline permission. A 6.75m wide carriageway access road with 3 metre verges, a 2 metre wide footway and a 3 metre wide footway cycleway are proposed along the main spine road leading from the main access. The main access road will also facilitate the provision of a bus service route and central turning loop within the site together with a bus stop to the east side of the main access road.

16.3 The internal network provides safe and efficient circulation for all modes of travel, including strong pedestrian and cycle connections throughout the site. Parking provision accords with adopted standards, and the proposals have been reviewed by Essex County Council as Highway Authority, who raise no objection.

16.4 The landscape strategy integrates built form with its surroundings, providing large areas of public open space and green corridors within the site, structural planting, and SuDS features that contribute to visual quality, public amenity space and biodiversity.

16.5 The layout ensures adequate privacy, daylight, and garden space for all dwellings and safeguards the amenity of existing and future residents. Buildings are arranged to front onto streets and overlooking the public open spaces, securing active frontages and natural surveillance to ensure safety and integration between built form and landscape.

16.6 The storey heights range from one-and-a-half storeys mainly located to the north east and south east edges of the site to address the lower height transition to the countryside, mainly 2 storeys and 2-and a-half storey houses throughout and 3 storey apartment buildings to the north and north west of the site.

- 16.7** The design and appearance of the buildings are mainly characterised by provision of a pitched roof form with gables and dormer windows set into the roof slopes which is reflective of the Saffron Walden local area and its heritage. The variety of materials to be used include coloured weatherboarding, coloured render, red brick, stone and brick with flint feature facades to reflect Saffron Walden's historic character and buildings along Radwinter Road.
- 16.8** Of the 233 dwellings, 93 units (40%) are affordable to include a tenure split of 65 affordable rented units (70%) and 28 affordable home ownership units (30%). This fully accords with the requirements of the outline S106 legal agreement and Policy 56 of the Uttlesford Local Plan 2021-2041.
- 16.9** Overall, the proposals are considered to deliver a well-resolved, policy compliant development consistent with the objectives of the NPPF 2024 and the adopted Uttlesford District Local Plan 2021-2041 and in full accordance with the approved outline parameter plans.

17. CONDITIONS

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

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

- 2.** The dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

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 as adopted as County Council Supplementary Guidance. The above conditions are 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.

3. Cycle parking: prior to occupation of the development, each dwelling will be provided with a minimum of one secure covered cycle parking space as shown on the approved plans and retained in this form 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 as adopted as County Council Supplementary Guidance. The above conditions are 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.

4. A noise validation report, demonstrating compliance with BS8233:2014 Guidance on sound insulation and noise reduction for buildings shall be submitted to and approved by the local planning authority before any of the dwellings are occupied. This assessment shall be conducted in accordance with Professional Practice Guidance: Planning and Noise-New Residential Development (May 2017) and the approved noise design scheme. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

REASON: To ensure that appropriate mitigation measures are implemented to secure acceptable internal living conditions for future occupiers in the interests of residential amenity, in accordance with Policies GEN2, GEN4 and ENV10 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework.

5. The noise mitigation measures set out within the Ardent Consulting Engineers Noise Impact Assessment dated June 2025 (Ref: 2501460_A-ACE-XX-XX-RP-C-0601), shall be implemented in full prior to the first occupation of the relevant dwelling(s) and shall be retained and maintained thereafter for the lifetime of the development.

REASON: To ensure that appropriate mitigation measures are implemented to minimise external noise impacts and to secure an acceptable standard of residential amenity for future occupiers, in accordance with Policies GEN2, GEN4 and ENV10 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework.

6. The development shall be carried out in accordance with the submitted Hydraulic Modelling Note Addendum, referenced 2402770_A -ACE-XX-XX-RP-C-0503 and dated February 2026, and the compensatory storage it details:

Compensatory storage shall be provided in line with the drawing Northern Landscaping Levels Strategy, in Appendix A of the Hydraulic Modelling Note Addendum.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing

arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

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

REASON: To safeguard aircraft safety, in accordance with the safeguarding requirements of Stansted Airport and Policy GEN2 and GEN4 of the Uttlesford Local Plan (2005).

8. During construction and in perpetuity, robust measures to be taken to prevent species of birds that are hazardous to aircraft being attracted to the site. The design of the flood attenuation basins must not include any island features in order to help prevent feral geese breeding at the site.

REASON: To prevent any increase in the number of hazardous birds safeguard birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft, in accordance with the safeguarding requirements of Stansted Airport and Policy GEN2 and GEN4 of the Uttlesford Local Plan (2005).

9. Prior to the installation of any solar PV the submission of an Aviation Perspective Glint and Glare Assessment of the installation shall be submitted and approved in writing by the LPA in consultation with the aerodrome safeguarding authority for Stansted Airport (STN); demonstrating no harmful impact to operations at STN. Thereafter the details shall be implemented as approved.

REASON: To safeguard aircraft safety, in accordance with the safeguarding requirements of Stansted Airport and Policy GEN2 and GEN4 of the Uttlesford Local Plan (2005).

10. No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Limiting discharge rates to a maximum combined rate of 23.1l/s for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change storm event. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.

- Provision of 10% urban creep allowance applied to the impermeable areas used to calculate the required storage, in accordance with BS8582.
- Final modelling and calculations for all areas of the drainage system. The calculations should use a MADD Factor of 0.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Incorporation of private drainage runs on the drainage plan to indicate how these areas will drain and be treated.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. In accordance with the NPPF (2024).

- 11.** No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

REASON: The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

- 12.** The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved

Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 13.** Notwithstanding drawing no. 8540.LSP.1.0 Rev I (Landscape Strategy Plan), all perpendicular parking spaces to be kept clear of planting for a distance of 6 metres to the front/rear.

REASON: to ensure adequate space for vehicles to manoeuvre onto and off the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance.

- 14.** Plot 100-102 parking: prior to occupation of plot 100, 101 or 102, the developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details of the parking provision for plots 100, 101 and 102, to include swept path analysis of vehicles accessing the relevant spaces.

REASON: to ensure that vehicles can enter and leave the highway safely in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance.

- 15.** Cycle routes: prior to occupation of the development, the developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details of the cycle route provision across the site to include: details of spine road crossing point(s) and details of connections to the north-south shared route to the west of the site. The cycle routes shall then be provided as indicated on the approved plans and retained in this form at all times.

REASON: in the interests of reducing the need to travel by car, promoting sustainable development and transport, and ensuring an appropriate walking and cycling network in accordance with policy DM9 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance.

- 16.** Vehicular parking: single vehicular parking spaces shall have minimum dimensions of 2.9 metres x 5.5 metres (or 6 metres where it is a parallel parking bay). Tandem vehicular parking spaces shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles. Single garages shall have a minimum internal measurement of 7m x 3m. Double garages shall have a minimum internal measurement of 7m x 5.5m.

REASON: to ensure adequate space for parking off the highway is provided and to encourage the use of garages for their intended purpose

and to discourage on-street parking in the interests of highway safety and in accordance with policy DM8 of the Development Management Policies as adopted as County.

INFORMATIVES

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.lineearchbeforeudig.co.uk to submit details of the planned works for review ensuring requirements are adhered to.
2. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
3. The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Cranenotification/>
4. Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
5. Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
6. Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
7. It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
8. The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of

maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

9. The LLFA will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.
10. All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. The Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway.
11. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicant should be advised to contact the Development Management Team by email at development.management@essexhighways.org
12. Prior to any works taking place in public highway or areas to become public highway, the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design checks, safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims, a cash deposit or bond may be required.
13. 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.

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