



## UTTLESFORD DISTRICT COUNCIL

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**Chief Executive: John Mitchell**

Mr G Hanlon  
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132-134 Hills Road  
Cambridge  
CB2 8PA

**Dated:** 2 May 2014

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**Application Number: UTT/13/2060/OP**  
**Applicant: Kier Homes Ltd**

Uttlesford District Council **Refuses Permission** for:

**Outline application with all matters reserved except access for residential development of up to 300 dwellings, pavilion building, extension to skate park and provision of land for open space/recreation use, including an option for a new primary school on a 2.4 ha site at Land South And North Of Thaxted Road Saffron Walden Essex**

**The refused plans/documents are listed below:**

Plan Reference/Version	Plan Type/Notes	Received
267/179/003 B/Revised Indicative Plan	Block Plan	31/01/2014
1202-58 PL12 D 267 179 001	Other Location Plan	02/04/2014 05/08/2013
267 179 002	Other	05/08/2013
LANDSCAPE APPRAISAL	Other	05/08/2013
TREE SURVEY	Other	05/08/2013
ARCHAEOLOGICAL REPORT	Other	05/08/2013
ECOLOGICAL IMPACT ASSESSMENT	Other	05/08/2013
DESIGN AND ACCESS STATEMENT	Design and Access Statement	05/08/2013
PRELIMINARY GEO- ENVIRONMENTAL SU	Other	05/08/2013
SITE INVESTIGATION	Other	05/08/2013
FOUL SEWERAGE AND UTILITIES STAT	Other	05/08/2013
AFFORDABLE HOUSING	Other	05/08/2013
TRANSPORT ASSESSMENT	Other	05/08/2013
SUSTIANABILITY REPORT	Other	05/08/2013
WASTE MANAGEMENT REPORT	Other	05/08/2013

FLOOD RISK ASSESSMENT  
PLANNING STATEMENT

Other  
Other

05/08/2013  
05/08/2013

Permission is refused for the following reasons:

- 1 The proposal is considered to be an unsustainable form of development in this location as it lies outside the development limits of Saffron Walden within the Countryside, contrary to policies S1 and S7 of the Uttlesford Local Plan 2005.
- 2 The proposal would result in the loss of Grade 2 agricultural land which forms a traditional open space on the approach to Saffron Walden, contrary to policies S7, ENV3 and ENV5 of the Uttlesford Local Plan 2005.
- 3 The proposal by reason of its size and scale would give rise to unacceptable levels of air quality within Saffron Walden which can have a harmful impact on human health, contrary to policy ENV13 of the Uttlesford Local Plan 2005.
- 4 The development hereby permitted would increase the pressure on the local infrastructure within the district, not covering the issues as listed within the schedule of Heads of Terms of the Addendum report presented to the 30th April Planning Committee (page 7 & 8). In the absence of any legal agreement to address this, the application fails to fully mitigate the impacts of the development contrary to Policy GEN6 of the Uttlesford Local Plan 2005.

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

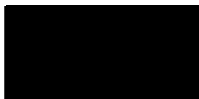
<b>Policy</b>	<b>Local Plan</b>	<b>Local Plan Phase</b>
S1 - Settlement Boundaries for the Main Urban Areas	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
SW5 - Thaxted Road Employment Site	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
S7 - The Countryside	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN5 - Light Pollution	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005

GEN7 - Nature Conservation	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV5 - Protection of agricultural land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV12 - Groundwater protection	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV13 - Exposure to poor air quality	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV15 - Renewable Energy	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H9 - Affordable Housing	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H10 - Housing Mix	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
LC2 - Access to Leisure and Cultural Facilities	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
LC3 - Community facilities	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
LC4 - Provision of outdoor sport and recreational facilities beyond settlement boundaries	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
SP1 - Development within Development Limit	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Meeting Housing Need	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Housing Strategy	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Phasing and Delivery	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Environmental Protection	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Minimising Flood Risk	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June

2012

SP10 - Natural Resources	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
SP11- Renewable Energy and Energy Efficiency	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
SP12 - Protection of the Countryside	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
SP13 - Protecting the Historic Environment	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
SP14 - Protecting the Natural Environment	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
SP15 - Accessible Development	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
SP17 - Infrastructure	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Open Space	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Sustainable Energy	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Environmental and Resource Management	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Protection of Water Resources	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Surface Water Flooding	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Pollutants	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Air Quality	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Contaminated Land	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Design	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012

HE3 - Scheduled Monuments and Sites of Archaeological Importance	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
HE4 - Protecting the Natural Environment	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Vehicle Parking Standards	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Affordable Housing	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Housing mix	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Protection and Provision of Open Space, Sports Facilities and Playing Pitches	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Provision of community facilities beyond development limits	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
Provision of outdoor sport and recreational facilities beyond development limits	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012



**Andrew Taylor**  
**Assistant Director Planning and Building Control**

**Notes:**

- 1 " The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.  
 " The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).  
 " Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.  
 " If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.  
 \* If you want to appeal against the Council's decision then you must do so within 12 weeks if it is a Householder application, 6 months for Conservation Area Consent applications, Listed Building applications and all other planning applications or within 8 weeks in relation to Advertisement applications.

\* If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder application) of the date of this notice, whichever period expires earlier.

\* The Inspectorate will publish details of your appeal on the internet. Please only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

\* Appeals must be made using a form available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

\* If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 2 The local planning authority has taken into account all the relevant material planning considerations, has considered the possibility of negotiating revised plans or imposing conditions, however the issues raised are too great to be addressed by amendments.