

Additional documents/information summary

Dated 21 October 2022

Produced by James Cann (Planning Direct)

Development proposals: Full planning application proposing the erection of 15 new dwellings at Land at Canfield Moat High Cross Lane West Little Canfield Essex

In relation to application S62A/22/0005 the following documentation and information has been provided as requested in correspondence from the Planning Inspectorate dated 19 July 2022.

National Requirements

Revised versions of pages 8 and 9 of the application have been submitted.

Local Requirements

The following plans and revisions to previously produced plans have been submitted to accompany the application.

10949 A1 31 – Sections Unit 1 – 2 / 3 - 6 - Proposed cross section of Units 1 – 2 and 3 – 6

10949 A1 32 – Sections Unit 10 – 17 - Proposed cross section of Units 10 - 17

10949 A1 07 Rev A – Unit 1 -2 Floor Plans - Dimensions and section lines added. Replaces Appendix 7 of the PS.

10949 A1 11 Rev A – Unit 3 – 6 Floor Plans - Dimensions and section lines added. Replaces Appendix 11 of the PS.

10949 A1 16 Rev A – Unit 7 – Floor plan - Dimensions added. Replaces Appendix 16 of the PS.

10949 A1 19 Rev A – Garage block G2 – G7 - Dimensions added. Replaces Appendix 19 of the PS.

10949 A1 22 Rev A – Unit 10 – 17 Ground floor Plan - Dimensions and section lines added. Replaces Appendix 22 of the PS.

10949 A1 23 Rev A – Unit 10 – 17 First Floor Plan - Dimensions and section lines added. Replaces Appendix 23 of the PS.

Lighting Impact Assessment/Lighting Strategy

The following plan has been produced to accompany the application.

10949 A1 29 – Lighting scheme - updated lighting scheme with dimension bars added.

Sustainable Drainage Systems

The following documents have been produced to accompany the application.

10949 A1 30 – Suds Drainage - Suds drainage plan prepared including areas of natural percolation.

10949 A1 28 – Surface Water system - Updated surface water system and some dimension bars added

Suds LLFA Technical Assessment Proforma

Greenfield Run off Calculation

Foul sewage and utilities

The following plan has been produced to accompany the application.

10949 A1 27 – Foul Water system - Updated foul water drains with some dimension bars added.

Archaeological Assessment

A desktop archaeological assessment has been undertaken by Border Archaeology and is included in the submission.

Biodiversity

The following documents have been submitted in support of the application.

Ecological Enhancement Plan 10949 A1 05 R - Redacted version of previous submitted plan.

Ecological Impact Assessment - replaces the Preliminary Ecological Appraisal previously submitted. A redacted version has also been provided.

Bat Emergence Survey

Other matters

Transport Statement

It is considered that the existing junctions have the capacity to accommodate an incremental increase in traffic which would be generated by the proposed development at this location. There is no evidence in the public domain which asserts that the existing highway network is at capacity. The junction at High Cross Lane West and the B1256 (Stortford Road) is considered to be safe, based on historic traffic data. From March 2017 to April 2022 there has only been one slight accident on the B1256 toward the junction with the A120. There are no records of any other accidents during the aforementioned period. The junction already safely accommodates traffic arriving and departing the adjacent gymnasium. If additional information is required by the Highways Authority whilst the application is being determined, the applicant would proactively respond to any such requests accordingly.

Flood Risk Assessment

The part of the site which is identified as being in Flood Zone 2 is simply a moat. A Site Solutions Residence Report produced by Argyll Environmental accompanied the application and addressed the potential risk of ground water, surface water and sewer flooding, although it is clear from the conclusions set out within the report that the risks are low.

Planning Obligation

If the Planning Inspector is minded to approve the application, then the applicant would enter into a Section 106 agreement or equivalent legal agreement with Uttlesford DC and Essex CC to order that planning obligations can be secured. It is expected that the local authority will identify the type of financial contributions required and the formulae to be used to calculate the sums. The applicant intends to pay a commuted sum in lieu of providing affordable housing on the site, and is in the process of identifying the estimated build costs and sale values of the completed units in order that an affordable housing contribution can be calculated in conjunction with the local authority.