



planning direct



Planning Statement to accompany a full planning application proposing the erection of 15 new dwellings at Canfield Moat, High Cross Lane West, Little Canfield, Dunmow, Essex, CM6 1TD

On behalf of: Andrew Smith

Prepared by: Jamie Cann

Date: 22 June 2022

 | [enquiries@planningdirect.co.uk](mailto:enquiries@planningdirect.co.uk) | 01473 407911



---

## NOTICE

This document has been prepared for the stated purpose in Accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of Planning Direct. We accept no responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned.

© Planning Direct. All rights reserved. No part of this document may be otherwise reproduced or published in any form or by any means, including photocopying, storage on a computer or otherwise, without the prior permission of the copyright holder.

Planning Direct is a trading name of Cicero Communication Ltd. Registered in England and Wales, no. 7986959.

July 2020



The Furnace, The Maltings, Princes Street,  
Ipswich, IP1 1SB

 01473 407911

 [enquiries@planningdirect.co.uk](mailto:enquiries@planningdirect.co.uk)



---

# Table of Contents

Introduction .....	6
Location & Site Description .....	9
Proposed Development .....	11
Planning History .....	14
Policy Justification.....	15
National planning policies .....	15
Local planning policies .....	15
Principle of development .....	17
Five Year Housing Supply .....	17
Tilted balance .....	18
Market and affordable housing .....	20
Contributions .....	21
Design and Access .....	23
Design concept .....	23
Access .....	25
Layout .....	26
Transport .....	28
Environmental considerations.....	29
Landscape.....	29
Arboriculture .....	30
Ecology .....	31
Land contamination .....	34
Flood risk.....	35
Building precedents .....	36
Sustainable development .....	37
Economic.....	37
Social .....	38
Environmental.....	39

---

Statement of Engagement .....	41
Conclusion.....	42
Appendices.....	43

---

## Introduction

This statement has been produced on behalf of the applicant, Mr Andrew Smith, in order to demonstrate that the proposed development of 15 new dwellings on the application site is considered to be fully compliant with national and local planning policies and should be viewed favourably by the relevant planning authorities.

The planning application would deliver a significant contribution towards the housing supply, within a district afflicted by a dire shortage of new dwellings. The site is not within a designated area of particular importance as identified within the NPPF which would potentially constrain residential development, and the proposals constitute an wholly innovative design and layout which would enhance the character and setting of the main house and its rural surroundings by creating a sense of an estate house type development. It is clear that the proposed development is considered to be Major Development as it would deliver in excess of 10 dwellings, regardless of the size of the site

It is observed that the UK Government has written to Uttlesford DC advising that it will be taking charge of making decisions on major planning applications within the district effective from 08 February 2022 and until further notice, pursuant to its powers of designation under Section 62A of the Town and Country Planning Act 1990. An applicant has the option to allow an application for a Major Development to be determined by either the local authority or the Planning Inspector acting on behalf of the government.

The applicant has elected for the planning application to be determined by the Planning Inspector, rather than by Uttlesford DC, due to the propensity for the local authority to issue a high proportion of refusals for credible major applications in recent years, which have subsequently been allowed on appeal. The applicant therefore does not have confidence in the local authority's ability to apply national and local planning policy correctly to applications given this track record.

The statement should be read in conjunction with the following documentation which accompanies the planning application:

- 
- Application Form and Ownership Certificate
  - Appendix 1 EXISTING SITE PLAN 10949 A1 01
  - Appendix 2 EXISTING SITE PLAN AREAS OF DEVELOPMENT 10949 A1 02
  - Appendix 3 SITE PLAN SHOWING DEVELOPMENT AREAS A1 03
  - Appendix 4 TOPOGRAPHICAL SURVEY A1 04
  - Appendix 5 ECOLOGICAL ENHANCEMENT PLAN A1 05
  - Appendix 6 PROPOSED SITE PLAN A1 06
  - Appendix 7 UNITS 1 & 2 PROPOSED FLOOR PLANS A1 07
  - Appendix 8 UNITS 1 & 2 PROPOSED ELEVATIONS A1 08
  - Appendix 9 UNITS 1 & 2 ENTRANCE ELEVATIONS A1 09
  - Appendix 10 UNITS 1 & 2 FLOOR PLANS IN SITU A1 10
  - Appendix 11 UNITS 3-6 PROPOSED FLOOR PLANS A1 11
  - Appendix 12 UNITS 3-6 PROPOSED ELEVATIONS A1 12
  - Appendix 13 UNIT 7 EXISTING GROUND FLOOR PLAN A1 13
  - Appendix 14 UNIT 7 EXISTING ELEVATIONS A1 14
  - Appendix 15 UNIT 7 EXISTING FLOOR AND DEMOLITION PLAN A1 15
  - Appendix 16 UNIT 7 PROPOSED FLOOR PLANS A1 16
  - Appendix 17 UNIT 7 PROPOSED ELEVATIONS PLAN A1 17
  - Appendix 18 GARAGES G1 & G8 FLOOR PLANS AND ELEVATIONS A1 18
  - Appendix 19 GARAGES G2-G7 FLOOR AND ROOF PLANS A1 19
  - Appendix 20 GARAGES G2-G7 FRONT AND SIDE ELEVATIONS A1 20
  - Appendix 21 GARAGES G2-G7 REAR AND SIDE ELEVATIONS A1 21
  - Appendix 22 UNITS 10-17 PROPOSED GROUND FLOOR PLAN A1 22
  - Appendix 23 UNITS 10-17 PROPOSED FIRST FLOOR PLAN A1 23
  - Appendix 24 UNITS 10-17 PROPOSED WEST & NORTH ELEVATIONS A1 24
  - Appendix 25 UNITS 10-17 PROPOSED EAST & SOUTH ELEVATIONS A1 25
  - Appendix 26 SITE LOCATION PLAN
  - Appendix 27 UTTLESFORD DISTRICT COUNCIL 5-YEAR LAND SUPPLY STATEMENT AND HOUSING TRAJECTORY STATUS PUBLISHED IN DECEMBER 2021
  - Appendix 28 APPEAL DECISION APP/C1570/W/19/3242550
  - Appendix 29 APPEAL DECISION APP/C1570/W/21/3274573
  - Appendix 30 TRANSPORT STATEMENT JUNE 2022
  - Appendix 31 LANDSCAPE AND VISUAL IMPACT ASSESSMENT APRIL 2022
  - Appendix 32 TREE SURVEY SEPTEMBER 2020
  - Appendix 33 PRELIMINARY ECOLOGICAL APPRAISAL AUGUST 2020

- 
- Appendix 34 SITE SOLUTIONS RESIDENCE REPORT OCTOBER 2020
  - Appendix 35 FLOOD RISK SCOPING REPORT (FLOOD RISK ASSESSMENT) APRIL 2022



---

## Location & Site Description

The application site is located outside a designated settlement boundary in accordance with the existing Local Plan and is therefore within the countryside. The site comprises a residential dwelling known as Canfield Moat (the host dwelling) referred to as Unit 9 on the accompanying site plans), which is a restored rectory and approximately 3.8 hectares of curtilage which includes garden land, numerous outbuildings and a small woodland copse.

The full extent of the application site is located within the red line boundary of the Site Location Plan at **Appendix 26**. In terms of topography the site is relatively level and comprises various trees and hedgerows as identified within an accompanying Tree Survey produced by Arbtech Consulting Limited at **Appendix 32**.

The host dwelling is not identified as a heritage asset nationally or locally in accordance with the Historic England database or the Uttlesford Local Heritage List (April 2021), and the site is not within a designated Conservation Area. The main house has been subject to various planning applications in recent years and the planning history is identified later in the statement.

Canfield Moat was extended in 1990 and again in 2006 and is traditionally constructed with brick elevations of Cambridge ‘yellows’ and some soft reds under a slate roof. The ‘Moat’ in the name of the Main House stems from a moat that completely surrounded the property in the mid-19th Century but which has been filled-in over the years. The ground floor of the house comprises a reception hall, drawing room, dining room, study/office, kitchen/breakfast room, utility room, two cloakrooms, gymnasium, cinema room, video library, dance floor with a stage and two cellars. The first floor comprises seven double bedrooms and five bathrooms (including four en-suites).

The most prominent outbuildings include an existing Dance Studio and ‘The Coach House’ cottage, which provides residential accommodation with two bedrooms identified as Unit 8 on the submitted site plans. In addition there are several other outbuildings and development within the site, to include storage areas, workshops and garaging, a flood lit tennis court, swimming pool and pool house.

---

The approach to the site from High Cross Lane West is across a 200 metre private access road bordered to the north and south by wheat fields leading to electric gates into the Estate. From the gates there is a lovely 250-metre tree lined gravel stone-edged drive leading to a sweeping courtyard in front of the main house, which provides parking for up to 20 vehicles. There are stone capped parapets to the central and eastern part and the house features a number of original carved stone features. The building sits onto a low level brick plinth with ornate brick and stone detailing around both the doors and windows. The majority of the house is covered in Virginia Creeper, Hydrangea, Jasmine and Wisteria. This beautiful collection of Ivy is bright green in the Summer and turns dark red with crimson and golds in the Autumn.

Directly to the south of the site lies Langthorns Plantery, which is a large garden centre also accessed via High Cross Lane West. Directly to the north-east lies further residential dwellings and farm/commercial buildings accessed via a track which runs alongside the northern boundary of the application site. Additionally a further pair or residential dwellings lies directly to the north-west of the site on the opposite side of High Cross Lane West, with additional and larger clusters to the north prior to the road adjoining Stortford Road (B1256) which connects to the A120.

Although in a rural location the site is clearly well related to local transport connections and large settlements with a wide range of services and facilities. The site is positioned within 2 miles of Great Dunmow, 6 miles from Bishops Stortford and 5 miles from Stansted Airport to the west. Furthermore the city centres of Cambridge and London are both within 30 miles of the site and easily accessible via rail, and via the M11 which is within 5 miles. The A120 is located approximately 1.5 miles to the north of the site and is within each reach. The Key Rural Settlement of Takeley and adjoining Little Canfield is located just over 1 mile from the site which equates to a 2 minute drive.

The site is not located within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty, or within any other protected areas as identified within the NPPF. Furthermore the site is not positioned within the Countryside Protection Zone which surrounds Stansted Airport, within which there are strict controls on new development.

---

# Proposed Development

The applicant is proposing to erect a total of 15 new dwellings on the site in accordance with the Proposed Site Plan at **Appendix 6**, which would deliver additional housing at a location unencumbered by site constraints such as Green Belt designation.

The innovative design of the proposed development has been created in order to respond positively to the rural surroundings and in particular its location within the extensive curtilage of the main house, Canfield Moat. The parts of the site which would be earmarked for new development are identified on Plans A1 02-1 (**Appendix 2**) and A1 03-1 (**Appendix 3**). The two existing residential dwellings identified as Units 8 and 9 on the Proposed Site Plan are not included as part of the development proposals. It is recognised that the curtilage of the main house would be vastly reduced as a consequence of the proposed development. The retained curtilage for Units 8 and 9 has been incorporated into the red line boundary simply to provide flexibility should the planning authority identify any potential improvements that could be made to the proposals in relation to the intended sub-division of land between the plots. For avoidance of doubt no external alterations are being advocated to either Unit 8 or Unit 9 and as a consequence it is not considered necessary to submit existing plans for the aforementioned units.

The proposed development has been sub-divided into four parts for ease of reference.

## **Part 1 - Gatehouse**

A pair of gatehouse dwellings (Units 1-2) would be constructed with one either side of the existing entrance into the site, to form a formal gated entrance to Canfield Moat House. The gated entrance is considered to be typical of historical estate developments. The relevant floor plans and elevations plans are included at **Appendices 7, 8, 9 and 10**.

## **Part 2 - Worker Cottages (Secret Garden)**

Units 3-6 would comprise a terrace of four cottage style dwellings which would be served via an internal driveway to be created within the site. The design has been

crafted in such a way to create the impression that the terrace comprise four cottages for workers on the estate. A dedicated parking area would be created to serve the terrace of dwellings, and the development as a whole would form an enclosed 'secret garden' within the site. The relevant floor plans and elevations plans are included at **Appendices 11 and 12**.

### **Part 3 - Dance studio**

It is proposed that the existing dance studio (Unit 7) will be converted to form a single storey residential dwelling in relative close proximity to the worker cottages and existing Unit 8. The relevant floor plans and elevations plans are included at **Appendices 13 to 17**.

### **Part 4 - Stable block/courtyard**

Units 10-17 would form a stable block around a courtyard, within the central eastern section of the site to the rear of the consistent with historic country house type developments. A stable block is also considered to be typical within a large rural estate. The stable block would be served by a eights garages, six of which would be adjoined within a large block and two separate detached garages. The relevant floor plans and elevations plans are included at **Appendices 18 and 25**.

The proposed scheme mix of the development is identified in Table 1 below.

**Table 1 - Proposed Scheme Mix**

<b>Unit</b>	<b>Element</b>	<b>Floors</b>	<b>GIFA (sqm)</b>	<b>Type</b>
Unit 1	Gatehouse	2	141	4-bedroom house
Unit 2	Gatehouse	2	141	4-bedroom house
Unit 3	Worker Cottage (Secret Garden)	2	76	3-bedroom house
Unit 4	Worker Cottage (Secret Garden)	2	76	3-bedroom house
Unit 5	Worker Cottage (Secret Garden)	2	76	3-bedroom house
Unit 6	Worker Cottage (Secret Garden)	2	76	3-bedroom house

---

Unit 7	Dance Studio conversion	1	123	2-bedroom bungalow
Unit 10	Stable block/Courtyard	2	200	4-bedroom house
Unit 11	Stable block/Courtyard	2	160	4-bedroom house
Unit 12	Stable block/Courtyard	2	215	5-bedroom house
Unit 13	Stable block/Courtyard	2	140	4-bedroom house
Unit 14	Stable block/Courtyard	2	140	4-bedroom house
Unit 15	Stable block/Courtyard	2	215	5-bedroom house
Unit 16	Stable block/Courtyard	2	160	4-bedroom house
Unit 17	Stable block/Courtyard	2	200	4-bedroom house

---

## Planning History

The following planning history of the site extracted from the LPA's online public access system s considered to be relevant to the proposed development.

Reference no.	Description	Decision	Date
UTT/0020/10/ FUL	Erection of pool house	Approved	24/02/2010
UTT/0704/09/ FUL	Triple Garage and Detached Pool House	Approved	16/11/2009
UTT/1452/08/ CLP	Certificate of Lawfulness for proposed triple garage and pool house	Approved	03/09/2008
UTT/2020/07/ FUL	Erection of detached triple garage	Approved	03/01/2008

The aforementioned planning applications relate to residential development ancillary to the main house.

---

# Policy Justification

## National planning policies

### NPPF (2021)

The National Planning Policy Framework (NPPF) published in July 2021 sets out the Government's planning policies for England and how these should be applied. The following sections within the Framework are considered to be the most relevant in relation to this application.

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

## Local planning policies

### Uttlesford Local Plan 2005 (adopted January 2005)

The following policies within the adopted Local Plan are considered to be the most relevant to the proposed development and are referred to throughout the statement. It is clear that the Local Plan is extremely out of date and many of the policies are completely inconsistent with the provisions contained within the NPPF.

S7 The Countryside

GEN1 Access

GEN2 Design

GEN6 Infrastructure Provision to Support Development

GEN7 Nature Conservation

GEN8 Vehicle Parking Standards

---

ENV3 Open Spaces and Trees  
ENV8 Other Landscape Elements of Importance for Nature  
ENV9 Historic Landscapes  
ENV14 Contaminated Land  
H1 Housing Development  
H6 Conversion of Rural Buildings to Residential Use  
H9 Affordable Housing



---

## Principle of development

It is important to firstly establish the principle of the development of the application site for residential housing, in accordance with national and local planning policies. It is fundamental to examine the National Planning Policy Framework (NPPF), relevant policies contained within the Uttlesford Local Plan but firstly recognise the housing delivery performance of the LPA.

## Five Year Housing Supply

Paragraph 74 of the NPPF requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five year's worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

Paragraph 68 provides that LPAs should have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability

The Uttlesford District Council 5-Year Land Supply Statement and Housing Trajectory Status published in December 2021 at **Appendix 27** identified the housing delivery assessment of the LPA as at 01 April 2021. This statement is the most recent position statement published on the council's website.

The purpose of the aforementioned statement was to set out the LPA's 5 year housing supply and an indicative trajectory of housing delivery during the plan period for the purposes of decision-making and the 5 year period covered 2021/22 to 2025/26. Table 4 of the document identifies that the LPA cannot demonstrate a five year supply of housing, falling short at 3.52 years. The shortfall is significant in terms of numbers as it constitutes a deficit of 1,088 homes, based on a housing requirement of 3,680 homes and a projected supply of 2,592 homes.

---

The LPA has attempted to demonstrate that it can resolve the chronic shortage of housing and in early 2019 submitted a new Local Plan to the Planning Inspectorate for examination identifying specific sites to be developed in order to deliver its housing obligations. The plan identified that approximately 18,500 homes would be approved for development in outline up to 2033. It was proposed that most of the provision would have been delivered in three garden communities, referred to as Easton Park, North Uttlesford and West of Braintree.

The Inspectorate concluded that it had significant concerns in relation to the integrity of the plan. In particular it was stated that there was insufficient evidence to demonstrate that the garden communities, and thus the overall spatial strategy, have been justified. As consequence it could not therefore conclude that the fundamental aspects of the plan were sound. It was also concluded that the proposed stepped trajectory, which would arise from the strategy's reliance on the garden communities, would result in a worsening affordability problem, as it would delay the provision of housing to meet the identified need in the district for a number of years.

Consequently the five year housing position of the council remains dire, and a new Local Plan is unlikely to be adopted until at least the Summer of 2024 according to the LPA's website.

## Tilted balance

As a consequence of the lack of a five year supply of housing land, paragraph 11d(ii) of the NPPF is consequently engaged and planning permission should be granted for sustainable development unless;

*1. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*

*2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole.*

---

The final section of the statement serves to demonstrate that the proposed development would constitute sustainable development in accordance with the provisions set out within the NPPF.

The NPPF identifies that areas of particular importance include Habitat Sites, Sites of Special Scientific Interest, Green Belt land, Areas of Outstanding Natural Beauty, National Parks, Heritage Coasts and areas at risk of flooding. It is clear the site is not positioned within any of the aforementioned areas in accordance with the LPA's Proposals Maps.

Furthermore the site is not located within the Countryside Protection Zone surrounding Stansted Airport, within which new development is restricted in order to safeguard against coalescence between the airport and nearby settlements.

The site is however in the countryside in accordance with the Local Plan. In terms of applying the 'tilted balance' policies which restrict development within the countryside should carry less weight during the decision making process, in the absence of a five year supply of housing. The two local policies within the current Local Plan which serve to restrict residential development within the countryside are S7 and H1.

Policy S7 seeks to restrict development on sites beyond the Green Belt and in the countryside. The policy states that the countryside will be protected for its own sake, and planning permission will only be granted for development that needs to take place there or is appropriate to a rural area. An appeal against the decision taken by the LPA to refuse an outline application for up to 40 dwellings at Land south of Rush Lane, Elsenham, CM22 6TF was allowed on appeal under reference APP/C1570/W/19/3242550. The Inspector stated within the Appeal Decision dated 04 September 2020 that policy S7 was couched in protectionist language at odds with the more positive approach adopted within the NPPF. It was identified by the Inspector that other than 'valued landscapes' the NPPF does not seek to protect the countryside outside defined settlements. Even the LPA's own Compatibility Assessment in 2012 found S7 only to be partially consistent with the NPPF.

It was recognised by the Inspector that policy S7 if applied would continue to compromise the LPA's ability to meet its future housing requirements, and it is clear that it should be afforded limited weight in determining planning applications for new housing

---

in rural areas. The Appeal Decision for APP/C1570/W/19/3242550 is included at **Appendix 28**.

Policy H1 seeks to restrict development in the countryside as it identifies specific sites for development within settlements identified in the Local Plan for housing. The policy was adopted in January 2005, before the NPPF was first adopted which provides a less restrictive approach to development in the countryside.

Policy H1 is also considered to be out of date in accordance with recent appeal decisions including APP/C1570/W/21/3274573, which related to an outline planning application for the erection of up to 220 dwellings including affordable housing with public open space on land to the north of Bedwell Road, Elsenham, Essex, CM22 . The Inspector found that it was widely accepted that policy H1 was out of date for the purposes of the housing requirement as follows:

*'Indeed, the housing land supply stands at 3.11 years, which is a significant shortfall, and one which is unlikely to be remedied anytime soon. Because of this, the policies which are most important for determining the application are out-of-date. Therefore, the tilted balance in the Framework is engaged, such that there is a presumption in favour of granting planning permission for sustainable development, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.'*

The Appeal Decision for APP/C1570/W/21/3274573 dated 25 October 2021 is included at **Appendix 29**.

The remainder of the planning statement serves to demonstrate that the adverse impact of the proposed development would not outweigh the benefits provided, and the application should be assessed favourably against the three strands of sustainability (economic, social and environmental) as set out within the NPPF.

## Market and affordable housing

The NPPF provides that affordable housing should be provided within development schemes that are considered to be Major Developments. The NPPF identifies that Major Developments constitute residential developments with either a total proposed site area

---

in excess of 0.5 of a hectare or the delivery of ten or more residential dwellings. The development proposed herewith would be eligible for an affordable housing contribution as it would surpass the aforementioned thresholds.

Policy H9 provides that the LPA will seek to secure an element of affordable housing of 40% of the total provision of housing on windfall sites, having regard to the up to date Housing Needs Survey, market and site considerations. Although the site is considered to be sustainable as set out earlier within this statement, it is recognised given the rural location that prospective occupants would be reliant to a large extent on the private motor car. The occupants of the development would also be responsible for contributing towards the upkeep of the site, which would include the private access road, swimming pool, tennis court, gymnasium, woodland copse and extensive grounds. Although a management company would be set up to maintain the site the residents would be required to pay a charge to cover the associated costs which, given the extent of the services to be provided, would not be an insignificant financial commitment.

For the aforementioned reasons it is considered that the development would not be suitable for on site affordable housing, however the applicant would be prepared to negotiate a financial contribution or commuted sum which can be used by the LPA to fund homes in a more suitable location for affordable housing in the district.

Whilst the proposed development represents a series of premium detached and terraced dwellings on a private estate, approximately a third of the proposed dwellings are likely to be valued at about a third of the most highly valued dwelling. Thus the development represents a wide range of affordability.

## Contributions

Policy GEN6 provides that development will not be permitted unless it makes provision at the appropriate time for community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are made necessary by the proposed development. It is recognised that in local areas where the cumulative impact of developments necessitates such provision, developers may be required to contribute to the costs of such provision by the relevant statutory authority.

---

The applicant is prepared to enter into discussions with the planning authority with the purpose of potentially agreeing a financial contribution commensurate to the size and type of development proposed, which can be secured via a Section 106 agreement or alternative form of legal agreement which would include a financial contribution towards the provision of affordable housing in the district and other public services.

---

## Design and Access

This section serves to demonstrate that the design proposals would satisfy relevant national and local planning policies, and contains details regarding the design concepts, layout, access, landscaping and appearance of the development.

Paragraph 130 of the NPPF provides that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Paragraph 134 provides that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The applicant's architect has set out the design concepts that have been adopted in relation to the proposed development within this section and fully explained the approach undertaken.

It is considered that the proposed development would respond positively to the provisions within the NPPF, in addition to local design policies GEN1, GEN2 and GEN8 and the Essex Design Guide.

### Design concept

The proposed development is separated into four sections, which includes;

- 1) The Gatehouse;
- 2) Worker Cottages (Secret Garden);
- 3) Dance Studio conversion; and
- 4) Stable Block/Courtyard with garages provision.

The existing Canfield Moat (Unit 9) is a building of impressive proportions with over 7,000 sq ft of single residential use at its disposal. The building has a wealth of architectural detailing including brick plinths, string courses, stone parapets and sculptures, all portraying a small Country House of some considerable standing.

---

The site already has many small outbuildings and storage barns and a Coach House (Unit 8) all utilising various details from the Architectural palette used within the main house. The Architectural Hierarchy of the various buildings is well established and is very similar to that found on other Country House Estates, with details and materials taken from the main house, simplified and re-used on lesser buildings.

The Secret Garden area is a perfectly concealed piece of land, at present laid to lawn that would very easily fit the small terrace of 4 cottages (Units 3-6). By simplifying the details but with still an eye to the main house we can provide something that is subservient to the main but completely in keeping with its Country Estate feel.

To all Country Estates of this merit, there would be a pair of gatehouses to mark the boundary and assign the entrance to the estate and its grounds. Through the use of the same bricks and bespoke joinery we can start the passage through the estate and take you on an Architectural journey towards the main house. The gatehouses will give not only a focal point for the entrance, but also represent that you are “home” once you have passed through these two guardians and entered the huge and expansive communal landscaped areas and especially the adjoining copse.

The Estate is surrounded by fields and whilst the site is also very concealed behind the extensive mature trees that surround the perimeter of the site, there is no denying the house when constructed back in the early 1800s, would have had extensive need for horses and horse power. All of the main Estates have extensive stable complexes that would have provided the much needed shelter for the horses of the estates and the storage needs for carts and tools / equipment and some staff.

The new stable block has therefore been positioned within the huge rear paddock area and designed to give the appearance of a typical stable block of the 1800s and constructed to use the Architectural language of the main house that it would have served. The same bricks and detailing have been adopted together with the use of Georgian windows all constructed as bespoke joinery items to again add to the authenticity.

By only having the 4 small development areas, Gate House, Workers Cottages, Stables and Dance Studio conversion, we have been very careful to leave the bulk of the very



---

large site open with very large communal areas for collective enjoyment. The woodland will be maintained as an area of enjoyment for all and the preservation of the local wildlife that live there.

The resultant feel will be one of a small Country estate and definitely not another of the gated estates littered with executive houses crammed on to the site. This development is very low intensity which seeks to maximise the landscape of the site and the wonderful existing ecology features already established over many years.

The proposed development has been carefully designed to ensure that it is compatible with the existing buildings on the site, principally the main house, in relation to the potential materials to be used. The proposed dwellings would be positioned a significant distance away from the main house in order to ensure that the views of Canfield Moat can be maintained within the site and enjoyed by the occupants. Each dwelling would benefit from a self contained garden area in addition to access to the facilities associated with the main house, which includes a swimming pool, tennis court, gymnasium and extensive grounds. It is considered that that the communal facilities would encourage households to socially interaction and would result in the creation of a small community within the estate.

Policy GEN2 provides that new development should not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. We have ensured that any potential issues which would result in a detrimental impact upon the amenities of existing and new residents have been designed out.

## Access

The Canfield Moat development is to be accessed along the specifically widened link road joining the site to High Cross Lane West. Once through the entrance gates you will pass in between the two gate houses and on along the central tree line driveway to the main fork in the road. To the right is the Main House and the Coach House together with the Dance Studio and Workers Cottages in the Secret Garden. Straight on at the fork takes you past the retained community copse and onto the stable block, garages and tennis court.

---

No work will be undertaken to the main house or the Coach House and they remain as existing. These both benefit from a traditional front door on the approach elevation and access to the internals is via a stepped approach.

The worker cottages within the secret garden will have a garden path leading up to the front door with level access similar to the approach given to the dance studio complex.

The stable block will have a separate garage block / parking area and a pedestrian friendly courtyard leading to each individual front door via a level access approach. The courtyard will give great safety and security and provide a backdrop for this small community, where they can look out for each other.

The main driveway and circulation roads will be finished in stabilised gravel to match those used both traditionally and at present surrounding the main house.

## Layout

Adjacent to the existing main entrance gates are to be located 2 Gatehouses, one on each side of the driveway. They will form a mirrored aspect around the entrance and will be linked by a short run of brick wall connecting the houses to the gate posts. The Gatehouses face each other and keep a subtle but watchful eye on the entrance to the Estate.

The Worker Cottages will be located within the Secret Garden and thus concealed from the surrounding area by its 9'0" high screen hedges on all sides. The cottages will be modest in size and formed as a small terrace of 4 units each with their own front door and rear garden and providing the perfect space for a small family.

The original dance studio has been linked to the adjoining storage barn and the roof, adapted to provide modest accommodation. Part of the original barn has been demolished and the area turned over to form the garden for this unit. From the existing decking there is a large section of planting giving a screen to the adjoining farm but with occasional vistas out and across the fields for some of the best views on the site.

The existing main house and Coach House will remain as existing with only a small

---

adjustment to the hardstanding around the Coach House to turn more of the gravel areas over to garden space.

The Stable Block will be traditional in form and function with a central approach through a large archway and then leading on to the individual access doors from this central and extensively landscaped area. The Stable can be broken down into individual units with the units benefiting from glazed screens where the stable doors would have been or conversions of the main archways into glazed screens.

The existing woodland will be retained on site and enhanced with additional ecology measures and provisions for bats, birds and reptiles together with a specific area for badgers. The copse is to be managed to provide a long term facility on site and an area of enjoyment for all residents of the Estate.

The approach driveway has some lovely mature trees that line the route through the open parkland landscape area to the front. This is to be preserved with no building or parking so that it is always open grassland ready to be enjoyed by the residents as a walk around the grounds.

---

## Transport

In relation to access the proposed development complies with policy GEN1 and the requirements set out within Section 9 of the NPPF. Paragraph 109 provides that new development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 113 of the NPPF provides that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a Transport Assessment so that the likely impacts of the proposal can be assessed. At a local level Uttlesford District Council's validation requirements document dated March 2019 requires applicants to submit Transport Assessments in support of planning applications for major developments.

The applicant has submitted a Transport Statement at **Appendix 30** which concludes that the proposed development has adequate access and the local road network has sufficient capacity to absorb the additional traffic without need for upgrading.

The internal driveway which serves both the application site and existing development to include a gymnasium, would be widened in order to create dual access for the benefit of existing users and prospective occupants of the proposed dwellings.

There is sufficient provision within the proposed development for vehicles to park in accordance with the minimum requirements as set out within the Essex Parking Standards document.

Provision has been made to mitigate, as much as possible, the number of vehicle movements to and from the site by incorporating provisions in place for cycle storage. The provision of electric charging points for every dwelling will ensure that the infrastructure is designed into the proposed development from the outset to encourage the use of electric cars as a viable alternative to the petrol and diesel motor car. It is demonstrated that the proposed development is fully compliant with local transport policy in relation to access, infrastructure and car parking standards, and from this perspective should be assessed favourably by the LPA.

---

## Environmental considerations

Section 15 of the NPPF provides that planning decisions should contribute to and enhance the natural and local environment and several factors should be considered which relate to impact upon the intrinsic character and beauty of the countryside, minimising impacts and providing net gains for biodiversity where possible and ensuring development does not contribute to unacceptable health risks to the public (in relation to contamination, air quality, noise pollution, land instability of flood risk).

This section of the planning statement specifically addresses the relevant environmental factors associated with the proposed development which are considered to be the visual impact of the proposed development upon the landscape, arboriculture and ecology, and potential risks to the health of prospective occupants associated with land contamination and flooding.

### Landscape

Paragraph 170 of the NPPF provides that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. At a local level policies ENV8 and ENV9 serve to protect landscape elements of particular importance or historic landscapes from unacceptable forms of development. It is recognised that the site is located within an area of particular importance as identified within the NPPF such as an Area of Outstanding Natural Beauty or Special Landscape Area according to the LPA's Proposals Maps, despite being in the countryside.

Nevertheless Uttlesford DCs validation requirements provide that a Landscape and Visual Impact Assessment (LVIA) should accompany a major planning application in order for the LPA to assess the potential landscape and visual impact of the proposed development from surrounding land. Planning Direct has produced a LVIA at **Appendix 31** which has assessed the qualities and value of the existing landscape and visual amenity of the site and its surrounding area, described the proposed development in context of the landscape and predicted and evaluated the landscape and visual effects that may arise.

---

From a landscape impact perspective the LVIA concludes that the landscape sensitivity is low in that the landscape is ordinary in character with some elements such as hedgerows in poor condition. The footpath network is generally low quality and poorly maintained or inaccessible. There is no protected or designated status for the landscape nor heritage recognition. There is no protection in national or local policy for this type of landscape in this location and it is concluded that the development would introduce barely discernible elements or physical change to the landscape. The key characteristics of the landscape and its integrity would be unaffected by the proposed development and the magnitude of intended change is considered to be negligible.

From a visual impact perspective it is considered that the visual sensitivity of the landscape is low in that it is generally of utilitarian value defined by activity rather than distinctive features or valid 'views'. It is considered that the proposed development could be unnoticed by a casual observer and would not alter the composition of views or introduce incongruent features. Consequently it is assessed that the magnitude of the proposed change from a visual impact perspective is negligible.

## Arboriculture

Paragraph 174 of the NPPF provides that planning decisions should contribute to and enhance the natural and local environment by recognising the character and beauty of the countryside including trees and woodland.

At a local level policy ENV3 provides that the loss of groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.

A BS5837:2012 compliant Tree Survey, produced by Arbtech Consulting Limited and dated 03 September 2020 at **Appendix 32** has been submitted to accompany the planning application. The survey has identified all the existing trees within impacting distance of the development site and provides that it is likely that arboricultural impacts can be addressed with suitable design and arboricultural methodology. The area of woodland within the site would remain unaffected by the proposed development.

---

The applicant would be prepared to accept a planning condition imposing the submission of an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for the approval of the LPA prior to the commencement of works as recommended by Arbtech.

## Ecology

Paragraph 175 of the NPPF provides that when determining planning applications significant harm to biodiversity resulting from a proposed development should be avoided, adequately mitigated, or, as a last resort, compensated for. Furthermore development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Paragraph 177 provides that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Similarly local policy GEN7 provides that development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature for nature conservation. Where the site includes protected species or habitats suitable for protected species, an ecological appraisal will be required. Measures to mitigate and/or compensate for the potential impacts of development, secured by planning obligation or condition, will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be also sought where possible.

The applicant has submitted a Preliminary Ecological Assessment (PEA) in support of the application, which has been produced by Samsara Ecology pursuant to a site visit undertaken on 25 August 2020 and is included at **Appendix 33**. The report has been produced to identify key ecological constraints, identify further surveys that may be required, and to identify recommendations to mitigate ecological impact and secure net gains for biodiversity. The appraisal identifies the specific species that may be harmed by the proposed development would be Great Crested Newts, nesting birds, bats,

---

badgers and hedgehogs. The ecologist has identified various recommendations and further surveys that would be required to mitigate against the potential harm caused. Furthermore the ecologist has identified enhancement opportunities in relation to reptiles, nesting birds, bats and hedgehogs.

A summary of the recommendations and enhancement opportunities are identified below and in principle would be implemented by the applicant in accordance with an Ecology Enhancement Plan which accompanies the application at **Appendix 5**.

### **Great crested newts**

Building materials should be stored off the ground or within storage containers during the development. The grassland areas should also be maintained until works begin to prevent them from becoming suitable habitats for sheltering great crested newts.

### **Reptiles**

It is recommended that a hibernaculum should be included within the final design of the development and it is proposed to be positioned on the northern edge of the woodland copse in accordance with the Ecology Plan.

### **Nesting birds**

Works involving the removal or cutting back of the vegetation where birds could nest should be undertaken outside of the main breeding season (which is generally taken to run from March to August inclusive). If sensitive timings are not possible, a check for nesting birds should be undertaken immediately prior to habitat removal by a suitably experienced ecologist. If the latter approach is taken and nesting is encountered, there is a risk of delay since an 'exclusion zone' may need to be set up around nests until young have fledged. Compensation required for the loss of suitable nesting habitats should be in the form of creating a space suitable for use by nesting barn swallows within the roof of one of the proposed new buildings.

It was recommended that up to 10 bird boxes should be included within the final design of the development, suitable for use by a range of species and should be included within the designs of the new buildings as well as attached to trees. The proposed



---

locations of the bird boxes are indicated on the Ecology Enhancement Plan.

## **Bats**

Various surveys will be required to ascertain the presence or absence of roosting and/or hibernating bats within the group of sheds that will be partially dismantled with the development. If bats are found to roost and/or hibernate on the site, then a protected species licence would be required to be obtained from Natural England before works to the building can proceed. The boundary vegetation, internal hedgerows and woodland copse should be retained so bats will be able to continue to forage and commute through the site. It is recommended that lighting for the development is designed in accordance with the guidance set out in the Institute for Lighting Professionals' (ILP) note on bats and artificial lighting. It is also recommended that the boundary vegetation is not lit by external lighting so that a dark corridor is maintained around the site. The applicant is proposing the provision of a bat corridor running from the southern boundary adjoining the western side of the tennis court, to a central location within the site as identified on the Ecology Enhancement Plan.

It was recommended that up to 5 boxes should be included within the final design of the development. The proposed locations of 5 bat boxes are indicated on the Ecology Enhancement Plan.

## **Badgers**

The new 'courtyard' buildings will be constructed within 30 m of a badger sett identified within a woodland copse. This may result in badgers being harmed, injured or killed, or cause their setts to collapse. It is recommended that a licence is obtained from Natural England to close the sett during the construction works temporarily. The survey will need to be conducted to understand the level of activity on the Site fully and to identify the location of any other main setts. The location of the danger sett to be temporarily closed is identified on the Ecology Enhancement Plan.

## **Hedgehogs**

During construction, all excavations should be covered at night, or when not in use, to prevent hedgehogs from being trapped. Any arisings from the vegetation clearance

---

should be removed carefully by hand to check for sheltering hedgehogs and if found the animals should be left to move away on their own accord.

The clearance of any arising from vegetation should be undertaken before the hibernation period for hedgehogs (typically between October and March). All construction materials should be kept off the ground on pallets or stored away to prevent them from becoming suitable for use by sheltering or hibernating hedgehog. An opportunity can be created to allow hedgehogs to shelter and breed on the Site with the provision of hedgehog domes.

The applicant is committed to providing two hedgehog domes on the site in accordance with the Ecology Enhancement Plan.

## Land contamination

Paragraph 178 of the NPPF provides that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

Local policy ENV14 also provides that where a site is known or strongly suspected to be contaminated, and this is causing or may cause significant harm, or pollution of controlled waters (including groundwater) a site investigation, risk assessment, proposals and timetable for remediation will be required.

The applicant has included a Site Solutions Residence Report to accompany the planning application at **Appendix 34**, produced by Argyll Environmental on 30 October 2020. The report fails to identify any potential contaminants on or in close proximity to the site that would warrant further investigation. The report clearly recognises that the curtilage of the site has comprised garden amenity land in living memory, and the risk of land contamination in consideration of the aforementioned land use is negligible. It is duly considered that a Phase 1 Contamination Report is not required in support of the development proposal. The application is considered to fully comply with paragraph 178 of the NPPF and local policy ENV14.

---

## Flood risk

Paragraph 155 of the NPPF provides that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere

The NPPF does provide that for proposed development on a site of 1 hectare or more a Flood Risk Assessment should accompany the relevant application. For the application herewith a Flood Risk Scoping Report (Flood Risk Assessment) has been produced at **Appendix 35** dated 05 April 2022. The report concludes that as the entire site is located in Flood Zone 1 the proposed development would be appropriate without the need for a Sequential or Exception Test.

It is also that the proposed development would not result in an increase in the discharge of surface water on to a public road, as the site is set back from the highway and access would be served via a long private driveway. The applicant would be prepared to submit a Surface Water Drainage Strategy (SWDS) for the consideration and approval of the LPA which can be imposed via a planning condition post approval.

---

## Building precedents

There is a precedent for major residential development relative close proximity to the application site which has received planning approval in recent times, thus emphasising the connectivity of the local area to existing and proposed services, facilities and transport connections. It is not considered given the extent of development (existing and proposed) in the area that the proposed development herewith would be considered to be a remote location.

For example pursuant to planning permission granted in March 2021 a development of 266 homes at Sapphire Fields is currently being constructed off Stortford Road, Great Dunmow by Bellway Homes. Furthermore on the adjacent site the house builder will also be building out 198 homes under its Ashberry Homes brand. The aforementioned schemes form part of a wider neighbourhood development of 790 homes which also includes the provision of a new school and various community facilities. The development is being constructed approximately 2.5 miles to the north-east of the application site.

Multiple new developments have also taken place along the B1256 (Stortford Road) in recent years between Bishops Stortford and Little Canfield, providing increased connectivity between the site, its surroundings and the urban areas of Takeley and Bishops Stortford, to include Beaumont Park (Ashberry Homes).

Furthermore an outline application for up to 90 new homes has been submitted on land to the south of the B1256 on behalf of Welbeck Strategic Land under reference UTT/21/3272/OP with a decision expected imminently. The proposed development is to be located within 1 mile to the northwest of Canfield Moat.

---

# Sustainable development

The NPPF provides that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision making this means that development proposals should be approved that accord with an up-to-date development plan without delay.

Section 8 provides that achieving sustainable development means that the planning system has three overarching objectives (**economic**, **social** and **environmental**), which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

A summary of the impact of the proposed development in relation to the three aforementioned objectives is provided below, and the key factors identified have been examined at length throughout the statement.

## Economic

The NPPF provides that the planning system has an economic role in order to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure. Paragraph 79 of the NPPF provides that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

It is clear the proposed development of 15 new dwellings would provide significant benefits to local businesses and services, many of which will inevitably be experiencing a degree of financial peril as a result of the pandemic.

It is recognised that the site is within a rural area, but it is nevertheless well related to local transport connections and large settlements which benefit from a wide range of

---

services and facilities, such as Great Dunmow and Bishops Stortford within a 2 mile and 6 mile reach respectively. Great Dunmow is classified as one of the three urban areas of Uttlesford, which provide services and facilities to the benefit of the surrounding countryside and also deliver employment opportunities. Furthermore the Key Rural Settlement of Takeley and adjoining Little Canfield is positioned just over 1 mile from the site representing a 2 minute drive by car and includes local businesses, services, shops, a community hall, guest house, public house and transport connections.

Further afield the city centres of Cambridge and London are both within 30 miles of the site and readily accessible via rail. In terms of road connections the M11 is approximately a 5 mile drive from the site and the A120 is located 0.9 miles to the north-east and therefore in each reach.

## Social

The NPPF provides that the planning system has an **social** role by supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Section 5 of the NPPF is concerned with delivering a sufficient supply of homes. In particular paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can be identified where it is required. Paragraph 61 states that within this context the size, type and tenure of housing required for different groups in the community should be assessed and reflected in planning policies.

In relation to rural housing, paragraph 77 provides planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. In the absence of a five year supply of housing land, the LPA should apply substantial weight to the provision of additional housing at this location and the site would qualify as a windfall opportunity which is encouraged within the NPPF.

It should also be recognised that the prospective residents would have access to a swimming pool, tennis court, gymnasium and extensive grounds. The availability of

---

communal facilities would encourage households to socially interaction and result in the creation of a small community within the estate, which is not generally achieved on most development schemes of an equivalent size. The formation of a small community would potentially result in residents sharing journeys to and from local services and facilities reducing the number of car journeys created by the development.

## Environmental

The NPPF provides that the planning system has an **environmental** role by contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 119 provides that planning policies and decisions should promote an effective use of land in meeting the need for homes, while safeguarding and improving the environment. Section 12 of the NPPF deals with the requirement for good design, which it notes is a key aspect of sustainable development.

It is clear the proposal would comply in a number of respects, in that it would be visually attractive and would respond positively to the setting of Canfield Moat by creating a unique rural estate like development within its domestic curtilage. Although the site does not include buildings which are designated heritage assets, the design and layout has nevertheless responded positively to the character and appearance of the main house and would create the visual and physical impression of a former rural estate.

In relation to biodiversity a Preliminary Ecological Appraisal accompanying the application has identified various recommendations, further surveys and potential enhancements that would mitigate any potential harm caused and can be conditioned by the planning authority. A Tree Survey which accompanies the application identifies that potential arboricultural impacts can be addressed through the proposed design and layout.

A Site Solutions Residence Report identifies that there are no potential contaminants on the application site and adjacent land which would impose a health risk to the potential occupants

---

The entire site is located in Flood Zone 1 according to the Environment Agency's online flood mapping database representing the lowest probability of a flood risk event occurring, and the proposed development is acceptable from a flood risk perspective. As a consequence it is not necessary to undertake a Sequential or Exception Test to accompany the application.

The Landscape and Visual Impact Assessment concludes that the proposed development would result in a negligible impact upon the landscape and would be visually acceptable from surrounding land.



---

## Statement of Engagement

As the proposed development would be relatively secluded, outside a settlement boundary, and confined to the curtilage of Canfield Moat, the applicant has engaged appropriately. Engagement has taken place with local landowner, Robert Kemp and his family, who owns the majority of the land surrounding the application site and would be most impacted upon by the proposed development. Mr Kemp's family owns the fields surrounding the site, the private driveway, the dwelling at the junction between the private driveway and highway, and the gymnasium.

During the discussions with Mr Kemp it was agreed that the existing private driveway should be widened as part of the proposals which would enable the free flow of traffic in both directions, providing better quality access for users of the gymnasium and the prospective occupants of the proposed dwellings. Furthermore the residents of the development would likely frequent the gymnasium thus improving further the viability of the business.

---

## Conclusion

It is the professional opinion of Planning Direct that the proposed development is fully compliant with national and local planning policies and should be viewed favourably the LPA.

The LPA is currently unable to demonstrate a five year housing supply and local planning policies which serve to restrict development outside settlement boundaries are considered to be out-of-date and afforded limited weight in the decision making process. The development would deliver 15 new homes thus providing an important contribution towards the local authority's five year housing supply.

The proposals include a unique design concept for the consideration of the planning authority which enhances the character, appearance and setting of the main house and its surroundings, by creating a low density rural estate commonplace within many countryside locations.

The applicant is committed to engage with the planning authority throughout the planning process to consider and instruct amendments to the submitted plans, in order to secure potential improvements to the proposed development identified during the assessment process.

---

# Appendices

- Appendix 1 EXISTING SITE PLAN 10949 A1 01
- Appendix 2 EXISTING SITE PLAN AREAS OF DEVELOPMENT 10949 A1 02
- Appendix 3 SITE PLAN SHOWING DEVELOPMENT AREAS A1 03
- Appendix 4 TOPOGRAPHICAL SURVEY A1 04
- Appendix 5 ECOLOGICAL ENHANCEMENT PLAN A1 05
- Appendix 6 PROPOSED SITE PLAN A1 06
- Appendix 7 UNITS 1 & 2 PROPOSED FLOOR PLANS A1 07
- Appendix 8 UNITS 1 & 2 PROPOSED ELEVATIONS A1 08
- Appendix 9 UNITS 1 & 2 ENTRANCE ELEVATIONS A1 09
- Appendix 10 UNITS 1 & 2 FLOOR PLANS IN SITU A1 10
- Appendix 11 UNITS 3-6 PROPOSED FLOOR PLANS A1 11
- Appendix 12 UNITS 3-6 PROPOSED ELEVATIONS A1 12
- Appendix 13 UNIT 7 EXISTING GROUND FLOOR PLAN A1 13
- Appendix 14 UNIT 7 EXISTING ELEVATIONS A1 14
- Appendix 15 UNIT 7 EXISTING FLOOR AND DEMOLITION PLAN A1 15
- Appendix 16 UNIT 7 PROPOSED FLOOR PLANS A1 16
- Appendix 17 UNIT 7 PROPOSED ELEVATIONS PLAN A1 17
- Appendix 18 GARAGES G1 & G8 FLOOR PLANS AND ELEVATIONS A1 18
- Appendix 19 GARAGES G2-G7 FLOOR AND ROOF PLANS A1 19
- Appendix 20 GARAGES G2-G7 FRONT AND SIDE ELEVATIONS A1 20
- Appendix 21 GARAGES G2-G7 REAR AND SIDE ELEVATIONS A1 21
- Appendix 22 UNITS 10-17 PROPOSED GROUND FLOOR PLAN A1 22
- Appendix 23 UNITS 10-17 PROPOSED FIRST FLOOR PLAN A1 23
- Appendix 24 UNITS 10-17 PROPOSED WEST & NORTH ELEVATIONS A1 24
- Appendix 25 UNITS 10-17 PROPOSED EAST & SOUTH ELEVATIONS A1 25
- Appendix 26 SITE LOCATION PLAN
- Appendix 27 UTTLESFORD DISTRICT COUNCIL 5-YEAR LAND SUPPLY STATEMENT AND HOUSING TRAJECTORY STATUS PUBLISHED IN DECEMBER 2021
- Appendix 28 APPEAL DECISION APP/C1570/W/19/3242550
- Appendix 29 APPEAL DECISION APP/C1570/W/21/3274573
- Appendix 30 TRANSPORT STATEMENT JUNE 2022
- Appendix 31 LANDSCAPE AND VISUAL IMPACT ASSESSMENT APRIL 2022

- 
- Appendix 32 TREE SURVEY SEPTEMBER 2020
  - Appendix 33 PRELIMINARY ECOLOGICAL APPRAISAL AUGUST 2020
  - Appendix 34 SITE SOLUTIONS RESIDENCE REPORT OCTOBER 2020
  - Appendix 35 FLOOD RISK SCOPING REPORT (FLOOD RISK ASSESSMENT) APRIL 2022