

Relevant development plan policies and material considerations:

Uttlesford Local Plan (2005):

- S7 – Countryside
- GEN1 – Access
- GEN2 – Design
- GEN3 – Flood Protection
- GEN4 – Good Neighbourliness
- GEN5 – Light Pollution
- GEN6 – Infrastructure Provision
- GEN7 – Nature Conservation
- GEN8 – Vehicle Parking Standards
- ENV2 – Development affecting Listed Buildings
- ENV3 – Open Spaces and Trees
- ENV4 – Ancient Monuments and Sites of Archaeological Importance
- ENV7 – Protection of the Natural Environment
- ENV8 – Other Landscape Elements of Importance
- ENV10 – Noise Sensitive Developments
- ENV11 – Noise Generators
- ENV12 – Groundwater Protection
- ENV13 – Exposure to Poor Air Quality
- ENV14 – Contaminated Land
- ENV15 – Renewable Energy

Supplementary Planning Documents:

- Uttlesford Local Residential Parking Standards (2013)
- Essex County Council Parking Standards (2009)
- Uttlesford Interim Climate Change Policy (2021)