



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
Telephone (01799) 510510, Fax (01799) 510550  
Textphone Users 18001  
Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Peter Biggs  
PJB Planning Ltd  
1st & 2nd Floor  
2 West Street  
Ware  
SG12 9EE

**Dated:** 2 December 2021

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

**Application Number:** UTT/21/2730/OP  
**Applicant:** Greg Thabit

Uttlesford District Council **Refuses Permission** for:

**Outline planning permission with all matters reserved except access, for up to 31 no. dwellings. at Land East Of Pines Hill Stansted**

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

Plan Reference/Version	Plan Type/Notes	Received
002.21 SK20	Other	01/09/2021
002.21 SK21	Other	01/09/2021
002.21 SK22	Other	01/09/2021
2020-4056-007	Other	01/09/2021
2020-4056-008	Other	01/09/2021
2020-4056-009	Other	01/09/2021
30108NOLS-04	Other	01/09/2021
ARBORICULTURAL IMPACT ASSESSMENT	Other	01/09/2021
DESIGN AND ACCESS STATEMENT	Design and Access Statement	01/09/2021
FOUL AND SURFACE WATER DRAINAGE STRATEGY	Other	01/09/2021
LANDSCAPE AND VISUAL IMPACT ASSESSMENT	Landscape Details	01/09/2021
NOISE IMPACT ASSESSMENT	Other	01/09/2021

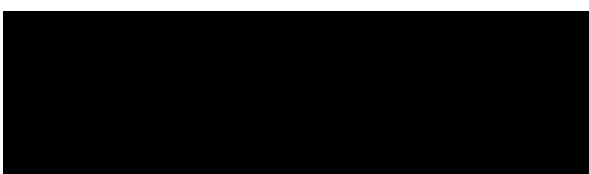
PHASE GEO0ENVIRONMENTAL DESK STUDY	1	Other	01/09/2021
PLANNING STATEMENT		Other	01/09/2021
PRELIMINARY ECOLOGICAL APPRAISAL		Other	01/09/2021
SCHEDULE ACCOMODATION	OF	Other	01/09/2021

Permission is refused for the following reasons:

- 1 The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposal represents inappropriate development and no very special circumstances have been demonstrated to sufficiently outweigh the harm, by way of inappropriateness, loss of openness and the urbanisation of the area sufficiently to justify overriding the strong presumption against the quantum of up to 31 dwellings. The proposal would cause demonstrable harm to the Green Belt and is contrary to Policy S6 of the Uttlesford Local Plan 2005 and Government guidance contained within the National Planning Policy Framework.
- 2 The applicant has provided insufficient ecological information on designated sites (Local Wildlife Site), European Protected Species (bats and Dormice), protected species (badger & reptiles) and Priority habitats and species. .The proposal is therefore considered contrary to the implementation of Policies GEN7 and ENV7 of the adopted Uttlesford Local Plan 2005 and the relevant passages contained within Section 15 of the National Planning Policy Framework 2021.
- 3 Due to a lack of information submitted in support of the proposals to demonstrate its acceptance in respect to drainage and flooding, both the Local Lead Flood Authority and the Council are unable to accurately assess the potential impact that the proposals may have to flooding upon the site itself or elsewhere. The proposal is thereby contrary to policy GEN3 of the adopted Local Plan and the National Planning Policy Framework.
- 4 The proposed development fails to deliver appropriate infrastructure to mitigate any impacts and support the delivery of the proposed development. The proposal is therefore considered contrary to the implementation of Policies GEN6 - Infrastructure Provision to Support Development, and Policy H9 - Affordable Housing, of the Adopted Uttlesford Local Plan 2005, and the National Planning Policy Framework 2021.

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>
NPPF - National Planning Policy Framework		
S6 - Metropolitan Green Belt	Uttlesford Local Plan 2005	
GEN1 - Access	Uttlesford Local Plan 2005	
GEN2 - Design	Uttlesford Local Plan 2005	
GEN3 - Flood Protection	Uttlesford Local Plan 2005	
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	
GEN5 - Light Pollution	Uttlesford Local Plan 2005	
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan 2005	
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	
ENV12 - Groundwater protection	Uttlesford Local Plan 2005	
ENV3 - Open spaces and trees	Uttlesford Local Plan 2005	
ENV7 - The protection of the natural environment designated sites	Uttlesford Local Plan 2005	
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan 2005	
H10 - Housing Mix	Uttlesford Local Plan 2005	
H9 - Affordable Housing	Uttlesford Local Plan 2005	



**Tracey Coleman**  
**Interim Director Planning and Building Control**

**Notes:**