

Supporting Planning Statement
Including a statement of Heritage Significance
for
the erection of 5 residential dwellings
at
Eastfield Stables, May Walk,
Stansted CM24 8SS



1 INTRODUCTION

This Planning Supporting Statement is a supplementary document to be read in conjunction with the Design and Access statement with appendices and the reports from specialist consultants.

2 LOCAL CONTEXT

Eastfield Stables is in Uttlesford District, situated immediately north of the B1051, to the west of Stansted and immediately to the east of Elsenham.

3 PRINCIPLE OF DEVELOPMENT & DESIGN APPROACH

The development proposal is brought forward to provide residential dwellings at a time when there is a proven need for additional housing units within the district.

The development proposal is to be determined under local and national planning policies

This development proposal seeks to complete the development potential of Eastfield Stables in a sensitive manner at a low density with special consideration to the previous uses of the site incorporated within the design features of the new dwellings.

With only a limited immediately local vernacular on which to model the design of the new dwellings and, given the importance of reducing any visual impact, inspiration was taken from the previous equestrian use of the site.

By ensuring that all dwellings were single storey it would ensure therefore they would not be visible above the height of the substantial tree belt fronting the B1051.

The concept for the overall function of the development was to create a parkland setting either side of a wide sweeping road with the new stable style detached dwellings set well back.

4 LOCAL AND NATIONAL PLANNING POLICIES

The 2005 Local plan is out of date having expired in 2011.

Of the policies within the 2005 Plan that may be thought to be considered as appropriate for the determination of this application, policy S7 is considered to be the most relevant.

However, it has been found under appraisal and at appeal that Policy S7 is only partly consistent with the aims of the NPPF.

Any other saved 2005 plan policies thought to be relevant, GEN1, GEN2, GEN3, GEN4, GEN5, GEN6, GEN7, GEN8 and H9 are satisfied by the details within the submitted application documents and by exploration within the Design and Access statement.

5 FLOOD RISK ASSESSMENT

The applicants have provided a Flood Risk Assessment and Drainage Strategy report.

6 HERITAGE STATEMENT

There are no Listed Building in the vicinity of Eastfield Stables and consequently no requirement for a specific Heritage Statement.

V F Ranger on behalf of NB Investments UK Limited

