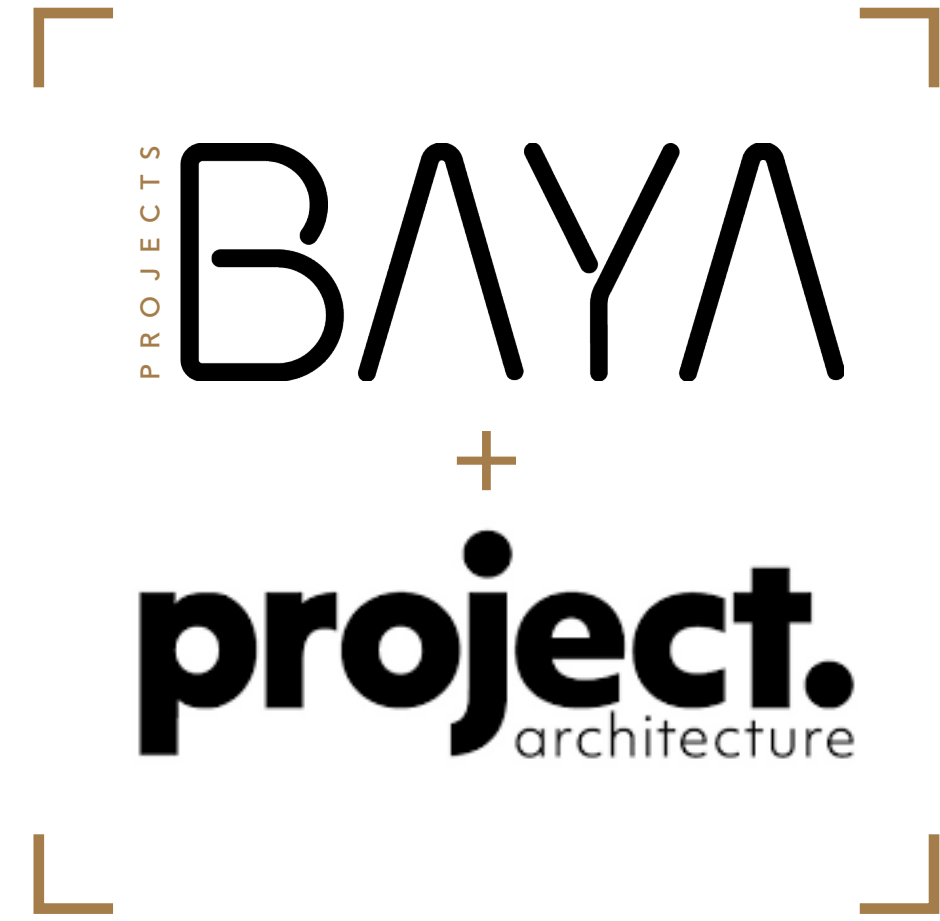


DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION FOR:

LAND TO THE WEST OF CLATTERBURY LANE, CLAVERING

BH002_DAS (P1)
DECEMBER 2023



CONTENTS

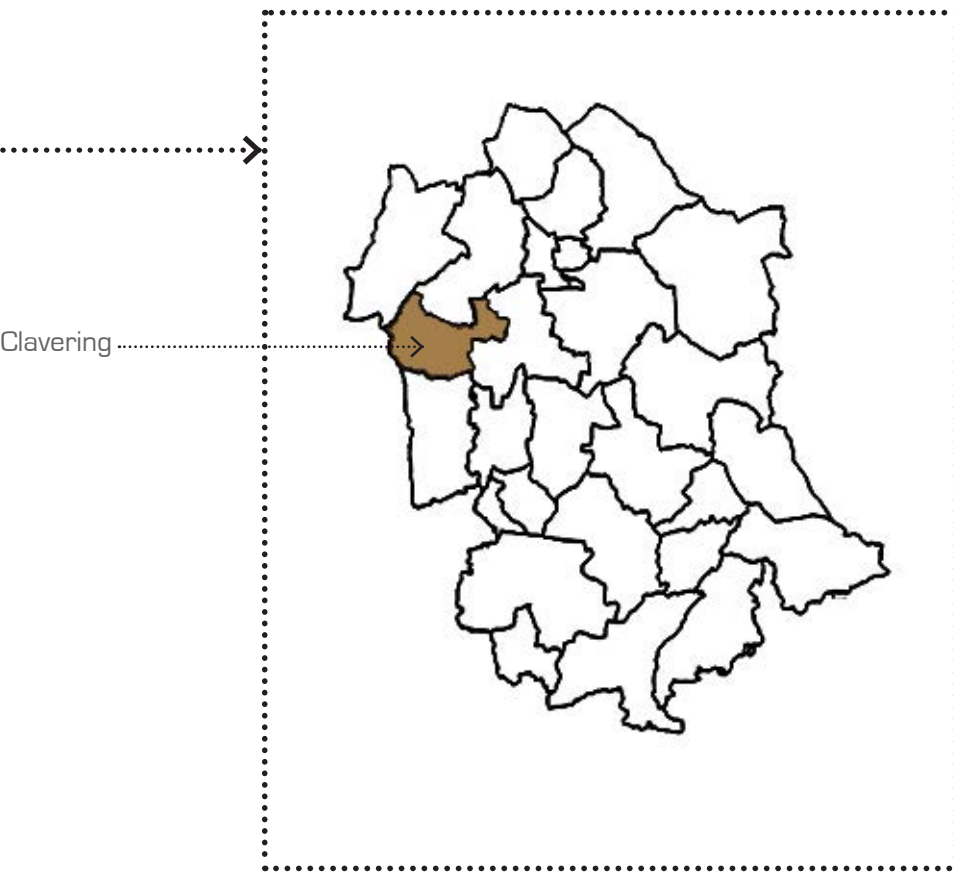
- 1.0 Introduction
- 2.0 Site Location
- 3.0 Statutory Position
- 4.0 Site Analysis
- 5.0 Architectural Analysis
- 6.0 Opportunities and Constraints
- 7.0 Design Development
- 8.0 Illustrative Proposal
- 9.0 Conclusion

1.0

1.0 INTRODUCTION



Essex County Map



Clavering

Uttlesford District Map

INTRODUCTION

This Design and Access Statement has been prepared collaboratively by BAYA Projects and project.architecture, in support of a planning application submitted by BAYA Group on behalf of E&A Securities, for the proposed development, comprising:

'Outline application with all matters reserved except access, for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.'

On land to the west of Clatterbury Lane, Clavering, Essex.

Whilst submitted as an Outline Application, this Design and Access Statement looks to set out clear principles on which the site can be brought forward for development. It seeks to establish a strong foundation, that is based on and responds to the over arching objectives of both National Design Guidance and those set out by Uttelsford in their current and emerging Local Plan and the associated documents in support thereof.

This application and report is supported by a wider consultant team, as set out opposite.

CONSULTANT TEAM

Applicant:	BAYA Group on Behalf of E&A Securities
Architect:	BAYA Projects & project.architecture
Planning Consultant:	Bridge Planning
Landscape / LVIA:	Dutch Landscape Architects Ltd
Heritage:	Smith Jenkins
Archeology:	Lanpro
Transport:	Iceni Projects (Transport)
Ecology:	Ecology Solutions
Arboricultural:	Haydens Arboricultural Consultants
Flood Risk / Drainage:	EAS
Acoustics:	Climate Acoustics

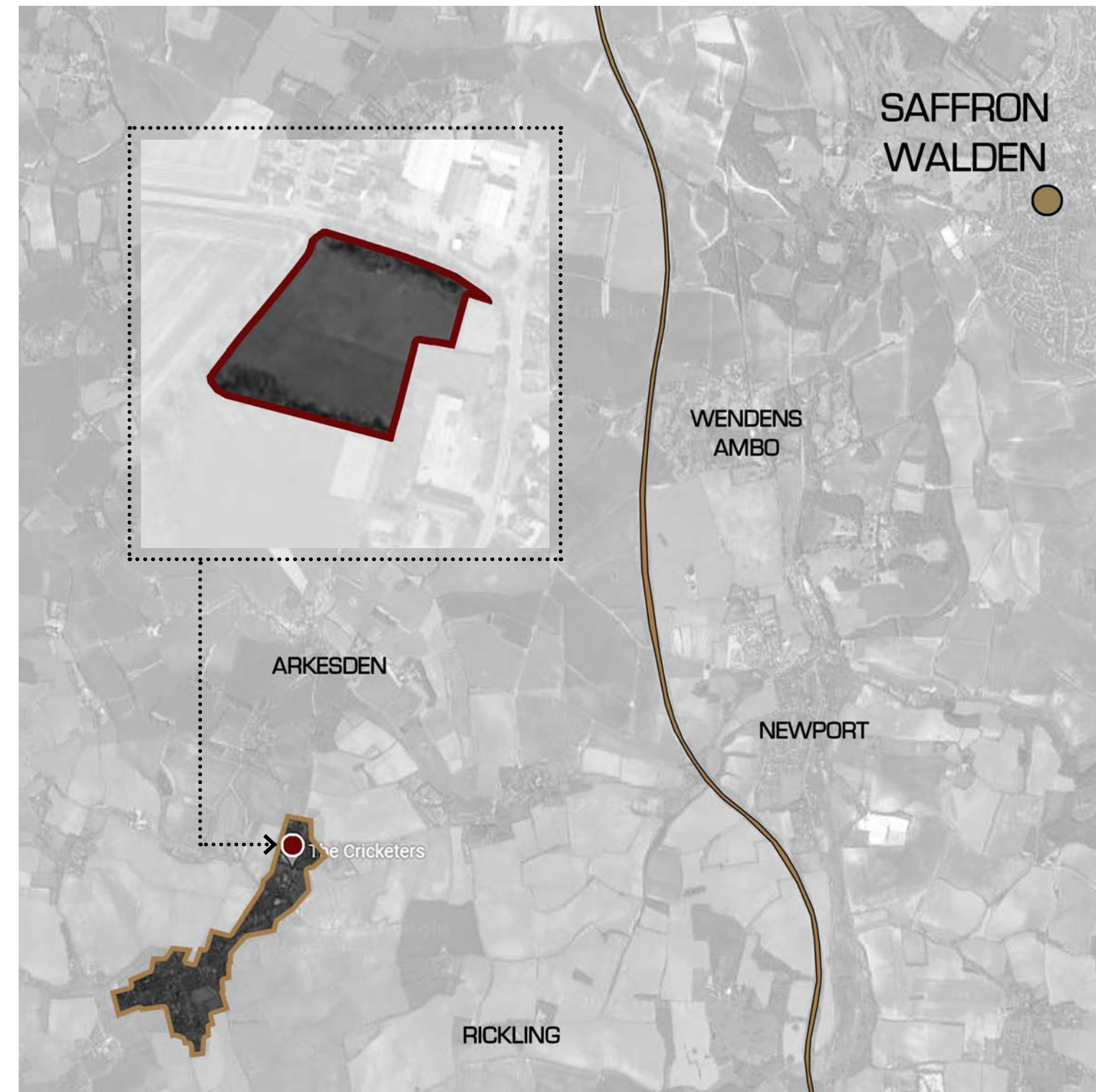
The above consultant team have provided specialist feedback and reports in support of the application, whilst also meeting the necessary validation requirements inclusive of:

- Planning Statement
- Landscape Strategy / Landscape Visual Impact Assessment (LVIA)
- Transport Assessment
- Heritage Statement
- Archaeological Assessment
- Flood Risk Assessment / Preliminary Drainage Strategy'
- Arboricultural Impact Assessment
- Ecological Impact Report / Phase 01 Habitat Survey
- Noise Impact Assessment
- Preliminary Ground Investigation Report

2.0 SITE LOCATION

2.0 SITE LOCATION

2.01 - SITE LOCATION / CONTEXT / SITE COMPONENTS



SITE LOCATION / CONTEXT:

The site extends to approximately 1.26 hectares and is located adjacent to the Cricketers Pub on the edge of Hill Green, within the parish of Clavering. The village itself has an established population of approximately 1000 persons and is benefitted by a number of local amenities.

The site is currently laid to grass and comprising a defined and established tree line to all boundaries. An existing access serves the site to the north east of the parcel.

The land is bounded to the north by a cluster of commercial units, known as Jubilee and Britannica Works, a residential scheme, that was completed approximately 8 years ago.

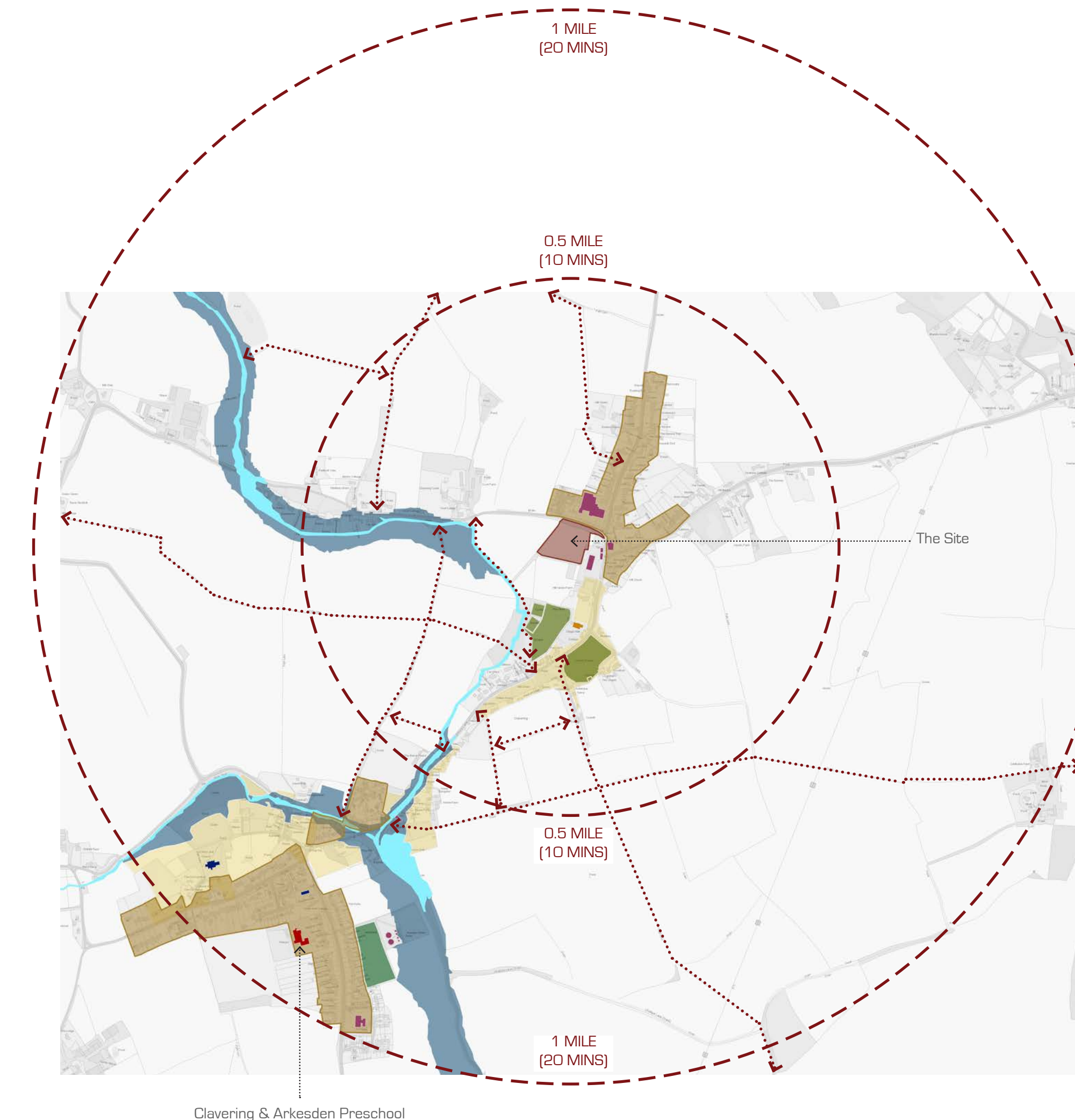
SITE COMPONENTS AND NEIGHBOURING CONTEXT

Clavering is a village located in the county of Essex, situated, situated 20 miles (32 km) south of Cambridge on the River Stort, close to the border with Hertfordshire.

Clavering is well located and can be considered a sustainable location, sitting between the market towns of Saffron Walden, which is just over six miles north-east of the village, and Bishop's Stortford, eight miles to the south. The closest railway stations are Newport (3 miles) and Audley End (4 miles), providing services to Cambridge in 16 minutes and London Liverpool Street in 56 minutes. In addition, Clavering has good road links to the M11 and A120. Stansted Airport is located 10 miles away.

2.0 SITE LOCATION

2.02 - SUSTAINABILITY AND AMENITY



SUSTAINABILITY

The village runs North-South, and is connected by the B1308, a good quality road with public footpaths which provide both vehicular and pedestrian access to connect the village.

The site is in a highly sustainable location due to its proximity to the bus route. The no. 306 and 446 bus service connect the site to Saffron Walden, Bishops Stortford and Newport with bus stops accessible along Clatterbury Lane and outside The Cricketers Public House immediately to the east of the application site.

In addition and as illustrated opposite, the site and the wider area are benefitted by several Public Rights of Way and Bridle ways, which offer a strong network of sustainable routes that can be easily accessed from the site.





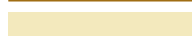





The village is split into three defined settlement boundaries, with the site being located adjacent to that in the Northern part of the village. The built form is predominantly housing, but also includes a number of local business's providing local jobs. Whilst housing is spread across the breadth of the village, employment / business's are focused to the North.

AMENITY

Clavering has a primary school and large village shop with a post office located on Stortford Road as indicated on the map opposite, both of which are within 1 mile walking distance from the site.

The village is well served by recreational and sports amenity which tend to be located in the North, including a large playing field, called Jubilee Field, with bowls and tennis facilities and children's play area and the adjoining Simon's Wood provides access to further sustainable walking and cycling routes. In close proximity is the village cricket club, including cricket pitch and pavilion.

KEY

	Site Boundary		Employment
	Settlement Boundary		Village Hall
	Conservation Area		Education
	Flood Risk		Places of Worship
	Sport and Recreation		Sustainable Routes



THE EXISTING SITE - PHOTO LOCATOR



01.



02.



03.



04.



05.



06.

3.0 STATUTORY POSITION

3.0 STATUTORY POSITION

3.01 - PLANNING POLICY OVERVIEW

THE EMERGING LOCAL PLAN

A new Local Plan 2019 was prepared by the Council, however following the Inspectors letter dated 10th January 2020, the Councillor's decided to withdraw the draft Uttlesford Local Plan from examination and start on a new plan. The reasoning behind the decision was that the Inspectors found the plan to be unsound as a result of the inclusion of a large proportion of the proposed housing numbers centred around Garden Communities, which was deemed insufficiently justified nor deliverable. It was concluded that in order to meet the shorter- and medium-term housing delivery targets, focus should be around the allocation of more small and medium sized opportunities within the district.

The Draft Local Plan (Regulation 18) has been prepared and submitted for consultation.

As part of this process, this site the site was submitted in the recent call for sites, under reference; Clavering O15RES . As part of this draft Local Plan, Uttlesford District Council has identified a number of large scale, strategic developments for allocation within Key Settlements / Local Rural Centres but did not specifically identify any smaller sites within the villages.

Within the 'Uttlesford Settlement Services and Facilities' Topic Paper – Updated October 2023 Clavering, is recorded with a population of 1,343 and is ranked highest of the 'Large Villages', scoring 66 in the 'Service Score', which is only just below the threshold of a Rural Centre.

Large Villages being defined as:

'Having have a primary school and form the larger and more sustainable of our rural villages. They also have some level of connectivity to the transport network in Uttlesford.'

Whilst there were no site specific allocations within villages, the Draft Local Plan does set out a proposed housing requirement of 111 no. units for Clavering (non strategic allocations), being the largest targeted village outside of the strategic allocations and consistent with Clavering's position as the most sustainable 'Large Village'.

PRINCIPLE OF DEVELOPMENT

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Uttlesford District Council currently does not have an up-to-date development plan although the Draft Local Plan has been published and is at consultation stage. As with all planning applications, but particularly in the case of an Authority with an out of date Local Plan, The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions of significant weight.

The site is located outside of the Development Limits for Clavering as defined by the adopted Local Plan. The site is however located adjacent to the Development Limits for Clavering and the built-up area of Clavering. The site is therefore within a countryside location whereby residential development is considered inconsistent with Local Plan Policies S7 and H1.

Uttlesford District Council do not have an up to date Local Plan and are currently only demonstrated a very small buffer (5.14 years) with respect to the 5 Year Housing Land Supply. Whilst the Local Authority are making progress in addressing this, both with regard to delivery and also with respect to the formation of their New Local Plan, there is still some way to go in this regard.

As such, Paragraph 11 of the NPPF states: Plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 11 of the NPPF (titled balance) is applicable in the assessment of this application, where the benefits of developing this sustainable site outweighs the and perceivable harm.

As such, those sites located on the edge of established settlement boundaries will need to be considered as development opportunities, to ensure that local people are able to access new housing, enabling them to continue to live and work locally. The application site within this report could be considered to satisfy this and therefore offers an opportunity to contribute to the shortfall and assist in the delivery of much needed housing in the district.

PLANNING POLICY CONSIDERATIONS

Consideration is given to a comprehensive set of National and Local Policy Documents, including but not limited to:

- The National Planning Policy Framework (NPPF) (2023)
- The National Planning Practice Guidance (NPPG)
- The National Design Guide
- Uttlesford Local Plan (2005)
- And other local Supplementary Planning Document or Guidance:
 - Uttlesford Local Residential Parking Standards (2013)
 - Essex County Council Parking Standards (2009)
 - Supplementary Planning Document- Accessible homes and play space
 - Uttlesford Interim Climate Change Policy (2021)

In addition to the above, design focused policy, both current and emerging shall be considered as identified overleaf.

CURRENT LOCAL PLANNING POLICY

The Development Plan for Uttlesford District Council is the Adopted Local Plan 2005. The Local Plan identifies a list of settlements that are identified as being sufficiently sustainable to accommodate housing growth.

Key, adopted policy is as follows:

Policy H3

Identifies Clavering (and Hill Green) as one of these preferred settlements, albeit the focus of the policy surrounds development within the settlement boundary. Nevertheless, it can be considered a useful benchmark that recognises Clavering and Hill Green as a sustainable location for development, subject to a number of criteria being met.

Policy S7

The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries.

3.0 STATUTORY POSITION

3.02 - DESIGN FOCUSED POLICY

UTTLESFORD DESIGN CODE_May 2023

Alongside the development of the Local Plan, the Uttlesford Design Code has been developed and published in May 2023. This comprehensive document sets out the district wide objectives for the delivery of high quality, place led schemes. A summary of the applicable parts are summarised below:

Type 1 Settlement Extension: 10 to 100 homes:

- All homes encouraged to meet Building Regulations Requirement M4(2): Category 2 (accessible and Adaptable Dwellings)

- 10% of market housing and 15% of affordable housing encouraged to meet optional Building Regulations Requirement M4(3) Category 3 (Wheelchair Users Dwellings)

- Should provide Local Area for Play (LAP) and Locally Equipped Area for Play (LEAP) open spaces in accordance with Fields in Trust Standards.

- Developments over 20 homes are encouraged to provide a Multi-Use Games Area in accordance with Fields in Trust Standards.

- Must maximise use of the lowest order streets such as homezones, mews, farmstead clusters as relevant to the context of the site. In contrast, schemes must minimise the use of higher order street types. No higher than a EDG Type E route should be used.

- Must demonstrate a hierarchy of street types

- Must incorporate a minimum of 2 distinct character areas.

- Must demonstrate delivery of a mixed community. For developments over 20 homes this means inclusion of at least 3 of the typologies set out within Section 4.8 Homes and Buildings.

THE EMERGING LOCAL PLAN

All aspects of the emerging Local Plan should be considered, however there are some dedicated chapters that contain important policy and guidance, and set out the Local Authorities objectives for housing and development. These include;

Chapter 3: Spatial Vision and Objectives
Chapter 4: Spatial Strategy
Chapter 5: North Uttlesford Area Strategy
Chapter 11: Building Healthy and Sustainable Communities

The contents and objectives set out in Chapter 11 is set out further below:

BUILDING HEALTHY AND SUSTAINABLE COMMUNITIES

Current and emerging policy promotes the development of sustainable communities where support will be given to proposals that can clearly demonstrate compliance with appropriate national policy and guidance, specifically the Uttlesford Design Code(s), and the Essex Design Guide.

Proposals must clearly demonstrate how the following ten characteristics are addressed in the design of the scheme in a mutually supportive way:

- Context
- Identity
- Built Form
- Movement
- Nature
- Public spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

OVERVIEW

Within and sitting alongside the existing Local Plan and the Emerging Local Plan, there are a number of key design focused chapters and documents that must be carefully considered when considering proposals for residential development.

More recently and as part of the emerging planning policy, Uttlesford District Council has set out clear objectives to benchmark quality across the district, to deliver high quality, design focused, place led development and place making.

The following sets out those key sections of the emerging Local Plan and those dedicated documents that should be considered, with a summary of key points for consideration.

NATIONAL MODEL DESIGN GUIDE

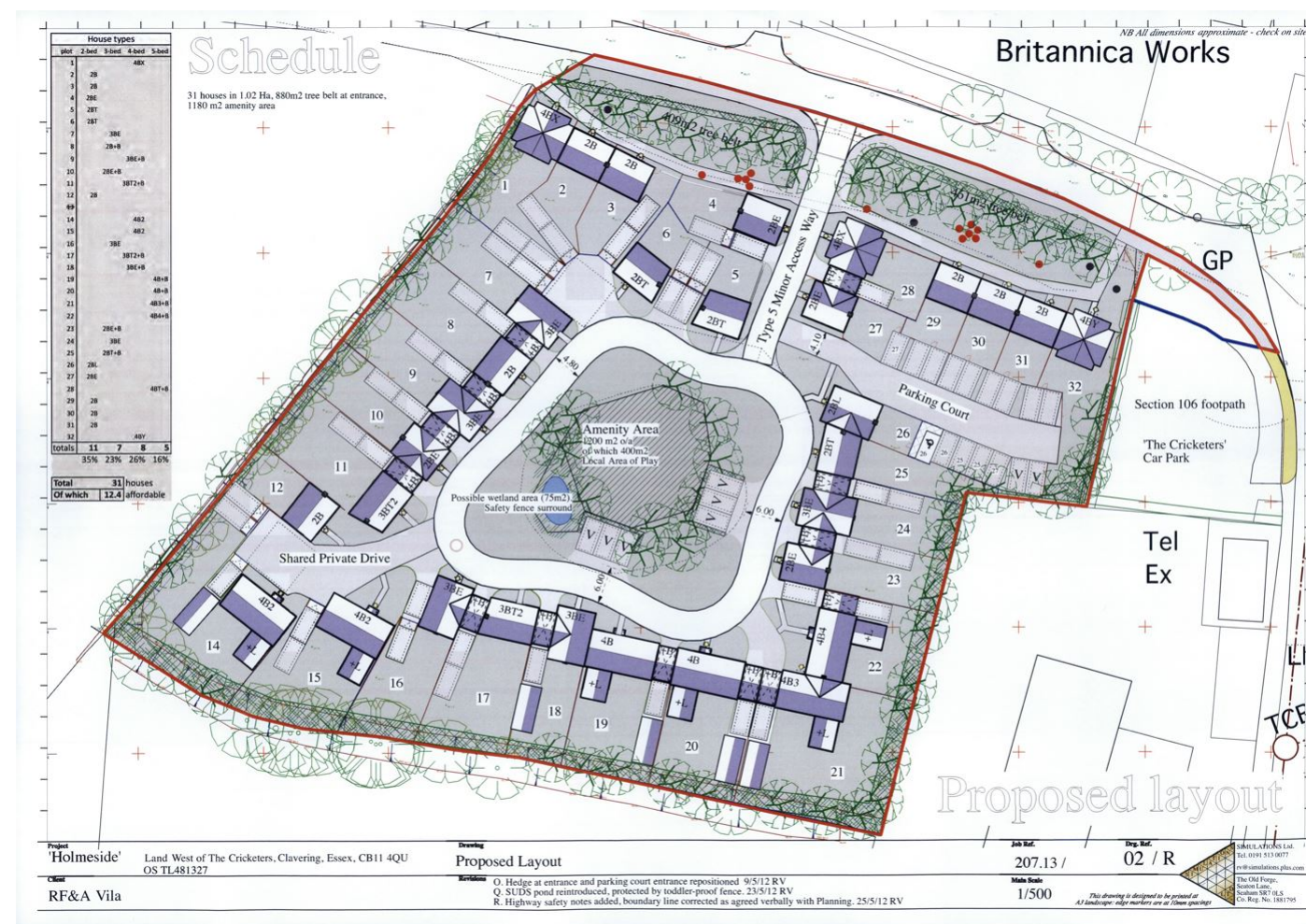
The National Design Guide identifies the ten characteristics which will be used to benchmark and shape new residential development across the country.

The objective of these characteristics is to promote high quality design, to create a sense of identity, that is highly sustainable and that is responsive to local character and delivers locally distinctive place making. A comprehensive overview to the 10 characteristics is set out within the accompanying planning statement.

ESSEX DESIGN GUIDE

Policy GEN2 also requires proposals to have regard to the Essex Design Guide (EDG), which sets out design criteria for all new developments.

Whilst this application is submitted in Outline format, this Design and Access Statement seeks to establish key principles that will promote a clear framework for forthcoming Reserved Matters submissions to deliver a proposal that meets the requirements of the Essex Design Guide.



2012 APPLICATION

Planning Ref:
 UTT/0507/12/OP - Outline planning permission for the erection of 31 dwellings with some matters reserved except access, layout and scale

Submission Date:
 March 2012

Reasons For Refusal (As stated by the Planning Inspectorate):

The village has a degree of sustainability, but not enough to qualify the scheme as sustainable development. Hence the presumption in the Framework paragraph 49 in favour of such development does not apply in this case. This conclusion outweighs the admittedly serious implications of the shortage of housing land supply. In essence, the site is not in a sufficiently sustainable location, and this consideration is of greater moment than issues of housing land supply. Although the relevant policies for the supply of housing are considered not to be up to date, the adverse impacts of approving the scheme would significantly and demonstrably outweigh its benefits when assessed against the policies in the Framework taken as a whole. This approach accords with the Framework paragraph 14 concerning decision-taking. Matters of housing land supply carry substantial weight, but they do not override the conflict with the development plan, particularly its Policies GEN1 and S7.'



2013 APPLICATION

Planning Ref:
 UTT/13/2228/OP- Outline planning permission was submitted on part of the site in August 2013 for the erection of nine dwellings with some matters reserved except access, and scale.

Submission Date:
 August 2013

Reasons For Refusal (As stated by the Local Authority):

The application site is located outside development limits in the countryside which is to be protected for its own sake. Planning permission will only be granted for development that protects or enhances the particular character of the part of the countryside in which it is set or there are special reasons why the development in the form proposed needs to be there. The proposal would be contrary to the countryside protection aims of ULP Policy S7 of the Uttlesford Local Plan (adopted 2005) and would because of this amount to unacceptable development.

Furthermore, in the countryside, planning permission will only be granted for development that needs to take place there. It is recognised that the Council has a five-year housing land supply shortfall. However, the application site fails the National Planning Policy Framework in terms of the environmental harm which would be caused and the unsustainable nature of the site as previously identified on appeal in respect of refused application UTT/0507/12/OP for this site. Therefore, there are no exceptions that would outweigh the presumption in favour of protection of the environmental value of the site and the protection of the countryside for its own sake.

4.0

SITE ANALYSIS

VILLAGE WIDE ANALYSIS

SETTLEMENT BOUNDARIES

In accordance with the current, adopted Local Plan, Clavering is defined by 3no. distinct settlement boundaries.

The proposed site is located outside of, but adjacent to the defined settlement boundary to the North. Given the historic nature of the adopted Local Plan, there are a number of sites that have been developed / built upon during this plan period that are not identified within the settlement and that surround the site. It is therefore considered that a contextual proposal for development on the proposed site could be considered a sensitive extension to the defined settlement.

CONNECTIVITY

Clavering is served by an established network of both vehicular and sustainable routes in and around the village. The primary vehicular route runs North-South, starting with Pelham Road, leading North into the High Street and furthermore becoming Clatterbury Lane. A number of bus stops are located along this primary route, that offer services into the surrounding villages and town.

Pedestrian pathways are present, running alongside the primary road that provides direct walking routes between the North and South of the village, connecting the key services and amenity. It is noted that immediately adjacent to the site the existing pathway becomes disjointed and in part missing, and whilst it is possible to navigate a route passed the Cricketers pub, this is not ideal and would benefit from improvement.

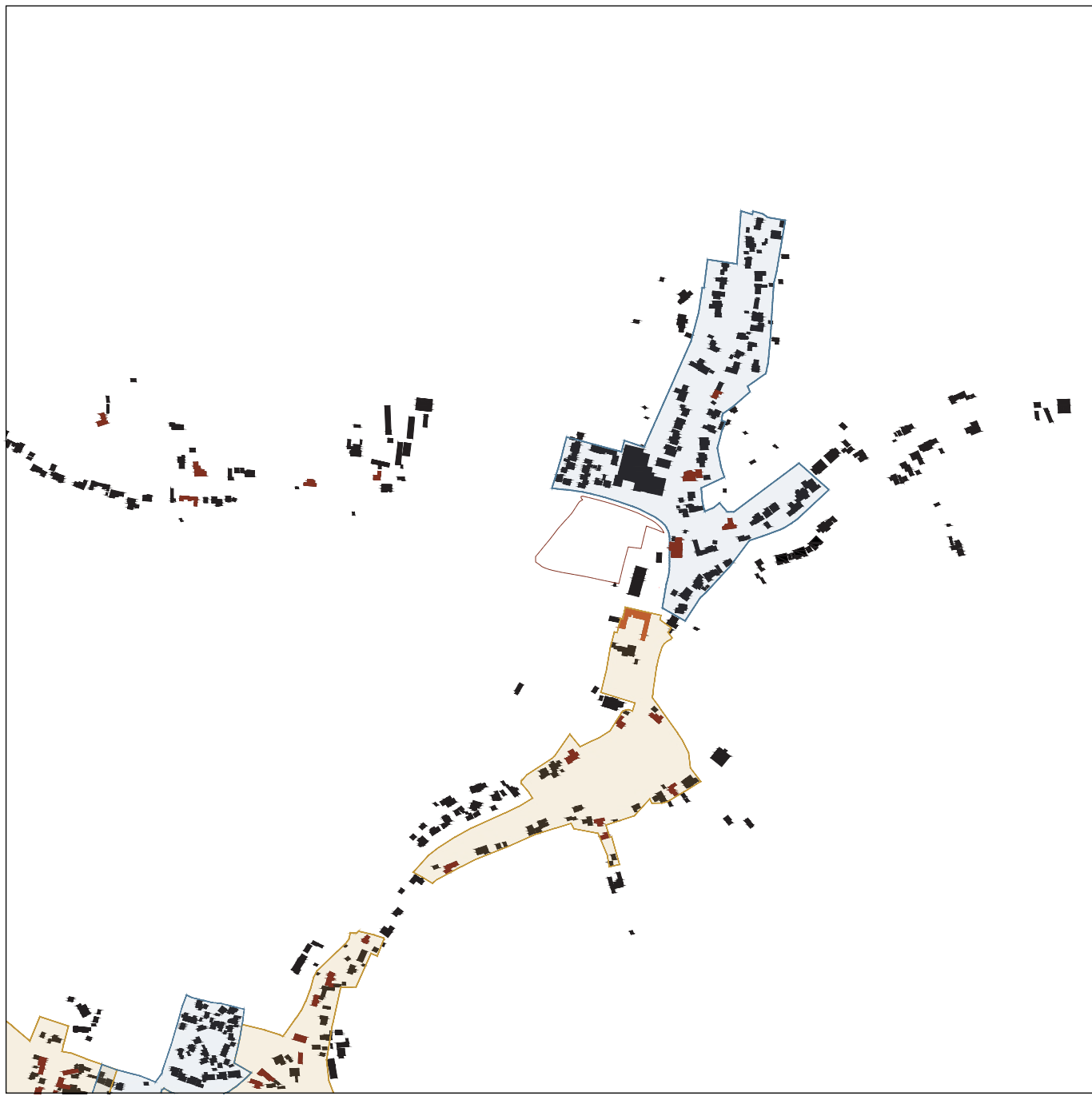
Further pedestrian routes are available through a wider network of Public Right of Ways (PROW's) and brideways, that provide sustainable walking and cycling routes in and around the village, as illustrated on the map opposite.

URBAN GRAIN

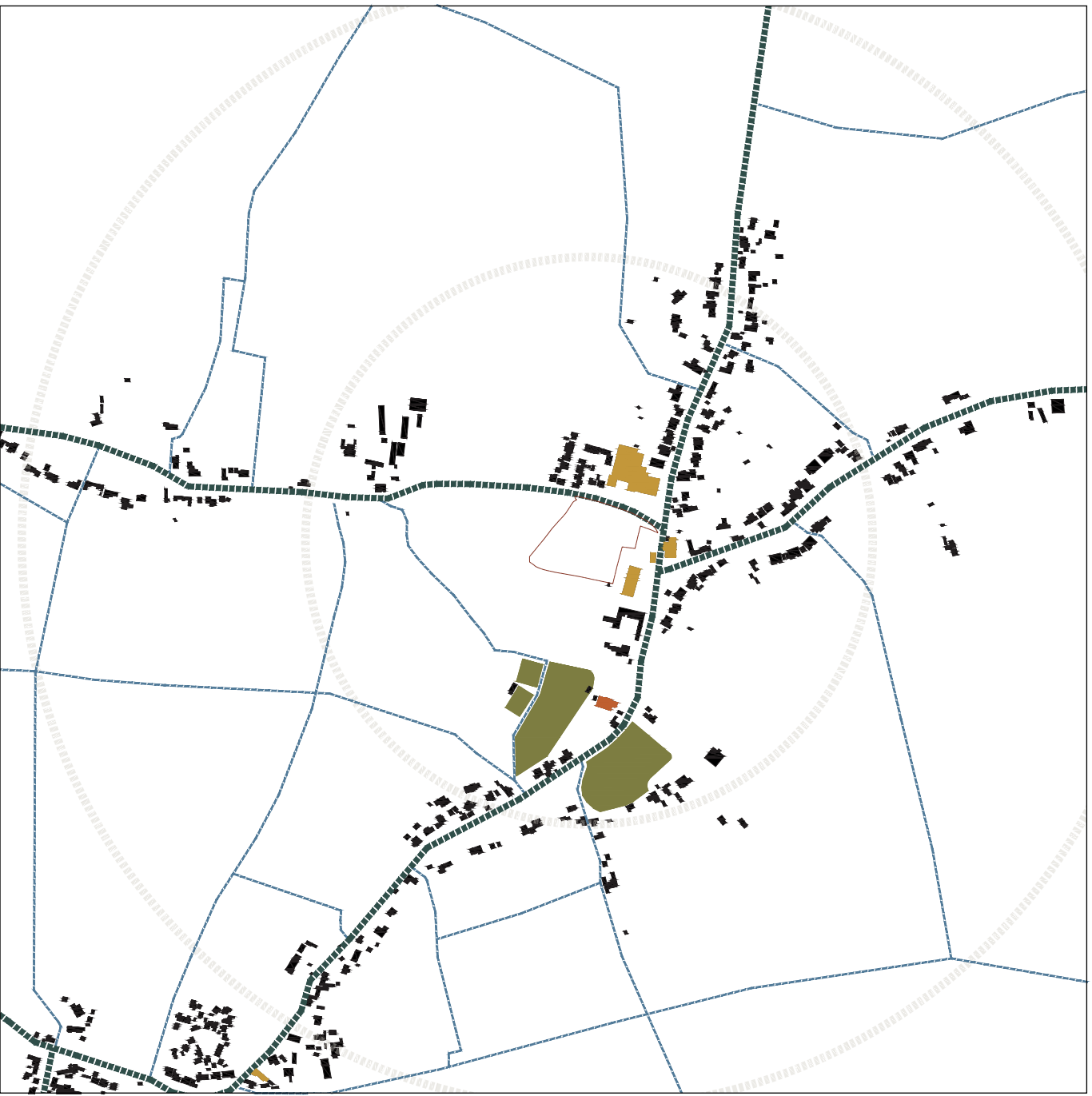
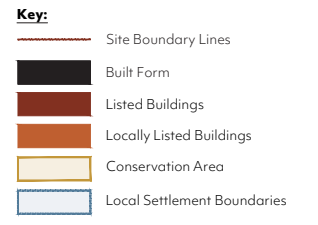
In line with the key vehicular and pedestrian routes, Clavering has an historic, defined pattern of development, running predominantly North-South, with a series of smaller clusters of built form that adjoin the main spine through the village. The predominant, historic built form of the village sits alongside, fronting the spine road. Made up of typically detached houses that sit in private plots, or latter built form in small clusters of detached houses.

Roads adjoining the main spine lead to a variety of development, with a noticeably tighter urban grain. Historic examples of such can be found along Middle Street, where there are a mixture of detached, link detached, semi-detached and terrace houses, a number of which have National Listings.

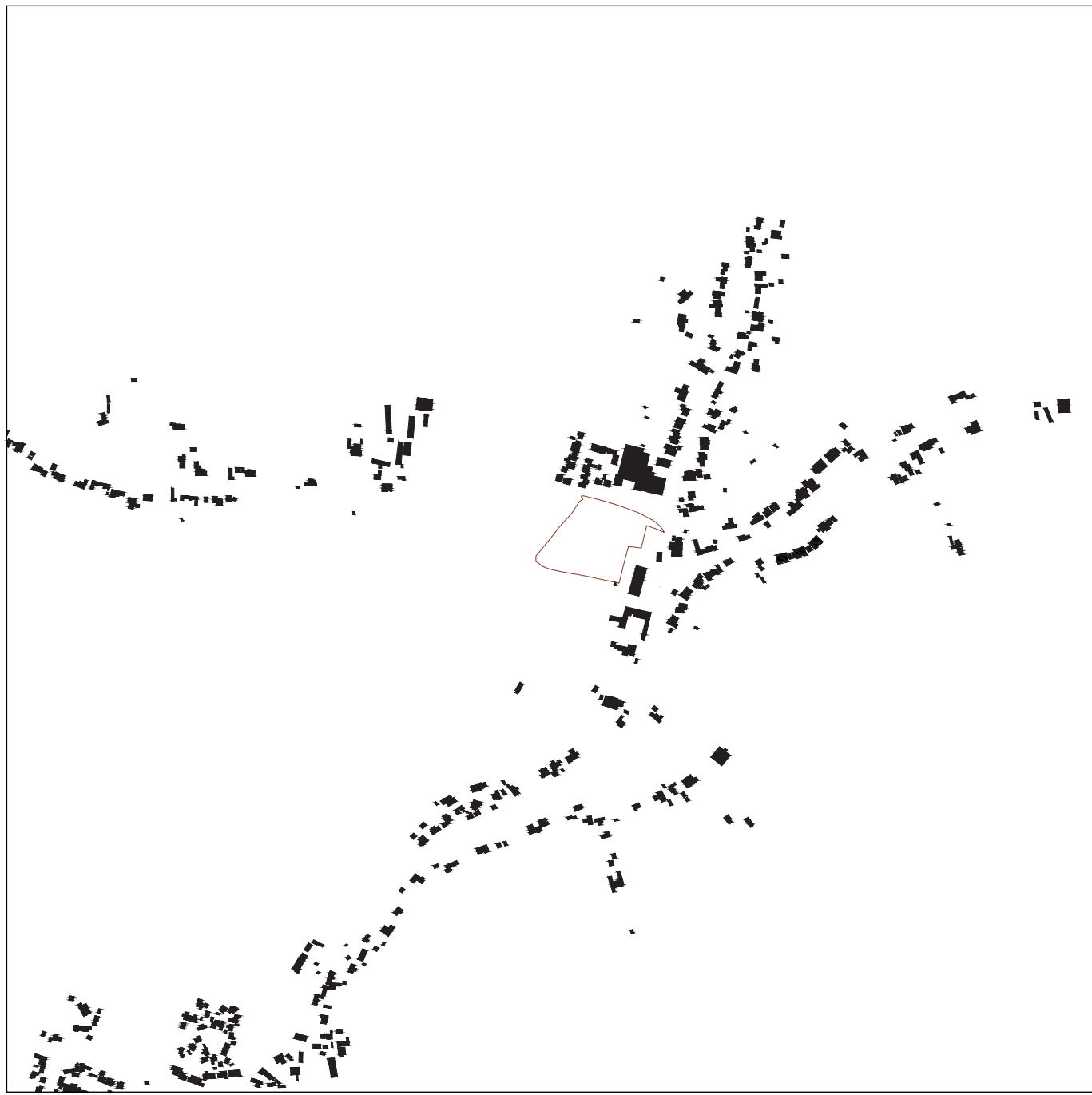
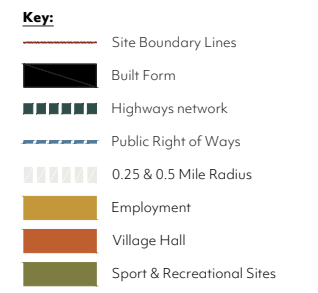
Latter examples, can be found on Colehills Close and Skeins Way, the former a higher quality architectural proposal and the latter an example of post war housing development in the area.



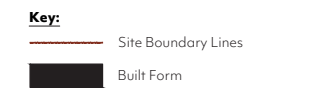
EXISTING SETTLEMENT BOUNDARIES



EXISTING CONNECTIVITY



EXISTING GRAIN AND URBAN PLAN



SITE SPECIFIC ANALYSIS



EXISTING CONSERVATION / HERITAGE ASSET MAP

- Key:**
- Site Boundary Lines
 - Build Form
 - Listed Buildings
 - Locally Listed Building
 - Conservation Area
 - Local Settlement Boundaries

CONSERVATION AREA / HERITAGE ASSETS

The site is located outside of the defined conservation area, although given its relatively close proximity, the impact of the proposals have been carefully considered against this context.

Furthermore there are a handful both Locally and Nationally Listed that are in close proximity to the site. These have been carefully assessed with Smith Jenkins Heritage Consultants and the scheme has been amended accordingly to mitigate any potential harm on their setting.

The key Heritage Assets that are identified on the map opposite include:

Designated Heritage Assets:

- Peacocks (Grade II)
- Lantern Thatch (Grade II)
- The Cricketers (Grade II)

Non Designated Heritage Assets:

- Hill Green Farm and Farmhouse



EXISTING SITE CONNECTIVITY MAP

- Key:**
- Site Boundary Lines
 - Build Form
 - Primary Highways network
 - Secondary roads and access
 - Footpaths
 - 100m & 200m radius

CONNECTIVITY

The predominant building use across the village is residential. Whilst this remains consistent with that surrounding the site, the North of the village is supported by additional, complimentary uses, all of which supported the site as a sustainable location. In addition to the residential component, the immediate, surrounding uses can be summarised as follows:

Community Facilities

Directly South of the site is the Village Hall and associated outdoor facilities within Jubilee Fields.

Employment

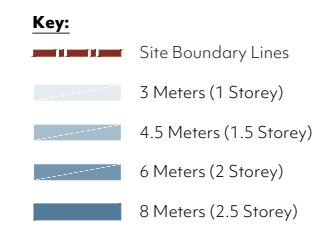
Both directly North and South of the site are a number of existing business's that provide employment and local services within the village. This includes the Cricketer's Pub, which is a valuable community asset and sited directly East of the site.

4.0 SITE ANALYSIS

4.04 - SITE SPECIFIC_BUILDING HEIGHTS



EXISTING BUILDING HEIGHTS MAP



BUILDING HEIGHTS

As has been identified, the immediate context is defined by a variety of uses, both residential and commercial.

Residential Heights

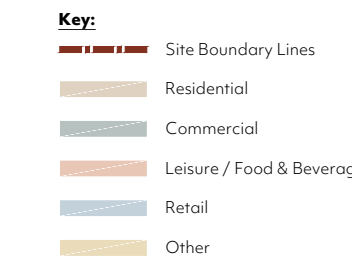
Residential heights surrounding the site are between 1 no and 2.5no. storeys, and predominately have pitched roofs. As such, the over arching heights to eaves are between 3m and 7.5m. Roof ridges are in addition to that stated.

Commercial Heights

Commercial heights vary between 1 no - 2no Storeys. Commercial heights being typically higher than residential, this means that the surrounding commercial heights are between 4m and 8m, and again, roof ridges are in addition.



EXISTING BUILDING USES MAP



4.0 SITE ANALYSIS

4.05 - SITE SPECIFIC_BUILDING USES

BUILDING USES

The predominant building use across the village is residential. Whilst this remains consistent with that surrounding the site, the North of the village is supported by additional, complimentary uses, all of which supported the site as a sustainable location. In addition to the residential component, the immediate, surrounding uses can be summarised as follows:

Community Facilities

Directly South of the site is the Village Hall and associated outdoor facilities within Jubilee Fields. In addition, Clavering Cricket club is located to the South-East, inclusive of Cricket Field and Pavilion.

Employment

Both directly North and South of the site are a number of existing business's that provide employment and local services within the village. This includes the Cricketer's Pub, which is a valuable community asset and sited directly East of the site.

LANDSCAPE VISUAL IMPACT - KEY VIEW POINTS

Understanding the sites visual contribution locally and the impact that any proposed development may have is fundamental in understanding the sites suitability for development.

As such, this submission is supported by an Landscape Visual Impact Assessment, encompassing the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) third edition (published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013), and 'Landscape Character Assessment: Guidance for England and Scotland' (published by the Countryside Agency and Scottish National Heritage 2002).

In total, 24no. views were identified and appraised from outside of the site. Of those, 3no. of these are highlighted within this DAS and identified opposite, as key views looking towards the site where any proposed development could be visible. The illustrative proposals take on board these views and respond accordingly to ensure that the proposals are subservient to the landscape and mitigate any perceivable harm.

These views are discussed later in this document.



KEY LVIA VIEWS

LANDSCAPING

The site is predominantly laid to grass, with the majority of the landscaping features provided to the edges of the site. The site has a natural fall from the higher point at the North-East, towards the lower part of the site to the South-West.

As such, clear and strong definition is given to those boundaries, which provide dense screening, limiting views from both within looking out and outside of the site looking in.

Boundary planting is made up of a mixture of both trees and hedgerow, which has not been subject to dedicated maintenance over the years.

The diagram opposite identifies those key existing trees within the existing site and highlights their quality / condition and as such their 'Category' as has been identified within the Arboricultural Survey.



EXISTING LANDSCAPE MAP

- Key:**
- Site Boundary Lines
 - Build Form
 - Levels Contour Lines
 - Waterway System
 - Tree Route Protection Zc
 - Cat A Tree
 - Cat B Tree
 - Cat C Tree / Trees Outside of Site Boundary
 - Existing Hedgerow within Site Boundary

5.0 ARCHITECTURAL
ANALYSIS



01.



02.



03.



04.



05.



06.



07.



08.



09.



10.



11.



12.



13.



14.



15.



16.



17.



18.



19.



20.



21.



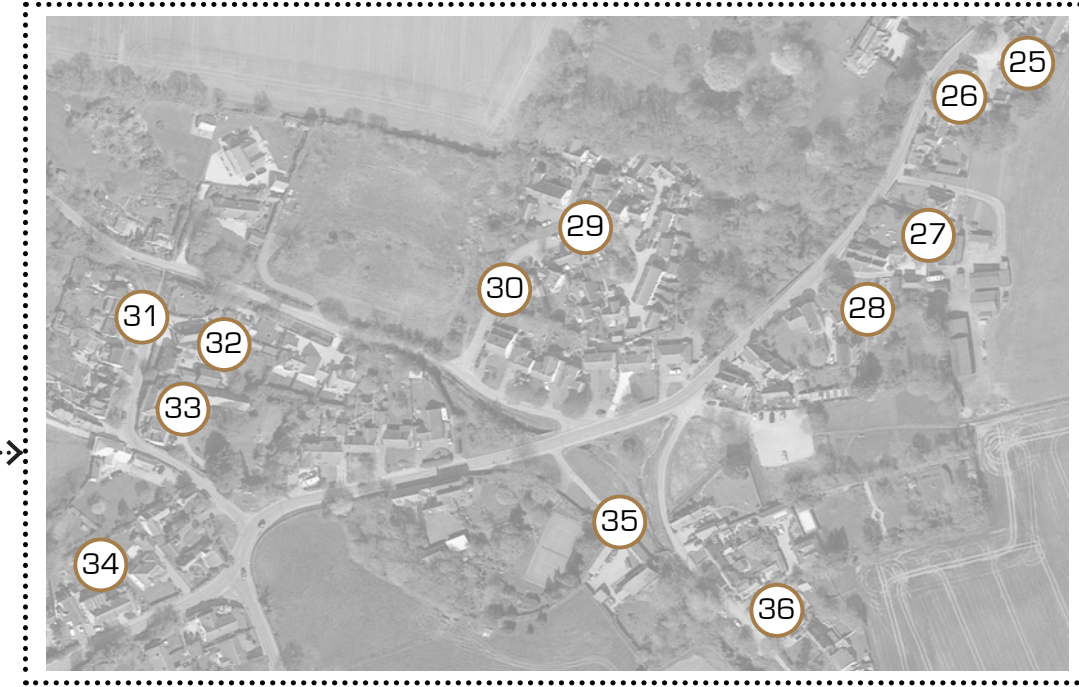
22.



23.



24.



25.



26.



27.



28.



29.



30.



31.



32.



33.



34.



35.



36.



ARCHITECTURAL FEATURES

Vernacular Architecture is common throughout the village, visible in both the historic and latter built form. Common features creating local distinctiveness are as follows:

Gables

Traditional 'Essex' gables are a predominant feature in the domestic architecture within Clavering. These can be seen in both period and more recently built domestic buildings and have some variety in width, pitch of roof and material finish.

Masonry Plinths / Bases

Many of the domestic buildings are 'grounded' with a masonry base, for the lower storey, or as a plinth for approx 7-10 no. brick courses.

Chimneys

A variety of chimneys can be seen throughout the village, create visual interest at roof level and the promotion of a varied silhouette / skyline.

Symmetry

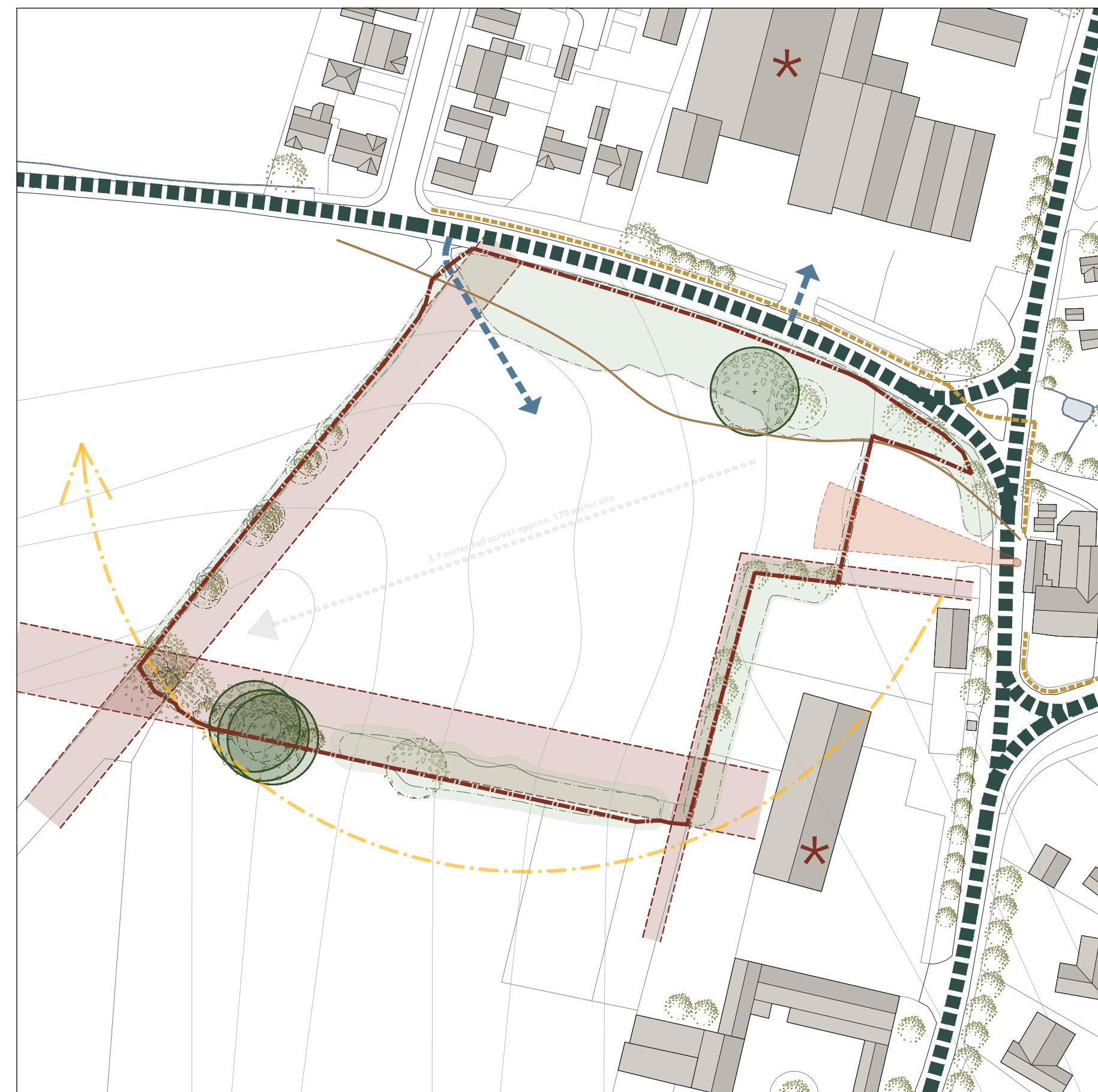
A number of the historic, primary road fronting residences are designed with symmetrical, double fronted facades that promote a sense of grandeur and status. These building typologies are more commonly found in the Victorian properties within the village.

MATERIALS

A selection of predominantly traditional, local materials can be found throughout the village as noted below:

- Facing Brickwork
- Render
- Weatherboarding

6.0 OPPORTUNITIES & CONSTRAINTS



CONSTRAINTS PLAN

- Key:**
- Site Boundary Lines
 - Build Form
 - Primary Highways netw
 - Secondary Roads & Acc
 - Footpaths
 - Existing Hedgerow
 - Cat A Tree
 - Waterway System
 - Tree Route Protection Z
 - Ecology Buffer
 - Boundary Offset
 - Heritage Visibility Splay
 - Potential Noise Source
 - Sun Path

LANDSCAPE VISUAL IMPACT ASSESSMENT (LVIA)

As has been set out, the existing site sits within the open countryside. Whilst it adjoins the established settlement boundary and is surrounded by development, it is clearly important to carefully understand the impact that any development may have.

HERITAGE IMPACT

Whilst the proposed site is not within the conservation area, it does sit within proximity of it and there are a handful of Heritage Assets in proximity to the site. Understanding, appreciating and responding to these assets is fundamental to delivering a scheme that is contextually appropriate.

A number of both Nationally and Locally Listed Heritage assets have been identified and their baseline conditions reviewed. The findings of which will shape the proposals moving forward.

The closest of those assets identified and a key constraint to be considered, is the view from the Cricketers Pub, looking west across the car park.

SITE TOPOGRAPHY

The topographical survey demonstrates that the existing site has a fall of approx 3m from the North-East to the South-West of the site. Whilst this represents a reasonably large change in level, given the length that this fall occurs (circa 150m), the on the ground condition is that the site feels relatively flat.

Consideration will need to be given at the detailed design stage to ensure that plot positioning is suitable for the ground condition and maintain efficiencies in delivery.

ORIENTATION

Positioned at the junction outside the Cricketers Pub, off Clatterbury Lane, the sites orientation presents no significant constraints.

NOISE

The site is surrounded by a variety of uses (residential / community / commercial), many of which a low impact with respect to their residual noise outputs.

The proximity to the commercial uses is however identified and will need to be carefully considered as part any forthcoming Reserved Matters submissions. Those commercial areas that are to be considered are noted as follows:

- West Essex Saddlery (Horseback Riding Service)
- Tramar Group (Tile Store)
- Immediate Label Ltd (Digital Printing)
- Superdata Ltd (IT Company)
- Eclectic Marquees (Marquee Business)
- Fitness Focus (Gym)
- The Cricketers (Restaurant/ Hotel)
- Tank Handmade (Craft Shop)
- Delta Wood Finishing (Furniture Repair)
- Robson's Feed Supplies (Equine Feed Supplier)
- The Furniture Barn (Furniture Shop)

ACCESS AND CONNECTIVITY

As has been identified, Clavering is a village which runs North - South and as such the existing village amenity is spread across its entirety.

The existing site is well connected by road, however the existing network of pathways directly surrounding the site (near to the Cricketers Pub) could benefit from improvement due to their current, disjointed nature.

TREES

The site is benefitted by a number of existing trees that are located to its boundaries. The Arboricultural Impact Assessment has identified these and their respective condition.

These trees should be carefully considered and those of good quality retained where possible.

EXISTING GREEN EDGES / GREEN CORRIDORS

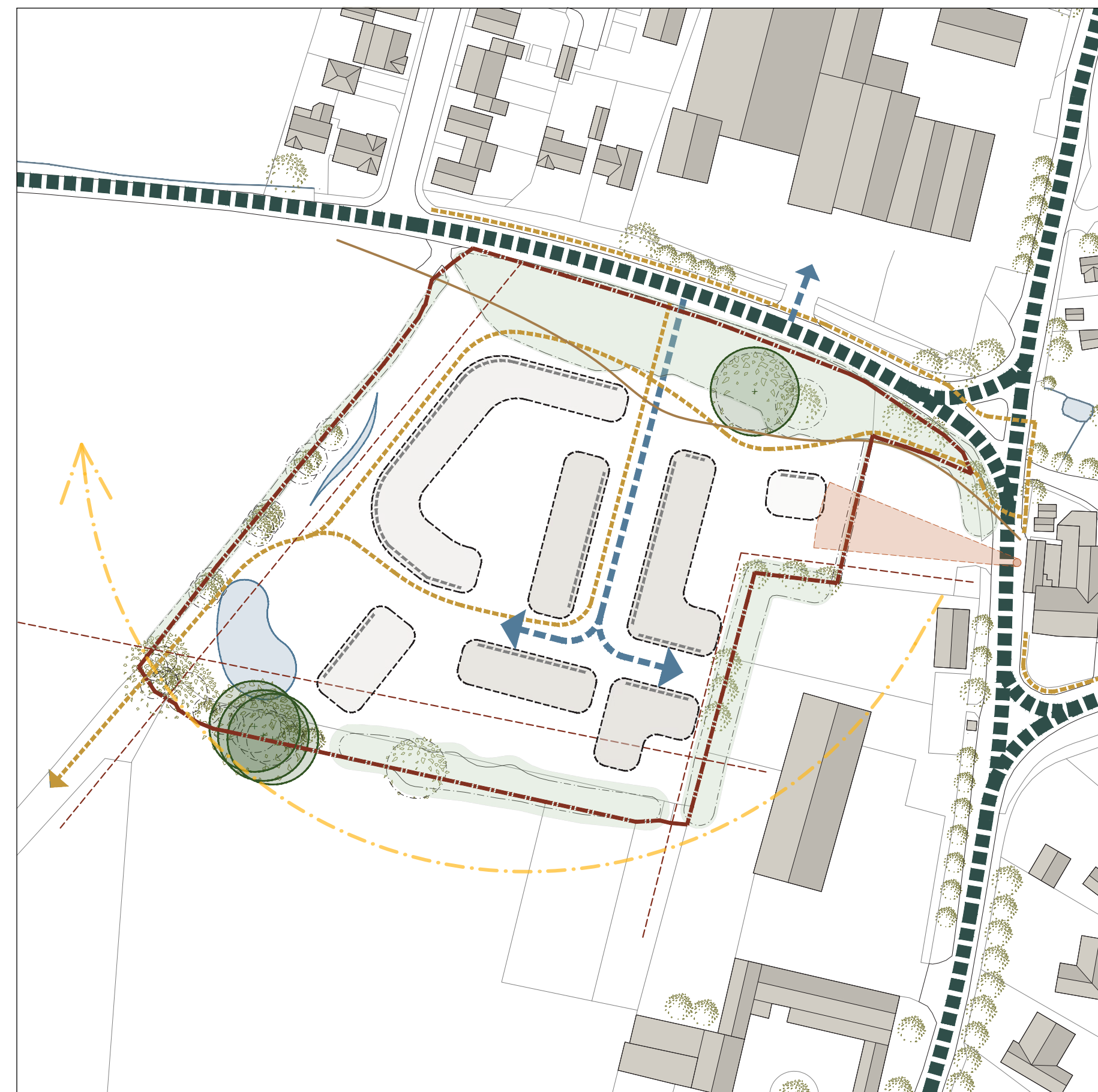
The site has clearly defined, established boundaries with vegetation and trees planting. Whilst not all the existing planting is of good quality and is in need of ongoing maintenance, its existing does provide established ecological corridors.

Proposals for future development will inevitably impact upon some of these green edges / corridors to facilitate access, the mitigation of which will need to be considered carefully.

BOUNDARY BUFFERS

The site does not have significant constraints with respect to its boundary conditions, with limited neighbouring development that would impact the proposals.

That said, the illustrative proposals and any forthcoming Reserved Matters application should observe both the existing site condition and the guidance set out within the Essex Design Guide (EDG).



OPPORTUNITIES PLAN

- Key:**
- Site Boundary Lines
 - Build Form
 - Primary Highways netw
 - Secondary Roads & Acc
 - Footpaths
 - Existing Hedgerow
 - Cat A Tree
 - Waterway System
 - Tree Route Protection Z
 - Ecology Buffer
 - Boundary Offset
 - Heritage Visibility Splay
 - Sun Path
 - Developable Area
 - Active Frontage

LANDSCAPE VISUAL IMPACT ASSESSMENT (LVIA)

The LVIA process, and the baseline established there in, will inform the emerging plans for development, so that the proposed scheme is responsive to its setting and delivers a high quality contextual response.

LAND USE

Whilst the site is located within the designated countryside, it currently offers no benefit to the local area, with no dedicated use for the land. Due to the current ownership, the site is severed from adjoining and wider land ownership and therefore is unviable for agricultural use.

There is therefore an obvious opportunity and benefit to bring such sites forward for development, where such a vacant plots can have direct benefit to the local community with respects to both market and affordable housing delivery and the generation of jobs during the construction process.

HERITAGE IMPACT

Given that the site currently remains undeveloped, any proposals will have some impact on those nearby heritage assets and their respective settings. Achieving any enhancement in this regard is therefore unlikely.

As such, the illustrative proposals and any forthcoming Reserved Matters applications will look to propose sensitive development, using the sites existing and natural screening to protect any associated harm to those assets, so that the impacts can be concluded as negligible.

SITE TOPOGRAPHY

The sites high ground towards the location of the most sensitive Heritage Asset offers some advantage, given that the proposed development will be fall away from those most sensitive receptors and therefore reducing any impact caused.

The existing site topography presents an opportunity, for the proposed development to work with the levels, creating a visually low impact proposal that minimises harm to the current setting.

ORIENTATION

The site is benefitted from a positive orientation with respect to future development. As has been noted, the sites high point is towards the North-East, with the land falling to the South-West, which would facilitate some opportunity for future development to be stepped, providing good quality Southern aspects that will benefit from good levels of sunlight and views beyond.

NOISE

Any identified noise constraint will be identified and positively responded to through the illustrative masterplan and the associated, future Reserved Matters Application.

Given the highly technical nature of noise generation and way to attenuate, carefully considered detailed proposals would be set out as part of those RM submission or details secured by condition.

ACCESS AND CONNECTIVITY

As part of the illustrative proposals and any forthcoming Reserved Matters submissions, a proposed scheme should look to provide high quality access and connectivity within the site.

Further opportunity exists for the sustainable routes within the site, to stretch outward and where possible connect to the wider sustainable walking and cycling routes around the village.

Specific enhancement, local to the scheme is the improvement of the crossing and pedestrian pathways near to the Cricketers Pub. As has been agreed with Essex highways, an opportunity exists using land from within the site and verges owned by the county to provide a substantial improvement to these pedestrian routes, which will be to the wider benefit of those living and working near to the site and the wider village, who use the services in the north of the village.

TREES

In line with the objectives of Uttlesford District Council, any new development has the opportunity to provide the improvement and enhancement of the existing boundaries through new hedgerow and tree planting. The inclusion of native tree planting shall also be considered, as set out in the accompanying Landscape Strategy.

EXISTING GREEN EDGES / GREEN CORRIDORS

In line with the above, additional native planting will be proposed to enhance the existing boundary condition and mitigate any harm caused by the creation of new access'.

BOUNDARY BUFFERS

As has been noted, the site is benefitted with clearly defined boundary edges with existing vegetation and trees. Where possible, this should be maintained and the proposals positioned to avoid impact these features.

In line with the EDG, dwellings positioned adjacent to boundaries should be set circa 15m from those boundaries to protect the amenity of their and their neighbours. Whilst a number of the boundaries do not have a residential interface, where possible suitable separation will be promoted to protect current and future development of those neighbouring sites.

7.0 DESIGN DEVELOPMENT



ILLUSTRATIVE SITE PLAN OPTION 01



ILLUSTRATIVE SITE PLAN OPTION 02



ILLUSTRATIVE SITE PLAN OPTION 03

8.0 ILLUSTRATIVE PROPOSAL



ILLUSTRATIVE SITE PLAN

CHARACTER AREAS

Whilst the scheme is of a modest size, in line with the Uttlesford Design Code, it is proposed that there are two character areas that provide distinctiveness within the development. These can be summarised as follows:

Semi Urban Character Area

It is proposed that this character area will contain a varied mix and offer of housing typologies, inclusive of 1/2 Bedroom Apartments, 2 Bedroom Terraced Housing and 3 Bedroom Semi Detached dwellings. An opportunity exists to provide a variety of 1 - 2.5no. storey dwellings to create variety and articulation within the street scenes and in line with the wider context.

The urban design approach reinforces this tighter grain, with the introduction of informal Urban streets, lined with terraced and semi detached dwellings. Front facing primary elevations, inclusive of residential front doors will provide articulation and animation at street level to promote activity and natural surveillance.

Roof orientation and carefully positioned specific plots are introduced to create visual markers, and aid way finding,

Rural Edge Character Area

A loosening of grain is proposed at towards the Western edge of the scheme, where an Arcadian approach, served off shared surface driveways is proposed.

This area promotes larger, detached family homes, with greater separation and permeability between plots. Architecturally, it is proposed that his character area would be informed by the local vernacular and materials, with the potential for contemporary interpretations of these to deliver high quality domestic architecture.

This character area offers the opportunity to introduce custom build plots as set out within the accompanying planning statement.

OVERVIEW

The illustrative masterplan seeks to create a basis on which future Reserved Matters applications can be brought forward to deliver a high quality residential scheme within Clavering. This masterplan acknowledges both the current adopted policy, the emerging policy and those guidance documents that are available within the Village / Parish, within the district and within wider county, inclusive of, but not limited to;

- The Clavering Neighbourhood Plan
- Uttlesford District Council, Building for a Healthy Life
- The Uttlesford Design Code
- The Essex Design Guide
- The National Model Design Code

In line with the objectives of the above, the Illustrative Masterplan sets out opportunity to deliver place led design, with the inclusion of defined Character Areas that will promote a high quality, locally distinctive residential scheme and create places that are memorable. The Illustrative Masterplan takes design cues both with respect to the following:

- Site Layout and Proposed Urban Grain
- Height and Scale
- Character and Sense of Place
- Architectural Vernacular



RURAL EDGE



SEMI URBAN

8.0 ILLUSTRATIVE PROPOSAL

8.03 - UNIT NUMBERS / INDICATIVE MIX / HEIGHTS



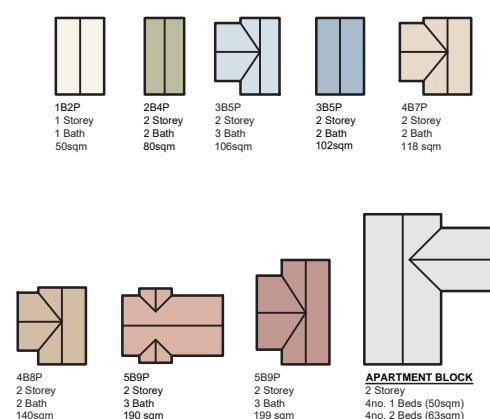
ILLUSTRATIVE SITE PLAN SHOWING INDICATIVE UNIT TYPES

UNIT NUMBERS INDICATIVE MIX

1 Bedroom (2 Person) Apartments	=	2no.
2 Bedroom (3 Person) Apartments	=	4no.
1 Bedroom (2 Person) Bungalow	=	2no.
2 Bedroom (4 Person) House	=	4no.
3 Bedroom (5 Person) House	=	9no.
4 Bedroom (7 Person) House	=	1no.
4 Bedroom (8 Person) House	=	3no.
5 Bedroom (9 Person) House	=	3no.

GRAND TOTAL = 28no. Dwellings

KEY



ACCOMMODATION SIZE

It is proposed that all dwellings would be designed to meet the requirements of the National Described Space Standards (NDSS).

AFFORDABLE HOUSING

In line with Uttlesford current policy, the illustrative masterplan accommodates 40% (11 no.) of the proposed dwellings to be delivered as affordable housing.

It is proposed that all affordable housing would be delivered tenure blind and should, within reason be located across the scheme, following the principles of inclusive design.

THE BUILDING REGULATIONS (GENERAL)

All new developments across England and Wales are required to be designed and built in accordance with the Building Regulations. It is proposed that this scheme would meet and or exceed these requirements.

THE BUILDING REGULATIONS (PART M ACCESSIBILITY)

The illustrative masterplan provides a basis on which fully inclusive and accessible proposals could be developed through detailed design.

The scheme should be designed to meet the requirements of Part M of the building regulations, and as set out in the emerging Local Plan, due to the likely level of need the Council will require all dwellings (across all tenures) to meet the M4(2) standards and 10% of market homes meeting M4(3) rising to 20% for affordable dwellings.

AMENITY - COMMUNAL

In accordance with the Uttlesford Open Space Standards (OSSP 2019) the scheme should provide 0.1 hectares of amenity green space.

As shown opposite, the illustrative masterplan proposes a comprehensive 'Green' edge to the scheme, inclusive of 0.15 hectares of shared communal space, considerably exceeding the requirement. In addition, there are opportunities for additional pockets of amenity throughout the scheme.

In line with the emerging Uttlesford Design Code, it is proposed that this amenity would include spaces for Local Area for Play (LAP) and Locally Equipped Area for Play (LEAP) open spaces.

Please refer to the Landscape Strategy for further information in this regard.

AMENITY - PRIVATE

Local Policy and the requirements of the Essex Design Guide set out the following minimum provisions for private amenity for houses:

1 & 2 Bedroom Houses	-	50sqm
3+ Bedroom Houses	-	100sqm

In addition, it is proposed that those apartments within the development are also afforded private amenity, by way of private terrace or balcony. Sizes of which are set out below:

1 Bedroom Apartment	-	5sqm
2 Bedroom Apartment	-	7sqm

It is proposed that all dwellings will meet and or exceed the requirements set out above.

8.0 ILLUSTRATIVE PROPOSAL

8.04 - DEVELOPMENT OVERVIEW

SUSTAINABILITY

In line with the objectives of Uttlesford District's Council's current and emerging policy, it is proposed that this residential development will meet and or exceed the requirements of the building regulations. Below are a series of suggestions on how this could be delivered, details of which will be secured through future Reserved Matters submissions:

Building Fabric

It is proposed that a 'Fabric First' approach to technical design will be implemented, where the external fabric of the dwellings will be designed to meet and or exceed the requirements of the Building Regulations at that time.

Heating and Cooling

A variety of heating / cooling (if required) are available and designed to meet the increasing performance requirements of Part L of the Building Regulations.

It is anticipated that the scheme will implement the use if renewables, to deliver a highly sustainable development that delivers high standards in Energy Efficiency. Some solutions for consideration during the detailed design stage include, but are not limited to:

- Air Source Heat Pumps
- Ground Source Heat Pumps
- Installation of Photovoltaics (PV)

Electric Car Charging

The market shift towards more sustainable means of travel are acknowledged and whilst every effort should be made to promote walking / cycling communities, car ownership is likely to remain a feature for years to come.

As such, it is important to ensure that there is suitable provision within the development to facilitate electric car charging. These will be delivered, both on site and communally, in line with the Uttlesford District Council's statutory requirements.

8.0 ILLUSTRATIVE PROPOSAL

8.05 - ACCESS



ILLUSTRATIVE SITE PLAN SHOWING HIGHWAYS TRACKING

ACCESS_PEDESTRIAN

Promotion of a strong network of pedestrian routes both on and off site is a fundamental consideration for the proposed development. High quality hard landscaping within the development, complemented with generous soft landscaping will allow residents to move around the site successfully. The inclusion of highly animated street scenes and the promotion of natural surveillance will facilitate safe environments that future residents will feel comfortable within.

The scheme will promote connectivity into the existing off site network of sustainable walking routes, both Public Rights of Way (PROW) and pathways. An off site enhancement to the latter illustrated opposite, which will enable enhanced connectivity off of site, alongside the Cricketers Pub and better access to the wider amenities within the village.

ACCESS_CYCLES

Provision for cyclist to travel in and around the site shall be made, ensuring a comfortable, conflict free relationship with both pedestrians and motorists. Suitable secure cycle storage, both on plot, per dwelling and for visitors will be provided.

ACCESS_VEHICULAR

Primary Access:

The primary access is proposed to the North of the site, providing suitable access and visibility onto the adopted highway.

Emergency

The illustrative masterplan is designed to facilitate access for emergency vehicles, allowing suitable road widths and turning to facilitate the largest of emergency vehicles to navigate the site unencumbered. Suitably located turning heads will enable Fire Tenders to suitably reach all required areas of the site and appropriately deal with incidents within the proposed dwellings.

Refuse

The specific waste collection requirements for Uttlesford District Council are understood and implemented within the illustrative scheme. Tracking has been provided for a suitably sized refuse vehicle which demonstrates that this to is able to access, exit and navigate the site suitably.



KEY ACCESS THEMES

8.0 ILLUSTRATIVE PROPOSAL

8.06 - ROAD TYPOLOGIES AND PARKING

ROAD / STREET TYPOLOGIES

In line with the emerging Uttlesford Design Code and the Essex Design Guide, the illustrative masterplan makes provision for two street types within the scheme:

- Type E - Access (5.5m plus 2 x 2m footpaths)

It is proposed that 1no. pedestrian pathway would be sufficient, with the residual 2m space being used to create high quality street planting and trees.

- Type G - Mews Court (6m Shared Surface).

PARKING

It is proposed that vehicular parking will be delivered across the scheme, in line with the Statutory guidance and following the principles of the Essex Design Guide.

Private Parking:

1 Bedroom Dwellings	-	1no. Space
2 /3 Bedroom Dwellings	-	2no. Spaces
4 /5 Bedroom Dwellings	-	1no. Garage Plus 2no. Spaces

Visitor Spaces

25% of total dwelling number	-	7no. spaces
------------------------------	---	-------------

For further details, please refer to the accompanying Transport Statement.

OVERVIEW

As part of the suite of submission material, Dutch Landscapes have been appointed to carry out a Landscape Visual Impact Assessment (LVIA), the findings of which have been used to inform the strategy and illustrative proposals for the site.

Of the wider selection of views taken, there are 3no. that are considered for their specific sensitivities and that we have generated 3D views, with the illustrative proposals modelled. There are as follows:

- VIEW 14
- VIEW 16
- VIEW 18

An overview to each of the above is provided below and on the following pages.

VIEW 14_EAST OF THE SITE LOOKING WEST

View taken from outside of the Cricketers Public House, a Grade II Listed Building, looking West across the Public House car park towards the site beyond. An important view given the proximity to the heritage asset and possible impact on setting.

As is visible within this view, there is already an established hedgerow that provides good screening towards the site beyond. Following Heritage input the illustrative designs went through a process of design development and propose that the dwellings located in this part of the site would be single storey and therefore remaining below the height of the established hedgerow. Furthermore, sufficient space has been provided between the built form and the boundary to facilitate additional planting and enhancement of the boundary vegetation.

The impact in this view is there for negligible, further details of which are set out in the accompanying LVIA and Heritage Statements.



LVIA VIEW No. 14 - EXISTING VIEW



LVIA VIEW No. 14 - ILLUSTRATIVE PROPOSAL



LVIA VIEW No. 16 - ILLUSTRATIVE PROPOSAL



LVIA VIEW No. 16 - EXISTING VIEW

VIEW 16_SOUTH OF THE SITE LOOKING NORTH

View taken from the south of the site, near to Hill Green Farm and Farmhouse, a Locally Listed Heritage asset.

An important view as is can be accessed from the Public Right of Way and to the north side of Jubilee Fields, the communal amenity space for the village.

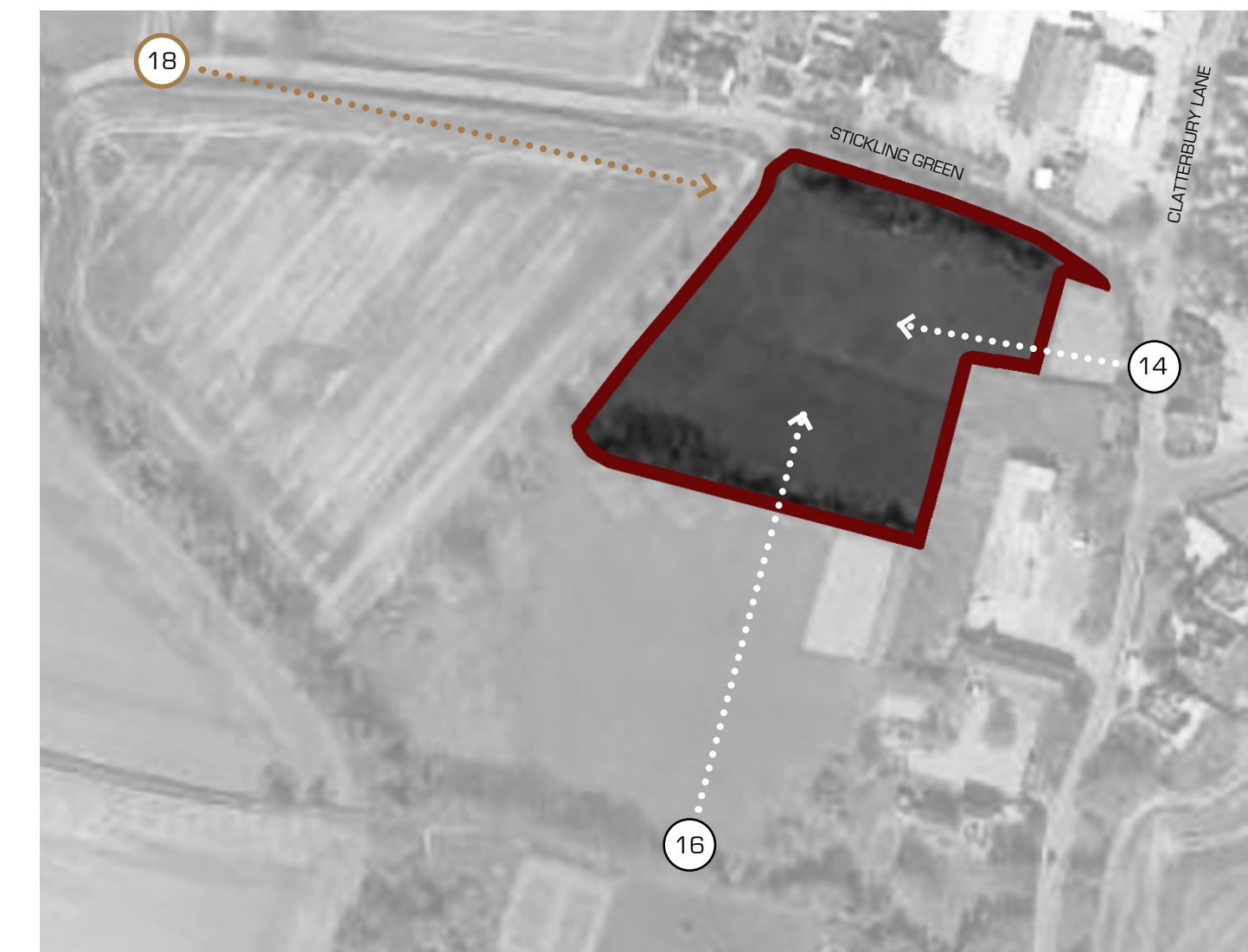
Set approximately 125m to the South of the site, this longer range view picks up the full width of the South boundary of the proposed site. The site is again screened with a clearly defined boundary with both hedgerow and a series of established, mature trees.

The illustrative proposal sets properties circa 15m from this boundaries, which offers the opportunity for enhanced planting, which in turn creates additional screening to any built form within.

The impact in this view is there for negligible, further details of which are set out in the accompanying LVIA and Heritage Statements.



LVIA VIEW No. 18 - ILLUSTRATIVE PROPOSAL



LVIA VIEW No. 18 - EXISTING VIEW

VIEW 18_WEST OF THE SITE LOOKING EAST

View taken from the West of the site, along the road, approaching both the site and the existing housing development at Eldridge Close that sits due North of the proposed site.

This is an important view as it provides the first interface with the proposal when approaching the village from Stickling Green and Langley beyond.

The approach and 'entrance' to the village is already established by the Eldridge Close development, where the existing dwellings are prominent in to the left of the view, given the lack of screening afforded to this development.

By contrast, the proposed site is heavily screened with existing vegetation and the illustrative design proposes a substantial landscape buffer to the Western edge. This in turn results in the proposed built form being set approximately 60m further East than the neighbouring development at Eldridge Close.

The proposed landscape buffer again offers further opportunity for enhanced boundary hedgerow and tree planting and it is therefore concluded that the impact in this view is negligible, further details of which are set out in the accompanying LVIA and Heritage Statements.

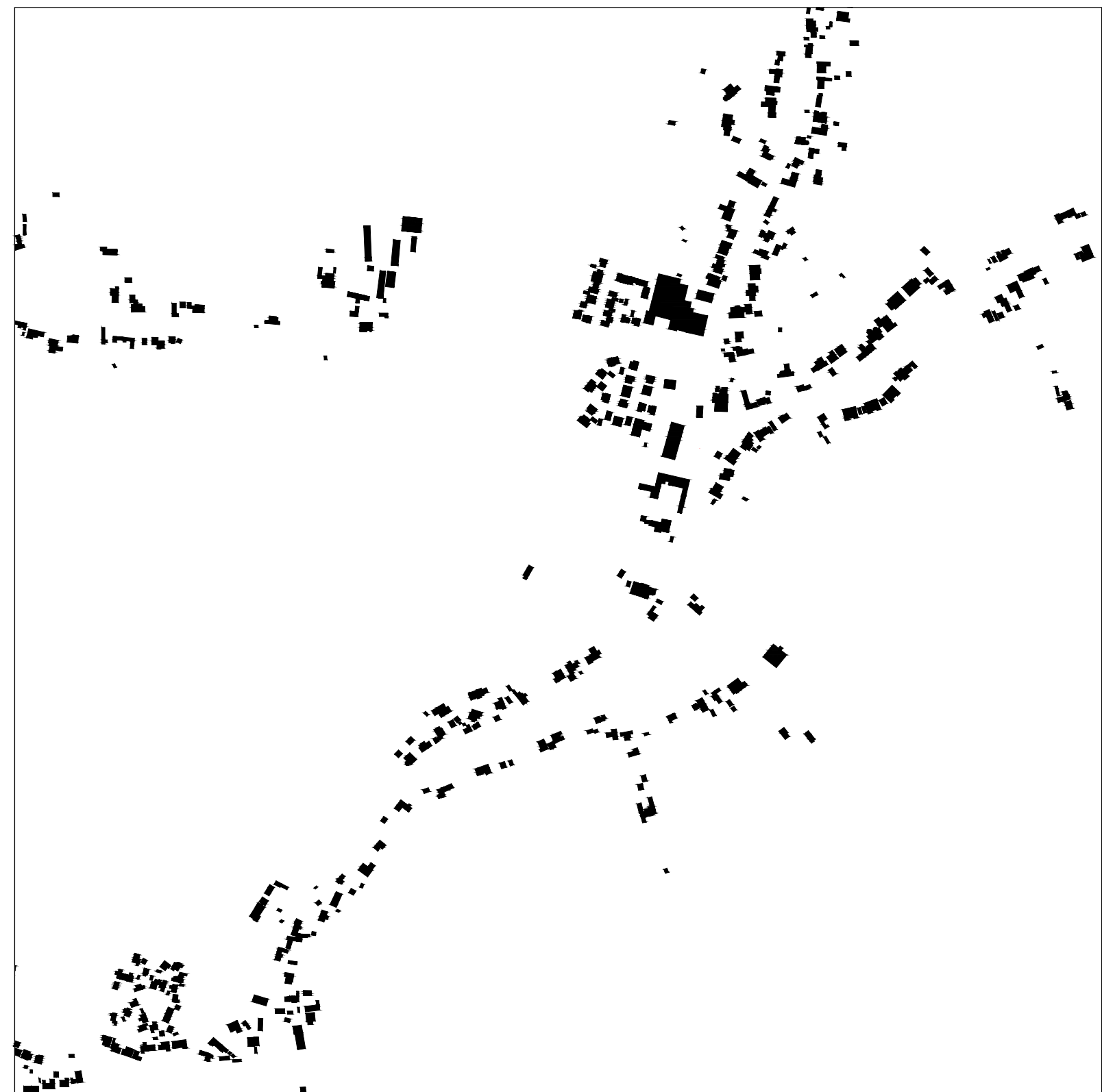


ILLUSTRATIVE MASSING MODEL



PRECEDENTS

9.0 CONCLUSION



PROPOSED GRAIN AND URBAN PLAN - VILLAGE WIDE



PROPOSED GRAIN AND URBAN PLAN - SITE SPECIFIC

CONCLUSION

This report has been prepared in support of the Outline Application for proposed residential development on land to the west of Clatterbury Lane, Clavering, Essex.

Whilst the application and this associated Design and Access Statement is presented for in outline, it seeks to set out a comprehensive approach, establishing a strong foundation for future Reserved Matters applications, ensuring the delivery of a high quality piece of place making.

The site is located within a village evidenced as a sustainable location and ranked highest of the large villages within the District. Clavering has been identified as being able to deliver 111 no. dwellings over the plan period, more than any of the other large villages.

As has been recorded, the site currently offers no tangible benefit to the local area, with no dedicated use for the land. There is therefore an opportunity and benefit to bring such sites forward for development, where such vacant plots can have direct benefit to the local community with respects to both market and affordable housing delivery and the generation of jobs during the construction process.

Uttlesford District Council are making positive progress with the Local Plan and improvements in their housing delivery, although this remains under pressure. As such, those sites located on the edge of established settlement boundaries will need to be considered as development opportunities, to ensure that local people are able to access new housing, enabling them to continue to live and work locally.

It is therefore concluded that the proposed site should be considered to satisfy this criteria and therefore offers an opportunity to deliver much needed housing in the district, that is of high quality and distinctively local.

