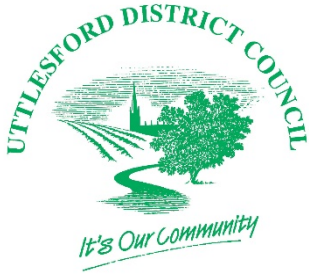




APPENDIX 1
May Planning Committee Report





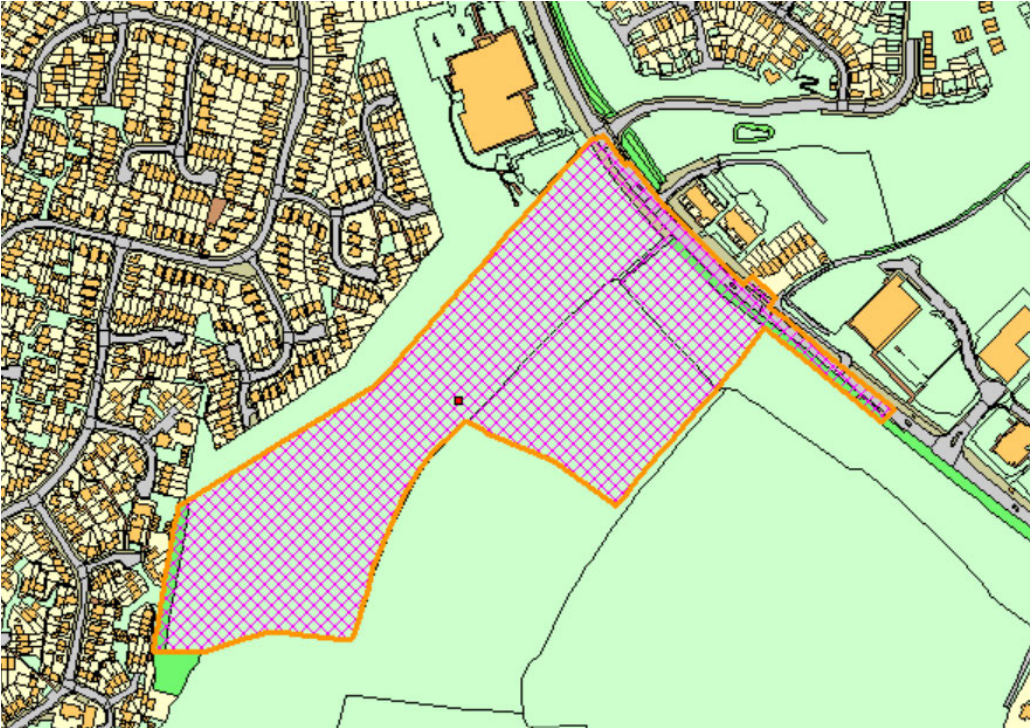
ITEM NUMBER: 7

**PLANNING COMMITTEE
DATE:** 29 May 2024

REFERENCE NUMBER: UTT/23/2962/DFO

LOCATION: Land To The West Of Thaxted Road, Saffron
Walden, Essex

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 29 April 2024

PROPOSAL: Details following outline application UTT/22/3258/PINS (s62A/2022/0014) for the erection of 168 dwellings with associated landscaping and parking - details of appearance, landscaping, layout and scale.

Application to discharge conditions 24 (surface water drainage scheme) and 27 (walking and cycling network) of UTT/22/3258/PINS (s62A/2022/0014).

APPLICANT: Chase New Homes

AGENT: Barker Parry Town Planning Ltd

EXPIRY DATE: 28 February 2024

EOT Expiry Date 3 June 2024

CASE OFFICER: Chris Tyler

NOTATION: Outside Development Limits

REASON THIS APPLICATION IS ON THE AGENDA: Major Planning Application

1. EXECUTIVE SUMMARY

1.1 This application includes the details following outline application UTT/22/3258/PINS (s62A/2022/0014) for the reserved matters for 168 dwellings, including details of appearance, landscaping, layout and scale. The principle of the development along with details of access of the development have already been approved as highlighted within the relevant site history section of this report.

1.2 The layout, scale appearance and landscaping of the development is considered acceptable providing a mix of larger and smaller dwellings. No significant loss of residential amenity will arise from the proposals. The amenity areas and parking provision are appropriate and complies with Policies GEN2 and the Essex County Council Parking Standards. The housing mix for the development is also considered acceptable.

1.3 The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed on the outline planning application.

1.4 The proposals comply with the guidance and standards as set out within the Adopted Local Plan (2005), Neighbourhood Plan Policies, relevant supplementary planning documents and the National Planning Policy Framework. It has thereby been recommended that this reserve matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/22/3258/PINS and approved design code.

2. **RECOMMENDATION**

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

3. **SITE LOCATION AND DESCRIPTION:**

3.1 The proposed application site is located to the southwest of Thaxted Road on the edge of the town of Saffron Walden. The site is approximately 7.8 hectares in size and its topography consists of a modest slope falling from the rear western boundary to the front eastern boundary.

3.2 The site is formed by three distinct fields currently in arable production and free of any established built form. Mature vegetation in the form of established hedgerows and medium size trees are located along the boundaries of the site and internally splitting the fields.

3.3 Immediately adjacent to the northern boundary is a small area of public open space with residential housing, a community skate park, and the Lord Butler Leisure Centre. To the west lies further residential housing and a primary school. New development in the form of a retail park consisting of commercial premises, restaurants and a hotel, along with new residential housing is located on the opposite side of Thaxted Road to the east.

3.4 In terms of local designations, the site is defined as being outside of the settlement boundary of the Town of Saffron Walden and thereby located in the countryside. The Environmental Agency Flood Risk Maps identifies a site to be located within 'Flood Zone 1'. The site does not fall within or abuts a conservation area, although a grade two listed building known as 'The Granary' lies to the southwest of the site. There are no local landscape designations within or abutting the site.

4. **PROPOSAL**

- 4.1** This application includes the details of reserved matters following outline approval UTT/22/3258/PINS (s62A/2022/0014), including details of appearance, landscaping, layout and scale.
- 4.2** The principle for development, including the access arrangements into the site from Thaxted Road has already been approved as part of the outline application, these aspects do not therefore form part of the considerations with this current reserved matters submission.
- 4.3** The current reserved matters application seeks approval for the detailed elements of the scheme comprising:
- 4.3.1** Appearance – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 4.3.2** Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 4.3.3** Scale – the height, width and length of each building proposed within the development in relation to its surroundings.
- 4.3.4** Landscaping – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
- screening by fences, walls or other means;
 - the planting of trees, hedges, shrubs or grass;
 - the formation of banks, terraces or other earthworks;
 - the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - the provision of other amenity features
- 4.3.5** The proposal will include the following housing scheme:
Private Sale 60% (101 Units).
Affordable 40% (67 Units)
- 4.3.6** The proposed housing mix includes the following:

Houses / Bungalows	Affordable Rent	Shared Ownership	Private	Total
1-Bedroom	2	0	0	2
2-Bedroom	8	4	12	24
3-Bedroom	8	5	33	46
4-Bedroom	2	0	46	48
5-Bedroom	0	0	10	10
Flats	Affordable Rent	Shared Ownership	Private	
1-Bedroom	21	3	0	24
2-Bedroom	6	8	0	14
Total	47 (27.9%)	20 (8.4%)	101 (60.1%)	168 (100%)

4.3.7 The application includes a Planning, Design and Access Statement in support of the planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

4.3.8 Also included with the application:

- Landscape Statement
- Arboricultural Impact Assessment
- Drainage Strategy

5. ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

6. RELEVANT SITE HISTORY

Reference	Proposal	Decision
UTT/12/6004/SCO	Request for screening opinion in respect of proposed residential development (225 dwellings) including extension to Stake Park	Opinion given, EIA not require, 19 th December 2012

UTT/13/2060/OP	Outline application with all matters reserved except access for residential development of up to 300 dwellings, pavilion building, extension to skate park and provision of land for open space/recreation use, including an option for a new primary school on a 2.4 ha site.	Application Refused 2nd May 2014). (Dismissed at Appeal Ref: APP/C1570/A/22 21494 2nd June 2015).
UTT/22/3258/PINS	S62A/2022/0014 Outline application with all matters reserved except for access for up to 170 dwellings, associated landscaping and open space with access from Thaxted Road	Approved 30 th May 2023

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

- 7.1** The LPA engaged in pre application discussion prior to the submission of the outline planning application, this concluded that in light of the above appraisal and for the reasons highlighted, it is officers' opinion that the principle of the development of the site could be considered appropriate when one applies the tilted balance.
- 7.2** However, this would involve the applicant to provide substantial evidence as part of the submission to clearly demonstrate that the benefits of the proposals would outweigh the potential harm that the proposals may cause.
- 7.3** At this stage, it is understood that further work is being undertaken in the background in the preparation of the supporting documentation to help illustrate that any perceived/potential negative harm is avoided, reduced, or offset as well as the benefits that the scheme will manufacture
- 7.4** It is confirmed a statement of community involvement was submitted with the outline application advising the engagement with the community via electronic feedback between the 28th October and 13th November 2022. 1110 people in total provided feedback, the majority of the comments received were focused on the following:
- Increase traffic congestion,
 - The impact on the local infrastructure,
 - Environmental concerns,
 - Support and opposition to the development.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 We still have the following concerns:

8.1.2 Drawing 3118/A/1202/PL/D indicated a 'pedestrian/cycle path' adjacent to the 'indicative primary access road' at the site access from Thaxted Road. On the submitted drawing 23 0067-13 H (revised walking and cycling network plan) this is only marked as a 'walking route' – this submission does not contain an explanation as to this change from the 'in principle' network.

8.1.3 Condition 26 of the planning permission sets out that the access should include 'shared pedestrian/cycleway minimum effective width 3.5m' which does not appear to be the case – unless the intention is to provide this shared facility at the access only and not extend it into the site at all (contrary to the two drawings mentioned in the condition wording - 22078/006 Rev D and 007B).

8.1.4 Not providing this facility suggests that cyclists would be expected to travel on carriageway and/or to travel back on themselves using the new facility along the site frontage on Thaxted Road entering the site further south? Clarity on this matter is requested.

8.1.5 Drawing 3118/A/1202/PL/D indicated a route from the end of the estate road to the orbital greenway in the south-west of the site which is now marked as 'informal pedestrian path' on the submitted drawing 23 0067-13 H (revised walking and cycling network plan) however, drawings L21041.04.0 Rev D (hard landscape proposals drawing 2 of 2) and L21041.02.0 Rev E (soft landscape proposals drawing 2 of 2) show that this would not be a fully-surfaced route, crossing a grassed area. The applicant should consider continuing the self-binding gravel to the surfaced parking area to complete the connection.

8.2 Environment Agency- No objection

8.2.1 We have inspected the documents as submitted and have no objection to the proposed development.

8.3 Lead Local Flood Authority- No objection

8.3.1 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, subject to conditions we do not object to the granting of planning permission.

9. TOWN COUNCIL COMMENTS

9.1 SWTC objected to this planning application on 28 April 2023 and continues to object to the planning application on the grounds of:

9.1.1 Positioning of the affordable housing.

- The affordable housing all in one cluster and, therefore, not properly dispersed throughout the development.

9.1.2 Limited, poor quality open space provision.

- Amenity space too small for use,
- No play equipment included,
- The SUDs area should not be included as public open space,
- No recreation or play areas,
- There is a requirement for stronger vegetative southern boundary.

9.1.3 Layout for sustainable transport.

- Poor sustainable transport layout,
 - Concerns have been raised by the UDC Urban Design Officer,
 - The primary street layout is excessively curvilinear with extensive reliance on private drives and cul-de-sacs and there are no clear opportunities to extend streets to connect with future or existing development.
- In its current form, the proposals for this site do not offer any obvious connections beyond the site boundary to link into future development.

9.2 Applicant's Rebuttal to Town Council's Comments

9.2.1 The Town Council continue to object to the proposed development on the basis of the positioning of the affordable housing, limited, poor quality open space provision and layout for sustainable transport.

9.2.2 The comments from the Town Council are noted, however, we note that no objection has been raised by the Council's Housing Officer on the site layout, additionally the Applicant is at an advanced stage of discussions with a Registered Social Landlord who welcomes the mix and layout of the affordable housing provision.

9.2.3 The quantum of open space proposed was fixed by the approved Framework Masterplan. The infiltration basin does form part of the wider open space provision, unlike a detention basin it is not designed to be permanently wet, but to ensure there is capacity within a flood event only. There is no outline permission requirement for community facilities.

9.2.4 The desire for alternative pedestrian and cycle facilities across the site is noted, however, the scheme does comply with the approved Design Code.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 The proposed affordable housing mix within the application would provide a good range of size and type of affordable property to assist those in housing need. Each of the affordable properties meet or exceed NDSS. Four 1- and 2-bedroom M4(3) bungalows are included within the affordable housing mix which will assist towards meeting the identified need for this property type within Saffron Walden.

10.1.2 The affordable housing could be better integrated although it is accepted that Registered Providers may prefer the proposed site layout to assist with future management and maintenance of the properties.

10.1.3 The proposed market housing mix could be enhanced by including more 2-bedroom properties and less properties with 4 bedrooms or more as there is an identified need for smaller market homes. It could also be enhanced by including a proportion of bungalows within the market housing property mix.

10.2 Cadent Gas- No Objection

10.2.1 We have received a notification regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective,

10.3 Place Services (Conservation and Heritage)

10.3.1 Our response to application s62A/2022/0014 noted that the proposals would not result in harm to the nearest listed building (Barn at Herbert's Farm Grade II; list entry number 1205692) or the Saffron Walden Conservation Area. It nonetheless encouraged the use of high-quality and traditional materials to meet paragraph 197c of the NPPF. We have no comment on the details submitted.

10.4 Place Services (Ecology)

10.4.1 No objections, we have reviewed the submitted documents and we are satisfied that there is sufficient ecological information available for determination of this application.

10.5 Place Services (Archaeology)

10.5.1 No objection, an archaeological evaluation has been undertaken on the site and a small excavation is being undertaken at present. Following this fieldwork no further archaeological investigation will be required on the site itself.

10.6 Essex Police

10.6.1 No objections raised.

10.7 Anglian Water

10.7.1 The drainage strategy proposed in supporting document, Drainage Strategy Report IDL/ 1187/ DS/ 001 P03 Feb 24, does not relate to any Anglian Water assets. Therefore, the discharge of surface water condition 24 for outline planning application UTT/22/3258/PINS is not under Anglian Water's jurisdiction to comment on at this stage.

10.8 UDC Environmental Health Officer

10.8.1 No objections

10.9 UDC –Urban Design Officer

10.9.1 Walking & Cycling Network:

10.9.1.1 The Orbital Greenway and the cycle/footpath are surfaced in self-binding gravel which whilst being a suitable surface for horse riders, is liable to degradation not subject to a stringent management plan and can lead to a rutted surface unsuitable for cyclists and some pedestrians.

10.9.1.2 It appears to be 15-20 minutes' walk to the nearby retail park (which is the closest local amenity) and there are no nearby bus stops on Thaxted Road.

10.9.1.3 The pedestrians using this as a walking route will need to cross the road three times along its length as there is not a consistent provision of footway on either side of the road. This does not support an active travel place priority approach.

10.9.1.4 The proposed street types shown in the hard landscaping and so landscaping drawings which form the walking route do not appear to comply with the proposed street types set out in the applicant's Design Code.

10.9.1.5 Both the pedestrian/cycle way and the Orbital Greenway lack passive surveillance for the most part, with the majority of houses adjacent to these routes presenting largely blank flank gables offering very limited passive surveillance and no animation or street activity.

10.9.1.6 The Design Code indicates three pedestrian friendly crossing areas but only one is indicated on the supplied hard landscaping plans and two on the site layout plan.

10.9.1.7 The pedestrian route exits the site by the pedestrian crossing on Thaxted Road, near to the skatepark and opposite Cardamon Road. The central

cycle route exits by the junction opposite Tiptops Lane (north). This section of Thaxted Road has three lanes, with a segregated right-turning lane and no cycle lane, so does not seem a good location for cycle traffic to merge.

10.9.1.8 The majority of cycle storage is located in garden sheds with the remainder in garages. There is no indication of visitor cycle storage provision. Neither location is suitably convenient to promote and encourage modal shift in travel behaviours.

10.9.1.9 The pedestrian/cycle route connects to neighbouring development at the south of the site to join 'The Glebe', a cul-de-sac development that leads through to the 'Nisa Local' convenience store approximately 250m away, which is a useful local destination, however, there does not appear to be any other clear destination or desire line from this part of the site, so this route may be of limited use.

10.9.1.10 Lack of clear access or egress point beyond the southern edge for the orbital greenway.

10.10 Affinity Water

10.10.1 No objections- provided the stages of treatment are implemented as set out in the 'DRAINAGE STRATEGY REPORT IDL/1187/DS/001' section 3.9.

11. REPRESENTATIONS

11.1 Site notice/s were displayed on site and 471 notifications letters were sent to nearby properties. The application was also advertised in the local press.

11.2 Support

11.2.1 N/A

11.3 Object

- 11.3.1**
- The buildings should be in accordance with the approved drawing Ref: 1203 PL D;
 - The height and location of some of the dwelling's loss of privacy and over looking to neighbouring developments;
 - Out of character with neighbouring and nearby developments;
 - Increase in poor air quality;
 - Increase in noise and disturbance
 - Increase in traffic generation and congestion;
 - Not a sustainable location;
 - Insufficient number of affordable and smaller dwellings;
 - Loss of pedestrian access to the south of the site;

- Impact to highway safely along Thaxted Road;
- The proposal may lead to an increase in flooding, nearby flood prevention was not designed to accommodate this level of development;
- Lack of local facilities and resources including GP surgeries, schools and dentists;
- Decrease in property values;
- Development could be considered on previously development land and not undeveloped sites.

11.4 Comment

11.4.1 This planning application is for the consideration of reserved matters including, details of appearance, landscaping, layout and scale. The principle of the development has been approved under planning application s62A/2022/0014. All planning matter associated with the reserved matters will be considered in the following report.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application,
 - (a) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

12.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

12.4 The Development Plan

- 12.4.1 Essex Minerals Local Plan (adopted July 2014)
- Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
- Uttlesford District Local Plan (adopted 2005)
- Felsted Neighbourhood Plan (made Feb 2020)
- Great Dunmow Neighbourhood Plan (made December 2016)
- Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
- Thaxted Neighbourhood Plan (made February 2019)
- Stebbing Neighbourhood Plan (made 19 July 2022)
- Saffron Walden Neighbourhood Plan (made 11 October 2022)
- Ashdon Neighbourhood Plan (made 6 December 2022)
- Great & Little Chesterford Neighbourhood Plan (made 2 February 2023)

13. **POLICY**

13.1 **National Policies**

- 13.1.1 National Planning Policy Framework (2023)

13.2 **Uttlesford District Plan 2005**

- Policy S7 – The countryside
- Policy GEN1- Access
- Policy GEN2 – Design
- Policy GEN3 -Flood Protection
- Policy GEN4- Good Neighbourliness
- Policy GEN5 –Light Pollution
- Policy GEN6- Infrastructure Provision
- Policy GEN7 - Nature Conservation
- Policy GEN8- Vehicle Parking Standards
- Policy H9- Affordable Housing,
- Policy H10- Housing Mix
- Policy ENV2- Development affecting Listed Buildings
- Policy ENV3- Open Space and Trees,
- Policy ENV4- Ancient monuments and Sites of Archaeological Importance
- Policy ENV5- protection of Agricultural Land
- Policy ENV10-Noise Sensitive Development,
- Policy ENV13- Exposure to Poor Air Quality

13.3 **Saffron Walden Neighbourhood Plan**

- Policy SW1- Housing mix on new developments
- Policy SW2- Protection of Views
- Policy SW3- Design
- Policy SW4- Parking on new developments
- Policy SW5 – Affordable Housing
- Policy SW10- High quality communications infrastructure
- Policy SW11- Ecological requirements for all new domestic and commercial developments

Policy SW12- Promoting walking and cycling
Policy SW13- Travel Planning
Policy SW14- Improving provision of public transport
Policy SW15- Vehicular transport
Policy SW17- Open space for informal recreation
Policy SW18- Public Rights of way

13.4 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
Homes
Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

14.1 The issues to consider in the determination of this application are:

- 14.2**
- A) Layout of the development**
 - B) Scale and appearance**
 - C) Landscaping**
 - D) Affordable Housing**
 - E) Nature Conservation**
 - F) Noise sensitive development and disturbance**
 - G) Climate Change**
 - H) Heritage**
 - I) Consideration of Conditions**

14.3 A) Layout of the development

14.3.1 The layout of the site has sought to follow the principles established within the approved parameter plans whilst creating an attractive development set in a well-landscaped area. The proposed development provides a series of connected streets, lanes and footpaths connecting to the wider area and settlement and includes a range of open spaces for community interaction.

14.3.2 The Design Code proceeds to break the site down into six-character areas. This is a significant amount of character areas for a development of this scale but has been incorporated into the overall design of the scheme.

14.3.3 The open space continues to the southern boundary of the site and will create a focal area of open space at the highest point of the site and provide a pocket park overlooked by the proposed residential development. It will be connected to the surrounding area and have integral recreational routes for pedestrians and cyclists. All areas of open space would be actively fronted onto by streets and residential properties.

- 14.3.4** The open space to the east of the site is framed by a 3-storey apartment block which provides enclosure and natural surveillance, this is in accordance with the approved Design Code. To the west the scale of development becomes more traditionally two-storey, providing a clear design shift from the development between Thaxted Road and the open space, to the softer scale of development moving towards the western edge of the site.
- 14.3.5** The green space adjacent to the main entrance will give access to the proposed flats in the northeastern corner of the site. This area comprises three storey buildings of traditional form. Building 1 has been designed as a focal building, distinctive in character.
- 14.3.6** Towards the southwest which is also the highest part of the site, the dwellings will transition from terraced and semi-detached properties to detached houses. These will include views over the open countryside and the integral open spaces. These properties are set back from the boundary allowing space for enhanced boundary planting and the orbital greenway and are built at a lower density than elsewhere in the development.
- 14.3.7** The new buildings will be set back from this to allow space for the orbital greenway and to ensure the existing hedgerows can be retained. This will allow for some screening from wider views and form an attractive space. It is noted the orbital greenway has been revised to take into consideration the Council's Urban Design Officer's comments and now includes a southern connection point. Furthermore, although comments have been raised in regards to a footpath to the west of Thaxted Road or further connection beyond the application site, these were not a requirement as part of the outline planning permission.
- 14.3.8** The layout will provide an appropriate siting of the dwellings, garages and public open space within the site and that is compatible with its surroundings. Plots along Thaxted Road will relate well at the point of the main highway access to the site and provides a main road frontage presence which is compatible with the adjacent development of the Kilns. The remaining dwellings within the site would appropriately frame the new internal street scenes. The layout of the development provides sufficient distance and space between the properties and ensure the site is not overdeveloped or have a cramped appearance.
- 14.3.9** The rationale of the layout of the proposed development includes:
- Key focal point buildings,
 - Formal road running through the centre of the scheme,
 - Appropriate footpath and cycle links,
 - Landscaped corridors,
 - Building aligned to open space to create a defined edge,
 - Apartment block aligned to Thaxted Road,

- Main road through the site from highways access point,
- Roads designed as informal back lanes,
- Open space linking to the adjoining green space,
- Public open space

14.3.10 The proposed layout has been subject to review by the Council's Urban Design Officer as part of the application process, concerns were raised regarding layout of which the applicant's rebuttal include the following:

14.3.11 **The materials proposed to be used for the foot path/ cycle way.**

14.3.12 *The Approved Design Code, page 24, advises on the surface materials to be used for the footpath/cycleway, it includes a resin, polymer bound rubber crumb-grit compound surface or for it to be an un-sealed surface. The proposal complies with this requirement.*

14.3.13 **Concerns are raised in respect of the curvilinear and circuitous walking route along the primary road through the site.**

14.3.14 *There are several walking routes through the site that provide multiple options to create shorter walking routes if required. The footpath adjacent to the primary road is a highway requirement and cannot be removed. The alignment of the road is set by the Framework Masterplan*

14.3.15 *The footways which run alongside the proposed carriageway will serve to provide residents with an immediate frontage on to them, with a means of connectivity to the more direct routes provided by the Orbital Greenway and the secondary footway/cycleway.*

14.3.16 *It is unlikely that residents and their visitors will solely use the more protracted footway route alongside the access road to gain access to offsite amenities. Footways are not proposed where they would otherwise be surplus to the required pedestrian movements for residents and visitors*

14.3.17 **The proposed street types do not accord with the Design Code.**

14.3.18 *The Design Code makes reference to the 2 'types' in the formation of the spine road passing through the development. The Primary Upper Street, being referred to as a Type E Access Road, with the Primary Lower Street, being referred to as a Type D Feeder Road. Initially the access off Thaxted Road is noted as Type E Access Road, increasing in scale to a Type D Feeder Road further into the development.*

14.3.19 *This is counter-intuitive and therefore, given the number of dwellings proposed (130), a Type E Access Road is most appropriate to continue through the entire development, with footways or service margins provided as required to adequately serve the development, its residents and visitors.*

14.3.20

The scheme proposes no linkages to future or existing developments and therefore a Feeder Road (with or without a Bus Service) is not applicable.

14.3.21 The pedestrian/cycleway lacks passive surveillance and lighting.

14.3.22 Every part of the pedestrian/cycleway is visible from either a gable window or through front or rear windows of properties that side onto the pedestrian/cycleway. The Aspen, Willow, Oak, Rowan, Bronte and Beech house types have been updated to ensure passive surveillance is achieved.

14.3.23 Lighting is proposed and is covered under a separate condition.

14.3.24 The Design Code indicates three pedestrian friendly crossing areas.

The scheme has been amended to include the three crossing points.

14.3.25 The cycle route junction point with Thaxted Road does not seem a good location for the cycle traffic to merge.

14.3.26 The junction points were agreed at outline stage and are required as part of the Framework Masterplan.

14.3.27 Page 31 of the Design Code sets out the requirements for cycle parking. The first criteria is that cycle parking must comply with the Local Authority requirements. The UDC webpage confirms that the Essex Parking Standards have been adopted. The Essex Parking Standards do not require visitor cycle parking for C3 uses.

14.3.28 The use of shed and garages for cycle parking associated with dwellings, fully complies with the requirements of the Design Code.

14.3.29 There are no opportunities to extend streets to connect with future or existing development. The layout of the street and the wide radii and carriageway width signify a car-prioritised road.

14.3.30 The road alignments follow the approved Framework Masterplan. There is no requirement to make provision for connection to future or existing developments.

14.3.31 The Design Code refers to three points of access to the western public open space but these do not appear on the supplied drawings.

14.3.32 This has been amended on the revised plans and three connection points are now shown. There is no requirement for these to be anything more than informal connection points to the open space beyond.

14.3.33 In terms of layout the proposal ensures the properties will have sufficient private amenity space this is contributed by the distance between

properties and landscaping features. The apartment block include communal space and is also located close to the public opens space area.

- 14.3.34** Refuse collection is proposed from within the site, with refuse vehicles travel in forward gear, with room within the site for refuse vehicles to turn and exit the site in forward gear. Each dwelling is within the maximum collection and drag distances prescribed.
- 14.3.35** ULP Policy GEN2 also considers the impact to neighbouring properties regarding loss of light, over shadowing, overlooking and loss of privacy. The layout of the development includes separation distances between the proposed dwellings and the existing neighbouring dwellings that ensures the development will not result in any loss of light, overshadowing that will result in any significant harmful impact to neighbouring occupiers.
- 14.3.36** The site plan submitted shows that the proposed dwellings as sited are unlikely to give rise to a significant loss of residential amenity to adjacent dwellings and would be in accordance with the aims of the Essex Design Guide. Sufficient distance between the dwellings and the existing dwellings outside the application site to not result in any harmful impact to neighbours private amenity. The boundary treatment of the amenity areas of the proposed dwellings is set out in the landscaping plans and includes timber boundary fencing.
- 14.3.37** The Housing Enabling Officer has been consulted of the proposal, no objections have been made however it has been noted the affordable housing could be better integrated although it is accepted that Registered Providers may prefer the proposed site layout to assist with future management and maintenance of the properties. The development could be enhanced with more 2-bedroom properties and less 4-bedroom properties and a provision of bungalows within the market dwellings. Although these points have been raised there is not an objection in relation to the proposed housing mix and affordable dwellings provisions.
- 14.3.38** The introduction of the dwellings will result in an increase of noise and disturbance, mainly due to the increase of vehicular movement within the site and residential occupational use. That being said this would be consistent to the other residential development south and west of the application site. As such I do not consider the disturbance would be of a significant level that will result in a material harmful impact to the residential amenity of the existing neighbouring residential sites. As such the proposal is in accordance with ULP Policy GEN4.
- 14.3.39** ULP Policy GEN3 considers the development in regard to flood protection. The site is not in an area at risk of flooding however due to the scale and design of the development the appropriate Local Lead Flood Authority has been consulted due to the proposed drainage and SUDs features. No objections have been raised, the development will still be subject to the conditions imposed under the outline planning permission regarding the submission and approval of a surface water drainage scheme, scheme to

minimise off site flooding, maintenance plan and year log records. Taking into consideration the comments from the statutory consultees the development is not considered to not give rise to any significant adverse effects with respect to flood risk and accords with ULP Policy GEN3 and the NPPF.

- 14.3.40** The layout of the access to the site was considered and approved in the approved outline planning application s62A/2022/0014 and it is noted concerns have been raised by the Highway Authority and due consideration has been made to these. Due to an increase size to the SuDS basin to ensure that the necessary drainage can be achieved the pedestrian/cycle path' adjacent to the primary access road at the site access from Thaxted Road and therefore can only accommodate a pedestrian path. The delivery of a footpath in this location was deemed sufficient, when this is considered alongside the two additional footpath/cycle way access points a matter of metres from this access point.
- 14.3.41** As such it is considered the proposed layout of the access is considered in accordance with approved access included in the outline planning permission and ULP Policy GEN1. It is noted condition 4 of the outline planning application ensure the access is in accordance with Plans 22078/006D and 22078/007B.
- 14.3.42** The layout of the proposed development considers the proposed parking standards, ULP Policy GEN8 states development will not be permitted unless the number, design and layout of vehicle parking proposal is appropriate for the location. A realistic approach is required to try and discourage unlimited car parking provision on new developments and thereby car usage, to help tackle the growing problem of traffic emissions and road congestion and making it easier to walk or cycle for local short distance trips, only in appropriate locations and must avoid parking to be displaced elsewhere in the neighbourhood.
- 14.3.43** In terms of layout and number of the parking spaces, the revised scheme is in accordance with the Uttlesford Residential Parking Standards. Furthermore, 42no. visitor parking spaces will be provided within the development, also the proposed off street parking provisions will be in accordance with the approved design code and Essex County Council Parking Standards.
- 14.3.44** Taking into regards the details set out in the above paragraphs it is considered the layout of the development is appropriate and in accordance with ULP Policies S7, GEN2, GEN4, GEN5, GEN8, H10, ENV13, Saffron Walden Neighbourhood Plan Policies SW1, SW2, SW4, SW5, SW12, SW17, and SW18, the Essex Design Guide, ECC Parking Standards and the NPPF.

14.4 B) Scale and appearance

- 14.4.1** Policy GEN2 considers the design of the development to ensure the development is compatible with its surroundings. Policy SW3- Design of the Neighbourhood Plan advice all development in Saffron Walden must contribute positively to the parish's sense of place through a design-led approach underpinned by good design principles. The design rationale in regard to the appearance of the development is ensuring a scheme that respects the local vernacular and scale of the existing and surrounding areas using high quality building materials from sustainable sources. The outline permission was approved with a Design Code Rev A, dated February 2023. The Design Code was prepared to guide future development of the site.
- 14.4.2** The Framework Masterplan at Chapter 3 combines the principles contained within the wider document and seeks to set out development zones, green corridors and road hierarchy amongst other matters. The Design Code further proceeds to break the site down into six-character areas. This is a significant amount of character areas for a development of this scale but has been incorporated into the overall design of the scheme.
- 14.4.3** The scale of the dwellings is considered appropriate and will include a mixture of larger detached dwellings, and smaller semi-detached dwellings. The scale of the dwellings is not dominant or intrusive in the setting of the site or its surroundings. It is noted that some of the dwellings are larger than the sizes stated on the approved parameter plans, however Condition 5 of the outline planning permission states the development should be in general accordance with parameter plans.
- 14.4.4** Although this location for the development is tacked on the main settlement and has a rural appearance, to the south and east of the site there are a number of more recently constructed developments. It is considered the scale of the development including the scale of the dwellings within the site are compatible with the neighbouring residential developments and therefore would not be out of place or harmful to the character of the site.
- 14.4.5** As shown on the submitted plans the proposed dwellings are a mixture two-storeys properties, bungalows and larger three storey apartment block. The external finishing materials will include the use of external materials that will be are considered acceptable in this location and in accordance with the approved design code. The scale and appearance of the dwellings are not considered to be adversely intrusive or dominant in the street scene or surrounding area.
- 14.4.6** Towards the southwest, the highest part of the site, the dwellings will transition from terraced and semi-detached properties to detached houses. These properties are constructed of traditional materials, will face the rural edge and have views over open countryside and the integral open spaces. These properties are set back from the boundary allowing

space for enhanced boundary planting and the orbital greenway and are built at a lower density than elsewhere in the development.

- 14.4.7** The site does not include any significant change in the existing ground levels across the site or as it extends away from the highway. The proposed dwellings have been designed to respond in scale to these existing levels ensuring dwellings do not unduly overbear neighbouring properties.
- 14.4.8** The new properties throughout are to be built to a high standard using traditional materials and set back from the internal roads to provide separation and planting. The existing topography of the site has been taken into account and the siting of the proposed properties allows for level changes to be contained within rear gardens and predominantly along boundary lines.
- 14.4.9** The proposed dwellings as submitted meet the Technical Housing Standards – nationally described space standard (2014). Although this is not an adopted document it provides good practice for the design of residential development.
- 14.4.10** As such taking due consideration of the above it is considered the proposed development includes an acceptable scale and appearance and is in accordance with ULP Policies S7, GEN2, Policy SW3- Design of the Neighbourhood Plan and the Essex Design Guide and the NPPF.

14.5 C) Landscaping

- 14.5.1** The landscape proposals create a series of open spaces with distinctive characters throughout the site. The landscaping scheme proposes extensive soft landscaping to ensure an attractive green development, with inviting and useable open space and key-points throughout the site. The edge of the development, particularly to the south and the wider open countryside retains a strong vegetative edge that is proposed to be enhanced.
- 14.5.2** Existing hedges and trees along the site boundaries will be retained where feasible to enhance the rural edges. New planting will utilise a select planting palette including locally characteristic indigenous hedge and tree varieties.
- 14.5.3** It is noted the proposed landscaping scheme is considered to comply with the approved Design Code, this includes:
- Where feasible existing hedgerows and trees situated along the site perimeter and field boundaries will be retained and enhanced,
 - A green corridor of informal open space should link the north eastern corner of the site,

- Street trees should create a distinctive avenue along the main entrance into the site,
- Opportunities for other areas of ecological habitat creation should include species rich grassland, native trees and shrubs and wetland within SuDS basins,
- Proposed planting of larger scale specimen trees,
- The open space along the Rural Edge should accommodate a bridleway, which forms part of a cohesive network of recreational routes,
- The Rural Edge should be designed to allow natural surveillance over the open space from nearby dwellings and residential streets.

14.5.4 Having reviewed the Design and Access Statement, Landscape Masterplan and other associated documents it is considered the proposed landscaping is appropriate for the development. No objections of further recommendation have been raised by the Council's Landscape Officer.

14.5.5 As such taking into consideration the details above it is considered the landscaping details are appropriate in the context of the character of the site and accords with ULP Policies S7, GEN2 and the NPPF.

14.6 D) Affordable Housing

14.6.1 Policy H9 states that the Council will seeks 40% affordable housing. This equates to 67 dwellings which is proposed to be provided as part of this development and was secured by the S106 agreement in the outline planning permission. In consideration of the number of units, size and location of the affordable housing is acceptable and in accordance with aims of the ULP Policy H9, SWNP- Policy SW5.

14.7 E) Nature Conservation

14.7.1 Policy GEN7 and paragraph 185 of the NPPF seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity. Appropriate mitigation measures must be implemented to secure the long-term protection of protected species. Policy ENV8 requires the protection of hedgerows, linear tree belts, and semi-natural grasslands.

14.7.2 Policy SW11 of the Neighbourhood Plan considers ecological requirements for all new development.

14.7.3 The Council's Ecology Consultant has reviewed the ecology appraisal submitted with the application and confirm they are satisfied that there is sufficient ecological information to determine the application. It is noted there are several conditions relating to ecology attached to the outline planning permission including:

- Works to be in accordance with the ecology appraisal,
- Submission of farmland bird mitigation strategy,
- Submission of Biodiversity Net Gain Design Stage Report
- Biodiversity management plan,
- Biodiversity enhancement plan,
- Lighting scheme.

These will enable the LPA to demonstrate its compliance with Statutory duties including its biodiversity duty under s40NERC Act 2006.

14.7.4 Subject to the imposition of conditions it is considered the proposed development will not have a harmful impact on protected species or biodiversity and is in accordance with Policies GEN7, ENV8 and SW11 of the Neighbourhood Plan and the National Planning Policy Framework.

14.8 F) Noise sensitive development and disturbance

14.8.1 Due to the location of the application site being in close proximity to the Thaxted Road due consideration should be made to the future occupiers of the development regarding noise and disturbance. No comment, objections or further recommendations have been raised by the Environmental Health Officer. However it is noted the condition imposed on the outline planning permission ensures the development complies with the recommendations set out in the submitted noise assessment. As such it is considered that subject to the condition imposed on the outline planning permission the development is not considered to be harmfully impacted from noise and disturbance to the detriment of the residential amenity of the future occupiers and is therefore in accordance with ULP Policy ENV10.

14.9 G) Climate Change

14.9.1 Following the recently adopted UDC Interim Climate Change Policy 2021 due consideration should be made by developer to demonstrate the path that their proposals take towards achieving net – zero carbon by 2030, and all the ways their proposal are working towards this in response to planning law, and also to the guidance set out in the NPPF and planning policy guidance.

14.9.2 The outline planning application includes a condition that requires the submission of details for the provision of domestic heating from a renewable source of energy, which may include but not be limited to the installation of PV solar panels shall be submitted to and approved prior to the occupation of the development.

14.9.3 The proposed energy strategy submitted with the outline planning permission demonstrates a combined on-site regulated CO2 reduction of 59% (Part L 2021 Baseline).

- 14.9.4** The location of the site is part of a sustainable extension to Saffron Walden, the site will have undergone extensive assessment to ensure the most suitable and sustainable location for growth, as per the approved outlined planning permission.
- 14.9.5** The proposal takes into consideration the existing landscape working with the existing topography of the site to avoid regrading of the site and the need to export land from the site, this limits the impacts on climate change.
- 14.9.6** The drainage solution adopted for the site make suitable provision to ensure no detriment to local water supply. The units are designed achieve average water consumption.
- 14.9.7** The proposed landscaping scheme includes extensive planting of native trees, shrubs and areas of open grassland as well as extensive hedgerow planting.
- 14.9.8** The development is in accordance with the Interim Climate Change Policy 2021, Local Plan Policy GEN2 and the NPPF

14.10 H) Heritage

- 14.10.1** Policy ENV2 (Development affecting Listed Buildings) seeks to protect the historical significance, preserve and enhance the setting of heritage assets. The guidance contained within Section 16 of the NPPF, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 14.10.2** The Council's Heritage Officer has advised the proposals would not result in harm to the nearest listed building (Barn at Herbert's Farm Grade II; list entry number 1205692) or the Saffron Walden Conservation Area, in accordance with Local Plan Policy ENV2 and the NPPF.
- 14.10.3** In accordance with Policy ENV4 of the adopted Local Plan, the preservation of locally important archaeological remains will be sought unless the need for development outweighs the importance of the archaeology. It further highlights that in situations where there are grounds for believing that a site would be affected, applicants would be required to provide an archaeological field assessment to be carried out before a planning application can be determined, thus allowing and enabling informed and reasonable planning decisions to be made.
- 14.10.4** A recommendation of programme of archaeological investigation has been completed, it is confirmed these matters have been secured by condition on the outline planning permission and therefore the proposal is in accordance with ULP Policy ENV4 and the NPPF.

14.11 I) Consideration of Conditions

14.11.1 This application also consider the following conditions imposed on approved S62a application- UTT/22/3258/PINS (s62A/2022/0014)

Condition 24 (surface water drainage scheme)
Condition 27 (walking and cycling network)

14.11.2 Condition 24 (surface water drainage scheme).

The submitted surface water drainage scheme has been reviewed by the Local lead Flood authority and is considered acceptable. As such condition 24 can be discharged in full.

14.11.3 Condition 27 (walking and cycling network)

The submitted details including walking and cycling network within the site and access to Thaxted Road has been reviewed and is considered acceptable. As such condition 27 can be discharged in full.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

15.1.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

15.1.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

15.1.3 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

16. CONCLUSION

- 16.1** The layout, scale and appearance of the development is acceptable. No significant loss of residential amenity will arise from the proposals. The amenity areas and parking provision are appropriate and complies with Policies GEN2 and GEN8. The housing mix for the development is also considered acceptable (ULP Policy H10).
- 16.2** The drainage proposals are considered acceptable by the Lead Local Flood Authority.
- 16.3** The layout, scale and appearance of the development is considered appropriate in terms of the character of the site and surrounding area. The size of amenity areas and parking provisions are acceptable. The development accords with ULP Policies S7, ENV3, GEN2 GEN8 and the NPPF.
- 16.4** The landscaping details are considered appropriate for the site subject to conditions and therefore accords with ULP Policies S7, GEN2, and ENV3
- 16.5** The submitted layout plan shows that impacts on residential amenity are not likely to be significant and therefore accords with ULP Policies GEN2 and GEN4.
- 16.6** The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed on the outline planning application (ULP Policy GEN7).
- 16.7** 40% affordable housing has been secured by S106 agreement and demonstrated on site. This was in accordance with Policy H9 of the Local Plan.
- 16.8** The proposed highway access is not considered to have any harmful impact to highway safety and in accordance with ULP Policy GEN1.
- 16.9** Overall, the proposed reserved matters of appearance, landscaping, layout and scale is acceptable and responds to the approved planning conditions, development parameters, Design Code and S106 Agreement.
- 16.10** **RECOMMENDATION- APPROVE SUBJECT TO CONDITIONS**

17. CONDITIONS

- 1** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with

the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 2** The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy by Rolton Group, ref 220222-RGL-ZZ-XX-RP-C0002 Rev S2-P06 dated 28/02/23 as amended by Drainage Strategy Report by Infrastructure Design Ltd, ref IDL/1187/DS/001 Rev P03 dated 02/02/24 and the following measures detailed within the FRA:

- Infiltration testing in line with BRE 365 to be carried out at the location of the centre of the proposed infiltration basin.
- Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change.
- Design and planting of the bio-retention basin to be in accordance with CIRIA C753 Chapters 18 and 22.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON:

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective treatment of surface water runoff to prevent pollution.

And in accordance with ULP Policy GEN3 and the NPPF.

- 3** Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

In accordance with ULP Policy GEN3 and the NPPF.

- 4** Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with ULP Policy GEN1.

- 5** The dwellings shall not be occupied until such time as their associated cycle parking indicated on the approved plans has been provided.

REASON: To ensure appropriate bicycle parking is provided in accordance with ULP policy GEN1.

The materials and finishes shall be as indicated within the approved materials palette and thereafter retained as such, unless otherwise agreed with the local planning authority.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)

- 6** The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment (ref. R02b_JP_120224), dated 12th Feb 2024. This includes the Tree Protection Measures and construction methods to prevent harm to retained trees in accordance with BS5837:2012,

REASON: To protect trees which are to be retained in accordance with Policies ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 7** The development hereby approved shall be in accordance with the submitted Landscape Master Plan and Plant Schedule (L21041-CNH012-D5-5001)

The works shall be carried out as approved unless agreed in writing with the Local Planning Authority.

REASON: The planting and landscaping schedule is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

- 8** The developments shall be in accordance with Requirement M4(3) as per the details on approved plan – revised site layout plan -23 0067-1 O.

REASON: To ensure a high standard of accessibility, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the SPD entitled 'Accessible Homes and Playspace' and the Planning Practice Guidance.

APPENDIX 1 - The Highways Authority

Thank you for re-consulting us on the above application. The highway authority have reviewed the latest submission of plans, and have the following comments to make:

- We welcome the amendments made to the walking and cycling network plan following our previous comments
- We have commented on the basis that the internal estate roads will not be adopted
- It is our understanding that the drawing number that the condition should relate to is 3118/A/1202/PL/D and that this is a typographical error on the decision notice and have commented on that basis.

Condition 27 states "Concurrent with the reserved matters planning application, a scheme showing the walking and cycling network within the site and access to Thaxted Road, as shown in principle in drawing number 3118/A/1020/PL/D including the Multi-user Green Route, shall be provided. The scheme shall provide details of any necessary surfacing, signing and lighting and shall be submitted to and approved in writing by the Local Planning Authority. The footway/cycleways shall be constructed in accordance with the approved scheme and made available for use prior to the occupation of the first dwelling hereby permitted."

We still have the following concerns:

- Drawing 3118/A/1202/PL/D indicated a 'pedestrian/cycle path' adjacent to the 'indicative primary access road' at the site access from Thaxted Road. On the submitted drawing 23 0067-13 H (revised walking and cycling network plan) this is only marked as a 'walking route' – this submission does not contain an explanation as to this change from the 'in principle' network. Condition 26 of the planning permission sets out that the access should include 'shared pedestrian/cycleway minimum effective width 3.5m' which does not appear to be the case – unless the intention is to provide this shared facility at the access only and not extend it into the site at all (contrary to the two drawings mentioned in the condition wording - 22078/006 Rev D and 007B). Not providing this facility suggests that cyclists would be expected to travel on carriageway and/or to travel back on themselves using the new facility along the site frontage on Thaxted Road entering the site further south? Clarity on this matter is requested.
- Drawing 3118/A/1202/PL/D indicated a route from the end of the estate road to the orbital greenway in the south-west of the site which is now marked as 'informal pedestrian path' on the submitted drawing 23 0067-13 H (revised walking and cycling network plan) however, drawings L21041.04.0 Rev D (hard landscape proposals drawing 2 of 2) and L21041.02.0 Rev E (soft landscape proposals drawing 2 of 2) show that this would not be a fully-surfaced route, crossing a grassed area. The applicant should consider continuing the self-binding gravel to the surfaced parking area to complete the connection.

As per our earlier response, we have no comments to make in relation to Condition 24 (surface water drainage scheme).

APPENDIX 2 - Environment Agency

Water Resources

The location of this development is in an area of serious water stress (as identified in our report [Water stressed areas - final classification](https://www.gov.uk/government/publications/water-stressed-areas-2021-classification) (<https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>)).

Developments have the potential to increase demand for water and could result in increased abstraction from groundwater sources, which could pose a risk of causing deterioration to the ecology of surface water bodies. Deterioration can include compromising the improvement measures being delivered by attending Affinity Water. It must be demonstrated that the water required for this development can be provided without causing deterioration of WFD targets.

It should also be noted that Affinity Water is heavily reliant on the success of demand management measures to maintain customer supplies until new strategic sustainable supplies of water can be developed. Planning applications should seek to achieve greater water efficiency and re-use in their designs wherever possible to help the companies meet their water efficiency targets. It is possible either us or yourselves will seek to secure water efficiency and re-use schemes or require further detail via planning conditions.

There is currently an Uttlesford development plan in progress and we would recommend that this is studied in detail prior to moving forward. We would support developers seeking a high level of water efficiency in new developments beyond the 110 l/h/d standard. New developments should not detrimentally affect local water features (including streams, ponds, lakes, ditches, or drains) this includes both licensed and unlicensed abstractions. There are 2 abstraction licences within a 1 km radius of the Thaxted – these must not be disturbed by the development.

Certain private and small water supplies do not require a licence to abstract water, therefore we are not necessarily aware of their existence. The locations of private domestic sources may be held by the local authority on the register required by Regulation 14 Private Water Supplies Regulations 2016.

Any water required as part of the construction and its source needs to be considered. Most water related construction activities, including dewatering and dust suppression are licensable activities and as such, early consideration should be given to where the water can be sourced from if the water company isn't the provider. New consumptive groundwater licences are not available and surface water is restricted to high flows only. Dewatering will need to demonstrate that it is non-consumptive to the local environment to be licensed and new licensed water for dust suppression will be severely restrictive.

Environmental Permits for Flood Risk Activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

APPENDIX 3- Lead Local Flood Authority

Consultation Response –UTT/23/2962/DFO – Land West of Thaxted Road, Saffron Walden

Further to my letter of 19/03/24, we have received additional information from the applicant which provides this Council with the opportunity to re-assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we **do not object** to the granting of planning permission based on the following:

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy by Rolton Group, ref 220222-RGL-ZZ-XX-RP-C0002 Rev S2-P06 dated 28/02/23 as amended by Drainage Strategy Report by Infrastructure Design Ltd, ref IDL/1187/DS/001 Rev P03 dated 02/02/24 and the following measures detailed within the FRA:

- Infiltration testing in line with BRE 365 to be carried out at the location of the centre of the proposed infiltration basin.

- Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change.
- Design and planting of the bio-retention basin to be in accordance with CIRIA C753 Chapters 18 and 22.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective treatment of surface water runoff to prevent pollution.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Appendix 4- Accommodation Table

Plot	House Type	Beds	Tenure	Floor Area	Sq Ft	Parking
1	BEECH	3B	HA	94	1011.807578	2
2	BEECH	3B	HA	94	1011.807578	2
3	BEECH	3B	HA	94	1011.807578	2
4	BEECH	3B	HA	94	1011.807578	2
5	BEECH	3B	HA	94	1011.807578	2
6	BEECH	3B	HA	94	1011.807578	2
7	BEECH	3B	HA	94	1011.807578	2
8	BEECH	3B	HA	94	1011.807578	2
9	ASPEN	3B	HA	103.2	1110.835553	2
10	ASPEN	3B	SALE	103.2	1110.835553	2
11	WILLOW	4B	SALE	139.3	1499.412719	2
12	WILLOW	4B	SALE	139.3	1499.412719	2
13	MULBERRY	2B	HA	79.6	856.8072678	2
14	MULBERRY	2B	HA	79.6	856.8072678	2
15	MULBERRY	2B	HA	79.6	856.8072678	2
16	MULBERRY	2B	HA	79.6	856.8072678	2
17	BEECH	3B	HA	94	1011.807578	2
18	BEECH	3B	HA	94	1011.807578	2
19	BEECH	3B	HA	94	1011.807578	2
20	BEECH	3B	HA	94	1011.807578	2
21	BIRCH	4B	HA	106.8	1149.585631	2
22	BIRCH	4B	HA	106.8	1149.585631	2
		2B				
23	BUNGALOW	M4(3) 2B	HA	70.3	756.7029011	2
24	BUNGALOW	M4(3) 1B	HA	70.3	756.7029011	2
25	BUNGALOW	M4(3) 1B	HA	62.2	669.5152269	2
26	BUNGALOW	M4(3)	HA	62.2	669.5152269	2
27	MULBERRY	2B	HA	79.6	856.8072678	2
28	MULBERRY	2B	HA	79.6	856.8072678	2
29	MULBERRY	2B	HA	79.6	856.8072678	2
30	MULBERRY	2B	HA	79.6	856.8072678	2
31	MULBERRY	2B	HA	79.6	856.8072678	2
32	MULBERRY	2B	HA	79.6	856.8072678	2
33	WILLOW	4B	SALE	139.3	1499.412719	2
34	WILLOW	4B	SALE	139.3	1499.412719	2
35	WILLOW	4B	SALE	139.3	1499.412719	2
36	WILLOW	4B	SALE	139.3	1499.412719	2
37	ASPEN	3B	SALE	103.2	1110.835553	2
38	ASPEN	3B	SALE	103.2	1110.835553	2
39	ASPEN	3B	SALE	103.2	1110.835553	2
40	ASPEN	3B	SALE	103.2	1110.835553	2
41	ASPEN	3B	SALE	103.2	1110.835553	2
42	ASPEN	3B	SALE	103.2	1110.835553	2
43	ASPEN	3B	SALE	103.2	1110.835553	2
44	ASPEN	3B	SALE	103.2	1110.835553	2
45	MULBERRY	2B	SALE	79.6	856.8072678	2
46	MULBERRY	2B	SALE	79.6	856.8072678	2

47	MULBERRY	2B	SALE	79.6	856.8072678	2
48	MULBERRY	2B	SALE	79.6	856.8072678	2
49	WILLOW	4B	SALE	139.3	1499.412719	2
50	WILLOW	4B	SALE	139.3	1499.412719	2
51	WILLOW	4B	SALE	139.3	1499.412719	2
52	WILLOW	4B	SALE	139.3	1499.412719	2
53	ASPEN	3B	SALE	103.2	1110.835553	2
54	ASPEN	3B	SALE	103.2	1110.835553	2
55	ASPEN	3B	SALE	103.2	1110.835553	2
56	ASPEN	3B	SALE	103.2	1110.835553	2
57	ASPEN	3B	SALE	103.2	1110.835553	2
58	ASPEN	3B	SALE	103.2	1110.835553	2
59	ASPEN	3B	SALE	103.2	1110.835553	2
60	ASPEN	3B	SALE	103.2	1110.835553	2
61	ASPEN	3B	SALE	103.2	1110.835553	2
62	ASPEN	3B	SALE	103.2	1110.835553	2
63	WILLOW	4B	SALE	139.3	1499.412719	2
64	WILLOW	4B	SALE	139.3	1499.412719	2
65	MULBERRY	2B	SALE	79.6	856.8072678	2
66	MULBERRY	2B	SALE	79.6	856.8072678	2
67	MULBERRY	2B	SALE	79.6	856.8072678	2
68	MULBERRY	2B	SALE	79.6	856.8072678	2
69	MULBERRY	2B	SALE	79.6	856.8072678	2
70	MULBERRY	2B	SALE	79.6	856.8072678	2
71	MULBERRY	2B	SALE	79.6	856.8072678	2
72	MULBERRY	2B	SALE	79.6	856.8072678	2
73	WILLOW	4B	SALE	139.3	1499.412719	2
74	WILLOW	4B	SALE	139.3	1499.412719	2
75	WILLOW	4B	SALE	139.3	1499.412719	2
76	WILLOW	4B	SALE	139.3	1499.412719	2
77	WILLOW	4B	SALE	139.3	1499.412719	2
78	ASPEN	3B	SALE	103.2	1110.835553	2
79	ASPEN	3B	SALE	103.2	1110.835553	2
80	ASPEN	3B	SALE	103.2	1110.835553	2
81	ASPEN	3B	SALE	103.2	1110.835553	2
82	ASPEN	3B	SALE	103.2	1110.835553	2
83	ASPEN	3B	SALE	103.2	1110.835553	2
84	WILLOW	4B	SALE	139.3	1499.412719	2
85	WILLOW	4B	SALE	139.3	1499.412719	2
86	WILLOW	4B	SALE	139.3	1499.412719	2
87	WILLOW	4B	SALE	139.3	1499.412719	2
88	WILLOW	4B	SALE	139.3	1499.412719	2
89	WILLOW	4B	SALE	139.3	1499.412719	2
90	WILLOW	4B	SALE	139.3	1499.412719	2
91	WILLOW	4B	SALE	139.3	1499.412719	2
92	WILLOW	4B	SALE	139.3	1499.412719	2

93	WILLOW	4B	SALE	139.3	1499.412719	2
94	WILLOW	4B	SALE	139.3	1499.412719	2
95	WILLOW	4B	SALE	139.3	1499.412719	2
96	WILLOW	4B	SALE	139.3	1499.412719	2
97	WILLOW	4B	SALE	139.3	1499.412719	2
98	WILLOW	4B	SALE	139.3	1499.412719	2
99	WILLOW	4B	SALE	139.3	1499.412719	2
100	WILLOW	4B	SALE	139.3	1499.412719	2
101	WILLOW	4B	SALE	139.3	1499.412719	2
102	WILLOW	4B	SALE	139.3	1499.412719	2
103	WILLOW	4B	SALE	139.3	1499.412719	2
104	WILLOW	4B	SALE	139.3	1499.412719	2
105	ROWAN	5B	SALE	161	1732.989574	3
106	ROWAN	5B	SALE	161	1732.989574	3
107	ASPEN	3B	SALE	103.2	1110.835553	2
108	ASPEN	3B	SALE	103.2	1110.835553	2
109	ASPEN	3B	SALE	103.2	1110.835553	2
110	ASPEN	3B	SALE	103.2	1110.835553	2
111	ASPEN	3B	SALE	103.2	1110.835553	2
112	ASPEN	3B	SALE	103.2	1110.835553	2
113	ASPEN	3B	SALE	103.2	1110.835553	2
114	ASPEN	3B	SALE	103.2	1110.835553	2
115	OAK	4B	SALE	161.5	1738.37153	3
116	OAK	4B	SALE	161.5	1738.37153	3
117	OAK	4B	SALE	161.5	1738.37153	3
118	OAK	4B	SALE	161.5	1738.37153	3
119	OAK	4B	SALE	161.5	1738.37153	3
120	OAK	4B	SALE	161.5	1738.37153	3
121	BRONTE	4B	SALE	140	1506.947456	3
122	BRONTE	4B	SALE	140	1506.947456	3
123	ROWAN	5B	SALE	161	1732.989574	3
124	ROWAN	5B	SALE	161	1732.989574	3
125	ROWAN	5B	SALE	161	1732.989574	3
126	ROWAN	5B	SALE	161	1732.989574	3
127	ROWAN	5B	SALE	161	1732.989574	3
128	ROWAN	5B	SALE	161	1732.989574	3
129	ROWAN	5B	SALE	161	1732.989574	3
130	ROWAN	5B	SALE	161	1732.989574	3
		1B				
131	FLAT	M4(3)	HA	61	656.5985344	1
		1B				
132	FLAT	M4(3)	HA	61	656.5985344	
		1B				
133	FLAT	M4(3)	HA	61	656.5985344	↵
134	FLAT	2B	HA	61	656.5985344	
135	FLAT	2B	HA	61	656.5985344	
136	FLAT	2B	HA	61	656.5985344	

137	FLAT	2B	HA	61	656.5985344	
138	FLAT	2B	HA	61	656.5985344	
139	FLAT	2B	HA	61	656.5985344	
140	FLAT	1B	HA	50	538.19552	
141	FLAT	1B	HA	50	538.19552	
142	FLAT	1B	HA	50	538.19552	
143	FLAT	1B	HA	50	538.19552	
144	FLAT	1B	HA	50	538.19552	
145	FLAT	1B	HA	50	538.19552	
146	FLAT	1B	HA	50	538.19552	
147	FLAT	1B	HA	50	538.19552	
148	FLAT	1B	HA	50	538.19552	
149	FLAT	1B	HA	50	538.19552	
150	FLAT	1B	HA	50	538.19552	
151	FLAT	1B	HA	50	538.19552	
152	FLAT	1B	HA	50	538.19552	
153	FLAT	1B	HA	50	538.19552	
154	FLAT	1B	HA	50	538.19552	
155	FLAT	1B	HA	50	538.19552	
156	FLAT	1B	HA	50	538.19552	
157	FLAT	1B	HA	50	538.19552	
		1B				
158	FLAT	M4(3)	HA	61	656.5985344	
		1B				
159	FLAT	M4(3)	HA	61	656.5985344	↵
		1B				
160	FLAT	M4(3)	HA	61	656.5985344	
161	FLAT	2B	HA	61	656.5985344	
162	FLAT	2B	HA	61	656.5985344	
163	FLAT	2B	HA	61	656.5985344	
164	FLAT	2B	HA	61	656.5985344	
165	FLAT	2B	HA	61	656.5985344	
166	FLAT	2B	HA	61	656.5985344	
167	FLAT	2B	HA	61	656.5985344	
168	FLAT	2B	HA	61	656.5985344	

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below. <https://www.essex.gov.uk/protecting-environment>
- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. Planning applications with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/flood-risk-assessments-climate-change-allowances)

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application are implemented as agreed.

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Appendix 4