

# Land known as Bull Field Redetermination – Addendum Report

Appendix J - Statement of Common Ground from the Warish Hall Farm Appeal Ref.  
APP/C1560/W/22/3291524

Weston  
Homes



**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**  
**SECTION 78 APPEAL BY WESTON HOMES PLC AGAINST**  
**UTTLESFORD DISTRICT COUNCIL FOR REFUSAL OF PLANNING**  
**APPLICATION FOR**

“Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood; 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes”

at

**Land at Warish Hall Farm, Smiths Green, Takeley**

**(UDC Ref: UTT/21/1987/FUL)**  
**(Appeal Ref. APP/C1570/W/22/3291524)**

**AGREED STATEMENT OF COMMON GROUND**  
**Version 2 May 2022**

**Weston  
Homes**



# Statement of Common Ground

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## Document History

Date	Version	Author
07/01/2022	1 <sup>st</sup> draft	J.Spencer (Weston Homes Plc)
04/05/2022		T.Dawes (for LPA)
09/05/2022	1.1	D.Poole
12/05/22	1.2	D.Poole
18/05/22	1.2	T.Dawes (for LPA)
18/05/22	2	Final Agreed Version

# Statement of Common Ground

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## 1. Introduction

1.1. In accordance with the procedural guidance, a Statement of Common Ground (SoCG) has been prepared and agreed. This also includes a full description of the site and surrounding area agreed with Uttlesford District Council ('UDC' 'the Council').

1.2. This SoCG relates to an Appeal by Weston Homes Plc (the Appellant) against Uttlesford District Council's (UDC) decision to refuse an application (Ref. UTT/21/1987/FUL) for:

*Mixed use development including: revised access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/flexible employment units (c.3568sqm) including health care medical facility/flexible employment building (Use Class E); 126 dwellings on Bulls Field, south of Prior's Wood: 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes at Land at Warish Hall Farm, Smiths Green, Takeley.*

1.3. At the Planning Committee meeting held on 15 December, Councillors determined and refused the application. On 20<sup>th</sup> December 2021 UDC issued the decision notice and refused to grant planning permission for the following four reasons:

1. The proposed form of the development is considered incompatible with the countryside setting, and that of existing built development in the locality of the site. The proposal would result in significant overdevelopment of the site, particularly to the eastern side of the site at Smiths Green Lane/ Warish Hall Lane, and Jacks Lane. The proposal would compromise the setting of the countryside, where rural development should only take place where it needs to be in that location. Further, the proposal would adversely impact upon the Countryside Protection Zone, which places strict control on new development. To conclude, the proposal would be contrary to the implementation of Policies S7 and S8 of the adopted Uttlesford Local plan 2005, and relevant sections contained in the National Planning Policy Framework 2021.
2. The proposal would have an adverse impact upon the setting of several designated and non-designated heritage assets, by way of its impacts upon the wider agrarian character adjacent to Takeley. In particular, to the north of the site is the scheduled monument of Warish Hall moated site and the remains of Takeley Priory (list entry number: 1007834). Sited within the Scheduled Monument is the Grade I listed Warish Hall and Moat Bridge (list entry number: 1169063). The application site is considered to positively contribute to the setting, experience, and appreciation of this highly sensitive heritage asset. Further, Smith's Green Lane is identified as 'Warrish Hall Road' and 'Warrish Hall Road 1.' in the Uttlesford Protected Lanes Assessment and due consideration much be given to the protection of this non-designated heritage asset (Ref: UTTLANE156 and UTTLANE166). The proposals would result in less than substantial harm to a number of designated and non-designated heritage assets, including the significance of the Protected Lane(s), situated in close proximity to the site, which would not be outweighed by any public benefits accruing from the proposed development. The proposals are therefore contrary to the implementation

of Policy ENV2, ENV4 and ENV9 of the adopted Uttlesford Local Plan 2005, and paragraphs 202 and 203 of the National Planning Policy Framework 2021.

3. The proposed development does not provide sufficient mitigation in terms of its impacts upon the adjacent Ancient Woodland at Priors Wood. In particular, the location and layout of the principal roadway serving the residential and commercial development does not provide a sufficient buffer afforded to Prior's Wood, to address the potential detrimental impacts associated with the siting of a large-scale housing development adjacent to its boundary. The proposal is therefore considered contrary to the implementation of Policy ENV8 of the adopted Uttlesford Local Plan 2005, and relevant sections of the National Planning Policy Framework 2021.
4. The proposed development fails to deliver appropriate infrastructure to mitigate any impacts and support the delivery of the proposed development. The proposal is therefore considered contrary to the implementation of Policies GEN6 - Infrastructure Provision to Support Development, ENV7 - The Protection of the Natural Environment - Designated Sites, and Policy H9 - Affordable Housing, of the Adopted Uttlesford Local Plan 2005, and the National Planning Policy Framework 2021.

- 1.4. The following is the list of Drawings and Documents submitted to UDC upon which they made their decision to refuse Application Ref. No. UTT/21/1987/FUL; This list of drawing numbers has not been specifically agreed by the LPA due to the case officer changing, but they have also not been challenged.

Document / Drawing Name
Dwg. No. WH202_05_P_10 - Site Location Plan
Dwg. No. WH202_05_P_20 - Site Ownership Plan
Dwg. No. WH202_05_P_500 - Countryside Protection Zone Site Plan
Dwg. No. WH202_10_P_10 Rev B - Master Plan - Character Area
Dwg. No. WH202_10_P_20 Rev B - Master Plan - General Arrangement
Dwg. No. WH202_10_P_21 Rev B - Master Plan - Coloured
Dwg. No. WH202_10_P_30 Rev B - Master Plan - Strategy_Refuse
Dwg. No. WH202_10_P_31 Rev B - Master Plan - Strategy_Fire/ Emergency
Dwg. No. WH202_10_P_32 Rev B - Master Plan - Strategy_Hard Landscaping
Dwg. No. WH202_10_P_33 Rev C - Master Plan - Strategy_Affordable Housing
Dwg. No. WH202_10_P_34 Rev C - Master Plan - Strategy_Boundary Treatment
Dwg. No. WH202_10_P_35 Rev C - Master Plan - Strategy_Parking
Dwg. No. WH202_10_P_36 Rev B - Master Plan - Strategy_Lighting
Dwg. No. WH202_10_P_37 Rev B - Master Plan - Strategy_Cycle
Dwg. No. WH202_10_P_38 Rev B - Master Plan - Strategy_Traffic Calming
Dwg. No. WH202_10_P_40 - Existing Site Plan
Dwg. No. WH202_10_P_50 Rev B - Proposed Site Plan - Sheet 01 of 04
Dwg. No. WH202_10_P_51 Rev B - Proposed Site Plan - Sheet 02 of 04
Dwg. No. WH202_10_P_52 Rev B - Proposed Site Plan - Sheet 03 of 04
Dwg. No. WH202_10_P_53 Rev B - Proposed Site Plan - Sheet 04 of 04
Dwg. No. WH202_30_P_C.10 - Commercial Area Street Scene
Dwg. No. WH202_30_P_WN.10 - Woodland Neighbourhood Street Scene A
Dwg. No. WH202_30_P_WN.11 - Woodland Neighbourhood Street Scene B

Dwg. No. WH202_30_P_WN.12 - Woodland Neighbourhood Street Scene C
Dwg. No. WH202_30_P_WN.13 - Woodland Neighbourhood Street Scene D & E
Dwg. No. WH202_30_P_RL.10 Rev A - Rural Lane Street Scene A
Dwg. No. WH202_30_P_RL.11 Rev A - Rural Lane Street Scene B
Dwg. No. WH202_30_P_RL.12 Rev A - Rural Lane Street Scene C
Dwg. No. WH202_30_P_GV.10 - Garden Village Street Scene A & B
Dwg. No. WH202_30_P_GV.11 - Garden Village Street Scene C & D
Dwg. No. WH202_55_P_C.10 - Commercial Units Plans
Dwg. No. WH202_55_P_C.11 - Commercial Units Elevations
Dwg. No. WH202_55_P_C.20 - Medical Centre Plans & Elevations
Dwg. No. WH202_55_P_WN.10 - HT1A - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.11 - HT2B - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN12 - HT3A - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.13 - HT3B V1 - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.14 - HT3B V2 - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.15 - HT3C V1 - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.16 - HT3C V2 - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.17 - HT4A - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.18 - HT4B V1 - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.19 - HT4B V2 - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.20 - HT4C - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.21 - HT5C - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.50 - Flat Block A - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.51 Rev B - Flat Block B - Plans & Elevations [WN]
Dwg. No. WH202_55_P_WN.52 Rev A - HT FOG - Plans & Elevations [WN]
Dwg. No. WH202_55_P_RL.10 Rev A - P HT 4D - Plans and Elevations [RL]
Dwg. No. WH202_55_P_RL.11 Rev A - P HT 5A V1 - Plans and Elevations [RL]
Dwg. No. WH202_55_P_RL.12 Rev A - P HT 5A V2 - Plans and Elevations [RL]
Dwg. No. WH202_55_P_RL.13 Rev A - P HT 5B - Plans and Elevations [RL]
Dwg. No. WH202_55_P_RL.14 Rev A - P HT 4D - Plans and Elevations [RL]
Dwg. No. WH202_55_P_GV.10 Rev A - HT 1A - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.11 - HT 2B - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.12 - HT 2C - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.13 - HT 3B - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.14 - HT 3C - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.15 - HT 4C - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.16 - HT 4D - Plans and Elevations [GV]
Dwg. No. WH202_55_P_GV.17 - HT 5A - Plans and Elevations [GV]
Dwg. No. WH202_55_P_10 Rev A - Typical Garages - Plans & Elevations
Dwg. No. WH202_90_P_10 - Recreational Area/ Commercial Area
Dwg. No. WH202_90_P_11 - Village Park/ Woodland Neighbourhood
Dwg. No. WH202_90_P_12 - The Green/ Garden Village
Dwg. No. WH202_90_P_13 - Village Park Aerial
Application forms - 09.06.21
Updated Application forms - 06.10.21
Design & Access Statement - June 2021

Design & Access Statement Addendum - October 2021
Planning Statement - June 2021
Planning Statement Addendum - October 2021
Affordable Housing Statement - Version 2.0 - October 2021
Statement of Community Involvement - Version 2.0 - October 2021
Sustainability Statement - Version 2.0 - November 2021
Air Quality Assessment - May 2021
Ecological Assessment - June 2021
Ecological Assessment - October 2021
Bird Hazard Management Plan - June 2021
Woodland Management Strategy - October 2021
Arboricultural Impact Assessment - June 2021
Arboricultural Response to Comments - October 2021
Arboricultural Technical Note - Airspading Investigation - October 2021
Phase 1 - Desk Study and Preliminary Risk Assessments - June 2021
Flood Risk Assessment & SuDS Report - September 2021
Response to ECC SuDS Comments: Warish Hall Farm, Smiths Green, Takeley - 20th September 2021
Built Heritage Assessment - June 2021
Letter - RPS (Ref: JAC27188 Warish Hall Farm) Dated: 04.10.21
Letter - RPS (Ref: JCH01209 Warish Hall Farm) Dated: 04.10.21
Environmental Noise impact Assessment - May 2021
Letter from SES (SP) to Weston Homes (MP) - Ref: Land at Warish Hall Farm, Smith Green, Takeley, (UTT/21/1987/FUL) = 5th October 2021
Transport Assessment - June 2021
Transport Assessment Addendum - October 2021
Residential Travel Plan - October 2021
Commercial Travel Plan - October 2021
Energy Statement - October 2021
Landscape and Visual Impact Assessment - June 2021
Letter from Allen Pyke (CR) to Weston Homes (MP) Re: Land at Warish Hall Farm, Smiths Green, Takeley (UTT/21/1987/FUL) Dated: 05th October 2021
Landscape Strategy - June 2021
Addendum to Landscape Strategy - October 2021
Archaeology Desk Based Study Assessment - April 2021
Commercial Market Demand Report - Appended to Planning Statement - June 2021
Health Impact Assessment - June 2021
Education Note - June 2021

1.5. The documents and drawings listed below were submitted through the application process:

WH202_10_P_10 Rev A MASTER PLAN - CHARACTER AREAS
WH202_10_P_20 Rev A MASTER PLAN - GENERAL ARRANGEMENT
WH202_10_P_21 Rev A MASTER PLAN – COLOURED

WH202_10_P_30 Rev A MASTER PLAN - STRATEGY_REFUSE
WH202_10_P_31 Rev A MASTER PLAN - STRATEGY_FIRE / EMERGENCY
WH202_10_P_32 Rev A MASTER PLAN - STRATEGY_HARD LANDSCAPING
WH202_10_P_33 Rev A MASTER PLAN - STRATEGY_AFFORDABLE HOUSING
WH202_10_P_34 Rev A MASTER PLAN - STRATEGY_BOUNDARY TREATMENT
WH202_10_P_35 Rev A MASTER PLAN - STRATEGY_PARKING
WH202_10_P_36 Rev A MASTER PLAN - STRATEGY_LIGHTING
WH202_10_P_37 Rev A MASTER PLAN - STRATEGY_CYCLE
WH202_10_P_38 Rev A MASTER PLAN - STRATEGY_TRAFFIC CALMING
WH202_10_P_50 Rev A PROPOSED SITE PLAN - SHEET 01 OF 04 [C]
WH202_10_P_51 Rev A PROPOSED SITE PLAN - SHEET 02 OF 04 [WN]
WH202_10_P_52 Rev A PROPOSED SITE PLAN - SHEET 03 OF 04 [WN & RL]
WH202_10_P_53 Rev A PROPOSED SITE PLAN - SHEET 04 OF 04 [RL & GV]
WH202_30_P_RL.10 Rev A RURAL LANE STREET SCENE A
WH202_30_P_RL.11 Rev A RURAL LANE STREET SCENE B
WH202_30_P_RL.12 Rev A RURAL LANE STREET SCENE C
WH202_55_P_RL.10 P Rev A HT 4D - PLANS & ELEVATIONS [RL]
WH202_55_P_RL.11 P Rev A HT 5A V1 - PLANS & ELEVATIONS [RL]
WH202_55_P_RL.12 P Rev A HT 5A V2 - PLANS & ELEVATIONS [RL]
WH202_55_P_RL.13 P Rev A HT 5B - PLANS & ELEVATIONS [RL]
WH202_55_P_RL.14 P Rev A HT 5C - PLANS & ELEVATIONS [RL]
WH202_55_P_GV.10 Rev A HT 1A - PLANS & ELEVATIONS [GV]WH202_55_P_10 Rev A TYPICAL GARAGES - PLANS & ELEVATIONS
Design and Access Statement Addendum
Planning Statement Addendum
Affordable Housing Statement
House Typology Document

- 1.6. Further minor changes were also submitted on 12<sup>th</sup> November 2021 to address feedback from ECC Highway Authority and additional comments from the Council's Housing Enabling and Development Officer, as follows:

WH202_10_P_10 Rev B MASTER PLAN - CHARACTER AREAS
WH202_10_P_20 Rev B MASTER PLAN - GENERAL ARRANGEMENT
WH202_10_P_21 Rev B MASTER PLAN – COLOURED
WH202_10_P_30 Rev B MASTER PLAN - STRATEGY_REFUSE
WH202_10_P_31 Rev B MASTER PLAN - STRATEGY_FIRE / EMERGENCY
WH202_10_P_32 Rev B MASTER PLAN - STRATEGY_HARD LANDSCAPING
WH202_10_P_33 Rev C MASTER PLAN - STRATEGY_AFFORDABLE HOUSING
WH202_10_P_34 Rev C MASTER PLAN - STRATEGY_BOUNDARY TREATMENT
WH202_10_P_35 Rev C MASTER PLAN - STRATEGY_PARKING
WH202_10_P_36 Rev B MASTER PLAN - STRATEGY_LIGHTING
WH202_10_P_37 Rev A MASTER PLAN - STRATEGY_CYCLE
WH202_10_P_38 Rev A MASTER PLAN - STRATEGY_TRAFFIC CALMING
WH202_10_P_50 Rev B PROPOSED SITE PLAN - SHEET 01 OF 04 [C]
WH202_10_P_51 Rev B PROPOSED SITE PLAN - SHEET 02 OF 04 [WN]
WH202_10_P_52 Rev B PROPOSED SITE PLAN - SHEET 03 OF 04 [WN & RL]
WH202_10_P_53 Rev B PROPOSED SITE PLAN - SHEET 04 OF 04 [RL & GV]
WH202_55_P_WN.51 Rev B FLAT BLOCK B - PLANS & ELEVATIONS [WN]
WH202_55_P_WN.52 Rev AHT FOG - PLANS & ELEVATIONS [WN]

## 2. The Site and the Surrounding Area

- 2.1 In accordance with the procedural guidance, a draft Statement of Common Ground (SoCG) has been prepared and is submitted alongside this appeal. The SoCG includes a full description of the site and surrounding area as proposed and agreed with the Council.
- 2.2 The Appeal Site ('the Site') abuts the settlement edge to the north of Takeley. In total the Site area measures approximately 25.15ha in area and is mostly flat and level (between 102m & 106m above mean sea level). The village is located along Dunmow Road (B1265) which formed the route of the old A120 that ran through the village until 2002/3 prior to bypassing to the north of the village. Dunmow Road runs east-west through Takeley, forming junctions with both Parsonage Road and Smiths Green Lane which form boundaries to the Site.
- 2.3 Takeley is located between Great Dunmow, which is 6km to the east, and Bishop's Stortford, 7.5km to the west. A former railway branch line running between the two towns and onwards to Braintree now forms a linear county park which forms a cycleway/walking route (National Cycle Route 16) known as the 'Fitch Way' which is approximately 25km in length in total. The Fitch Way runs to the south of the village.
- 2.4 Within Uttlesford District, Takeley is one of the largest villages and is considered a 'Key Rural Settlement', the highest order of settlement below Stansted Mountfitchet village and the main towns of Great Dunmow and Saffron Walden. As such, Takeley benefits from a number of facilities and services including but not limited to; two primary schools, child day-care and nurseries, convenience stores, pharmacy, dentist, churches, pubs, restaurants and takeaways together with a number community halls/spaces supporting a range of village clubs and societies.
- 2.5 There are also a range of business located within the village providing employment opportunities including at the Takeley Business Centre, Dunmow Road and at the Weston Group Business Centre, which offer serviced offices adjacent to the Weston Homes HQ (Weston Innovation Centre), with around 200 staff. The village has good access to public transport by way of frequent bus routes that are also connected to one of the main public transport interchanges in the county and also the largest employment site within UDC at Stansted Airport, located 2km north from the site. Due to the proximity of the airport, the site falls within the safeguarding area for aerodrome safety.
- 2.6 Parsonage Road (to the west of the site) has a north-south alignment and is one of the primary roads within Takeley. It forms a crossroads with Dunmow Road (the B1256) in the centre of Takeley, at the Four Ashes Crossroad. To the north, Parsonage Road, this route provides access to Stansted Airport as well as connecting to routes towards Stansted Mountfitchet and Saffron Walden.
- 2.7 Smiths Green Lane (parts of which are also known as Warrish Hall Road) links Dunmow Road and Bamber's Green. The southern section has residential development on either side forming Smiths Green, with most houses set back a considerable distance from the carriageway and separated by common land/open verges. To the north, the road forms the boundary to Bulls Field to the east and Jacks field to the west. The road then runs towards the A120 beyond to the north through more open countryside with sporadic residential and agricultural development. Parts of Smiths Green Lane from the junction with Jacks Lane is designated as a 'Protected Lane', a non-designated heritage asset. Sections of the verge adjoining Smith Green Lane are designated as village green.

- 2.8 The Site comprises three main land parcels which are named according to their field boundary farm names:
- i) 7 Acres (2.27ha); comprising the field situated between Prior's Wood to the east and the Weston Group Business Centre to the west;
  - ii) Bull Field (12.1ha); comprising the field situated west of Smiths Green Lane and bounded by Prior's Wood to the north and to the west and south by properties within North Road, Longcroft (including Roseacres Primary School field), Layfield, Longcroft and Smiths Green. During the pre-application and engagement process, this parcel was expanded north to include the land to the east of Prior's Wood and therefore incorporates a small section of the field known as Maggot's. For ease, this parcel shall be included within the description of Bull Field within this report and wider submission material; and,
  - iii) Jacks (2.1ha) an isolated land parcel accessible from Smiths Green and Jacks Lane. The sites rural location is situated amongst neighbouring fields and low density larger residential dwellings.
- 2.9 The Site boundary includes the full extent of Prior's Wood which forms the northern boundary to the Bulls Field site. Prior's Wood is an area of Ancient and Semi-Natural Woodland (ASNW) which measures approximately 8.9ha in area and is also classified as a Local Wildlife Site (LWS). The woodland contains no ancient or veteran trees and has not been subject to woodland management for many years. A network of worn informal paths are evident throughout the wood although no public rights of way exist.
- 2.10 The site is located 1.6km northeast of Hatfield Forest, a Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR).
- 2.11 The Site falls on the outer edge of the Country Side Protection Zone (CPZ), an area which surrounds Stansted Airport and which is designated to prevent coalescence between the airport and the surroundings. It was first designated in the 1995 Local Plan.
- 2.12 The following Public Rights of Way are contained with or run adjacent to the Site:
- i) PROW 48\_40 is a footpath which runs across the Site from its western boundary near Parsonage Road through to Bull Field and running south of Prior's Wood towards the eastern boundary with Smiths Green Lane, outside the property 'Woodside'. Approximately 700m of its length is contained within the Site;
  - ii) PROW 48\_41 is a footpath runs across the southern section of the Bull from the cul de sac at Ley Field to the Site's southern-most boundary adjacent to Bull Cottages before connecting with Smiths Green south of Jacks Lane. Approximately 340m of its length is contained within the Site;
  - iii) PROW 48\_25 is a restricted by-way which runs along the northern boundary of the eastern field (Jacks Field). It runs adjacent to the Site boundary for approximately 300m before connecting into the Priors Green development;

- iv) Within the vicinity of the Site PROW 48\_21 runs parallel to the Site's northern boundary, adjacent to the A120. It forms part of the Harcamlow Way – a National Trail connecting Harlow to Cambridge but in the locality extends from Hatfield Forest to Bamber's Green approximately 1.5km to the north east.

2.13 There are a number of designated heritage assets within the vicinity of the Site. The Grade I listed Warish Hall and Moat Bridge (NHLE: 1169063) is to the north and sits within the scheduled monument known as Warish Hall moated site and remains of Takeley Priory (NHLE:1007834). There is a collection of Grade II and one Grade II\* (Moat Cottage NHLE:1112211) listed buildings to the south of the Site within the Smiths Green. Additional built heritage assets sit beyond the boundary of Smiths Green but within 1500m of the Site, these include the Grade I listed Church of the Holy Trinity (NHLE:1168843). These buildings are identified on Figure 20 (page 13) of the Built Heritage Assessment (CD.1.85) which is produced below.

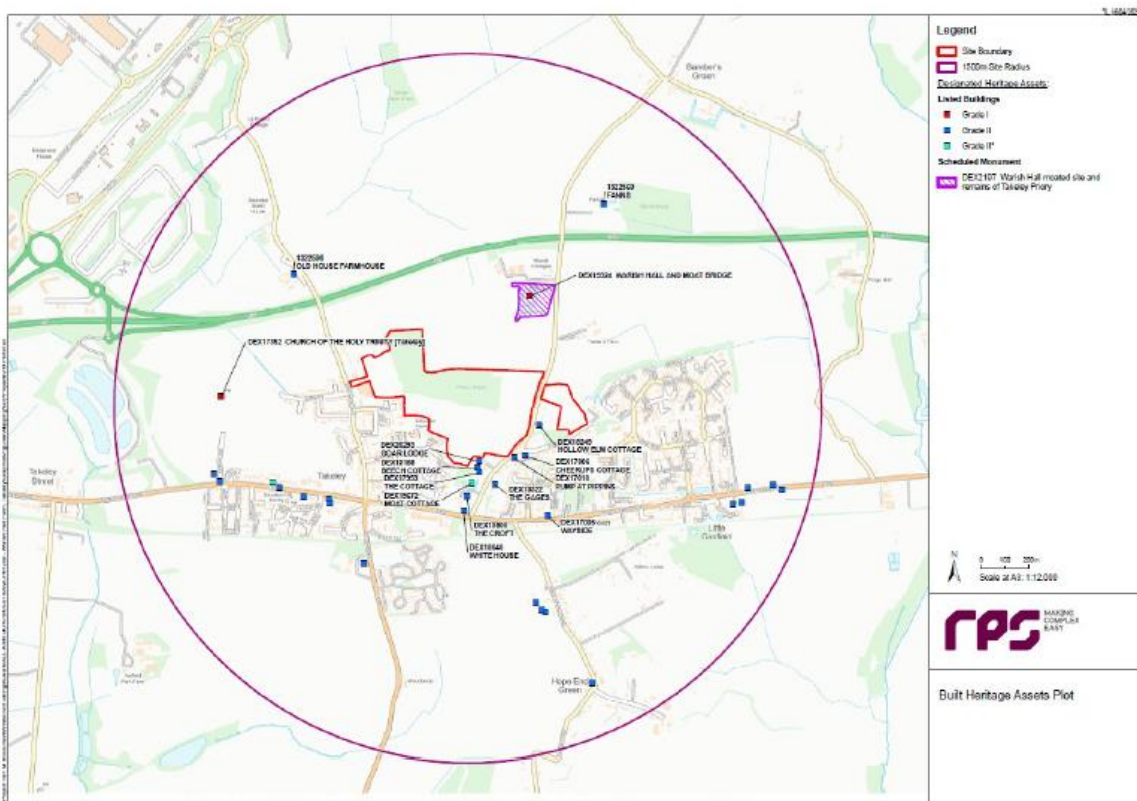


Figure 20: Built Heritage Plot illustrating heritage assets within 1500m of the Site boundary

2.14 The Site does not fall within, or close to, any conservation area.

### 3. The Appeal Proposals

- 3.1. The planning application (UDC Ref.21/1987/FUL) was submitted on 11th June 2021 supported by plans and reports set out above.
- 3.2. The development proposed has been designed to form an extension to Takeley and Little Canfield, related to the existing settlements As well as new housing, the proposal provides opportunities for job creation and employment and would deliver village infrastructure.
- 3.3. The development comprises:
  - i. 188 New Homes including;
  - ii. 76 Affordable Homes;
  - iii. Up to 3 No. Custom-build dwellings;
  - iv. 3568 Sqm of flexible employment space; including
  - v. 568 Sqm medical/health facility hub building;
  - vi. An 1ha extension to the Roseacres Primary School site in order to facilitate its expansion to 2FE;
  - vii. Long-term management, extension (10%) and enhancement to Prior's Wood;
  - viii. New formal and informal open space provision including 2.4ha (6 acre) park, playspace and community gardens;
  - ix. New cycleway and pedestrian links and provision of permissive walking routes.
- 3.4. The development will be provided across 2no. sites and is split into three main character areas. These character areas are located on the three fields, that were known formerly by their farming names as set out in Section 2. For clarity, within this appeal, the names of the character areas and the associated field names are as follows; Commercial Area (Field Name: 7 Acres) / Woodland Neighbourhood (Field Name: Bulls Field West) / Rural Lane (Field Name: Bulls Filed East and front parcel of Jacks) and Garden Village (Jacks). A plan showing these areas is set below.
- 3.5. During the pre-application and engagement process, this parcel was expanded north to include the land to the east of Prior's Wood and therefore incorporates a small section of the field known as Maggot's. For ease, this parcel is included within the description of Bull Field within the Proof and wider submission material. A plan showing these areas is set below.



**Fig 3.1 Location of 7 Acres(1) Bull Field (2) and Jacks (3) field names as referenced within the Appeal**

- 3.6. Following the further feedback from consultees received during the statutory consultation period, comments were reviewed and a number of changes were carefully considered by the Appellant. This resulted in a number of changes proposed to the design and layout of the scheme. These are summarised below:

**(a) Rural Lane Design Development**

Comments received from the Council’s Urban Designer, ECC Place Services and Historic England encouraged the design team to reconsider the proposals within the Rural Lane parcel. Following further careful analysis, the Appellant’s Heritage and Archaeological Consultants, prospective viewpoints were interrogated, which informed the further development of the proposals to mitigate concerns raised. This included;

- i. Omission of 2no. dwellings to the east of the Rural Lane parcel including that closest to Hollow Elm Cottage;
- ii. Relocation & removal of the dwelling to the north of the Rural Lane to respond to the historical setting of the former Farmstead and former moated site;
- iii. Relocation and repositioning of dwellings to the east of the Rural Lane parcel to facilitate longer views through to open space;
- iv. Removal of driveway opposite Jack’s Lane to reduce intervention in this area and maintain existing hedge alongside the protected lane;
- v. Reduction in roof pitches to all garages to reduce overall height / massing;
- vi. Reduction in roof pitch to House Type 5B to reduce overall height / massing;

- vii. Consideration given to and amendments made to specific house type locations to provide improved variety / aesthetic to street scenes;

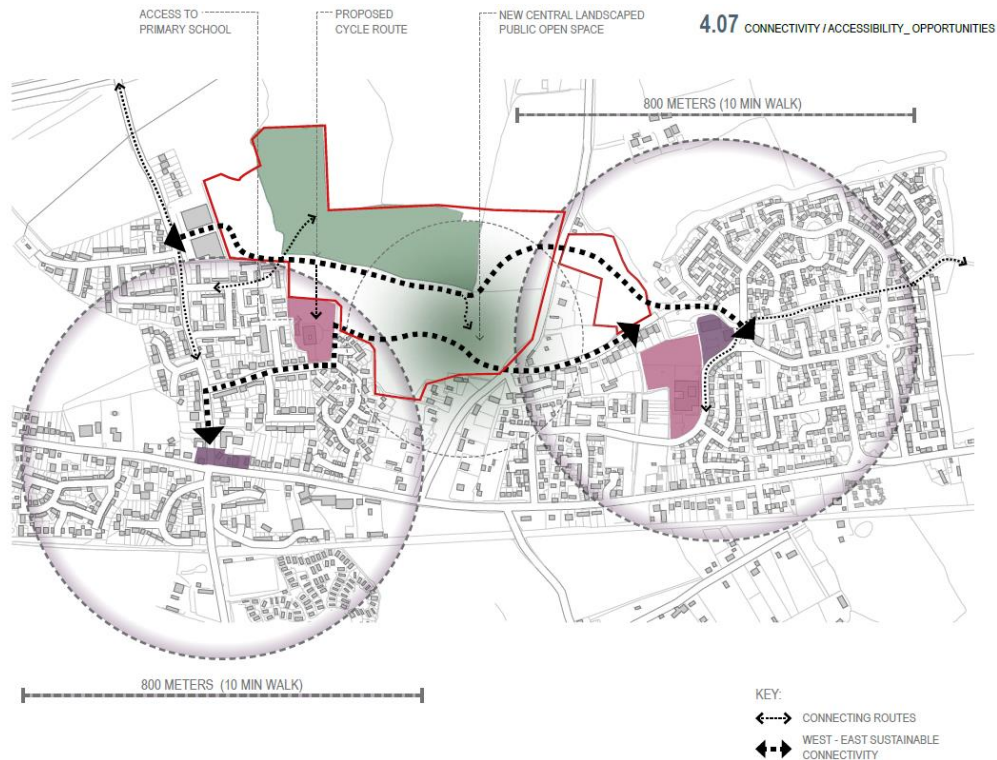
**(b) Changes to the distribution of the affordable housing units**

Following the submission of the application, a number of meetings and discussions took place between the Council and Weston Homes and the Councils Housing Development and Enabling Officer and their consultation response (4<sup>th</sup> October 2021), which suggested changes to provide a wider distribution of affordable housing. Accordingly, Weston Homes updated the Affordable Housing Plan to reflect a wider distribution of the affordable units and to respond to the Housing Development and Enabling officer's comments.

**(c) Other Changes**

A number of other changes were made including:

- i. introduction of further visitor parking spaces to provide more off street spaces and to meet the required standard of 25%;
  - ii. Details of cycle parking provision;
  - iii. The submission of a detailed Housing Typology Document including detail of the individual dwellings and how they can be future proofed and adapted for changing needs of the occupants;
  - iv. In line with the Urban Designers feedback regarding road design, particularly traffic calming, crossing points and parking the Appellant worked with Motion, the appointed transport consultant to produce a strategy drawing illustrating these measures;
- 3.7. The development will provide a network of routes through the Site. An east-west cycle/footpath of 3.5m width extending from Parsonage Road to Little Canfield, transitioning along the southern edge of Prior's Wood to a self-bound gravel path before linking in with the Jacks parcel and onto the Jack lane byway. A network of 2m wide pedestrian paths run within the open space and connections into the woodland will open up extensive woodland walks in a natural setting including the provision of new permissive routes to the north. In addition to the streets, provide good levels of permeability through the site and to the surrounding routes. Further details on the individual character areas are set out below.



**Fig 3.2 Extract plan showing existing and proposed connectivity**

**The Commercial Area:**

- 3.8. The Commercial Area would be located on the 7 Acres site, sited behind and to the east of the Weston Homes Head Office (Innovation Centre). As an established commercial area in the village, this parcel provides for an extension to the existing commercial area.
- 3.9. The proposal looks to bring forward circa 3568sqm of space within the new Use Class E (formally B1). It is proposed that this is brought forward in 3no. buildings, designed to provide flexibility of use and size for future occupants.
- 3.10. The buildings are designed to be 2no. commercial storeys with high ceilings and loading doors. The buildings are proposed to be finished in black corrugated metal.
- 3.11. Following meetings with the Parish council and engagement with the general public, the lack of local GP facilities was identified. As such a provision is made for a medical facility that is 521Sqm to meet the requirements set out in the Department for Health’s, Health Building Note. Both of the above uses shall be served by 25 spaces that is in line with Essex Parking Standards (2009) based on 1 space per full time equivalent staff + 3 per consulting room.
- 3.12. In addition to the built form this Character Area plays an important part in facilitating access from Parsonage Road where there is an existing entrance sufficiently wide to accommodate larger vehicles with separate pedestrian/cycleways. A new tree lined boulevard is proposed to be created and planted that provides segregated cycle and pedestrian routes through the site, between the two existing buildings as well as lining the main vehicle carriageway. This route will then extend through to provide access to the commercial units and then beyond

to facilitate access for the residential component in the Woodland Neighbourhood (Bulls Field).

- 3.13. An area of recreational and amenity space (circa 0.34ha) is provided that will provide a landscaping setting opposite the medical facility and that will provide a safe, route for pedestrians and cyclists.

**Woodland Neighbourhood Character Area:**

- 3.14. The Woodland Neighbourhood Character Area is located within the Bulls Field parcel to the south of Prior's Wood and provides 126no. homes. Of the residential character areas, it provides a denser layout including a variety of houses including semi-detached and terrace dwellings, apartments flats over garages (FOGS) and bungalows.
- 3.15. The vehicular access route which runs through the 7 Acres/Commercial parcel continues into the Bulls Field Parcel and the Woodland Neighbourhood Character Area. The access road provides access to the Woodland Neighbourhood for resident's dwellings and servicing via network of private drives and mews courts but terminates at the open space. The pedestrian and cycle way, known as the 'Linear Park' (circa 0.58ha), continues along the southern edge of the Prior's Wood, creating the boundary between the proposed development and Priors Wood. The Linear Park is overlooked by houses creating natural surveillance of an areas which can be used for recreation and exercise.
- 3.16. A large open space (circa 3.62 ha area) is located to the east of the Woodland Neighbourhood and is overlooked by a number of large units proposed within the Woodland Neighbourhood which creates a clear boundary to the development, as well as offering a good level of natural surveillance.
- 3.17. The open space is provided between the Woodland Neighbourhood and Rural Lane Character Area. The open space provides an area to be used for recreation, sport and play as well as a new habitat and incorporating an area functioning as a sustainable drainage. The Linear Park continues through the northern section of the open space and into the Rural Lane Character Area to the east. The public right of way (PROW 48\_41) runs through the southern section of the open space, providing access to Smiths Green Lane to the east and Longcroft to the west.
- 3.18. To the north of the Public Open space, an area is provided for the extension to Prior's Wood which extends to approximately 0.89ha in area.

**Rural Lane Character Area:**

- 3.19. The Rural Lane Character Area is located to the west of Smiths Green Lane and would provide a total of 24no. detached family dwellings.
- 3.20. This area is characterised by larger 4 & 5-bedroom dwellings within a low-density, looser knit layout which is designed in a more arcadian, layout with smaller groups of mainly 3-5 houses accessed via shared driveways
- 3.21. To the north of the character area, immediately south of Prior's Wood is The Linear Park which continues through the Rural Lane Character Area providing access from Smiths Green

Lane and further afield via the Jack's Parcel. The Rural Lane Character area is proposed to facilitate custom-build properties in the area. Larger dwellings within the Rural Lane Character Area would be provided with views across the open space.

**Garden Village Character Area:**

- 3.22. The Garden Village Character Area forms the majority of the Jack's parcel, with the exception of the 2no. dwellings which fall within the Rural Lane Character area.
- 3.23. The 'Garden Village' is an extension to the established settlement at Little Canfield, an area that has been subject to more recent expansion with the Priors Green development.
- 3.24. It is proposed that dwellings are arranged as village streets and facing a village green to promote the Garden Village approach. Dwellings shall be delivered as a variety of one, two, three and four bedroom dwellings are proposed, to be delivered as bungalow, terrace, semi-detached and detached house types. It is proposed that this parcel will be of low density (22 dwellings per hectare), being less dense / urban than that proposed in the Woodland Neighbourhood, but more dense than the extension to the Rural Lane.
- 3.25. Access is proposed from Smiths Green Lane, with a new road designed to have a 'lane' like quality, suitably sized to provide shared vehicular, cycle and pedestrian access. This access will also promote a separate segregated cycle / pedestrian route to connect through the site and connect into the Little Canfield development to the East, providing access to the District centre within the Priors Green development.

## 4. Relevant Planning History & Background

- 4.1. The Officer's Report at Section 6 details previous planning applications associated with the application site as set out below.

Ref.No	Description	Decision
DUN/0229/49	Site for dwelling house	Approved with conditions.
DUN/0449/65	Site for industrial development	Refused
UTT/0327/82	Proposed new vehicular access	Approved with conditions
UTT/0668/75	New access road	Approved with conditions.

Table 4.1 Appeal Site Planning History

- 4.2. Adjacent to the site is the Weston Group Business Centre and adjacent Innovation Centre, the HQ of Weston Homes. The Innovation Centre and adjacent external area was completed in 2020 having been the subject of a previous redevelopment pursuant to planning application UTT/17/1854/FUL, approved in January 2018.

### Consultation Responses & Engagement at Application Stage

- 4.3. Paragraph 38 of the National Planning Policy Framework (NPPF) 2021 directs local planning authorities to positively and proactively engage with applicants to secure sustainable development. Section 6 of the submitted Design and Access Statement that accompanies the application is relevant in so far as the detailed pre-application process is set out spanning from Autumn 2020 leading up to the submission and illustrating how the scheme design responded to these comments. Details are also set out in the Statement of Community Involvement that accompanied the application.
- 4.4. The pre-application consultation included a number of meetings with the Council and specialist officers including Urban Designers, Parish Council(ors); public consultation, both online and in person; National Trust representatives of Hatfield Forest; meetings with ECC in their capacity as education authority, including alongside the Roseacres School Trustees. As part of a Planning Performance Agreement (PPA), the extent of meetings with the Council included series of pre-application meetings with specialist consultees including ECC Place Services Heritage and ECC Highway officers.
- 4.5. As a result of the detailed feedback throughout the process, this was considered and reflected a number of changes in the design and layout. The application as submitted considered, and responded to a number of requests from consultees in order to mitigate and enhance the proposals, both on and off site. Moreover, as outlined above engagement continued after the application was submitted with changes being made to the proposal in response to consultee views.

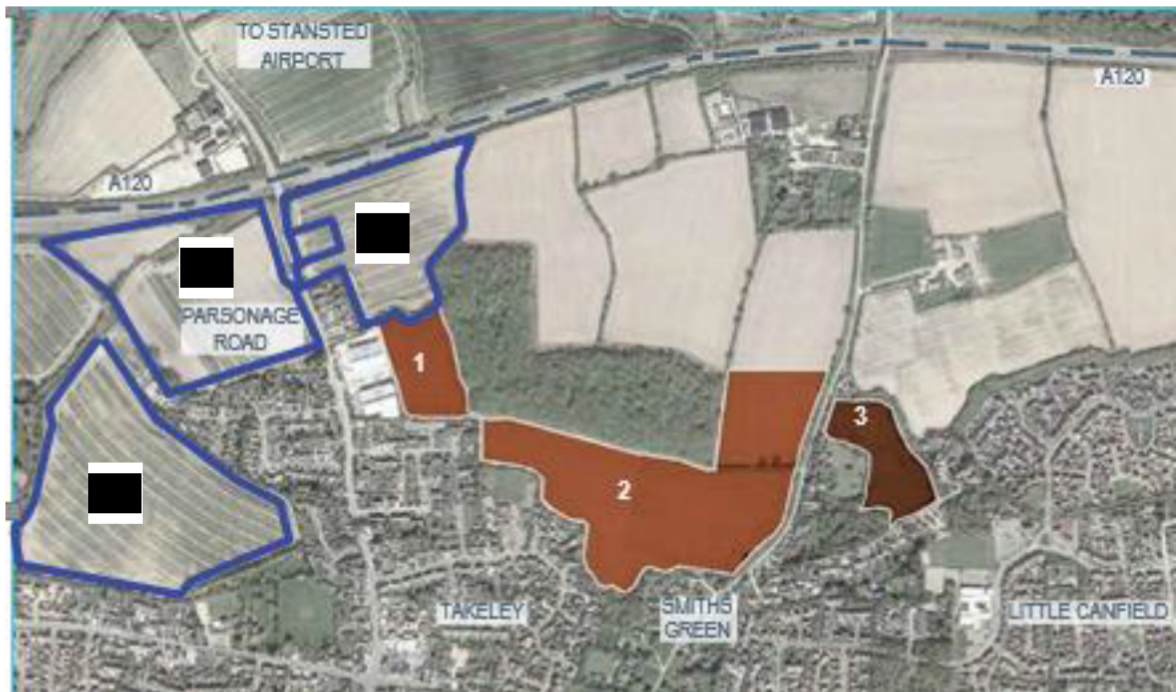
### Recent Planning Applications Resolved to Approve within Takeley

- 4.6 At the Planning Committee on 11<sup>th</sup> May 2022 the Council's Planning Committee resolved to grant planning permission for two further applications close to the Appeal Site on the edge of Takeley. The resolutions were subject to the completion of a Section 106 Agreement. These were:

UTT/21/3311/OP - Land West of Garnetts, Dunmow Road Outline planning application with all matters reserved, for up to 155 dwellings (including affordable housing and self/custom build plots), as well as public open space, children's play area, land retained in agricultural use, landscaping and all other associated infrastructure.

UTT/21/2488/OP Land East Of Parsonage Road Outline planning application with all matters reserved except access for up to 88 dwellings (including affordable housing and self/custom-build plots), as well as public open space, children's play area, landscape infrastructure including a buffer to Priors Wood Ancient Woodland and all other associated infrastructure

4.7 Both sites are outside of development limits and within the CPZ. The plan below shows these in the context of the Appeal Site outlined in blue. Site A is Land West of Garnetts, Site B is Land East of Parsonage Road. Site C is Land West of Parsonage Road a site granted outline planning permission and with the Council having granted reserved matters approval on 4<sup>th</sup> May 2022 for 110 dwellings.



## 5. Planning Policy

### Adopted Development Plan

5.1. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that, inter alia:

*“In dealing with an application for planning permission ... the authority shall have regard to—*

*(a) the provisions of the development plan, so far as material to the application,*

*(c) any other material considerations.”*

5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that:

*“if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

5.3. The National Planning Policy Framework, (NPPF) (July 2021) states at paragraph 2:

*“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.”*

5.4. The development plan for UDC, relevant to this Appeal, comprises:

- **Saved Policies of the Uttlesford Local Plan (2000-2011) Adopted in 2005**

5.5. The NPPF requires Local Planning Authorities to identify a five year supply of specific deliverable sites to meet housing needs. In addition, and in line with the latest Housing Delivery Test (January 2022) published a 5% buffer should be added to the district’s supply.

5.6. At the current time the Council is unable to demonstrate it has 5 years’ worth of deliverable sites. This means that policies relating to housing delivery in the district’s adopted Local Plan are currently considered to be out of date. Whilst out of date, they are still required to be considered as part of the determination of the appeal (it being a statutory requirement that regard is had to the development plan). The respective weigh which both parties consider be given to the development plan policies will be addressed in evidence.

5.7. In light of the housing land supply position, the ‘tilted balance’ is engaged (para .11(d) (ii) NPPF)

5.8. The NPPF now only permits the presumption once engaged (as it is here given the absence of a 5-year supply) to be disengaged where application of the policies in NPPF alone protecting areas or assets of particular importance “provides a clear reason for refusing the development proposed.” Moreover, the types of policies are now exhaustively defined in the footnote, rather than being an illustrative list. The only policy listed in footnote 6 that is relevant in this case is the protection of designated heritage assets. But such policies only disapply the presumption where they provide a clear reason for refusal.

5.9 The policies of the Uttlesford Local Plan which are most relevant to the proposals of this application are listed below and described in the following paragraphs, the focus is on those policies cited in the reasons for refusal.

- Policy S7 - The Countryside;
- Policy S8 - The Countryside Protection Zone;
- Policy GEN6 - Infrastructure Provision to Support Development;
- Policy ENV2 - Development affecting Listed Buildings;
- Policy ENV4 Ancient Monuments and Sites of Archaeological Importance;
- Policy ENV7 - The Protection of the Natural Environment - Designated Sites;
- Policy ENV8 - Other Landscape Elements of Importance for Nature Conservation;
- Policy ENV9 - Historic Landscapes;
- Policy H9 - Affordable Housing;

## **6. Agreed Matters**

- 6.1. This section sets out matters agreed between the Appellant and UDC.
- 6.2. The Appellant reserves the right to add and amend this Statement in consultation with the Council or its appointed consultants in the interests of narrowing the issues in dispute that will be explored at the Inquiry.

### **Housing Need & Supply**

- 6.3. Paragraph 10.4 of the Officers Report submitted to the UDC Development Control Committee clearly sets out that UDC can currently only demonstrate 3.11 years of housing land supply, as shortfall from the required 5 year supply set out in the framework. As a result of the shortfall of Housing Land Supply, the presumption in favour of sustainable development (the 'tilted balance') under NPPF paragraph 11(d) applies to this Appeal.
- 6.4. The Council's latest Monitoring Report, dated December 2021 sets out a 3.52 year supply as of April 2021. This is based on a Standard Method Figure of 701 dwellings. The 5 year housing supply position from the current monitoring year 2022/2023 has not been established.
- 6.5. The absence of a 5YHLS is a situation that has prevailed for a number of years and UDC agree that housing supply will not be addressed until the ELP is adopted, a date currently proposed in 2024, at the earliest.
- 6.6. Although Uttlesford scored well in the 2021 Housing Delivery Test (HDT), with a score of 129%, the latest figures published by UDC show that in the next period fell to 99% and is likely to fall further this year again due to reduced housing delivery in the previous monitoring year 2021/22.
- 6.7. The scheme provides an appropriate mix of private, intermediate and social housing, including bungalows, flats, family dwellings and provision for custom build housing which is welcomed by the Council. The dwelling size and tenure mix is acceptable and the scheme overall provides a balance of different unit sizes which contributes favourably to the supply of dwellings across all tenures within the district as a whole.
- 6.8. The proposed 188no. dwellings, including 76no. affordable housing units, would address the shortfall of market affordable housing delivery, these are benefits which should be considered in the planning balance.

### **Affordable Housing**

- 6.9. The provision, mix and distribution of the policy compliant, 40% Affordable Provision (75 units) was discussed at length with the Housing Enabling and Development Officer and is agreed as being acceptable to the Council. The provision of affordable housing also carries weight in the planning balance.

6.10. The mix of affordable housing is as follows:

	FLATS		BUNGALOWS		HOUSES			TOTAL
	1-BED	2-BED	1-BED	2-BED	2-BED	3-BED	4-BED	
Total	7	9	7	2	20	25	5	75
Rented	5	7	5	1	13	18	4	53
S/O	2	2	2	1	7	7	1	22

### **Impact on Countryside**

- 6.11. The site falls outside of the settlement boundary therefore within the countryside adjoining the existing settlement edge of Takeley.
- 6.12. The site is not regarded as a valued landscape having regard to paragraph 174 of the NPPF.
- 6.13. Policy S7 is not fully compliant with the NPPF and has limited weight in this regard.
- 6.14. It is agreed that in order to deliver the required housing within the district, development is required to take place outside of defined settlements which were defined to meet the housing supply for a period 1996-2011. Each site therefore needs to be considered on a case by case basis.
- 6.15. The Site also falls within the Countryside Protection Zone, which is a designation under Policy S8 of the Adopted Local Plan. The policy is agreed to not carry full weight.
- 6.16. The purpose of the Countryside Protection Zone is to contain development of the airport and related development and thus prevent the airport merging with surrounding settlements.
- 6.17. The settlements of Little Canfield and Takeley are segregated from the airport by the A120 which is situated to the north of the Appeal site. The A120 and the position of Prior's Wood help limit any impact of coalescence.

### **Impact on Residential Amenity**

- 6.18. The Appeal scheme does not adversely impact residential amenity of neighbouring properties.
- 6.19. There is not an adverse impact on residential amenity of future occupants of the appeal scheme by way of:
- Privacy;
  - daylight and sunlight;
  - noise;
  - air quality; and,

- overheating.
- 6.20. The size, layout and quality of internal spaces within the proposed dwellings is acceptable and policy compliant.
- 6.21. The amenity space of dwellings and their balconies and terraces are acceptable and policy compliant.
- 6.22. There are no buildings which are adjacent to the Site and close enough to appear overbearing or unduly dominant.
- 6.23. There is no local plan policy which requires a minimum amount of communal space.

### **Access, Parking and Highway Safety**

- 6.24. National Highways withdrew their existing holding recommendation and offered no objections to the application
- 6.25. Essex County Council Highway Officers assessed the plans and had no objections subject to conditions.

### **Flood Risk and Drainage**

- 6.26. The application was submitted with a Flood Risk Assessment which showed the site could be developed in such a manner that flooding would not result. The Lead Local Flood Authority were been consulted and advised they have no objection.
- 6.27. There are no flood risk or drainage concerns.

### **Ecology & Trees**

- 6.28. No objection to any of the technical design of the Appeal scheme was raised during the course of the application, as a result of any impact on trees or biodiversity.
- 6.29. There is no impact on the ANSW by reason of air quality.
- 6.30. There are no statutory consultees who have objected to the proposal having regard to any adverse impact on ecology or the ASNW.
- 6.31. No trees within the ANSW are to be removed or impacted on directly as a result of the proposed route through the buffer.
- 6.32. Mitigation of impact on the woodland includes the draft woodland management plan and can be secured via conditions or planning obligation
- 6.33. It is agreed that public access to the woodland should not be excluded but carefully managed.

- 6.34. As confirmed in the planning officers report to Planning Committee it was acknowledged that Ecological Assessment report(s), a completed biodiversity checklist questionnaire, a biodiversity Net Gain Report, a Bat Survey Report, and tree survey has been submitted with the application. Essex County Council ecologists were consulted and had no objections to the proposal subject to the mitigation and enhancement measures identified in the Ecological Assessment (Ecology solutions, October 2021) and Bat survey Report (Ecology solutions, November 2021) being secured and implemented in full.
- 6.35. The woodland enlargement by approximately 10% and measures to secure its longer term management are a benefit to the proposal.
- 6.36. The Council has no current policy requiring biodiversity net gain.
- 6.37. The proposals include a Biodiversity Net Gain which is demonstrably above the required forthcoming threshold of a 10% increase, at 16.36% which should be seen as a benefit.

### **Impact on Heritage Assets**

- 6.38. A Separate Heritage SoCG has been advanced and agreed with the Council.
- 6.39. The Site is not located in a Conservation Area.

### **Employment & Commercial Use**

- 6.40. The Appeal scheme will create a number of jobs during the construction of the proposed development and during the operational phase of the scheme.
- 6.41. The scheme makes provision for some commercial use within the 7 Acres parcel which will contribute to the demand and need for such uses which are required within the district.
- 6.42. The site provides a suitable location for such uses as it is in close proximity to the airport and major roads and motorways, namely the A120 and M11 as well as the local population.

### **Public Benefits**

- 6.43. The Appeal scheme will bring forward a number of public benefits. As stated in the Planning Officers report to Planning Committee the proposal would provide several public benefits: including provision of 188 dwellings, affordable housing, an extension to the Primary school to facilitate its future expansion, enhancement to Prior's Wood including 10% extension, new cycleway and pedestrian links, provision of over 4.5 ha of open space and employment benefits. Emerging Local Plan.
- 6.44. UDC are currently at the early stages of preparing their new Local Plan for which no weight can be given. The Regulation 18 consultation planned to take place in June/July 2022 has been delayed.

## **Draft List of Conditions and Planning Obligations**

- 6.45. A draft S106 Legal Agreement/Unilateral Undertaking has been advanced and where requested obligations and contributions will be stated to meet statutory tests by way of a CIL compliance statement and will address and mitigate impacts of the development.
- 6.46. A draft listed of conditions is submitted as appendix A

## 7. Matters in Dispute

7.1. The matters in dispute are as follows:

- i. Whether there are adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of the scheme.
- ii. The weight to be afforded to the most relevant development plan policies, notably Policy S7 and S8 which seek to control development outside of defined settlements.
- iii. The degree of “less than substantial harm” and resultant impact on designated and non-designated heritage assets.
- iv. The impact on Prior’s Wood (ANSW) in light of the Council’s failure to provide any evidence to dispute that provided by the Appellant at the application stage.
- v. The appropriateness of any mitigation to the ANSW.

## **Appendix A: Draft Conditions List 18<sup>th</sup> February 2022**

### Compliance Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

**REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. The development hereby permitted shall be carried out solely in accordance with the approved plans and documents set out below:

### Drawings:

- Dwg. No. WH202\_05\_P\_10 - Site Location Plan;
- Dwg. No. WH202\_05\_P\_20 – Site Ownership Plan;
- Dwg. No. WH202\_05\_P\_500 - Countryside Protection Zone Site Plan;
- Dwg. No. WH202\_10\_P\_10 Rev B - Master Plan - Character Area
- Dwg. No. WH202\_10\_P\_20 Rev B - Master Plan - General Arrangement
- Dwg. No. WH202\_10\_P\_21 Rev B - Master Plan – Coloured
- Dwg. No. WH202\_10\_P\_30 Rev B - Master Plan - Strategy\_Refuse
- Dwg. No. WH202\_10\_P\_31 Rev B - Master Plan - Strategy\_Fire/ Emergency
- Dwg. No. WH202\_10\_P\_32 Rev B - Master Plan - Strategy\_Hard Landscaping
- Dwg. No. WH202\_10\_P\_33 Rev C - Master Plan - Strategy\_Affordable Housing
- Dwg. No. WH202\_10\_P\_34 Rev C - Master Plan - Strategy\_Boundary Treatment
- Dwg. No. WH202\_10\_P\_35 Rev C - Master Plan - Strategy\_Parking
- Dwg. No. WH202\_10\_P\_36 Rev B - Master Plan - Strategy\_Lighting
- Dwg. No. WH202\_10\_P\_37 Rev A – Master Plan – Strategy\_Cycle
- Dwg. No. WH202\_10\_P\_38 Rev A – Master Plan – Strategy\_Traffic Calming
- Dwg. No. WH202\_10\_P\_40 - Existing Site Plan
- Dwg. No. WH202\_10\_P\_50 Rev B - Proposed Site Plan - Sheet 01 of 04
- Dwg. No. WH202\_10\_P\_51 Rev B - Proposed Site Plan - Sheet 02 of 04
- Dwg. No. WH202\_10\_P\_52 Rev B - Proposed Site Plan - Sheet 03 of 04
- Dwg. No. WH202\_10\_P\_53 Rev B - Proposed Site Plan - Sheet 04 of 04
- Dwg. No. WH202\_30\_P\_C.10 - Commercial Area Street Scene
- Dwg. No. WH202\_30\_P\_WN.10 - Woodland Neighbourhood Street Scene A
- Dwg. No. WH202\_30\_P\_WN.11 - Woodland Neighbourhood Street Scene B
- Dwg. No. WH202\_30\_P\_WN.12 - Woodland Neighbourhood Street Scene C
- Dwg. No. WH202\_30\_P\_WN.13 - Woodland Neighbourhood Street Scene D & E
- Dwg. No. WH202\_30\_P\_RL.10 Rev A - Rural Lane Street Scene A
- Dwg. No. WH202\_30\_P\_RL.11 Rev A - Rural Lane Street Scene B
- Dwg. No. WH202\_30\_P\_RL.12 Rev A - Rural Lane Street Scene C
- Dwg. No. WH202\_30\_P\_GV.10 - Garden Village Street Scene A & B
- Dwg. No. WH202\_30\_P\_GV.11 - Garden Village Street Scene C & D
- Dwg. No. WH202\_55\_P\_C.10 - Commercial Units Plans
- Dwg. No. WH202\_55\_P\_C.11 - Commercial Units Elevations
- Dwg. No. WH202\_55\_P\_C.20 - Medical Centre Plans & Elevations
- Dwg. No. WH202\_55\_P\_WN.10 - HT1A - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.11 - HT2B - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN12 - HT3A - Plans & Elevations [WN]

- Dwg. No. WH202\_55\_P\_WN.13 - HT3B V1 - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.14 - HT3B V2 - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.15 - HT3C V1 - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.16 - HT3C V2 - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.17 - HT4A - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.18 - HT4B V1 - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.19 - HT4B V2 - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.20 - HT4C - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.21 - HT5C - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.50 - Flat Block A - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.51 Rev B - Flat Block B - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_WN.52 Rev A - HT FOG - Plans & Elevations [WN]
- Dwg. No. WH202\_55\_P\_RL.10 Rev A - P HT 4D - Plans and Elevations [RL]
- Dwg. No. WH202\_55\_P\_RL.11 Rev A - P HT 5A V1 - Plans and Elevations [RL]
- Dwg. No. WH202\_55\_P\_RL.12 Rev A - P HT 5A V2 - Plans and Elevations [RL]
- Dwg. No. WH202\_55\_P\_RL.13 Rev A - P HT 5B - Plans and Elevations [RL]
- Dwg. No. WH202\_55\_P\_RL.14 Rev A - P HT 4D - Plans and Elevations [RL]
- Dwg. No. WH202\_55\_P\_GV.10 Rev A - HT 1A - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.11 - HT 2B - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.12 - HT 2C - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.13 - HT 3B - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.14 - HT 3C - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.15 - HT 4C - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.16 - HT 4D - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_GV.17 - HT 5A - Plans and Elevations [GV]
- Dwg. No. WH202\_55\_P\_10 Rev A - Typical Garages - Plans & Elevations
- Dwg. No. WH202\_90\_P\_10 - Recreational Area/ Commercial Area
- Dwg. No. WH202\_90\_P\_11 - Village Park/ Woodland Neighbourhood
- Dwg. No. WH202\_90\_P\_12 - The Green/ Garden Village
- Dwg. No. WH202\_90\_P\_13 - Village Park Aerial

#### Documents

- Updated Application forms - 06.10.21
- Design & Access Statement - June 2021
- Design & Access Statement Addendum - October 2021
- Planning Statement - June 2021
- Planning Statement Addendum - October 2021
- Affordable Housing Statement - Version 2.0 - October 2021
- Statement of Community Involvement - Version 2.0 - October 2021
- Sustainability Statement - Version 2.0 - November 2021
- Air Quality Assessment - May 2021
- Ecological Assessment - October 2021
- Bird Hazard Management Plan - June 2021
- Woodland Management Plan - October 2021
- Arboricultural Impact Assessment - June 2021
- Arboricultural Response to Comments - October 2021
- Arboricultural Technical Note - Airspading Investigation - October 2021
- [7 Acre] Phase 1 - Desk Study and Preliminary Risk Assessments - June 2021
- [Bull fields] Phase 1 - Desk Study and Preliminary Risk Assessments - June 2021
- [Jacks] Phase 1 - Desk Study and Preliminary Risk Assessments - June 2021
- Flood Risk Assessment & SuDS Report - September 2021

- Response to ECC SuDS Comments: Warish Hall Farm, Smiths Green, Takeley - 20th September 2021
- Built Heritage Assessment - June 2021
- Letter - RPS (Ref: JAC27188 Warish Hall Farm) Response to Historic England. Dated: 04.10.21
- Letter - RPS (Ref: JCH01209 Warish Hall Farm) Response to Place Services. Dated: 04.10.21
- Environmental Noise impact Assessment - May 2021
- Letter from SES (SP) to Weston Homes (MP) - Ref: Land at Warish Hall Farm, Smith Green, Takeley, (UTT/21/1987/FUL) = 5th October 2021
- Transport Assessment - June 2021
- Transport Assessment Addendum - October 2021
- Residential Travel Plan - October 2021
- Commercial Travel Plan - October 2021
- Energy Statement - October 2021
- Landscape and Visual Impact Assessment - June 2021
- Letter from Allen Pyke (CR) to Weston Homes (MP) Re: Land at Warish Hall Farm, Smiths Green, Takeley (UTT/21/1987/FUL) Dated: 05th October 2021
- Landscape Strategy - June 2021
- Addendum to Landscape Strategy - October 2021
- Archaeology Desk Based Study Assessment - April 2021
- Commercial Market Demand Report - Appended to Planning Statement - June 2021
- Health Impact Assessment - June 2021
- Education Note - June 2021
- Housing Typology Document – June 2021

**REASON – For avoidance of doubt and to ensure the development is in accordance with that agreed**

3. In accordance with the approved Bird Hazard Management Plan (Ecology Solutions, June 2022) During construction and in perpetuity, robust measures to be taken to prevent birds being attracted to the site. No pools or ponds of water should occur/be created without permission. The Approved Bird Hazard Management Plan is comprehensive and should be adhered to. The CEMP should ensure that no ponding or standing water is on site and earthworks are carried out on a 'just in time' basis. If necessary (subject to the design) the commercial unit roofs should be added to the BHMP.

**REASON: Flight safety – Bird strike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Bird strike to aircraft using STN, in accordance with the adopted Uttlesford Local Plan 2005 - Policy GEN4.**

4. The development hereby approved shall be carried out in accordance with the approved Environmental Noise Impact Assessment (Stansted Environmental Services, May 2021)

**REASON: To ensure an adequate level of amenity for residents of the new dwellings in accordance with Uttlesford Local Plan (adopted 2005) - Policy GEN4.**

5. The footpath running north/south immediately east of the commercial building shall extend up to the northern boundary of the site and the east-west footway/cycleway immediately south of the school extension land shall extend right up to the western boundary of the site, both shown in principle in drawing number WH202-10-P-20 Rev B. The Owners and/or Developer shall not cause there to be any legal or physical barriers to impede the passage of pedestrians or cyclists along the footpath or footway/cycleway either at the boundaries of the Land or at any point on the Land within the ownership of the Owners and/or Developer. ]

**REASON: To enable future or existing development to be linked to the pedestrian cycle network without any further permissions or payment and to prevent the creation of ransom strips at the point where the paths meet the site boundary to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and the adopted Uttlesford Local Plan 2005 - Policy GEN1.**

6. No solar photovoltaics shall be installed without prior approval of the Local Planning Authority who will consult with the aerodrome safeguarding authority for Stansted Airport. Any such application shall be accompanied by an aviation perspective Glint & Glare assessment will be necessary.

**REASON: Flight safety - to prevent ocular hazard and distraction to pilots using Stansted, in accordance with Uttlesford Local Plan 2005 - Policy GEN5.**

7. Vehicular Parking: Dwellings and commercial buildings 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 area and associated turning area shall be always retained in this form. 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 Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with the adopted Uttlesford Local Plan 2005 – Policy GEN1.**

8. The building envelope sound reduction measures including facade construction, glazing and ventilation hereby permitted shall be installed in strict accordance with the specification details provided in Section 8 of the acoustic report submitted by Stansted Environmental Services Ltd, ref ENV01-TAKE-068 dated 14th May 2021. The building envelope sound reduction measures shall thereafter be retained as approved.

**REASON: To ensure an adequate level of amenity for residents of the new dwellings in accordance with Uttlesford Local Plan (adopted 2005) - Policy GEN4.**

9. Construction/Demolition hours shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.

**REASON – To avoid unacceptable disruption**

10. Delivery times for construction/demolition purposes shall be carried out between 0730 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.

**REASON – To avoid unacceptable disruption**

Pre-Commencement Conditions:

11. Prior to commencement of the development hereby permitted, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority.

**REASON – To allow for the phased discharge of conditions and the phased implementation of the scheme**

12. Prior to the commencement of development, tree protection measures as shown in Dwg.No. BHA\_1030\_02 Rev B (Sheet 1/4, 2/4 3/4, and 4/4) showing protective measures for existing trees and vegetation to be retained, shall be implemented unless otherwise any alternative plan is submitted to and agreed in writing by the Local Planning Authority.

REASON: To safeguard the trees to be retained in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

13. Prior to commencement a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
  - a) Risk assessment of potentially damaging construction activities.
  - b) Identification of “biodiversity protection zones.
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

- h) Use of protective fences, exclusion barriers and warning signs.
- i) Details of measures taken to control dust and smoke clouds during construction, and securing any loose materials and wheel washing facilities.
- j) No reflective materials, other than those agreed as part of the construction of the proposed development, to be used in the construction of these buildings.
- k) Demolition, construction and phasing programme.
- l) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- m) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- n) Prohibition of the burning of waste on site during demolition/construction.
- o) Site lighting for construction purposes.
- p) Details of any screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists, and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions, and road closures.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaint's procedures, including complaints response procedures.
- u) Details of any membership of the Considerate Contractors Scheme.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

**REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with the adopted Uttlesford Local Plan 2005 -Policy GEN7. And in accordance with the provision of Policy GEN2 of the adopted Uttlesford Plan 2005.**

14. Contaminated Land – Phase 2 Assessment:

- a) Prior to the commencement of a phase of the development hereby permitted, A Site Investigation (Phase II environmental risk assessment) report shall be undertaken and submitted to and approved by the Local Planning Authority which includes:
  - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and
  - (ii) The results from the application of an appropriate risk assessment methodology
- b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority

- c) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority. The verification report shall include disposal records, waste transfer receipts etc, to ensure that all waste disposal is traceable.
  
- d) In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with Land contamination risk management published by the Environment Agency. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures, a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

**REASON: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in accordance with the adopted Uttlesford Local Plan 2005 - Policy ENV14.**

- 15. No development or preliminary groundworks of any kind shall take place in any phase agreed under Condition 3, until the following is submitted to the Local Planning Authority for approval in writing:
  - a) a programme of archaeological trial trenching has been secured in accordance with a written scheme of investigation ;
  - b) A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation

No development or preliminary groundworks of any kind shall take place in any phase, agreed under Condition 3, until the completion of the programme of archaeological evaluation identified in the WSI defined in condition 15 and confirmed by the Local Authority archaeological advisors.

A post excavation assessment shall be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

**REASON: To record any archaeological interest, and to accord with the adopted Uttlesford Local Plan 2005 - Policy ENV4**

- 16. Prior to the commencement of development above ground, details of the hard and soft landscaping to be implemented within a phase agreed under Condition 3, shall be submitted to and approved in writing by the Local Authority. These details shall include:

- i. a fully detailed scheme of protective measures for existing trees and vegetation to be retained, shall be submitted to and agreed in writing by the Local Planning Authority.
- ii. proposed finished levels or contours.
- iii. means of enclosure.
- iv. car parking layouts.
- v. other vehicle and pedestrian access and circulation areas.
- vi. hard surfacing materials.
- vii. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- viii. proposed and existing functional services above and below ground (e.g. drainage power,
- ix. communications cables, pipelines etc. indicating lines, manholes, supports.);
- x. retained historic landscape features and proposals for restoration, where relevant.

Soft landscape works shall include [planting plans;

- i. written specifications (including cultivation and other operations associated with plant and grass establishment);
- ii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

**REASON: The landscaping of this site 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 Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).**

17. Prior to commencement of the development hereby approved (not including footings and foundations) samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**REASON: In the interests of the appearance of the development in accordance with Policy GEN2 and ENV2 of the Uttlesford Local Plan (adopted 2005)**

18. A) Prior to commencement of the development hereby approved, a Biodiversity Enhancement Strategy for protected and Priority species, in accordance with the Approved Ecological Assessment (Ecology Solutions, Oct 2021) and Bat Survey Report (Ecology Solutions, Nov 2021) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
  - b) detailed designs to achieve stated objectives;
  - c) locations of proposed enhancement measures by appropriate maps and plans;
  - d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
  - e) persons responsible for implementing the enhancement measures;
  - f) details of initial aftercare and long-term maintenance (where relevant);
  - g) details of the appointment of a person (e.g. ecological clerk of works) to provide ecological expertise during construction; and
  - h) details of a Reptile Migration Strategy.

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

B) If a phase of the development as approved under Condition 3, does not commence within 18 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated in line with CIEEM advice on lifespan of ecological reports and surveys (April 2019). The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of protected species and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development of an individual phase. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

**REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with the adopted Uttlesford Local Plan 2005 - Policy GEN7**

Pre-Occupation Conditions:

19. Prior to occupation a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development. The content of the LEMP shall include the following:
  - a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organisation responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

**REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with the adopted Uttlesford Local Plan 2005 - Policy GEN7.**

20. Prior to occupation a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

**REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with the adopted Uttlesford Local Plan 2005 - Policy GEN7.**

21. Prior to occupation of the development, the access arrangement as shown in principle on submitted drawing 2007045-SK-11 A shall be provided, including a footway, a footway/cycleway and clear to ground visibility splays with dimensions of 2.4 metres by 120 metres in both directions, as measured from and along the nearside edge of the carriageway. The vehicular visibility splays shall always remain free of any obstruction thereafter. A crossing of the access road and an uncontrolled crossing point of Parsonage Road and shall be provided as part of the access works.

**REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, to accord with the adopted Uttlesford Local Plan 2005 - Policy GEN1.**

Other Conditions:

22. Prior to their installation, the air source heat pumps to be installed at all dwellings shall be specified and designed, enclosed or otherwise attenuated to ensure that noise resulting from their operation shall not exceed the existing background noise level inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS4142:2014.

**REASON: To minimise any adverse effects on air quality, in accordance with Policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2021**