

PLANNING STATEMENT

Land North East of Thaxted Road, Saffron
Walden , Essex

Reserved matters (appearance, landscaping,
layout and scale); discharge of conditions 5,
and 17; pursuant to outline planning
permission ref: S62A/2023/0031 for the
erection of up to 55 dwellings, associated
landscaping and open space, with access
from Knight Park



PHASE 2

Quality Assurance

Site Name	Land N. E. of Thaxted Road, Saffron Walden, Essex
Our Ref	C24074
Client Name	Saffron Walden LLP
Type of Report	Planning Statement

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CONTENTS

1. Introduction	1
2. Site and Surroundings	2
3. Planning History	4
4. The Proposed Development	5
5. Pre-application engagement	10
6. Planning Policy	11
7. Planning Considerations	20
8. Conclusion	29

Appendices

Appendix 1 S62A/2023/0031 Decision

Appendix 2 Engagement with UDC's Council's Housing Strategy, Enabling & Development Officer

Appendix 3 MAG Engagement

Appendix 4 Outline Compliance Plan

1. Introduction

1.1 This Planning Statement has been prepared by Phase 2 Planning and Development Ltd on behalf of Saffron Walden LLP, hereafter referred to as the applicant, in support of a reserved matters planning application seeking to secure details of appearance, landscaping, layout and scale in relation to associated outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park on land north east of Thaxted Road, Saffron Walden, Essex.

1.2 The description of development is as follows:

Reserved matters (appearance, landscaping, layout and scale); discharge of conditions 5 and 17; pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park

Purpose and Structure of this Report

1.3 The purpose of this report is to draw together the main planning issues in the consideration of this proposal.

Planning Application Documents

1.4 A schedule of plans and documentation submitted as part of this application is set out in a schedule which has been attached to the Application Cover Letter.

1.5 In brief, the application documentation comprises:

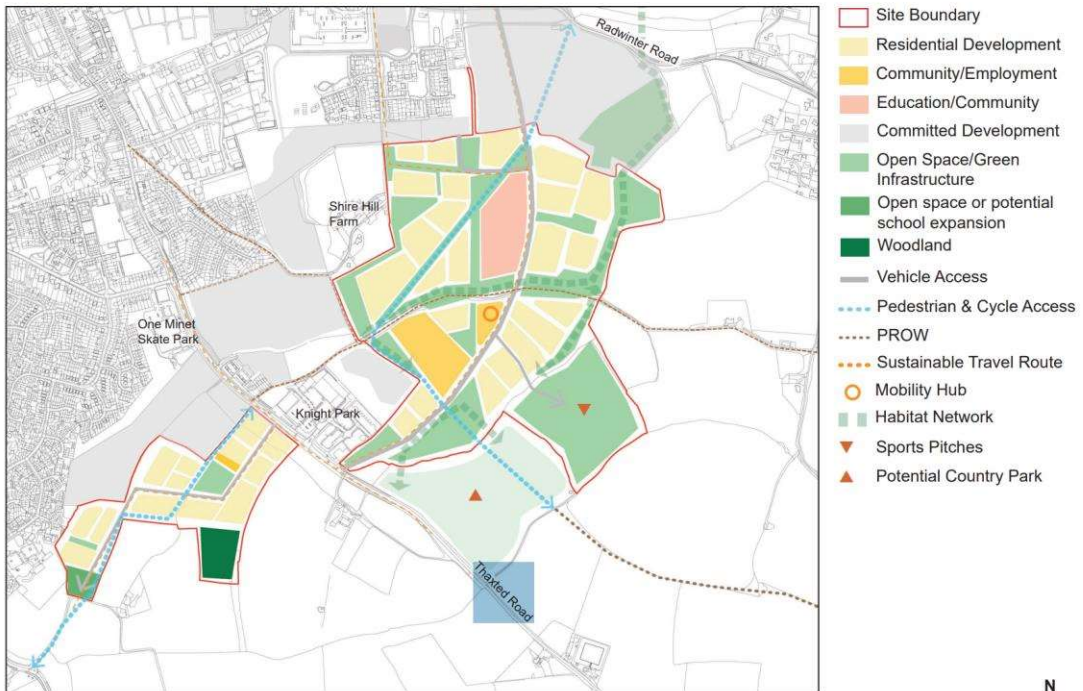
- A suite of detailed application plans, including the site layout and plans for each building type;
- Illustrative application material, which provides a representation of the proposed development, but where the information is indicative and not for approval; and
- Relevant technical and environmental reports, which relate to a variety of relevant topics, and which explains the impacts of the development (and if necessary, how the impacts can be mitigated through appropriate planning conditions or obligations).

2. Site and Surroundings

- 2.1 The area of land subject to this planning application relates to land north east of Thaxted Road, Saffron Walden. The extent of the application site is as shown by the land edged red on the Site Location Plan submitted in support of this application.
- 2.2 The application site is situated to the to the northeast of Thaxted Road, Saffron Walden. The site is approximately 4.32 hectares in size and its topography consists of a modest slope falling from the southeastern corner to the northwestern corner.
- 2.3 The site is formed by a single distinct field 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.
- 2.4 The site is visually and spatially well connected to the existing and already expanding built area of Saffron Walden. Long distance views are limited by the landform and boundary screening, and in any case offer views of the site against that clear built-form context.
- 2.5 Immediately adjacent to the southern boundary is Knights Park Retail Park which contains various uses, including several commercial units, a supermarket, a café, hotel, and a recycling centre. To the north-west of the site, between it and Saffron Walden, advanced operation works are currently ongoing for a large residential development being undertaken by Bellway. Modest size arable fields used for agriculture are located to the east.
- 2.6 In terms of local designations, the site is defined as being outside of the settlement boundary of the Town of Saffron Walden and therefore located in the countryside. The Environmental Agency Flood Risk Maps identifies the site lying within 'Flood 1'. The site does not fall within or abuts a conservation area, and there are no other heritage assets near the site. There are no local landscape designations within or abutting the site.
- 2.7 Although not within the boundary of Saffron Walden, the site is well connected to the town and its facilities, with a wide and lit footway along the main road as well as close connections to the wider network of public rights of way, some of which are surfaced towards Saffron Walden.
- 2.8 There are no existing bus services to Knight Park, but it is understood from ECC Highways that as bus services are funded by other development a service will be considered, ECC Highways are waiting for the funds to come in before they can confirm if a service will be brought forward.
- 2.9 Specifically connected to those services, the outline application includes provision to allow bus services to Knight Park to turn within the site, and the related planning obligation included a contribution towards bus infrastructure.
- 2.10 The site is located in an accessible and sustainable location.
- 2.11 It is relevant to note that the emerging Regulation 19 Local Plan 2021-2041 notes that the application site is subject to "Committed Development" and immediately abuts a proposed strategic mixed use allocation to its eastern boundary and community/employment allocation to the north east, beyond this and to the north is further residential allocation, see figure 1 below.

2.12 Examination in Public is anticipated to take place in 2025 with Adoption expected in the second quarter of 2026. At this stage therefore in accordance with paragraph 49 of the NPPF the emerging Local Plan holds limited weight.

Figure 5.2: Proposed Strategic Allocations at Saffron Walden



Appendix 2A - Saffron Walden Indicative Framework

Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.

UTTLESFORD LOCAL PLAN 2021 - 2041

Figure 1: Proposed Strategic Allocations at Saffron Walden - Regulation 19 Local Plan

3. Planning History

- 3.1 The application site does have some recent planning history of direct relevance to these proposals as is detailed below:

Planning Application

Original Outline Planning Application

Application Ref: UTT/23/3112/PINS & S62A/2023/0031

Description: Outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park

Decision: Approve with Conditions Wed 10 Apr 2024

Earlier Planning History on the site which included the application site as part of a larger land parcel

Application Ref: UTT/13/2060/OP

Description: 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

Decision: Refused Fri 02 May 2014 and dismissed at appeal

- 3.2 There are no further planning applications in relation to the application site.

Uttlesford District Council's (UDC) Regulation 19 Local Plan Uttlesford Local Plan 2021-2041

- 3.3 As detailed in paragraph 2.11 above, the emerging Regulation 19 Local Plan 2021-2041 notes that the application site is subject to "Committed Development" and the site immediately abuts a proposed strategic mixed use allocation to its eastern and north eastern boundaries, see figure 1 above.

4. The Proposed Development

- 4.1 This reserved matters planning application seeks approval of reserved matters (appearance, landscaping, layout and scale); discharge of conditions 5 and 17; pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park on land north east of Thaxted Road, Saffron Walden, Essex.
- 4.2 The submitted drawings in support of this application are set out in the accompanying cover letter and have evolved following a number of pre-application discussions with Officers of UDC as well as other statutory consultees, as set out in section 5 below. These submitted drawings demonstrate that the detailed proposals follow the principles established during the approval of the relevant outline planning permission ref: S62A/2023/0031 (decision attached as appendix 1) as well as those more detailed principles established during recent pre-application discussions as detailed in section 5.
- 4.3 Detailed consideration of these proposals is set out below with further detailed analysis and consideration of these proposals included within the applicant's supporting Design and Access Statement (DAS) submitted in support of this planning application.

Use

- 4.4 This proposal seeks full residential use with associated LEAP, landscaping, Sustainable Urban Drainage (SUDs) features, new vehicular, pedestrian and cycle access, and dedicated resident and visitor car parking.

Quantum of Development

- 4.5 The quantum of development is summarised under the following headings:

Quantum & Mix of Dwellings

- 4.6 The proposal seeks to provide up to 55 no. new residential dwellings. The proposed density of development makes the most effective and efficient use of the available land ensuring that its development potential is maximised given its sustainable and accessible location. This has followed UDC's consideration of the proposed density at the outline planning application stage whereby such a quantum of development was acknowledged and supported.
- 4.7 Adopted Local Plan Policy H10 (Housing Mix) sets out that the District Council will seek the provision of significant proportion of market housing comprising small properties. However, the Policy does not set out any preferred mix or relevance to the Council's latest Local Housing Needs Assessment (LHNA). Notwithstanding this, the adopted Local Plan is now substantially "out of date" and this policy should only be accorded weight commensurate with its degree of consistency with the National Planning Policy Framework (NPPF) as supported by up-to-date local need evidence.
- 4.8 Paragraph 61 of the NPPF makes clear the importance of ensuring that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

A further variant to this is the number of unit typologies which are of different sizes included across the development which underlines the variety of mix, size and typology of units on offer.

- 4.9 The Council has since produced a LHNA (2023) with its key objective to enable UDC to understand the nature and level of housing demand and need within the District and provide a robust and credible assessment of the local housing market which can be used to inform key policies and strategies.
- 4.10 The LHNA itself forms a part of the Council's new Local Plan evidence base with the regulation 19 consultation on the draft Local Plan having recently closed. Draft Core Policy 53 (Standards for New Residential Development) sets out that housing mix should be in line with the identified local need as set out in the most up to date LHNA, unless material considerations indicate otherwise.
- 4.11 It is important to note that the LHNA does not set out specific mix requirements for individual sites and is a district-wide document and not focused on a particular location or settlement. This is important given the diverse contextual range of settlements throughout the Uttlesford district. Notwithstanding this the applicant is providing a mix of sizes, types and tenures of accommodation meeting identified local needs as confirmed by the Council's Housing Strategy, Enabling & Development Officer during pre-application discussions and therefore this proposal is considered acceptable with regards to its proposed housing mix.
- 4.12 The proposals comprise the following housing mix as set out in Table 1 below:

Dwelling Type	Number	Percentage
1-bed apartment	3	11
2-bed apartment	13	31
2-bed house	8	38
3-bed house	18	38
4-bed house	9	16
5-bed house	4	4
TOTAL	55	100%

Table 1: Proposed housing mix

[Internal Space Standards](#)

- 4.13 A detailed schedule of the internal areas relating to the proposed dwellings is included with this submission within the accompanying Accommodation Schedule. This also confirms the proposal's full compliance with the Nationally Described Space Standards (NDSS) both in respect of open market and affordable housing units.

[Garden Space Standards](#)

- 4.14 The rear garden space has been designed in accordance with Essex Design Guide and the Approved Development Framework Document, with 2 bed properties featuring gardens of 50sqm and above, and 3 bed+ properties featuring gardens of 100sqm and above. The total amenity area

for apartment buildings consists of two parts: public open space and balconies. This confirms the proposal's full compliance with UDC's adopted Essex Design Guide in this respect.

Parking Provision

- 4.15 A detailed schedule of parking provision associated with each residential plot is included with this submission as set out within the submitted Accommodation Schedule and within the Parking Layout Plan' submitted with this application. This confirms the proposal's conformity with UDC's adopted Parking Standards including their locally adopted standards for 4+ bed dwellings.
- 4.16 In total, 14no. visitor parking spaces are provided across the site. The intention is that these spaces are spread out evenly throughout the layout as much as is possible to try and ensure usability for all plots. These also comply with the 25% policy in the Essex Design Guide.
- 4.17 All houses are provided with off road parking either to the front or side of properties. All 4B+ houses feature private garages, designed in compliance with Essex Design Guide. The apartment blocks proposed are served by overlooked parking courts, sheltered from street views and surrounded by landscaping to soften their impact on neighbouring buildings.
- 4.18 Cycle storage will be provided in accordance with Uttlesford Local Plan and EDG, plus additional for apartment buildings within dedicated secure bin and cycle stores.

Layout

- 4.19 The proposed landscape-led layout has evolved through ongoing consultation with UDC and the local community and has largely built on the supporting illustrative plans and design code provided at the outline planning application stage which presented three different character areas: Knight Park; Internal Streets; and Rural Edge.
- 4.20 The layout establishes a clear, legible, and permeable layout that encourages walking and cycling connections to the wider area with connections to local public rights of way and the potential to provide access to adjoining land parcels as and when they are developed.

Scale

- 4.21 The scale of development proposed provides housing units at 2 storeys in height and apartment development up to 2.5 storeys. This adds diversity and interest to the mix of development styles.

Appearance

- 4.22 The development follows a local vernacular style as supported by the Council's adopted Design Code, comprising traditional forms with a palette of materials that reflect those used locally within the District. Privacy
- 4.23 The Council's adopted Essex Design Guide sets out rear privacy standards for 2 storey buildings of a minimum of 25 metres (m). The proposal consistently meets this requirement across the site as demonstrated on the submitted Garden Amenity Plan.

Access

- 4.24 The application site will be accessed via a dedicated new access from Knight Park. Such new access to serve the development was approved under outline planning permission ref: S62A/2023/0031 and therefore such access is approved, extant, and does not form a reserved matter subject to this planning application.

- 4.25 The proposal seeks to create/establish new and improved pedestrian access links in and around the site better linking it to the wider area on the principles established at the outline planning application stage.
- 4.26 The detailed proposals also seek to provide an accessible development on the site with a good level of off-street parking and commitment to shared surface areas ensuring a good level of compatibility for the various users in and around the site itself.
- 4.27 Two turning options are provided for the bus, either upon entering the site immediately reversing and exiting the site, or alternatively the bus can turn in the pumping station turning head. The Applicant is happy to adhere to ECC Highways' advice on this matter. The outline application included provision to allow bus services to Knight Park to turn within the site, and the planning obligation includes a contribution towards bus infrastructure.
- 4.28 Please note that the roads will be private roads, and not adoptable by ECC Highways.

Landscaping, LEAP and Public Open Space

Landscaping

- 4.29 Existing boundary hedgerows and trees will be retained and enhanced where possible to further soften the appearance of the development and maintain site concealment from wider views as well as ensuring compatible relationships between proposed dwellings and the adjacent land uses to the south. This is supported by a detailed Landscape Management Plan and Landscape Strategy Layout submitted in support of this reserved matters planning application.

Public Open Space and LEAP

- 4.30 As established through the outline planning application process and secured through its associated Section 106 agreement the proposals include a dedicated area of public open space around the developable area of the site and to the east, as well as a dedicated area for the LEAP.

Drainage

- 4.31 A concept drainage strategy is set out within this reserved matters submission and as required by associated outline planning conditions includes some attenuation to the east of the site designed as a feature to the proposed public open space.
- 4.32 The drainage strategy incorporates the requirement to not discharge at a greater rate than 1 l/second as required by condition 21 of the outline conditions.

Affordable Housing & Other S106 Contributions

- 4.33 As required by adopted Policy H9 (Affordable Housing) the associated outline planning permission and Section 106 agreement include a commitment for a policy-compliant level of on-site affordable housing equivalent to 40% of the total number of dwellings proposed by the development to be provided.
- 4.34 This detailed proposal includes a policy-compliant level of on-site affordable housing provision as demonstrated by the full details submitted in support of this reserved matters planning application. This includes the 70:30 split between rented and shared ownership, and provision of an M4(3)B unit as required by the section 106 to the outline.

Other Matters

- 4.35 In respect of other matters, the applicant can confirm that the proposed development includes:
- Full compliance with the Government's nationally described space standard even though it is acknowledged that UDC does not have an adopted policy in this respect.
 - Full compliance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition, ensuring a high standard of accessibility, in accordance with Policy GEN2 of the Uttlesford Local Plan and the SPD entitled 'Accessible Homes and Playspace'.
- 4.36 Provision of three M4(3) apartments



Figure 2 : Proposed site layout plan

5. Pre-application engagement

- 5.1 The applicant has undertaken positive pre-application advice discussions with UDC and statutory consultees prior to the submission of this reserved matters planning application which has included a meeting and written liaison with the Council's Housing Strategy, Enabling & Development Officer regarding the proposed mix of market and affordable housing and their location within the site which was deemed acceptable and in accordance with the LHNA.
- 5.2 Consultation with MAG Group Aerodrome Safeguarding Authority has also been undertaken and guidance received regarding surface water attenuation and soft landscaping. Following the receipt of such pre-application comments the applicant acted positively and proactively in seeking to address the matters with the application submission. This has led to MAG confirming acceptance of the proposal subject to the type of vegetation to be planted.
- 5.3 The outline application utilised a design code, which has been adhered to in the development of this reserved matters application, consequently it was considered that further pre-application discussions with the Council's design officer was not necessary in this instance given that the design code was formulated following consultation with the Council.
- 5.4 A pre-application meeting was also held with Essex Highways on 25th September 2024. In general terms the scheme was received positively, and there was discussion regarding a proposed loop road for buses, and various other matters. A subsequent email from Essex Highways outlined a preference for a turning head instead of a loop for buses, and also queried some of the forward visibility on the loop road. No further response has been received.
- 5.5 These matters are considered in detail in section 8 of this Planning Statement as well as within the applicant's supporting Design & Access submitted in support of this planning application. This fully demonstrates the acceptability of the reserved matters detail currently proposed and how such Council feedback has been taken into account in this finalised reserved matters submission.

6. Planning Policy

- 6.1 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, such a Government Policy or emerging Local Policy.
- 6.2 The statutory development plan for this area comprises the Uttlesford District Council's Adopted Local Plan (2005). The Council is also in the process of preparing a new Local Plan and the Regulation 19 Draft Local Plan 2021 - 2041 consultation ended on 14 October 2024. It is anticipated that the draft Local Plan will be submitted to the Secretary of State by the end of 2024 for independent Examination, expected to take place during 2025.
- 6.3 There are also a number of Supplementary Planning Documents and Guidance adopted by the Council these include:
- Uttlesford Local Residential Parking Standards (2013)
 - Essex County Council Parking Standards (2009)
 - Supplementary Planning Document- Accessible homes and play space
 - Essex Design Guide
 - Uttlesford Interim Climate Change Policy (2021)
 - Uttlesford District Wide Design Code (2024)
- 6.4 Saffron Walden also has a Neighbourhood Plan which was formally made by Council on 11 October 2022.
- 6.5 Government planning policy is currently set out in the National Planning Policy Framework (NPPF) (December 2024) which is an important and significant material consideration in the determination of planning applications. The NPPF also stresses the importance of up-to-date Local Plans in decision making. The presumption in favour of sustainable development principle contained within the NPPF, in summary, makes clear that where relevant Local Plan policies are out-of-date, granting permission unless the adverse impacts of development will significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicate otherwise.
- 6.6 Therefore, in terms of assessing the relevant planning policies applicable to the application site, this chapter covers the following:
- Uttlesford District Council's Adopted Local Plan (2005) and associated SPD's – Provides the vision, objectives and overarching planning policies and strategy for the spatial development of the District;
 - Uttlesford District Council's Regulation 19 Draft Local Plan (2021 - 2041) – The Council's draft long-term strategy for the District drawing up a clear and up-to-date Local Plan that meets

local development needs and reflects the views of local people on how they wish their area to develop covering the period up to 2041;

- Saffron Walden Neighbourhood Plan (2021-2036) – provides the local community with a powerful tool to guide the long-term future of Saffron Walden, for the period 2021 to 2036. The Plan includes a vision for the future of Saffron Walden and sets out clear planning policies to realise this vision; and
- National Planning Policy Framework (December 2021) – Relevant as it sets out the Government’s overall approach to decision-taking.

Adopted Local Plan

6.7 The Council’s adopted Local Plan sets out a spatial strategy and strategic planning policy framework for the Borough. It contains a vision and strategic objectives for growth, key development principles, detailed core thematic policies and a monitoring and implementation framework. The Local Plan contains policies for all types of planning application from householder extensions to major residential, commercial and mixed use development and is used by the Council’s Planning Officers and Planning Committee to make decisions on planning applications.

6.8 Table 2 below provides a summary of the most relevant Local plan policies in relation to this proposal and how the proposed development the subject of this planning application complies with them.

Adopted Policy	Relevant Provisions within Planning Application
Policy S7 - The Countryside	Outline planning permission was granted in April 2024 for the residential development of this site to provide up to 55 dwellings establishing the principle of development.
Policy GEN1 - Access	The layout of the access to the site was considered and approved in the approved outline planning application and this application includes provision of pedestrian/cycle access to public footpath 36, bridleway 19 and byway 18 (Saffron Walden 44) in accordance with condition 20 of the outline permission. Access is also provided to adjacent land parcels to ensure permeability.
Policy GEN2 - Design	The proposal provides a high quality design in character with similar developments in the local area and which has evolved in line with the principles of the Essex Design Guide and the Council’s own Design Code as well as pre- application advice on this matter. See section 8 of this Planning Statement & DAS for further detailed consideration in this regard.
Policy GEN3 - Flood Protection	As a national requirement for a scheme of this nature and as required by outline condition no. 21 a concept drainage SUDs strategy has been submitted in support of this reserved matters planning application confirming the acceptably of the proposals in this regard.

Policy GEN4 – Good Neighbourliness	An Odour Assessment accompanied the outline planning application which confirms that that odour is not a constraint with respect to planning consent
Policy GEN5 – Light Pollution	The applicant is happy to accept a condition requiring the submission of external lighting scheme which will minimise its impact of the surrounding area including in respect of local ecology considerations
Policy GEN6 - Infrastructure Provision	<p>A Section 106 agreement was included as part of the outline permission and covers of range of obligations including healthcare, monitoring, public open space, education, affordable housing and highways matters.</p> <p>This meets the requirements of the Council, both legally and with regard to what it will secure and deliver and therefore this proposal secures satisfactory contributions towards the items set out above.</p>
Policy GEN7 - Nature Conservation	Building on the ecological and landscape considerations at the outline stage this submission provides further updated ecological detail and appropriate mitigation together with a detailed landscape management plan and Landscape Strategy Layout confirming the acceptability of the development proposals in these regards.
Policy GEN8 - Vehicle Parking Standards	The proposal includes policy compliant levels of parking and driveway turning space in line with the Council's adopted parking standards.
Policy H9 - Affordable Housing	The proposal provides a 40% policy compliant level of affordable housing with an acceptable mix and tenure.
Policy H10 - Housing Mix	<p>These detailed proposals have evolved in line with officer pre-app input and achieves a diverse mix of both market and affordable dwellings well-placed to meet locally identified needs in these respects as evidence submitted in support of this application demonstrates.</p> <p>Please see section 7 of this Planning Statement and the applicant's DAS for further considered detail in these respects.</p>
Policy ENV3 - Open Space and Trees	<p>This reserved matters proposal seeks to build on the site layout and approach to landscaping and the natural environment principles established through the outline permission. This includes incorporating landscaping as a fundamental element of the proposal as demonstrated by the landscape management plan and Landscape Strategy Layout submitted in support of this detailed proposal.</p> <p>The proposed development will retain the majority of mature vegetation on and surrounding the site and enhance such boundary features as detailed within this planning application submission.</p>

	This application is also supported by other details confirming the acceptability of these detailed proposals in full with respect to the natural environment.
Policy ENV4 - Ancient monuments and Sites of Archaeological Importance	A programme of archaeological trial trenching in accordance with a written scheme of investigation and completion of the programme of archaeological investigation are pre-commencement conditions (13 & 14) on the outline permission.
Policy ENV5 - Protection of Agricultural Land	The acceptability of the loss of agricultural land was established at the outline approval.
Policy ENV8 - Other Landscape Elements of Importance for Nature	<p>Development will only be permitted if the need outweighs the need to retain the elements for their importance to wild fauna and flora and mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality.</p> <p>The Ecological Impact Assessment (EIA) concluded that the habitat lost is of negligible ecological importance but the proposed habitat to be created will feature higher distinctiveness habitat including species rich grassland and ponds and will overall represent an enhancement to the biodiversity value of the site. The outline approval secured a construction environmental management plan (CEMP: Biodiversity) by condition ensuring that protected species are not inadvertently harmed and the applicant is happy to accept a condition requiring the submission of a Landscape and Ecological Management Plan (LEMP) for the creation and forward maintenance of the proposed habitat.</p>
Policy ENV10 - Noise Sensitive Development	<p>The Noise Assessment and Waste Infrastructure Assessment submitted at the outline stage establishes that no development is proposed to be sited within the areas most affected by noise.</p> <p>Further, the level of vehicle movements associated with a development of this size are considered compatible with those connected to the recycling centre and Knight Park as a whole, and visual effects would be limited by the existing and proposed landscaping, as well as distance from the recycling centre to the proposed dwellings.</p>

Table 2: Assessment of application against adopted Local Plan Policies

- 6.9 For the above reasons, it is considered that the proposed development accords with the adopted Local Plan in these respects.

Regulation 19 Draft Local Plan (2021 - 2041)

- 6.10 Examination in Public is anticipated to take place in 2025 with Adoption expected in the second quarter of 2026, as this stage therefore in accordance with paragraph 49 of the NPPF the emerging Local Plan holds limited weight.

6.11 Notwithstanding this table 3 below provides a summary of the most relevant draft Local plan policies in relation to this proposal and how the proposed development the subject of this planning application complies with them.

Draft Policy	Relevant Provisions within Planning Application
Core Policy 2 - Meeting Our Housing Needs	The application site is referred to as "Known Commitment" in the Reg 19 Plan and will contribute towards the housing requirement for the Uttlesford District (13,500 homes) to be delivered in the Plan period between 2021 and 2041.
Core Policy 6 North Uttlesford Area Strategy	The application site is sited immediately adjacent to the proposed strategic allocation in Saffron Walden and is therefore considered to be aligned with the overarching priority to secure the delivery of housing, jobs and infrastructure required to help achieve sustainable development; improve self- sufficiency for each settlement by enhancing its vitality and viability; as well as maximising opportunities for sustainable travel choices
Core Policy 53 - Standards for New Residential Development	The proposed development is in accordance with the most up-to-date LHNA and will provide a mix of homes to meet current and future requirements, meeting housing need and securing socially mixed, vibrant and inclusive communities.

Table 3: Assessment of application against draft Regulation 19 Draft Local Plan Policies

6.12 For the above reasons, it is considered that the proposed development accords with the draft local plan policies in these respects.

Neighbourhood Plan

6.13 The Saffron Walden Neighbourhood Plan (NP) (2021-2036) sets out focused, specific and appropriate planning policies for the Neighbourhood, table 4 below provides a summary of the most relevant NP policies in relation to this proposal and how the proposed development the subject of this planning application complies with them.

NP Policy	Relevant Provisions within Planning Application
Policy SW1 - Housing mix on new developments	The proposed mix reflects local needs and provides for balanced and vibrant neighbourhoods. The specific mix is based on up-to-date local evidence of need and takes account of local circumstances and the nature of the surrounding area.
Policy SW2 – Affordable Housing	The proposed development provides 40% of the total number of dwellings as affordable dwellings and as an integral part of the development.
Policy SW3 - Design	The proposed development evolved through a design-led approach underpinned by good design principles and followed a thorough site appraisal. It complies with the relevant adopted policies, and the Council's own Design Code.

Policy SW4 - Parking on new developments	The quantum of parking provision for residents and visitors complies with the adopted Parking Standards Design and Good Practice and UDC's local parking standard for 4+ bedroomed dwellings. All dwellings make provision for electric vehicle (EV) charging points as shown on the Parking Parameters Plan.
Policy SW10 - High quality communications infrastructure	All dwellings include superfast fibre connectivity, being Full Fibre to the Premises/Home (FTTP/H) or equivalent or better.
Policy SW11 - Ecological requirements for all new domestic and commercial developments	<p>A sustainable drainage system is proposed and will be planted with appropriate plants to encourage a biodiverse habitat, and designed for maximum amenity. This will also take account of the MAG requests set out above.</p> <p>Water reuse and recycling is also incorporated to reduce demand on mains water supply. Foul drainage is connected to the mains sewerage system.</p> <p>Ecological mitigation will also be provided to allow for wildlife to increase its range and access to gardens and green spaces.</p>
Policy SW12 - Promoting walking and cycling	The proposal incorporates safe, attractive and direct walking and cycling routes on site which appropriately mitigate the impact of additional transport movements. The layout is designed to be permeable to encourage and enable pedestrians and cyclists to walk or cycle.
Policy SW13 - Travel Planning	The proposal includes the provision for the funding and delivery of necessary, sustainable travel initiatives as required by the S106 Agreement and planning conditions at the outline stage.
Policy SW14 - Improving provision of public transport	The proposal includes turning options within the site for a bus which will promote the use of public transport, delivering services and infrastructure to widen transport choice and accessibility to key destinations from the location of the site. The planning obligation includes a contribution towards bus infrastructure.
Policy SW15 - Vehicular transport	An Air Quality Assessment was submitted at outline stage, this recommends mitigation measures such as good practice dust control measures, this was secured at outline stage by a condition requiring the submission of a Construction Method Statement.
Policy SW17 - Open space for informal recreation	The development includes areas of public open space and a LEAP, this will be well-overlooked and built in durable materials.

Policy SW18 - Public Rights of way	The development will be visible from a public right of way consequently the appearance of the proposal from the right of way has been considered, existing and enhanced substantial green landscaping will reduce any visual impacts.
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Table 4: Assessment of application against adopted Saffron Walden Neighbourhood Plan Policies

6.14 For the above reasons, it is considered that the proposed development accords with the adopted NP policies in these respects.

NPPF (December 2024)

6.15 The National Planning Policy Framework (NPPF) (December 2024) sets out the Government’s updated planning policies for England and how these should be applied.

Achieving sustainable development

6.16 Paragraphs 7 to 14 of the NPPF set out that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF details that there are three overarching objectives to sustainable development which give rise to the need for the planning system to perform a number of roles:

- Economic –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and improved productivity; and by identifying and coordinating the provision of infrastructure;
- Social – supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;; and
- Environmental – to protect and enhancing our natural, built and historic environment; and, as part of this, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.17 The NPPF is clear that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

The presumption in favour of sustainable development

6.18 Paragraph 11 explains that at the heart of the NPPF is the “presumption in favour of sustainable development”. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay, and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the

development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Decision-Making

- 6.19 Importantly Paragraph 39 of the NPPF sets out that Local planning authorities should approach decisions on proposed development in a positive and creative way and should use the full range of planning tools available. It also requires that LPAs work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and decision-makers at every level should seek to approve applications for sustainable development where possible.

Pre-application engagement and front-loading

- 6.20 Paragraphs 40 and 41 of the NPPF set out that “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.” It adds that “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.”

Determining applications

- 6.21 Paragraph 48 of the NPPF sets out that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”

Delivering a sufficient supply of homes

- 6.22 Paragraph 61 of the Framework sets out that “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”
- 6.23 This section of the NPPF also reaffirms the importance of maintaining a 5-year supply of deliverable housing sites against an Authority’s Objectively Assessed Need (OAN) and the implications for relevant adopted Local Plan policies in the event that a Local Planning Authority (LPA) cannot demonstrate such requirements such as in UDC’s case currently. It is also relevant to note that the following the Government’s recent changes to the method of calculating local housing need (December 2024 – new standard method), Uttlesford’s figure has increased from 675 to 804. The application site would represent a meaningful contribution towards this figure.

Identifying land for homes

- 6.24 Paragraph 73 of the NPPF sets out that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. At paragraph 77 it advises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.

Promoting sustainable transport

- 6.25 Paragraph 110 of the NPPF sets out that “The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”

Making effective use of land

- 6.26 Paragraphs 124 and 125 of the NPPF set out that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.” Paragraph 124 expands on this further by highlighting that planning policies and decisions should encourage multiple benefits from both urban and rural land, including through taking opportunities to achieve net environmental gains.

Achieving appropriate densities

- 6.27 Para 130 of the new Framework sets out that “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.”

Achieving well-designed places

- 6.28 Para 131 highlights that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve with good design being a key aspect of sustainable development, creating better places in which to live and work and help make development acceptable to communities. It adds that being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 6.29 Paragraph 139 of the NPPF makes clear that, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 6.30 As is confirmed within this Planning Statement and supporting plans and documents the proposals are of a high quality demonstrating full compliance with the relevant design-related policies of the adopted Local Plan and NPPF.

Annexe 1: Implementation

- 6.31 Paras 231 and 232 set out that the policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework with due weight to be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

7. Planning Considerations

7.1 This section considers the following key planning issues which are considered to be pertinent to the determination of this planning application:

- (a) Land Use/Principle of Development;
- (b) Appearance;
- (c) Landscaping;
- (d) Layout;
- (e) Scale; and
- (f) Other Matters

(a) Land Use/Principle of Development;

7.2 This planning application is for reserved matters (appearance, landscaping, layout and scale) following the grant of outline planning permission ref: S62A/2023/0031 on the 10th April 2024. Therefore, the principle for this development together with associated access detail has been formally confirmed and remains extant for planning purposes.

7.3 Condition no. 2 attached to the outline planning permission ref: S62A/2023/0031 sets out that an application for approval of the reserved matters must be made to the local planning authority not later than 10th April 2027.

7.4 Therefore, this reserved matters application seeks to confirm details of appearance, landscaping, layout and scale ('the reserved matters') within the parameters confirmed by the outline planning permission.

7.5 Condition 4 of the outline permission set out that:

"The development hereby permitted shall be carried out in accordance with the following approved plans: i. Site Location Plan No. 3119-A-1000-PR-D, ii. Access Plan No. 3119-A-1202-PR-E, iii. Proposed Access Drawing No. 23075/001 Rev B (Appendix 5 to the Transport Statement)."

7.6 For full clarity the reserved matters have been drafted within the parameters of the following:

- the construction of up to 55 dwellings, 40% of which shall be for the purposes of affordable housing;
- New means of access from the public highway which is proposed via a new access from Knight Park;
- Road layout as detailed on approved Access Plan No. 3119-A-1202-PR-E
- Provision to allow bus services to Knight Park and to turn within the application site;

- Landscaped buffer between site and adjacent waste recycling site;
- Access to existing PROW, byway and bridleway;
- Drainage layout principles; and
- associated landscaping and open space.

7.7 Notwithstanding the above, as a housing application for the purposes of the NPPF the Framework's 'presumption in favour of sustainable development' applies to this planning application meaning, with reference to paragraph 11 of NPPF that, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in NPPF taken as a whole or where specific policies in the Framework indicate development should be restricted.

(b) Appearance

7.8 For the purposes of this reserved matters planning application The Town and Country Planning (Development Management Procedure) (England) Order 2015 (GMPO) defines "appearance" as:

"the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture"

7.9 Detailed house type designs have been evolved for this submission in accordance with the design code submitted at outline stage. This has also been informed by detailed character analysis of the existing urban fabric of Saffron Walden itself to ensure that the feeling of local distinctiveness is clearly referenced and evidenced by individual house types throughout the proposed development. Such principles and attention to detail will also ensure designs appropriate for this edge of town location as well as the topography of the site itself, particularly towards its more sensitive southern boundaries.

7.10 The proposed development includes a variation of different house types as well as separate apartment blocks ensuring that a mix of different building types and styles are incorporated within the overall appearance of the development in line with adopted Policy GEN2 and the Essex Design Guide as well as the adopted Design Code, the Neighbourhood Plan and the relevant provisions of the NPPF. This includes a combination of detached, semi-detached and terrace units, some with integral and some with detached garage outbuildings, in addition to the apartment blocks which have been carefully designed to complement the design approach taken on the dwelling units. It is important to add that these proposed apartment blocks also ensure both a high quality built frontage facing the access point to the site and appropriate noise and odour attenuation across the wider site given the proximity to the adjacent waste recycling site and Knight Park.

7.11 The mix of dwelling types has been applied consistently across the site to avoid any perceived repetition of style which further diversifies the character of the site and its location.

7.12 Please refer to the applicant's detailed supporting DAS for further in-depth detailed design consideration and analysis in this regard.

(c) Landscaping

7.13 For the purposes of this reserved matters planning application the GMPO defines "landscaping" as:

“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—

(a) screening by fences, walls or other means;

(b) the planting of trees, hedges, shrubs or grass;

(c) the formation of banks, terraces or other earthworks;

(d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and

(e) the provision of other amenity features”

- 7.14 These detailed proposals seek to provide the outline-approved development with a high quality landscaped environment as envisaged at the outline application stage and as secured through the approved plans. This detailed proposal demonstrates such compliance reflecting the importance of ensuring that the site can absorb this development in such a suitable and sympathetic manner. Such detailed landscaping proposals will include feature planting and the green buffer around the site’s perimeter will add value and character to this development.
- 7.15 Such significant landscape buffer also incorporates the development’s Sustainable Urban Drainage System (SUDs) as well as areas of open space and recreation.
- 7.16 This detailed reserved matters submission also includes a detailed landscape management plan and Landscape Strategy Layout for the site itself confirming the proposals overall acceptability in these regards.
- 7.17 This important strategy has evolved in line with the principles established as part of the outline planning permission including enhancements to the site’s boundary vegetation and overall quality of public open space provided on and around the site’s full extent.
- 7.18 Please refer to the applicant’s detailed supporting landscape management plan and landscape strategy layout for further in-depth detailed landscaping consideration and analysis in this regard.

(d) Layout

- 7.19 For the purposes of this reserved matters planning application the GMPO defines “layout” as:

“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”

Housing Mix

- 7.20 The proposed housing mix as set out in Table 1 confirms that this detailed proposal will deliver a diverse range of property types and sizes which closely meets with identified local needs both in respect of proposed market and affordable housing.
- 7.21 During recent pre-application discussions (see Appendix 2) the Council’s Housing Strategy, Enabling & Development Officer has highlighted that the Council’s preference is for a market mix

to reflect the need as set out in the Council's latest Local Housing Needs Assessment (LHNA) update. The applicant has responded positively by ensuring an appropriate overall market housing mix taking into account these comments.

- 7.22 In respect of the affordable housing mix including tenure and location the applicant has again worked closely with the Council's Housing Strategy, Enabling & Development Officer to ensure an appropriate mix in this respect which is fully supported by UDC. This includes a number of units of affordable accommodation within the overall layout as set out within the submitted Housing Mix and Housing Tenure Plans.

Arrangement

- 7.23 The layout of development proposed has also evolved in line with the parameters set at outline stage resulting in a high quality and well organised scheme with a clear street hierarchy and defined areas adding to the site's interest and sense of place. This approach also closely aligns with the principles of the Essex Design Guide and UDC Design Code as set out within application submission achieving a density of development on the site that would be expected given the site's highly sustainable location.

- 7.24 As set out above, condition 4 of the outline permission states that the development permitted shall be carried out in accordance with the following approved plans, which includes Access Plan No. 3119-A-1202-PR-E. This includes a note which states that *"development cells/road alignment can deviate by up to 10m upon detailed design"*.

- 7.25 This has been utilised in the detailed layout design within this application in order to meet the parking, highways, garden sizes etc for a scheme of 55 dwellings, which was not fully appraised at outline stage. The maximum deviation from the Access Plan cells/road alignment is 6.6m as indicated on the submitted plan ref: 24.1966.1002 Rev A (Proposed site layout outline compliance plan) which is attached as appendix 6 to this Statement.

- 7.26 The high quality development includes useable public open space both around the periphery of the site and as an area of open space to the north west which has a number of benefits in terms of use and street scene/hierarchy as well as the LEAP proposed to the south which will be overlooked by the proposed development

Access

- 7.27 The primary vehicular and pedestrian access to the site is via a new access from Knight Park as confirmed as part of the outline planning permission. The internal roads serving the development will be privately owned and maintained accordingly.

Parking

- 7.28 The proposed layout includes dedicated off-street resident parking for through a combination of driveway and garage spaces (121 spaces in total) with a further 14 visitor spaces proposed plus 2 car club spaces equating to a total parking provision of 137 spaces across the site. This is in accordance with the Council's adopted parking standards and with condition 17 of the outline permission.

- 7.29 Eleven units have triple tandem parking comprising a garage and 2 parking spaces (in a tandem arrangement), this is commonly accepted practice within the EDG and also allows for the site's density to be maximised in accordance with National Guidance.

- 7.30 Cycle parking for each property will be in line with the Council's adopted Parking Standards and condition 18 of the outline permission, which will generally be provided within the associated garage space or within a cycle store.

Private Amenity Space

- 7.31 Given the high quality nature of this proposal all proposed plots including the apartment development are provided with a good level of private external amenity space in line with the Council's adopted Essex Design Guide. The high quality nature of this development also ensures that such plots are fully private and fully useable and not unduly overlooked.

Public Open Space

- 7.32 As established at the outline stage the vast majority of the site's boundaries will remain 'soft' and to be largely retained as public open space (informal recreation). The proposed detailed layout reaffirms such commitment with this reserved matters submission providing the necessary detail. In addition to this proposal also includes an area of open space to the north-west to complement the proposed development further and a Local Equipped Area for Play (LEAP), functioning as both formal destinations and informal recreational areas. Their locations are strategically placed near the boundaries of the development, ensuring easy accessibility and maximising the potential for use.
- 7.33 Please refer to the applicant's detailed supporting DAS for further in-depth detailed design consideration and analysis in this regard.

Refuse

- 7.34 The approved Design Code provided guidance on the provision and design of bin storage solutions. The majority of houses are either semi-detached or detached, enabling convenient direct access to rear gardens however there are also elements of terraced buildings with access to the rear of their garden for bins. All bins will be stored in relation to the garden gates and put out for collection on the relevant day. The front gardens throughout the site enable bins to be stored off footpaths whilst awaiting collection and prior to being placed back in rear gardens.
- 7.35 Fully integrated, internal bin stores are proposed for the apartment blocks to reduce the potential impact of bin storage/collection.
- 7.36 The refuse collection strategy is detailed in the 'Refuse Strategy Plan' submitted with this application and the submitted visibility and tracking plan (ref: 2404920-ACE-XX-00-DR-C-002 Rev B) demonstrates that refuse vehicles can enter and turn safely within the site.

(e) Scale

- 7.37 For the purposes of this reserved matters planning application the GMPO defines "scale" as:

"the height, width and length of each building proposed within the development in relation to its surroundings"

- 7.38 As highlighted previously within this supporting Planning Statement the proposal includes a diverse mix of dwelling styles and types including scale to add visual interest throughout the development incorporating 2-storey feature buildings at key locations throughout the development. As such the scale relating to the proposed housing units range from 8.44m to 8.88m in height. A similar position relates to the proposed apartment development fronting the entrance to the site, both blocks are 2.5-storeys tall and 11.25m in height.

Internal Space Standards

7.39 The Accommodation Schedule submitted in support of this reserved matters application confirms the scheme's full compliance with the NDSS even though UDC does not have an adopted policy in this respect.

7.40 Please refer to the applicant's detailed supporting DAS for further in-depth detailed design consideration and analysis in this respect.

(f) Other Matters

Odour

7.41 The Odour Assessment (November 2023) was submitted with the outline application and further updated studies have been carried out.

7.42 The recent assessment followed a source-pathway-receptor based multi-tool approach, including analysis of local meteorological data and two site odour surveys, to consider the potential for odour emissions from Saffron Walden Recycling Centre (SWRC), south-west of the site, that had the potential to affect future occupants of the development.

7.43 The recent assessment concluded that there was a low risk of odour impacts at the development, resulting in a not significant effect. The site was considered suitable for the proposed development in terms of odour. Consequently, outline permission was granted with no relevant conditions attached.

7.44 This proposed development includes two changes (when compared to the outline permission) that has the potential to affect the potential for odour impacts, these are :

- The south-western most dwellings within the development will be located approximately 5-10m closer to the SWRC than previously illustrated, though still within the approved zone for residential development at outline application stage; and
- A foul water pumping station (FWPS) will be introduced as part of the development, most likely to the west of the proposed residential area.

7.45 In order to mitigate the potential for odour impacts, the proposed development provides substantial landscaping and a buffer zone between the first row of dwellings and the southern boundary in accordance with the outline Design Code, thus providing an effective solution to any potential impacts.

7.46 The recent assessment has considered these proposed amendments and concludes that they would not lead to an adverse impact on future occupants of the development. Accordingly, the site is considered suitable for the development in terms of odour and odour is not a constraint with respect to planning consent in accordance with adopted policy GEN4.

Noise

7.47 The Noise Assessment and Waste Infrastructure Assessment submitted at the outline stage established that no development was proposed to be sited within the areas most affected by noise.

7.48 An updated 3D noise model has been produced to predict the worst-case noise levels from the commercial noise sources at the facades of the nearest proposed dwellings. The proposed frontage

is c.2-3m closer to the recycling centre and retail park service yard than in the previously assessed layout.

- 7.49 The modelling results indicate that the highest predicted levels will be no higher than for the outline indicative layout (as the change in distance is minor). It therefore follows that the conclusions from the existing noise assessment apply to the new proposed layout, and there is no noise-related reason why the frontage of proposed dwellings cannot be moved accordingly.
- 7.50 It is considered that the proposed substantial landscaping, a buffer zone and an acoustic treatment to mitigate the noises from the recycling centre and adjacent commercial uses will provide effective mitigation for any potential noise impacts, noise is therefore not a constraint with respect to planning consent in accordance with adopted policy ENV10.

Highways

- 7.51 The outline permission included the provision of an updated Transport Assessment and Framework Travel Plan and commitments within the planning obligation, and was found to be acceptable in highway, access, rights of way, safety and sustainability terms.
- 7.52 As detailed above the reserved matters proposal includes policy compliant levels of car and cycle parking for both residents and visitors in accordance with adopted policy and the relevant conditions of the outline permission (conditions 17 and 18).
- 7.53 Further, there are 2 No. electric car club vehicle bays and a cycle hub included in line with the Travel Plan submitted with the outline planning consent. The cycle hub is shown in the green space to the front of the site to be fully visible to all residents or any other users entering the site.
- 7.54 In addition, the footway is extended from the site access to connect with the existing footway provision in Knight Park
- 7.55 In accordance with condition 20 of the outline consent, there is a requirement for a bus to turn within the site. The condition references the turning to be in accordance with the principles set out in the approved transport report. A number of options for the bus turning were considered, including turning areas within the green space to the southern end of the site, however the planning constraints of the approved scheme restrict these options due to the road narrowing on the site access road and the 10m offset from the residential frontage defined in the parameter plan.
- 7.56 The proposed option adheres to the outline principle, providing two options for turning within the site, either upon entering the site immediately reversing and exiting the site, or the bus turning in the pumping station turning head. The Applicant is happy to adhere to guidance from ECC Highways on this matter. Drawing 2404920-ACE-XX-00-DR-C-002 rev B shows the tracking of the bus,. There is sufficient forward visibility and junction visibility on the bends to enable a bus and oncoming vehicle to see each other in advance and give way as appropriate. A pre-application meeting with ECC Highways has been held *as set out in section 5*.
- 7.57 Accordingly, the proposals are considered to accord with the principles approved at outline stage and is in accordance with policies GEN1, GEN6 and GEN8 of the adopted Local Plan.

Drainage strategy

- 7.58 The outline submission included a supporting Flood Risk Assessment and Drainage Strategy which demonstrated that the proposal was capable of being appropriately drained and would not cause flooding elsewhere. The Flood Risk Assessment (FRA) included preliminary drainage layout principles, and the outline conditions requested by ECC sought compliance with the FRA in order to control the drainage discharge rate from the site, provide on-site storage and protection for groundwater.
- 7.59 Condition 22 of the outline permission requires the submission of a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works. A sustainable surface water drainage system is proposed and forms part of the proposed extensive open space to the western landscaped part of the site. This will ensure that any surface water run-off within the development is appropriately managed. This is detailed within the submitted concept drainage strategy.
- 7.60 As detailed in paragraph 5.2 above, consultation with MAG Group Aerodrome Safeguarding Authority (see appendix 3) has also been undertaken with regard to the proposed landscaping and SuDS in order to avoid bird strike. Guidance was received regarding surface water attenuation and soft landscaping and the applicant seeks to address the matters within the application submission, consequently, condition 5 of the outline permission has been complied with.

Green and blue infrastructure

- 7.61 As detailed within the submitted DAS, the proposed development incorporates green and blue infrastructure throughout the development, with key areas of public open space strategically positioned at the edges and a larger area to the west. This design ensures that open spaces are convenient and accessible for all residents and users.
- 7.62 The plan also indicates existing trees that have been retained on-site, as well as those that have been removed, which are generally considered to be of low value. Any tree removals will be addressed through the landscape management plan.
- 7.63 Additionally, the sustainable drainage attenuation features alongside retained and enhanced hedgerows and trees maximizes opportunities for habitat retention and creation, resulting in a cohesive drainage, landscape, and ecology framework for the development.

Sustainability

- 7.64 In accordance with the aims of the Council's SPD Uttlesford Interim Climate Change Policy (2021), the proposals have been designed to maximise energy efficiency, through their siting, design and orientation. The proposed development follows the nationally recognised energy hierarchy of:
- Reducing energy demands in the first instance ('Be Lean');
 - Before using energy efficiently and cleanly ('Be Clean'), and only then;
 - Using renewable and low carbon technologies ('Be Green'), where possible.
- 7.65 In addition, the buildings will be constructed with a 'fabric first' approach to energy efficiency, exceeding the Building Regulations with regards to energy consumption. The fabric efficiency of the proposed dwellings has been designed to reduce heat demand and energy needs. This includes providing high levels of insulation and low air permeability, with consideration for thermal bridging junctions.

- 7.66 Solar Photovoltaic (PV) panels will be provided to dwellings on site, whilst orientating buildings to be south-facing where possible to increase the efficiency of solar PV.
- 7.67 In compliance with the Essex Design Guide, electric charging points will be provided for each new dwelling, as shown on the Parking Parameters Plan.
- 7.68 The sustainable surface water drainage system proposed throughout the site will ensure that any surface water run-off within the development is appropriately managed. Furthermore, the materials chosen for construction, including hard and soft landscaping elements, will be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Ecology and Biodiversity Net Gain

- 7.69 The outline application was accompanied by a Ecological Impact Assessment (EIA) dated 5th December 2023. This concluded that the habitat lost is of negligible ecological importance but the proposed habitat to be created will feature higher distinctiveness habitat including species rich grassland and ponds and will overall represent an enhancement to the biodiversity value of the site.
- 7.70 The EIA recommended the imposition of a construction environmental management plan (CEMP: Biodiversity) and this was secured by condition at outline stage and will ensure that protected species are not inadvertently harmed.
- 7.71 The EIA also recommended the imposition of a condition requiring the submission of a Landscape and Ecological Management Plan (LEMP) for the creation and forward maintenance of the proposed habitat, the applicant is happy to accept a condition in this respect.
- 7.72 Further the submitted BNG metric assessed that the scheme would achieve a net gain of 4.27 habitat units (25.69%) and 0.28 linear units (10.68%).
- 7.73 Overall, the development is considered to be in conformity with policies GEN7, and ENV8 of the adopted Local Plan as well as national policy.

8. Conclusion

- 8.1 This reserved matters planning application seeks approval of reserved matters (appearance, landscaping, layout and scale); discharge of conditions 5 and 17; pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park on land north east of Thaxted Road, Saffron Walden, Essex.
- 8.2 This detailed proposal has evolved within the context of the framework established by the outline planning permission and during a number of subsequent pre-application discussions with officers at UDC as well as statutory consultees prior to the submission of this application.
- 8.3 The applicant has demonstrated that the proposed development constitutes sustainable development including a high quality design and layout solution that responds to the site's constraints and reinforces the local character of the site itself and Saffron Walden more generally.
- 8.4 Therefore, the proposal has demonstrated compliance with the Council's relevant standards in respect of housing, appearance, design, layout, amenity, highways, landscape and trees, and overall sustainability ensuring that net gains are achieved in the three objectives to sustainable development (economic, social and environmental) which ensures a sustainable form of development is achieved as a result. The applicant has therefore concluded that the proposal is acceptable in all regards and complies with the relevant policies of the statutory local development plan and NPPF.
- 8.5 The applicant considers that the presumption in favour of sustainable development applies, and the applicant has clearly demonstrated that any possible perceived adverse impacts of this development would not significantly and demonstrably outweigh the significant number of benefits such a proposal would provide, when assessed against the policies of the NPPF taken as a whole. There are also no specific policies in the NPPF that indicate that such development should be restricted.
- 8.6 For the reasons set out above, the application proposals demonstrate sustainable development. Having regard to this, the Planning Inspectorate is respectfully requested to look favourably over these proposals and grant reserved matters planning permission accordingly.

Appendix 1

Decision Notice and Statement of Reasons

Site visit made on 7 March 2024

By S Dean MA MRTPI

A person appointed by the Secretary of State

Decision date: 10 April 2024

Application Reference: S62A/2023/0031

Site address: Land North of Thaxted Road, Saffron Walden

- The application is made under section 62A of the Town and Country Planning Act 1990 for outline planning permission.
 - The site is located within the administrative area of Uttlesford District Council.
 - The application dated 5 December 2023 is made by Kier Ventures Ltd and was validated on 21 December 2023.
 - The development proposed is the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park.
-

Decision

1. Outline planning permission is granted for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park at Land North of Thaxted Road, Saffron Walden in accordance with the terms of the application dated 5 December 2023, subject to the conditions set out in the attached schedule.

Statement of Reasons

Procedural matters

2. The application was made under Section 62A of the Town and Country Planning Act 1990, which allows for applications to be made directly to the Planning Inspectorate where a Council has been designated by the Secretary of State. Uttlesford District Council have been designated for major applications.
3. The application was made in outline, with approval sought for access. All other matters would be the subject of future applications for reserved matters approval.

4. Following screening by the Planning Inspectorate under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), it was found that the proposed development would not be of a scale or nature likely to give rise to significant adverse effects. Therefore an Environmental Impact Assessment was not required and I am satisfied that the requirements of the Regulations have been complied with.
5. Consultation was undertaken on 2 January 2024 which allowed for responses by 9 February 2024. Responses were received from the parties listed in Appendix 1 of this statement. A number of interested parties and local residents also submitted responses.
6. Uttlesford District Council (UDC) submitted an officer report and minutes following a planning committee meeting on 7 February 2024. The consultation response summarises these documents and sets out the Council's objections to the proposed development on a number of grounds.
7. After the end of the representation period, a procedural review of the case was undertaken in line with the published criteria. That review established that this application was to be determined on the basis of representations in writing as it does not raise issues which could not be clearly understood from the written submissions.
8. The applicant was advised of that decision and invited to respond to the consultation responses from the Highways and Transportation Team and Flood Risk Officer. They did so on 28 February 2024. As that submission updated documents and drawings in direct response to those consultation responses, it was considered to be new information and a further consultation took place. That consultation period ended on 15 March 2024, and an extension of time to the determination period to 11 April 2024 was agreed. Responses were received from the parties listed in Appendix 2 of this statement.
9. I carried out an unaccompanied site visit on 7 March 2024 which enabled me to view the site, the surrounding area and the nearby roads and public rights of way.
10. I received a certified copy of a planning obligation under section 106 (s106) of the Town and Country Planning Act 1990 from the applicant which covers a range of obligations including healthcare, monitoring, public open space, education, affordable housing and highways matters. I consider whether the obligations in the s106 meet the tests set out in the Framework and satisfy the requirements of the CIL regs later in this statement.

11. In determining this application, the Planning Inspectorate has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In doing so, the Planning Inspectorate gave clear advice of the expectation and requirements for the submission of documents and information, ensured consultation responses were published in good time, gave clear deadlines for submissions and responses, and accepted amendments submitted by the applicant in response to the matters raised during consultation.
12. I have taken account of all written representations in reaching my decision.

Main Issues

13. Having regard to the application, the consultation responses, comments from interested parties, the Council's report and Committee resolution, together with what I saw on site, I consider that the main issues for this application are:
 - whether the site is a suitable location for the development proposed, having regard to the development strategy in the development plan; and
 - whether or not the proposal would give rise to suitable living conditions for future occupiers.

Reasons

Background

14. The application site is a single field outside the settlement limits of Saffron Walden and therefore within countryside. Despite this, it is immediately adjacent to the Knight Park which contains various uses, including retail, commercial, food and drink outlets and a hotel. The side of the site adjoining the retail park has the rear service area to a number of these units as well as the household recycling centre. A large amount of new housing is being constructed to the north-west of the site, between it and Saffron Walden.
15. Policy SW5 of the Uttlesford Local Plan, adopted January 2005 (the Local Plan) allocates land at Thaxted Road for employment uses. The northern portion of the application site, on which no development is proposed, falls within that allocation. The rest of that allocation is now covered by Knight Park.
16. Despite the promotion of the application site for residential development at call for sites stage, and evidence in this application that the site owner will not release the site for employment-related development, the emerging Regulation 18 Local Plan proposes an employment allocation on the application site. Regulation 18 consultation on the emerging Local Plan took place at the end of 2023, and it is anticipated that the new Local Plan will be adopted in Spring of 2026.

17. Although not within the boundary of Saffron Walden, the site is well connected to the town and its facilities, with a wide and lit footway along the main road as well as close connections to the wider network of public rights of way, some of which are surfaced towards Saffron Walden.
18. There are existing bus services to Knight Park, and there are proposals in place to improve them. Specifically connected to those services, this application now includes provision to allow bus services to Knight Park to turn within the site, and the planning obligation includes a contribution towards bus infrastructure.
19. In their report on the application, UDC note that the site is located in an accessible and sustainable location and having regard to the submission and my observations, I agree.

Location

20. As set out, the site is both allocated for and protected for employment uses and lies outside the defined settlement boundary and within open countryside. Being within the countryside, the part of the site proposed for built development is required to be protected for its own sake and planning permission will only be given for development that needs to take place there. That part of the site not proposed for built development is allocated for and protected as an employment site and should be safeguarded for that purpose. Although no built form is proposed, the proposal would appear to preclude its future use for employment purposes as it is illustratively shown as being used for open space and drainage infrastructure connected to this development.
21. As such, having regard to the development plan and the development strategy within it, the site is not a suitable location for the development proposed, and the proposal would conflict with Policies S1, S7, SW5 and SW6 of the Local Plan.

Living conditions

22. Given the proximity of the site to the recycling centre, concerns have been expressed over the compatibility of the proposal with that use. The application was accompanied by a Waste Infrastructure Assessment. This Assessment considered the compatibility of the proposal with that use, in terms of noise, traffic and visual effects.
23. In combination with the Noise Assessment, the illustrative plans show no development within the areas most affected by noise. The level of vehicle movements associated with a development of this size are considered compatible with those connected to the recycling centre and Knight Park as a whole, and visual effects would be limited by the existing and proposed landscaping, as well as distance from the recycling centre to the proposed dwellings.

24. Essex County Council (ECC) as Waste and Minerals Planning Authority finds the approach within that assessment reasonable and considers that in combination with the recommendations in the Noise Assessment, the site could be delivered without harm to living conditions as a result of its relationship to the recycling centre.
25. They have suggested certain conditions, but as I consider that these relate to the appearance and layout of the site, which are not for consideration at this stage, I have not imposed them. Nevertheless, there is nothing in either their suggested conditions nor the illustrative plans and approach in the submission which suggests that detailed proposals in which the recycling centre and the proposed housing are compatible cannot be brought forwards.
26. As such, I find that the proposal could provide suitable living conditions for future occupiers. In this respect then, the proposal accords with Policy 2 of the ECC Waste Local Plan and Policies GEN4, GEN5, ENV10 and ENV11 of the Local Plan.

Other Matters

Emerging development plan

27. Work is currently underway on the emerging local plan, with Regulation 18 consultation closing in late December 2023. That emerging plan includes this site as an allocation for employment development (industrial use).
28. The October 2023 Draft Uttlesford Local Plan 2021-2041 (Regulation 18) Employment Site Selection Topic Paper, sets out the need for employment land on the sites proposed as well as reasons for allocating those sites. It notes that the Draft Housing and Employment Availability Assessment (HELAA) has identified a need for up to 5ha of industrial floor space in Saffron Walden. The Topic Paper goes on to state there is only one strategic scale site in Saffron Walden which can accommodate (some of) this requirement; the application site. The site is described as suitable, available and achievable.
29. Alongside that, the site was also promoted for residential development, but discounted and preferred for employment use owing to its location next to existing employment land.
30. The applicant states however that the application site is not controlled by a party willing to release it for employment or industrial purposes, and as such, the allocation would fail the test of soundness during examination.
31. The National Planning Policy Framework (the Framework) is clear that the weight the emerging plan can be given is affected by the stage of preparation of the plan and the extent to which there are unresolved objections. Whilst Regulation 18 consultation has taken place, the conclusions of that consultation are not yet published, Regulation 19 consultation is yet to take place and the plan remains to be examined after that.

32. In addition, the Framework makes clear that any refusal on the grounds of prematurity requires the satisfaction of two criteria, and I do not consider that this proposal meets either of them. Further, the Framework makes clear that refusal on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination.
33. As a result, whilst the proposal does conflict with the emerging plan, I do not give that conflict such weight that it is either a main issue in this decision or is ultimately determinative on its own.

Character and appearance

34. Although located within open countryside, the site is visually and spatially well connected to the existing and already expanding built area of Saffron Walden. Long distance views are limited by the landform and boundary screening, and in any case offer views of the site against that clear built-form context.
35. As a result, I do not consider that development of the site, even allowing for matters of layout, scale and appearance being reserved, would cause unacceptable harm to the character and appearance of the area or the wider countryside around it.

Highways, access and rights of way

36. Third parties have expressed concerns over access to the site, including whether or not it is safe or appropriate for the site to be accessed through Knight Park. ECC Highways initially objected to the proposal on the basis of concerns over active travel, public rights of way, buses and vehicular routes to and within the site.
37. Following the submission of an updated Transport Assessment and Framework Travel Plan alongside updates to sketch layouts and commitments within the planning obligation, ECC Highways now consider the proposal to be acceptable from a highways and transportation position. The proposal now includes means of protecting public rights of way close to and within the site, a residential travel plan to encourage more sustainable means of travel than the private car and commitments to improve bus accessibility.
38. As a result, I am satisfied that the proposal is acceptable in highway, access, rights of way, safety and sustainability terms.

Flooding and drainage matters

39. Third parties have expressed concerns over the effect of the proposal on surface water drainage in the area, and in particular on highway surface water flooding which appears to be an existing issue.

40. The proposal, including the now updated and amended supporting Flood Risk Assessment and Drainage Strategy has been assessed by, and now approved by ECC Development and Flood Risk officers, acting as the Lead Local Flooding Authority. As such, it appears that this proposal is capable of being appropriately drained and that the development will not cause flooding elsewhere. The Flood Risk Assessment includes preliminary drainage layout principles, and conditions requested by ECC will control the drainage discharge rate from the site, provide on-site storage and protection for groundwater.
41. As such, I am satisfied that flooding and drainage matters are not constraints to the development of this site, and harm attributable to this proposal would not occur.

The Planning Balance

42. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework is such a material consideration.
43. Both the Council and the applicant agree that UDC does not currently have a sufficient supply of housing-land as required by national policy as a consequence of considering supply and Housing Delivery Test results. In addition, the Local Plan is from 2005, predating both the current and original Framework. As a result, in Framework terms, the Local Plan policies which are most important for determining the application are deemed to be out-of-date. The tests at paragraph 11d of the Framework therefore apply.
44. I note that in their response to the second consultation, the Town Council have sought to suggest that UDC does now have a sufficient supply of housing. However, UDC has not sought to alter their position from their original consultation response.
45. There are no clear reasons for refusal in relation to areas or assets of particular importance referred to by the Framework. The test at paragraph 11dii of the Framework is therefore engaged, such that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
46. The proposal would deliver significant benefits. Not least would be market housing in area of unmet need and weak delivery. Allied to that, the proposal would deliver a policy-compliant level of affordable housing in the area. The proposal would also provide public open space, a play area and pedestrian links to the wider rights of way network, facilities and services. Economic benefits would arise during the construction phase and in association with the occupation of the dwellings. The proposal would also include biodiversity gains. All of this would take place on a site identified as accessible and sustainable, with an increasingly residential character to its context, limited landscape effects and no other absolute constraints on its delivery.

47. Making effective use of land to meet the unmet need for homes on a site where evidence (the passage of time, surrounding recent, active residential development and the statement of the landowner) suggests that there is no reasonable prospect of the use allocated in the plan coming forwards is also of moderate benefit.
48. Set against those benefits, there are adverse impacts. These include the loss of open countryside, albeit of limited effect, and the loss of a protected employment site. However, as set out, it is a site unlikely to be released for development in line with its current allocation. I find that allocation of limited weight given it has not been delivered in the years since the plan was adopted, despite apparent demand in the evidence base for the emerging plan and the other relatively recent non-residential development around it. In limiting the weight to this conflict, I also note the age of the plan and the need set out in the Framework for decisions to reflect changes in the demand for land.
49. On the face of the evidence before me, it appears that there is no reasonable prospect of an application coming forwards for the use allocated in the plan, and the proposed alternative use would contribute towards meeting an unmet need for development in the area.
50. I have addressed above the issue of the emerging local plan and the conflict between this application and the employment land allocation in the Regulation 18 Local Plan. I accept that residential development of this site may require the issue of employment land in Saffron Walden to be looked at again, I do not consider that doing so would undermine the plan-making process by predetermining decisions about the location of new development (in this case, precluding the location of employment development) which is central to an emerging plan, or prejudice the outcome of the plan making process as a whole. In making this judgement, I note that the Employment Needs Update sets out a substantial remaining need for employment land beyond Stanstead in the UDC area. This is set against the relatively small area of this site, which would only meet a part of the local component of that wider need, further limiting, in my opinion, the conflict in this case.
51. Taking all of the above together, I find that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits of doing so when assessed against the policies in the Framework taken as a whole.
52. As a result, the proposal benefits from the presumption in favour of sustainable development.

Planning Obligation

53. I have had regard to the evidence, the relevant guidance in the Framework and considered whether the requirement for contributions towards healthcare infrastructure, monitoring, public open space, education, affordable housing and highways meet the tests set out in Regulation 122 of the Community Infrastructure Regulations 2010. I am satisfied that such contributions would be necessary to make the development acceptable in planning terms, directly relate to the development and are fairly related in scale and kind to the development.
54. A signed and sealed agreement under section 106 of the Act has been provided. I am satisfied that this agreement meets the requirements of the Council, both legally and with regard to what it will secure and deliver. On that basis, I consider that the proposal could secure satisfactory contributions towards the items set out above.

Conditions

55. The Council has suggested a number of conditions to be attached, should outline planning permission be granted. Consultees have also requested conditions. Having had regard to the requirements of the Framework and the Planning Practice Guidance I have imposed those conditions suggested by the Council and agreed by the applicant. I have included conditions requested by ECC Highways and Transportation and the ECC Flood Risk Officer in response to the updated information.
56. The condition suggested by ECC around any future layout and bus turning has been modified in response to the comments of the applicant. In my view it now better reflects the current status of bus service provision and improvements in the area, whilst retaining the ability to implement the principles set out in the TS, which were found acceptable to and by ECC as highway authority.
57. I have removed the condition related to the requirement for car charging, as that is now a requirement of the building regulations. ECC as Minerals and Waste Planning Authority have requested conditions relating to the site layout and detailed matters of appearance. I have not imposed these at this stage, as appearance and layout are matters reserved for future applications.
58. Overall, I am satisfied that the conditions I have imposed meet the tests in, and requirements of both the Framework and the Planning Practice Guidance.

Conclusion

59. For these reasons, and having regard to all other matters raised, although the proposal conflicts with the development plan, there are material considerations, including the need for housing in the area, the suitability of the site and its surroundings for the development proposed, as well as the presumption in favour of sustainable development which taken together are of such weight to indicate that a decision be taken other than in accordance with the development plan.
60. As such, the application should be approved, and outline planning permission granted.

S Dean

Inspector and Appointed Person

Schedule of Conditions

1. Approval of the details of appearance, layout, landscaping and scale (hereafter called "the Reserved Matters") must be obtained from the Local Planning Authority in writing before development commences and the development must be carried out as approved.

REASON: In accordance with Article 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of the Reserved Matters must be made to the Local Planning Authority not later than the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 carried out in accordance with the above details.

3. The development hereby permitted must be begun no later than the expiration of two years from the date of approval of the last of the Reserved Matters to be approved.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - i. Site Location Plan No. 3119-A-1000-PR-D,
 - ii. Access Plan No. 3119-A-1202-PR-E,
 - iii. Proposed Access Drawing No. 23075/001 Rev B (Appendix 5 to the Transport Statement).

REASON: To ensure compliance with the approved plans.

5. No development to take place until further details of the landscaping and SuDS are submitted to the Local Planning Authority for approval in consultation with the aerodrome safeguarding authority for Stansted Airport. No pools or ponds of water should occur/be created without prior permission.

REASON: Flight safety – Birdstrike 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 Birdstrike to aircraft using Stansted Airport, in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

6. Prior to the commencement of the development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect human health and the natural environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

7. Prior to the commencement of the development hereby approved a Construction Method Statement shall be submitted and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- Construction/Operational Hours
- construction vehicle access
- routing strategy for construction vehicles
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the control of noise from construction, including the hours of working and hours of deliveries
- safe access to site
- wheel and underbody washing facilities
- measures to control the emission of dust and dirt during construction
- protection of public rights of way within or adjacent to the site.

REASON: To protect highway safety and to protect the amenity of surrounding residential premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

8. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance and in accordance with ULP Policy GEN1.

9. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport and in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

10. If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the applicant/ developer shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to ensure that the site is made suitable for its end use.

REASON: To protect human health and the environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

11. Any air source heat pumps to be installed at the development 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 as measured at the nearest noise sensitive receptor 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 safeguard the residential amenity of neighbouring properties from the impact of noise and disturbance, in accordance with ULP Policy GEN4 and the NPPF.

12. The dwellings hereby approved shall be built in accordance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

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.

13. No development or preliminary groundworks of any kind shall take place until a programme of archaeological trial trenching has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

REASON: To ensure the protection of the historic environment in accordance with the NPPF.

14. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in condition 13 above.

REASON: To ensure the protection of the historic environment in accordance with the NPPF.

15. The applicant will submit to the local planning authority a post excavation assessment (to 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 ensure the protection of the historic environment in accordance with the NPPF.

16. No part of the development hereby permitted shall be occupied until the access works shown on drawing 23075/001 Rev B have been completed.

REASON: In the interests of highway safety and convenience.

17. Prior to implementation of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details of the vehicular parking provision for residents and visitors in accordance with the relevant parking standards. Each vehicular parking space shall have minimum dimensions of 2.9 metres by 5.5 metres. All single garages shall have a minimum internal dimensions of 7 metres by 3 metres if their intended purpose is parking. Once approved, the development shall not be occupied until such time as the parking indicated on those approved plans has been provided and 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 encourage the use of off-street parking, to ensure adequate space for parking off the highway and to ensure that on street parking of vehicles in the adjoining streets does not occur in the interest of highway safety and amenity in accordance with policy DM8 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

18. Prior to implementation of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details of the cycle parking provision for residents in accordance with the relevant parking standards. The cycle parking provision will be secure, convenient and covered. Once approved, the development shall not be occupied until such time as the parking indicated on those approved plans has been provided and shall be retained in this form at all times.

REASON: to ensure appropriate cycle parking is provided and in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM8 and DM9 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

19. Prior to first occupation of the proposed development, the Developer shall submit a residential travel plan incorporating the principles set out in Framework Travel Plan Rev C to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall then be actively implemented for a minimum period from first occupation of the development until 1 year after final occupation.

REASON: to encourage trips associated with the development to be made by more sustainable modes of transport such as public transport, cycling and walking, in accordance with policy DM10 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

20. Prior to first occupation of the proposed development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details relating to necessary bus facilities on the site, consistent with the principles set out in the February 2024 Transport Statement and its appendices. Once approved, the Developer will ensure that the bus facilities are retained in that approved form at all times and kept free of obstruction.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policy DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

20. The public's rights and ease of passage over public footpath 36, bridleway 19 and byway 18 (Saffron Walden 44) shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with policies DM1 and DM11 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

21. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (Revision S2-P03, dated 27.02.2024) and the following mitigation measures detailed within the FRA:

- Limiting the discharge from the site to 1l/s.
- 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.
- The site is situated within a ground water protection zone 3 and above both principal and secondary aquifer. An intrusive ground investigation needs to be undertaken, which are to include the areas proposed for infiltration, in order to ascertain whether there is contamination at the site.
- A proprietary treatment device has been proposed in order to treat the highway flows prior to discharging to the pond, above ground SuDS features to be investigated in detailed design stage.

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 and disposal of surface water from the site and to ensure the effective treatment of surface water runoff in accordance with the Framework.

22. 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 has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure the flood risk is not increased elsewhere by the development, in accordance with the Framework.

23. 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 in accordance with the Framework.

End of Schedule of Conditions

Informatives:

- i. In determining this application, the Planning Inspectorate has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In doing so, the Planning Inspectorate gave clear advice of the expectation and requirements for the submission of documents and information, ensured consultation responses were published in good time, gave clear deadlines for submissions and responses, and accepted amendments submitted by the applicant in response to the matters raised during consultation.
- ii. The decision of the appointed person (acting on behalf of the Secretary of State) on an application under section 62A of the Town and Country Planning Act 1990 ("the Act") is final, which means there is no right to appeal. An application to the High Court under s288(1) of the Town and Country Planning Act 1990 is the only way in which the decision made on an application under Section 62A can be challenged. An application must be made within 6 weeks of the date of the decision
- iii. These notes are provided for guidance only. A person who thinks they may have grounds for challenging this decision is advised to seek legal advice before taking any action. If you require advice on the process for making any challenge you should contact the Administrative Court Office at the Royal Courts of Justice, Strand, London, WC2A 2LL (0207 947 6655) or follow this link: <https://www.gov.uk/courts-tribunals/planning-court>
- iv. Responsibility for ensuring compliance with this Decision Notice rests with Uttlesford District Council. Any applications related to the compliance with the conditions must be submitted to the Council.

Appendix 1

List of Consultee responses to original consultation

Uttlesford District Council (UDC)
UDC Housing Strategy
UDC Heritage and Conservation
ECC (Essex County Council) Archaeology
ECC Infrastructure Planning
ECC Minerals & Waste
ECC Highways
ECC Development and Flood Risk
Hertfordshire and West Essex Integrated Care Board
Essex Police
UK Power Networks
NATS Safeguarding
MAG Safeguarding
MAG Highways
HSE
National Highways
Environment Agency
Affinity Water
Saffron Walden Town Council
Natural England

Appendix 2

List of Consultee responses to second consultation

CC Minerals & Waste
ECC Highways
ECC Development and Flood Risk
Saffron Walden Town Council
Environment Agency
NATS Safeguarding
MAG Safeguarding
National Highways

Appendix 2

From: Peter Lock <[REDACTED]>
Sent: 27 November 2024 15:32
To: Samantha Stephenson <[REDACTED]>
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden

Afternoon Samantha,
I can see that you have confirmed that the proposed affordable mix/location remains the same and it would provide a good range of property sizes/types thereby assisting towards meeting the affordable housing need for Saffron Walden.

If the s/o unit plot 48 could be increased from 827 sqm to 850sqm then it would meet NDSS.

I hope this information helps and thank you for consulting me it is appreciated.

Regards

Peter Lock
Housing Strategy, Enabling & Development Officer
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER

From: Samantha Stephenson <[REDACTED]>
Sent: 27 November 2024 14:31
To: Peter Lock <[REDACTED]>
Cc: [REDACTED]
Subject: >> Re: Thaxted Road, Saffron Walden

Hi Peter

Thanks for your email.

The affordable mix is 16 plots Affordable rent (plots 24, 25 & 30-43), 6 plots Shared Ownership (plots 13-15 & 48 – 50), which creates a 73%, 27% split accordingly.

Kind regards

Samantha Stephenson
BA (HONS), MScTP, MRTPI

Associate



On 27 Nov 2024, at 10:25, Peter Lock [redacted] wrote:

Morning Samantha,

Thank you for providing the proposed latest mix. To enable me to comment on the affordable mix can you please provide it broken down separately by affordable rent and affordable home ownership.

Looking at the proposed market mix it would provide a good range of property sizes and so I have no objection to what is being proposed.

Regards

Peter Lock
Housing Strategy, Enabling & Development Officer
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER



From: Samantha Stephenson [redacted]
Sent: 27 November 2024 09:36
To: Peter Lock <[redacted]>
Cc: [redacted]
Subject: >> Thaxted Road, Saffron Walden

Dear Peter

Further to our telephone conversation just now regarding the revised mix on the above site, the proposed latest mix is set out in the table below. The location of the AH units remains the same as previously advised.

As you will see the number of both market and affordable units remains the same as before, however we are proposing to slightly reduce the number of 3 bed units and increase the number of 1, 2 bed and 4+ bed units. This amendment has been necessary to make the development viable due to the uncertainty in the market and resultant fall in sales revenue predictions. Vistry have tried to respond as sensitively as possible and not impact the delivery of affordable housing, but this has resulted in a change in the unit mix.

We welcome your comments on both the affordable and market mix please.

Many thanks.

Affordable		
Bedrooms	Number	%
1	2	9%
2	12	55%
3	8	36%
Total	22	100%

Sales		
Bedrooms	Number	%
1	1	3%
2	9	27%
3	10	30%
4	9	27%
5	4	12%
Total	33	100%

Grand Total	55	
-------------	----	--

Affordable %		40.0%
--------------	--	-------

Kind regards

Samantha Stephenson BA (HONS), MScTP, MRTPI
Associate



Please take a look at our new website | www.phase2planning.co.uk

<image001.jpg>

270 Avenue West, Skyline 120, Great Notley, Braintree, Essex, CM77 7AA

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From: Diane Jackson [REDACTED]
Sent: Thursday, October 10, 2024 1:27 PM
To: Thomas Raymer [REDACTED]
Cc: [REDACTED]
Subject: RE: 2404920 - Saffron Walden (Drainage design)

Hi Thomas,

Thanks for the further information. The aim is to prevent a water body that would be attractive to species of birds that are hazardous to aircraft. At this distance, providing that the basins are densely planted with species that do not die back in winter, we are content.

Kind Regards,

Diane

Diane Jackson - MAG Group Aerodrome Safeguarding Team

N.B. Advanced notice of absence 7-22 November, potentially beyond.

[Stansted Airport](#) | [East Midlands Airport](#) | [Manchester Airport](#)

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX
m: 07565 178221



From: Thomas Raymer [REDACTED]
Sent: Monday, October 7, 2024 11:42 AM
To: Diane Jackson [REDACTED]
Cc: [REDACTED]
Subject: RE: 2404920 - Saffron Walden (Drainage design)

Good morning Diane,

Hope you had a pleasant weekend? Are you able to update us on the status of the email below. Any help would be greatly appreciated.

Many Thanks,
Thomas Rayment
Senior Engineer



An Employee Owned Company
Infrastructure | Transport Planning | Flood Risk | Acoustics | Air Quality

[Redacted]
Third Floor | The Hallmark Building | 52-56 Leadenhall Street | London EC3M 5JE

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From: Thomas Rayment
Sent: 30 September 2024 16:54
To: [Redacted]
Cc: [Redacted]
Subject: [Filed on 2024-09-30] 2404920 - Saffron Walden (Drainage design)

Good afternoon Diane,

We received the below correspondence from Melanie at Vistry and I wanted to update you on the drainage design challenges, particularly with one site condition. We're restricted to a 1.0l/s discharge rate, which limits our ability to meet the preferred drain down times. Currently, the basins are designed for this rate, with water levels peaking around the 72-hour mark. This is a worst-case scenario, and normal storms don't pose an issue. Based on the email chain, these comments seem to be due to a 13km capture zone. Since we're just outside this, could there be some flexibility?

Many Thanks,
Thomas Rayment
Senior Engineer



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From: Diane Jackson [REDACTED]
Sent: Wednesday, September 18, 2024 1:06 PM
To: Melanie Sumner [REDACTED]
Cc: [REDACTED]
Subject: RE: Thaxted Road, Saffron Walden - Residential Development

Hi Melanie,

Thanks for getting in touch with us about this. At this location - approximately 13.2km north from the 22 runway threshold - as long as you can state within your application documents that the attenuation will be dry except in extreme rainfall events, and then have quick drain down times (within 72hrs), we will not be concerned. The landscaping goes hand in hand with the drainage, so our general advice for sites within the 13km Birdstrike avoidance zone, is that the site should not provide food or habitat for species of birds that are hazardous to aircraft (geese, gulls, pigeons, waterfowl, flocking species). Therefore, the surface water should not a permanent feature and berry-bearing species of plants and trees should be limited to less than 30% of the overall palette.

Kind Regards,

Diane

Diane Jackson - MAG Group Aerodrome Safeguarding Authority

[Stansted Airport](#) | [East Midlands Airport](#) | [Manchester Airport](#)

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX
[REDACTED]
[REDACTED]




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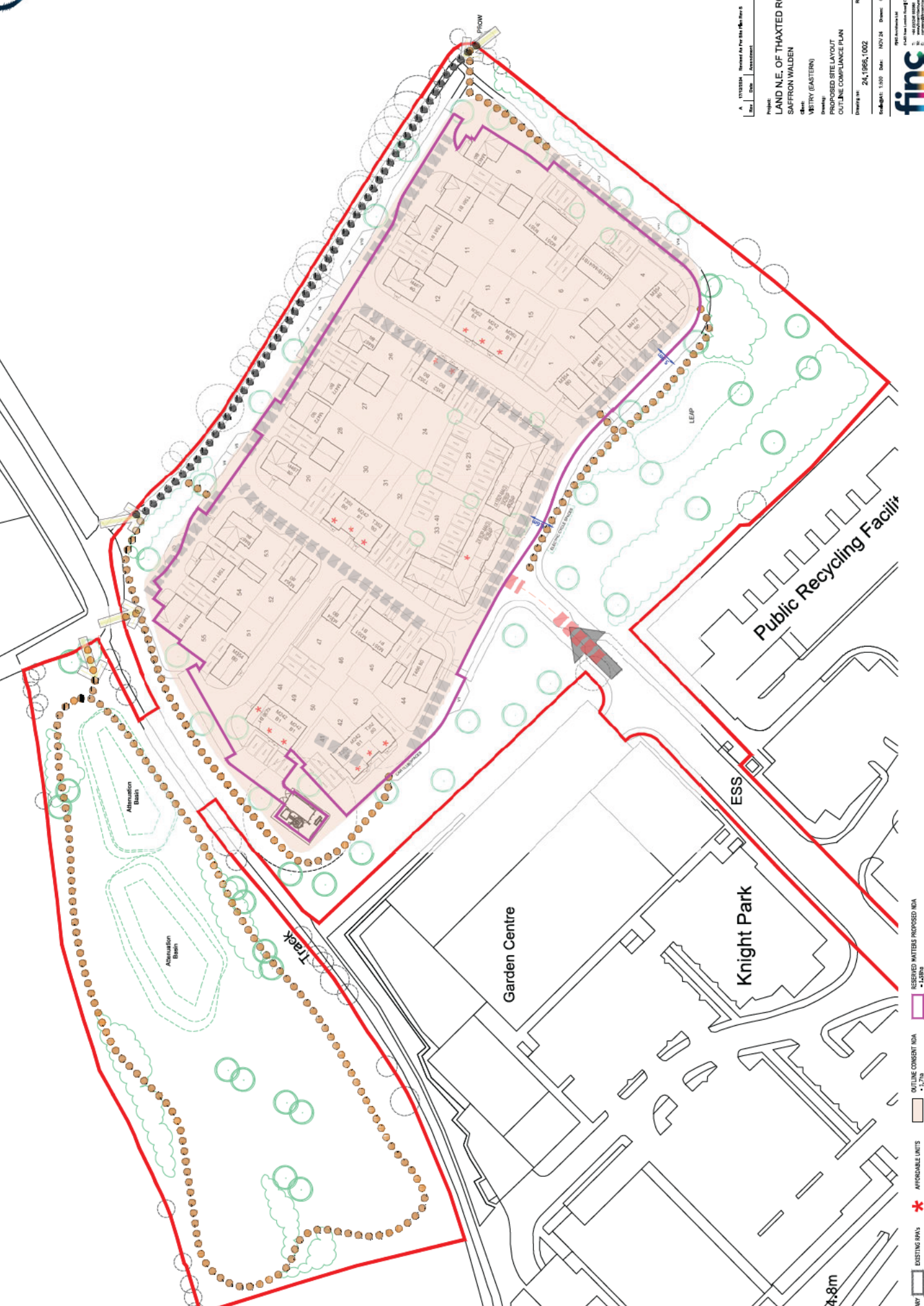
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LAND N.E. THAXTED ROAD, SAFFRON WALDEN
PROPOSED SITE LAYOUT - OUTLINE COMPLIANCE PLAN



KEY:

- SITE BOUNDARY
- OUTLINE CONSENT NOA
- RESERVED MATTERS PROPOSED NOA
- * EXISTING RWAS
- * AFFORDABLE UNITS
- * 1,726
- * 1,526

0 5 10 20 30 40 50m

SCALE 1:500

PLANNING

Project: **LAND N.E. OF THAXTED ROAD**
 SAFFRON WALDEN

Client: **WESTRY (EASTERN)**

Drawing: **PROPOSED SITE LAYOUT**
OUTLINE COMPLIANCE PLAN

Drawing No: **24_1906_1002**

Scale: **1:500** Date: **NOV 24** Drawn: **GLP** Checked: **VC**

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