



## Decision Notice and Statement of Reasons

Hearing held on 8 August 2025

Site visits made on 12 June and 8 August 2025

**by Grahame J Kean BA (Hons), Solicitor (HRA), MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 1 September 2025**

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**Application Ref: S62A/2025/0107**

**Former Friends School Field, Mount Pleasant Road, Saffron Walden CB11 3EB**

- The application is made under section 62A of the Town and Country Planning Act 1990.
  - The site is located within the administrative area of Uttlesford District Council.
  - The application dated 9 May 2025 is made by Chase New Homes and was validated on 27 May 2025.
  - Consultation took place between 30 May 2025 and 4 July 2025
  - The development proposed is Erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse.
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### Summary of Decision

1. Planning permission is GRANTED subject to conditions as set out in the Decision Notice.

### 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 was designated for major applications on 8 February 2022. Although that designation ceased on the 6 June 2025, the Planning Inspectorate will proceed to determine all those applications which were received prior to that date.
3. 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.
4. Uttlesford District Council submitted an officer report and minutes following a planning committee meeting on 2 July 2025. The consultation response summarises these documents and sets out the Council's objections/comments to the proposed development.
5. Following the closure of the representation period, Article 22 of The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 requires the SoS (or appointed person) to consider the application either by hearing or on the basis of representations in writing.

6. Taking into account Section 319A of the TCPA and the Procedural guidance for Section 62A Authorities in Special Measures published by the SoS, as the appointed person, I considered that the issues raised in this case should be dealt with by means of a s62A Hearing. An Issues report was published on 1 August 2025. The Hearing took place at Uttlesford District Council Offices on Friday 8 August 2025.

7. As the proposal is in a conservation area, I have had special regard to section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

8. I carried out an unaccompanied visit on 12 June 2025 and an accompanied visit on 8 August 2025 which enabled me to view the site, the surrounding area and the nearby roads and public rights of way.

9. Policy GEN6 of the LP sets out that development will not be permitted unless it makes provision at the appropriate time for community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are made necessary by the proposed development. In localities where the cumulative impact of developments necessitates such provision, developers may be required to contribute to the costs of such provision by the relevant statutory authority. The Applicant has submitted a completed, signed and dated, unilateral agreement under s106 of the 1990 Act. This secures among other things:

- 40% affordable housing divided as 70% affordable rent and 30% shared ownership;
- Submission of a Biodiversity Net Gain scheme
- Health care contribution
- Provision and maintenance of sports pitches, Clubhouse, woodland maintenance contribution
- Public open space and maintenance contribution
- Use of local labour
- Off site Sports Contribution
- County Council contributions towards education, libraries and highways.

10. 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 additional information submitted by the applicant in response to the matters raised during consultation.

11. I have taken account of all written representations in reaching my decision.

### **Recent planning history**

12. In 2019 a hybrid planning application for a slightly larger site for 100 dwellings, the re-provision of the swimming pool with new changing rooms, artificial grass pitches, sports pavilion, multi-use games area, local equipped area for play, local area for play associated parking and demolition of the gym building was submitted. This was refused by the Council for a number of reasons relating to the impact of the proposal on the character and appearance of the area, the conservation area and locally listed buildings, the erosion of a protected open space, the loss of playing fields with inadequate mitigation, the effect on the living conditions of neighbouring residents and the lack of a positive contribution to biodiversity.

13. In 2022 planning permission was granted by the Planning Inspectorate for the development of the adjacent Friends School. This comprised the conversion of buildings and demolition of buildings to allow re-development to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities and landscaping. The scheme is currently under construction.

14. In 2024, the site was refused permission under S62A PINS Ref: S62A/2024/0057 for the erection of 91 no. dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse. The Planning Inspectorate's decision noted:

*"The proposal would provide 91 houses at a time when the Council is unable to demonstrate a five-year housing supply. I saw that the site, is well located in an accessible location where housing would, in principle, be accepted subject to consideration of other policies in the development plan. This attracts significant weight."*

15. Of those 91 units, the scheme would have delivered 37 units of affordable accommodation in line with development plan policy. The decision noted that the UU would secure these and give this provision significant weight. Moderate weight was given to the provision of a new clubhouse and sporting pitches. Acknowledging that there would be public access to protected open space and a new public link from Greenways to Mount Pleasant Road which would aid accessibility for local residents, this was also given moderate weight. The scheme would deliver economic benefits in the form of jobs and the purchase of materials during construction as well as the contribution of future residents to the local economy to which significant weight was given.

16. However, whilst the public benefits were significant, the Inspector found they would not outweigh the great weight given to the harm to the designated heritage asset. In accordance with paragraph 11(d)(i) of the National Planning Policy Framework (NPPF), the Planning Inspectorate the tilted planning balance in paragraph 11(d)(ii) was not engaged as the harm caused to the heritage asset provided a clear reason for refusing the development.

### **The proposed scheme**

17. The application seeks full planning permission for the erection of 75 residential dwellings with associated infrastructure and landscaping, and delivery of a multi-sport pitch and associated clubhouse as follows:

- Total site area of 6.72 hectares
- 75 dwellings (mix of flats, semi-detached and detached dwellings) which is 11 dwellings per hectare.
- 40% (30 units) will be affordable (70% affordable rent and 30% shared ownership) – 8 1xbeds flats, 17 2xbed flats, 32 3xbed houses and 20 4+xbed dwellings.
- The proposals provide 74% of the market housing as three-bedroom houses
- 17% of all dwellings will be M4(3) compliant (13 units).
- Creation of a multi-use sports pitch (full size cricket pitch in summer and either 1 adult size football pitch or 2 youth size football pitches in the winter) and the

erection of a single storey club house (Class F2(c) – 427 sqm) and 182 ancillary car parking spaces.

- Creation of access roads and parking provision throughout the development
- Public realm improvements including landscaping and the planting of 146 new trees.

18. Vehicular access to the site would be directly into the existing Former Friends School site, via two internal roads which lead into the existing access onto Mount Pleasant Road. Pedestrians would use this access in addition to a new access onto Mount Pleasant Road in the northeast corner, an access into the Former Friends School site in the west (north of the club house car park) and into the housing development within Greenways to the south of the site.

19. The salient differences between the previous scheme Ref S62A/2024/0057 are:

- The current application is for 75 dwellings, the previous scheme proposed 91;
- The previous scheme proposed planting 101 trees, the current scheme proposes 146;
- The previous scheme proposed 30 ancillary parking spaces whereas this scheme proposes 182 parking spaces; and
- The current application proposes layout changes to include two pedestrian routes to Grand Avenue and Grand Avenue Link.

### **Planning Policy and Guidance**

20. The adopted development plan for this part of the Uttlesford District includes the Uttlesford District Local Plan adopted in 2005 (UDLP) as well as the Saffron Walden Neighbourhood Plan 2021-2036 made in 2022 (NP).

21. As identified in the Officers' Report to Committee, the following policies are of note in this instance:

Policy S1 – Settlement boundaries for the Main Urban Areas Policy GEN1 – Access Policy GEN2 – Design Policy GEN3 – Flood protection Policy GEN4 – Good Neighbourliness Policy GEN5 – Light Pollution Policy GEN6 – Infrastructure Provision to Support Development Policy GEN7 - Nature Conservation Policy GEN8 – Vehicle Parking Standards Policy ENV1- Design of development within the conservation area Policy ENV2- Development affecting Listed Buildings. Policy ENV3- Open Space and Trees Policy ENV4 – Archaeology Policy ENV8 – Other landscape elements of importance for nature conservation Policy ENV11 – Noise generators Policy ENV12 - Protection of Water Resources Policy ENV13 - Exposure to poor air quality Policy ENV14 - Contaminated land Policy ENV15 - Renewable Energy Policy H3 – New Housing within Development Limits Policy H9 - Affordable Housing Policy H10 - Housing Mix LC1 – Loss of Sports Fields and Recreational Facilities LC2 – Access to Leisure and Cultural Facilities

22. The most relevant NP policies to consider include:

Policy SW1 – Housing Mix Policy SW2 - Affordable Housing Policy SW3 – Design Policy SW4 – Parking Policy SW10 – High Quality Communication Infrastructure Policy SW11 – Ecological Requirements Policy SW12 – Walking and Cycling

Policy SW13 – Travel Planning Policy SW14 – Public Transport Policy SW15 – Vehicular Transport Policy SW16 – Playing Fields and Sports Halls Policy SW17 – Open Space for Informal Recreation Policy SW19 – Land value to natural environment.

23. The NPPF is an important material consideration. It was last updated in December 2024, with an amendment in January 2025. Of particular note is Chapter 8, Promoting healthy and safe communities and Paragraph 103 which states: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built upon unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision the benefits of which clearly outweigh the loss of the current or former use.

24. Furthermore, parts 12 and 15 of the Framework seek to achieve well-designed and beautiful places and conserve and enhance the historic environment respectively.

25. The emerging local plan is at an advanced stage but remains unexamined with modifications still possible. It carries minimal weight as a material consideration here.

### **Main issues**

26. In the Issues Report and Outline Agenda document, and at the start of the Hearing, I set out that the main issues, in my opinion, were:

- whether the application site is an acceptable location for housing having regard to open space and playing fields;
- the effect of the proposal on the character and appearance of the area having particular regard to the Saffron Walden Conservation Area;
- whether the mix of housing is appropriate;
- the effect of the proposal on ecology and biodiversity;
- whether the proposal provides sufficient green open space for informal recreation;
- the effect of the proposal on the living conditions of the occupiers of neighbouring properties having particular regard to noise and disturbance;
- the effect of the proposal on highway safety; and
- the effect of the proposal on flooding.
- whether, having regard to the supply of housing within the locality, what is known as the 'tilted balance' set out in Paragraph 11(d) of the NPPF applies, and if so, the effect of its application in this case; and
- the overall planning balance.

### **Whether an acceptable location in principle**

27. UDLP Policy S1 allows for development in the existing built-up area of Saffron Walden if compatible with the character of the settlement. In principle development is acceptable at the site subject to consideration of other development plan policies.

28. UDLP Policy LC2 supports sports facilities if they provide access to all sections of the community. UDLP Policy LC1 states that development will not be permitted if it would involve the loss of sports fields or other open space for recreation, including allotments. Exceptions may be permitted if either:

- a) proposed replacement facilities would better meet local recreational needs or
- b) the need for the facility no longer applies.

29. The policy is broadly consistent with the aims of NPPF paragraph 103 that seeks access to high quality open spaces, sport and physical activity and robust and up-to-date assessments of the need for such facilities.

30. NP Policy SW16 is not directly concerned with the loss of playing fields or open space. Paragraph 11.2.15, in the supporting text, states that all development must contribute towards the creation of new or the improvement of existing sports facilities, via s106 agreements or CIL contributions which in this case would be complied with. Paragraph 11.2.1 opposes the loss of playing fields on the application site but looks to the Local Plan and NPPF as a means of protection.

31. The supporting text to UDLP Policy LC1 at paragraph 7.2 states:

*“As there is already a deficiency in the number of playing pitches, policy LC1 is concerned with total or partial loss of playing fields, open space and allotments. It applies whether the facilities are still in active use or whether through ownership, for example, this is now prevented. It also applies to development that would prejudice the use of land as playing fields, open space or allotments. It is not intended to prevent the provision of facilities such as changing rooms, pavilions and club houses. If replacement facilities are proposed these must be at least as good as those lost in terms of location, quantity, quality, and management arrangements”.*

32. NPPF paragraph 104 states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- an assessment clearly shows the open space, buildings or land is surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

33. The NP refers to the Playing Pitch and Outdoor Sports Strategy 2019 (2019 Strategy). This has been superseded to an extent by the Playing Pitch and Outdoor Sports Strategy Winter Assessment Report, June 2024 (2024 Strategy) which found:

- a current and future shortfall of adult, youth (11v11 and 9v9) pitches whilst mini (7v7 and 5v5) pitches have spare capacity, but a future shortfall in youth provision (11v11) compared to adult and youth (9v9).
- a need for one 3G pitch (modern artificial turf surface).



- no identified shortfall in provision for hockey and rugby pitches.

34. The pitches on the application site had been used in association with the former school with some community use outside school hours. Local cricket, football and other clubs used them when the school was open but since the school closed the pitches were no longer available. The clubs have had difficulty accessing the equivalent quantity and quality of facilities they enjoyed on the site which has meant some clubs have not expanded as much as they desire.

35. The pitches have not been used for seven years, nor have they been publicly accessible during that time. Associated changing facilities were lost when permission was granted to redevelop the adjacent main school site and the application site was looked on as a site where some facilities could be provided to compensate for the loss of a small amount of playing field in the main site. Clearly the playing fields were looked on as a valuable resource, but they have not been used for a lengthy period.

36. The proposal would make provision for 2 no 11v11 youth football pitches to meet Sport England standards guidance in respect of gradients, levels and drainage to ensure the maximum amount of usage possible due to the high-quality provision that would be available. Provision would allow more frequent access, unconstrained by school requirements, whilst ensuring they are not overplayed, due to additional school usage.

37. In addition, the number of cricket wickets would increase over the historic provision, allowing for 8 senior wickets and 4 junior wickets over the earlier 5 wicket junior provision, but including a practice synthetic strip, not previously provided. There would be more accessibility, unconstrained by after school training or weekend games and they would be available during the entire season.

38. The provision of these two youth pitches along with the cricket provision would assist in meeting the under-provision identified in North Uttlesford. Also, the proposed clubhouse would also not be constrained by school usage. In this connection I consider there would be a significant benefit to local clubs and the community generally.

39. In order to address comments made previously by local clubs and the Town Council the pitch layout has been amended and a running track facilitated to meet the needs of the local triathlete club. I have had regard to what was said about the lack of meaningful discussion to inform the provision of the facilities on site, mentioned in the previous decision, and I note the representations made on this application, however the applicant has responded by introducing changes to the scheme that it considers have increased the sports pitch provision following discussions with local sports clubs, and struck a balance between what can viably be delivered to bring forward pitches of an appropriate quality.

40. Furthermore, it is proposed to contribute £75,000 towards the provision of the 3G pitch in addition to the c£380,000 required to bring the on-site pitches up to standard (as set out in the Preliminary Feasibility Study for Ground Improvement). This is alongside the cost of a new clubhouse estimated at £1,425,000.

41. Thus, it can be seen that in some respects, but not all, the proposal would better meet local recreational needs including for the adult community. The overall number of pitches available on the site historically would be reduced and not replaced on a like for like basis. In principle, this conflicts with the development plan and the Framework. The development plan contains saved policies from the Uttlesford Local Plan 2005 but also

now includes NP made in 2022. Although the projected lifespan of the Uttlesford Local Plan expired in 2011 and it pre-dates the introduction of the NPPF, that does not render all of its policies out of date as suggested.

42. However, Policy LC1 is important to the determination of the application, and its supporting text should be carefully considered. Supporting text should not create additional policy itself but explain it. In my view the wording “*If replacement facilities are proposed these must be at least as good as those lost in terms of location, quantity, quality, and management arrangements*” is somewhat at odds with the more flexible wording in the bright line text: “*better meet*” local recreational needs. To better meet needs seems to me an overall evaluative process rather than a strict application of several matters, in particular quantity and quality. Often it will be a trade-off between the two. Where the NPPF refers to “*equivalent or better provision in terms of quantity and quality*” it seeks a similar outcome to Policy LC1 which should not be regarded as out of date for that reason.

43. There was some confusion as to whether Sport England was a statutory consultee, but the Council listed this body as a statutory consultee and they were consulted as such. Their comments have been carefully considered. They continue to object that the historic provision and the quality of the pitches are irrelevant matters, rather one should consider the number of pitches that could be accommodated today.

44. I disagree with this emphasis. The site was only ever available as playing fields associated with the school which went into administration in 2017 and the site was sold. Access to the land was always governed by the school and never publicly accessible. I have had regard to the information about the quality of the historic pitches, the assessments of what would be needed to bring them up to standard and I have viewed the land concerned myself, which has had no pitches marked out on it for some time.

45. The 2024 Strategy states that the quality of grass pitches is becoming one of the biggest influences on participation in football. However, considerable improvements would be required in the form of drainage, re-grading of levels and so forth. It is understandable that it is unlikely that any historic pitches will be brought forward again without investment that requires some enabling development, if the land is to be accessible to the public and new facilities provided on the land. The improvements and additional benefits proposed by the applicant, compared to how the site was historically used and its condition today, appear to be reasonably based on the information available as to its quality and quantity.

46. Also, with regard to Policy LC1, it is unclear, either from the policy itself, or the supporting text which states that the policy applies whether the facilities are still in active use or whether through ownership this is now prevented, how long a facility has to remain dormant or unused for it to continue to be included in its scope. Policies may be regarded as out-of-date if they have been overtaken by things that have happened since the local plan was adopted, either on the ground or through a change in national policy, or for some other reason.

47. The NPPF post-dates the local plan and contains no similar open-ended safeguarding provision as occurs in the supporting text to Policy LC1. There must be a point at which it is no longer realistic or viable to seek to preserve the historic use of land in this way and to the extent that there is an implied requirement that the restriction continues in perpetuity, that part of the policy must be considered out of date as inhibiting other forms of sustainable development. Therefore, a significant part of the



playing fields would be lost through this application, but it would be unrealistic to expect them to be available to their fullest extent strictly in accordance with the policy and supporting text.

48. I agree with the findings of the previous Inspector that if proposed facilities are designed to meet local needs, which I consider to be the case, despite some shortcomings identified by the local sporting bodies, this would be positive support for the application which would broadly meet the requirements of the NPPF.

49. I recognise that the associated changing facilities were removed as part of the development of the main site and whilst the proposed facilities would be of high quality, they do not meet the needs or aspirations of specific local clubs. However, it is also the case that the opportunity was not taken when permission was granted for the main site, to secure that the loss of provision could be compensated for on the application site.

50. I conclude that the proposal complies with Policy LC1 as it provides replacement facilities that in some respects better meet local recreational needs. However, some harm would result due to the loss of the existing playing fields and to that extent there would be conflict with the policy. Overall, the proposal improves the facilities available for local clubs over and above what is there now where there has been no provision at all for several years and as such, would provide at least equivalent provision, balancing matters of quantity and quality, in accordance with the NPPF.

51. For the reasons above I conclude that the proposal would be in an acceptable location having regard to playing fields and open space although there would be some harm due to conflict with Policy LC1 of the Local Plan.

### **Character and appearance and Saffron Walden Conservation Area**

52. The Saffron Walden conservation area (CA) covers most of the historic core of the town where a high number of listed buildings are found within the CA. There is a number of open spaces and in the area surrounding the application site, gardens, verges and street trees around the buildings provide a well-spaced and verdant character and appearance. The significance of the CA with regard to the application site is found in the attractive and positive relationship between the built environment and surrounding open space.

53. The original housing in the immediate vicinity reflects the character and appearance of the wider CA with infill housing of varying quality. Housing west of the site in The Avenue is a positive feature of the CA. The CA appraisal identifies the application site as a large open space forming the playing fields of the former Friends School and a high-quality open space whose retention and upkeep respects its considerable historical and visual importance. However, the site is enclosed with mature trees and high close boarded fencing. Limited views obtain into the site, more so in winter months but it is an important buffer to the surrounding built development. Overall, it contributes positively to the character and appearance of the CA.

54. Development of 75 dwellings would result in the loss of a significant amount of open space but some would remain as playing fields. The development at The Avenue including the street trees and planting areas is regarded as a local precedent scheme to influence the proposals on the application site. I have been given no compelling reason to consider that the design and layout could not be done appropriately to a high-quality design and to respond positively to the character and appearance of the CA.

The proposed scheme includes a select palette of materials drawn from the local context that addresses previous concerns about detailing of materials.

55. The trees contribute to the character of the site and significantly define the former school's boundaries with enclosure and separation to the adjacent residential development. A main aim would be to retain and incorporate the existing trees within the redevelopment proposals.

56. The orientation of the proposed detached houses reflects the character of existing built form on Mount Pleasant and Peaslands Road with new dwellings set behind the retained trees, a key feature in this part of Saffron Walden. The shared surface access, serving the houses is welcomed. Given the concerns previously expressed about the lack variety in dwelling types and street character with semi-detached pairs of houses dominating the pattern of development, a more varied range of bespoke house designs is proposed along with use of less dominant road types and layouts that promote use by pedestrians and cyclists within the development. This is a significant improvement in the design of the scheme.

57. The strong geometric form of the crescent buildings creates a distinctive feature on the site that responds to the circular geometry of the cricket oval. Siting the proposed pitches to the south of the site, accommodating both cricket and football, would allow the openness of the sports pitches to combine with the retained woodland and tree lined perimeter, to create an attractive landscape feature. This would also retain the openness of outlook from dwellings in The Avenue where they are close to the application site boundary. The access route to the pitches and clubhouse is directly from the former school site entrance as a continuation of the principal access road.

58. Priority is given to the landscape network and pedestrian and cycle access within the development. Concerns were raised as to the level of parking on the previous scheme, given the accessible location of the application site. It is currently proposed to provide all dwellings with at two allocated car parking spaces on plot, in small parking courts or shared parking courts serving no more than 10 dwellings. 1, 2 and 3 bedroom homes would have two parking spaces, and 4 and 5 bedroom homes, three spaces. Garages for some of the 3, 4 and 5 bedroom homes are proposed at 7.0m x 3.0m in area, to meet parking standards. Each house would have one parking spaces widened to comply with M4(2) requirements whilst the M4(3) properties would have a parking space to meet Part M requirements.

59. Visitor parking has been reduced and parking for the clubhouse is aimed at creating a balance to represent the needs of the facility, as well as the sustainable nature of the site. Overall I am satisfied that the parking provision has been reduced in accordance with standards as set out in the Essex County Council Parking Standards (2024) and UDLP Policy GEN8 (Vehicle Parking Standards) and that reflect its sustainable location.

60. Policy SW17 requires play areas to be located central to any development, with provision of amenity green space to be in a single well-placed location and not divided into small pockets. The play area would meet this requirement, being within the centre of the wider combined school re-development site, set away from highly trafficked areas.

61. The revised scheme now incorporates elements of design that constitute a significant improvement in terms of its effect the character and appearance of the area including the CA. Although the site is an Important Open Space in the CA there is no

requirement that the proposed design quality should be “exemplary”. Whilst clearly there would be a significant loss of open space, I conclude that the proposal would in overall terms have a positive effect on the character and appearance of the area and preserve or enhance the significance of the CA. Therefore it would meet the aims of UDLP Policies GEN2 and ENV1, NP Policy SW3 and the NPPF in providing a development that preserves or enhances the essential features of the CA, and is compatible with the scale, form, layout, appearance and materials of the surrounding area as well as its context and distinctive character.

62. The proposal is on land that is enclosed, would leave large areas of open space available and retain open space as a positive feature of the character and appearance of the CA in relation to surrounding development. UDLP Policy ENV3 states that the loss of important open spaces will not be permitted unless the need for a proposed development outweighs their amenity value. In this case, there would be no conflict with this policy because the housing need is very considerable given the lack of five-year housing land supply, and outweighs the amenity value of the open space in its role as informal open space, as well as the contribution it makes to the character and appearance of the CA.

### **Housing mix**

63. The correct proposed housing mix is said to be set out at paragraph 4.3 of the Planning Statement. There would be 40% affordable housing and 17% of all dwellings would be M4(3) compliant, whilst the affordable housing split is proposed as 70% affordable rent and 30% shared ownership, to comply with requirements set out in UDLP Policy H9.

64. UDLP Policy H10 (Housing Mix) states that development on sites of 0.1ha and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising smaller units. Policy SW1 of the NP also states that the housing mix should include a mix of sizes which reflects local needs and that the specific mix should be based on up-to-date local evidence and need.

65. The applicant states that the adjacent site is delivering a significant number of private dwellings, with an over provision of 1 and 2 bed dwellings. Of the 96 units coming forward on that site, c26% are 1-bed, c46% are 2-bed and c27.08% are 3-bed dwellings. The private mix proposed in this current application would balance out the adjacent development that has a higher proportion of smaller units.

66. Considering the identified need in the Local Housing Needs Assessment June 2024, it is therefore argued there would be a balanced mix across the overall site, offering choice for local residents and the proposed housing mix would be broadly in accordance with the identified need.

67. Certainly, the proposed affordable housing provides a balanced mix of tenures largely in accordance with guidance in the 2024 Local Housing Needs Assessment. NP Policy SW2 requires that affordable housing should be distributed through the development in appropriately sized non-contiguous clusters. The previous Inspector found no conflict with Policy SW2 in relation to the proposed apartment blocks. Focussing on the current proposed scheme, its scale and form reflects the surrounding low rise residential development, with the proposed flat blocks as a transitional built form between this and the development of the adjacent site. I consider this to be a satisfactory layout and find no conflict with Policy SW2.

68. The lack of bungalows on the site is criticised by the Council as not meeting the aims of the Council's Housing Strategy 2021-26 for 5% of all units to be bungalows. As guidance, not policy, it should be met where appropriate and, in this context, it is arguable that bungalows would be out of keeping with the character and appearance of the area and detract from the CA. I note that the element of flatted accommodation will by means of lifts ensure it is accessible to those with less mobility.

69. However, I am concerned at the under provision on the site itself of smaller sized market dwellings. Of the 45 market dwellings proposed, there would be zero 1 bed units, and only 4x 2 bed units, whereas there would be 18x 4 bed units and 23x 3 bed units. It is uncertain whether the tables in the applicant's planning statement correctly correlate percentages with these figures, but in any case, the small proportion of smaller sized dwellings proposed on the site itself is disproportionately in favour of larger homes such that, as with the previous scheme, there would be conflict with local plan policy. In terms of the overall mix, there is not a significant proportion of market housing comprising small properties to accord with Policy H10. The position regarding development at the neighbouring site is noted and this will be taken forward in the overall planning balance.

### **Ecology and biodiversity**

70. The proposal includes sensitive lighting strategy to ensure the impact of external lighting is kept to a minimum on wildlife, such as bats. The Ecology Assessment concludes that the proposal would not impact on protected species but includes mitigation measures such as swift boxes, sparrow terrace boxes, bat boxes and hedgehog holes.

71. Major planning applications need to provide a minimum of 10% biodiversity net gain. The Statutory Biodiversity Metric completed for the application site finds that some mitigation could be provided on site, whilst additional units would need to be secured off-site. The proposal if approved would be subject to the statutory general biodiversity net gain condition. There is nothing to suggest off-site provision would be inappropriate. The applicant proposes to secure off-site credits via the s106 undertaking and considers that there are credits available. Whilst it is disappointing for a large site that the proposal cannot provide the required on-site biodiversity improvements, the bio-diversity scheme would be appropriately secured by means of conditions and the s106 obligation.

72. The obligation would include a covenant with the Council to submit evidence of the purchase by the Owner of the Area Habitat Units prior to implementation of the development and not to cause allow or permit implementation until evidence of the purchase by the Owner of the Area Habitat Units has been received by the Council. I recognise that the previous Inspector took a precautionary approach by concluding that in these circumstances it was not satisfactorily demonstrated that the proposal would adequately secure 10% biodiversity net gain through conditions and the s106 obligation (not "agreement").

73. Nevertheless, I would expect the Council to require as part of the evidence of purchase, a purchase that will legally secure the habitat improvements that generate the units to be maintained for at least 30 years, with regular monitoring and management to ensure biodiversity gains are achieved and maintained. I have no reason to suppose that the mechanism in the s106 obligation would fail to achieve these objects or be contrary to UDLP Policy GEN7 so as to produce harmful effects on

wildlife features that cannot be adequately be secured by the combination of conditions taken together with the planning obligation submitted.

### **Green open space**

74. Under consideration here is not the formal provision of sports pitches, but areas of informal green space proposed as part of the development. NP Policy SW17 refers to the provision of open space for informal recreation and the explanatory text states that the green open space should be sufficient to allow several people to use at once. The NP draws attention to the difficulties of using small areas that may not be of significant use for residents and states that new development must provide 75.1m<sup>2</sup> per person of green open space for informal recreation, however this is not part of the policy itself.

75. The previous Inspector noted that the adjacent protected woodland and pathway through to create a linkway between residential areas. The revised proposal now increases the amount of informal open space, and the committee report is inaccurate in suggesting to the contrary. The applicant in his response dated 3 July 2025 considers that the green space adjacent to the play space and the two green links are well sized to allow for informal open space use which amount to some 2,500sqm of open space and play area excluding the woodland and formal sports pitches. I also note the landscape officer's comments and calculations in his comments dated 4 August 2025.

76. However, I am satisfied that having regard to the wider development taking place adjacent to the site, the space would be suitably located, and in terms of UDC Design Code N1.9C the spaces would be well integrated within the overall development. Therefore, sufficient informal green space would be provided to meet the requirements of NP Policy SW17.

### **Living conditions with regard to noise and disturbance**

77. There have been concerns raised in relation to the present proposal as to noise and nuisance arising from the use of the sports facilities. As the site was previously used for playing fields, this would not be a new or unexpected use of the site along with the noise associated with playing fields. The use was mainly in association with the school although local communities did use the pitches in non-school hours. In the circumstances, there is nothing to suggest that there would be a material increase in the use of the pitches. Concerns over lighting and misplayed balls could be managed by attaching appropriately worded conditions.

78. I conclude that the proposal would not be harmful to the living conditions of the occupiers of surrounding residential properties and would accord with UDLP Policy GEN3, NP Policy SW3 and the NPPF whose aims are to ensure that development minimizes environmental impacts on neighbouring properties and to ensure that there is a high standard of amenity for existing and future users.

### **Highway safety**

79. Paragraph 114 (b) of the NPPF states that development should ensure that safe and suitable access to the site can be achieved for all users. Paragraph 116 (c) states that development should create places that are safe, secure and attractive, minimising the scope for conflict between pedestrians, cyclists and vehicles. UDLP Policy GEN1 requires developments not to have unacceptable impacts on the existing road network, or compromise road safety, and encourage movement by means other than a vehicle.



80. The only vehicular access to the application site would be the existing and enhanced access from Mount Pleasant Road with two vehicular access points into the housing in the northern part of the site, via the road to the north of the Ash Buildings, and a new junction where the road meets the car park for the former swimming pool building. The transport assessment (TA) concludes that all the roads comply with standards of access for refuse and emergency vehicles.

81. The site is well connected into local bus routes with pedestrian links into and around the settlement. The TA states that the proposal would generate 43 vehicle movements in the AM peak and 47 vehicle movements in the PM peak hours, ie a small number of vehicle movements onto the local highway network. I am satisfied from the information provided that the proposal would not have a significant impact on the surrounding junctions and road network which has not had this historic level of accessibility. It is appropriate for the vehicular access to use the existing access from the adjacent site.

82. There have been representations concerned about existing capacity issues in the town. The site is in walking distance of the centre with several facilities including bus services and links to train services. It is an accessible location where housing would be appropriate.

83. The proposal does not include parking for coaches. It is understood that the applicant was advised by local clubs that it was not required and therefore was removed from the scheme at their request. However, the 33 unallocated car parking spaces include 25 spaces associated with the clubhouse and sports uses so that it will be a dual use avoiding the need to provide the required level of visitor parking for the dwellings. The concern of ECC relates to indiscriminate parking on adopted highway if overspill parking takes place there. The applicant states that visitor parking has been reduced across the scheme, the provision of parking for the clubhouse creates a balance that represents the needs of the facility, as well as the sustainable nature of the site.

84. ECC has proposed several conditions attached to any eventual planning permission, including the need to submit for approval in consultation with the highway authority, details of vehicular parking for residents, users of the clubhouse/playing fields and visitors. These are accepted by the applicant.

85. I conclude that with the several agreed conditions imposed, the proposal would not be harmful to highway safety and not conflict with the aims of Policy GEN1 and the NPPF as above stated.

## **Flooding**

86. UDLP Policy GEN3 requires developments in settlements and outside flood risk areas not to increase the risk of flooding through surface water run-off. Sustainable drainage systems should also be considered. The site is in a fluvial Flood Zone 1 where there is a minimal risk of flooding. The submitted Flood Risk Assessment (FRA) demonstrates how surface water and foul water drainage will be dealt with. The adjacent redevelopment scheme includes a SUDS drainage feature to the rear of the Ash Buildings which has a building exclusion zone extending into the site, which would be respected. ECC as Lead Local Flood Authority has reviewed the FRA and does not object to the granting of planning permission subject to conditions being imposed to mitigate the risks of flooding and associated matters.

87. I conclude that the proposal would not have a harmful effect on flooding, nor would it cause flooding elsewhere. There would therefore be no conflict with the requirements of the Framework in this respect.

### **Supply of housing and tilted balance**

88. As of January 2025, the Council can demonstrate only 3.46 years of housing land supply (which includes a 20% buffer). The Housing Delivery Test (HDT) is at 46%, and delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Therefore footnote 8 in paragraph 11 of the NPPF applies which means that the presumption in favour of sustainable development under paragraph 11(d) applies. The proposal here is for the provision of housing, and as informed by footnote 8, that is a situation where the policies which are most important for determining the application are out-of-date. The implications of this are considered in the section dealing with the overall planning balance.

### **Other matters**

89. The nearest listed buildings are the Water Tower and 9 Mount Pleasant Road, both Grade II. Both buildings are considerably distant from the application site. There is no apparent functional link to the application site and their significance would not be harmed by the proposal. There would therefore be no harm caused to these heritage assets.

90. I am satisfied that the obligations secured in the s106 unilateral undertaking would meet the tests set out in Paragraph 58 of the Framework. This is because they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The obligations secured in the s106 unilateral undertaking would address the impacts of the proposed development and generally comply with Policy GEN6 of the LP. 100. Accordingly, I find that adequate provision has been secured for any additional need for infrastructure or facilities, including transport, education, community and health facilities, and open space arising from the development.

### **Conditions**

91. The Council and Applicant have provided a list of suggested conditions. This list was supplemented by conditions proposed by ECC as highway authority and proposed by Sport England. These were discussed at the Hearing. In addition to all the information before me, I have taken these suggested conditions and the comments relating to them into account in reaching my decision.

92. Article 24 (1) (a) of The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 (SI 2013 No. 2140) sets out that where planning permission is granted subject to conditions, (as is the case here) the notice must state clearly and precisely the full reasons for each condition imposed. This is provided here under each condition imposed within the decision notice.

93. I have taken into account Paragraphs 56 and 57 of the NPPF and the guidance in the national Planning Practice Guidance on the use of planning conditions. Where necessary to provide clarity or certainty, I have amended the wording of the suggested condition to ensure that it complies with the advice guidance in the NPPF.

94. Condition 20, related to sustainable drainage on the original list was agreed to be duplicative and therefore agreed to be omitted. Condition 8 related to energy efficiency

on the original list, is preferred in its amended version as suggested by the applicant, to accord with the more relevant energy strategy prepared by Whitecode.

95. In respect of the ECC proposed highway related conditions, that relating to the construction management plan had already been provided, and those relating to the bus service contribution and active travel contribution are already provided for in the completed planning obligation deed, which make these proposed conditions superfluous. Attention is drawn to the information contained in the ECC letter dated 3 July 2025 and the letter of even date therewith from Sport England by way of “informatives”.

### **Planning balance**

96. The proposal complies with Policy LC1 insofar as it provides replacement facilities that in some respects better meet local recreational needs. However, some harm would result due to the loss of the existing playing fields and to that extent there would be conflict with the policy. The proposal would improve facilities for local clubs over and above what is there now. It is a relevant factor, despite the terms of Policy LC1 and the supporting text, that there has been no provision at all on the site for several years and it has never been publicly accessible, but community access has always depended on the availability of the pitches outside school hours. Taken in the round the proposal would provide at least equivalent provision, balancing matters of quantity and quality, in accordance with the NPPF, however although the proposal would be in an acceptable location there would be some harm which I assess as moderate due to conflict with Policy LC1 of the Local Plan.

97. The revised scheme is a significant improvement in terms of its design and layout as regards the effect on the character and appearance of the area including the CA. Considerable attention has been paid to the revised scheme in terms of scale, form, layout, appearance and materials of the surrounding area as well as its context and distinctive character. The site is an Important Open Space but although the design is overall of a high quality, there is no requirement, and I have not assessed the scheme as such, that the design quality should be “exemplary”. There would be a significant loss of open space but the land is enclosed, would leave large areas of open space available and retain open space as a positive feature of the character and appearance of the CA. The loss of open space does not prevent the scheme as a whole having a positive effect on the character and appearance of the area.

98. The proposal would therefore preserve or enhance the significance of the CA and meet the aims of UDLP Policies GEN2 and ENV1, NP Policy SW3 and the NPPF. In terms of UDLP Policy ENV3 the loss of important open space here is outweighed by the need for some residential development on the site and the benefits of the proposed scheme development outweighs its amenity value. The housing need is very considerable given the marked continued lack of five-year housing land supply.

99. There would be under provision on the application site of smaller sized market dwellings and the proposal is disproportionately in favour of larger homes such that in terms of the overall mix, there is not a significant proportion of market housing comprising small properties. This would conflict with UDLP Policy H10. The harm caused by this conflict is in my view significant, given the pronounced shortage of smaller homes within the market sector, despite the fact that the overall balance would be improved by taking account of the mix at the adjoining ongoing development.

100. There would be no harmful effects on wildlife features that could not be adequately mitigated by conditions and the submitted planning obligation and the proposal would comply with the aims of UDLP Policy GEN7. The proposed informal green space would be suitably located, integrated within the overall development and sufficient to meet the requirements of NP Policy SW17.

101. The proposal would not be harmful to the living conditions of the occupiers of surrounding residential properties and would accord with UDLP Policy GEN3, NP Policy SW3 and the NPPF. I have some residual concerns about the nature and layout of the parking provision; however, I am satisfied that with the agreed conditions in place requested by the highway authority, these taken with the obligations in the s106 deed, would not be harmful to highway safety and not conflict with the aims of UDLP Policy GEN1 and the NPPF. There would be no harmful effects on flooding, nor would it cause flooding elsewhere. There would be no conflict with the requirements of the Framework in this respect.

102. The Council can demonstrate only 3.46 years of housing land supply. Delivery of housing has been below the housing requirement over several years. I attach great significance to the aspect of the proposal that will bring forward much needed market and affordable housing. Footnote 8 in paragraph 11 of the NPPF applies which means that the presumption in favour of sustainable development under paragraph 11(d) applies.

103. The benefits of the scheme are:

- Short-term benefits associated with construction phase of the development  
Long-term benefits as future occupiers contribute to the local economy
- Provision of 75 new homes including 30 affordable homes
- Provision of new sports facilities and clubhouse
- Public access to protected open space
- Site is in a sustainable location within easy reach of local facilities
- Creation of new public route from Greenways to Mount Pleasant Road
- Biodiversity enhancements including the planting of 146 new trees
- Incorporation of native planting including wildflowers; hedges and fruit trees
- Provision of bird and bat boxes, alongside hedgehog holes

104. These benefits of the scheme, having particular regard to key policies in the NPPF, weigh substantially in favour of the proposal. Furthermore, the adverse impacts do not significantly and demonstrably outweigh the benefits of the proposal. The NPPF indicates that decisions should apply a presumption in favour of sustainable development. This means granting permission unless criteria set out in Paragraph 11 d) i) or ii) are breached. In applying this tilted balance I find that planning permission should be granted as the proposal would not conflict with either subsection of Paragraph 11 d) of the Framework.

## **Overall conclusion**

105. As I have noted, the proposal would conflict with some policies within the UDLP, however when read as a whole the proposal would accord with the UDLP and NP. It should, therefore, be granted planning permission. To the extent that the decision made is not in accordance with the development plan pursuant to s38(6) Planning and Compensation Act, I find that material considerations, including the benefits outlined above, indicate a decision otherwise than in accordance with the development plan.

106. I conclude that planning permission should be granted subject to conditions; the reasons for which are set out under each condition imposed in the decision notice.

*Grahame Kean*

INSPECTOR



## Schedule of Conditions and Reasons

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.</p> <p>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</p>
2	<p>The development hereby approved shall be carried out in accordance with the approved plans and drawings as listed.</p> <p>REASON: To ensure the development is built out in accordance with the approved plans and to ensure that the development reflects and maintains the character of the surrounding locality in accordance with Policies GEN2 and S7 of the Adopted Local Plan and the National Planning Policy Framework.</p>
3	<p>No development above slab level shall commence until the external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.</p> <p>REASON: In the interests of the appearance of the development and to accord with Policy GEN2 of the Uttlesford Local Plan 2005.</p>
4	<p>Prior to commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP: Biodiversity) in accordance with the submitted Ecological Impact Assessment (ACD environmental, June 2024) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"> <li>• Risk assessment of potentially damaging construction activities.</li> <li>• Identification of “biodiversity protection zones”</li> <li>• Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> <li>• The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>• The times during construction when specialist ecologists need to be present on site to oversee works</li> <li>• Responsible persons and lines of communication.</li> <li>• The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>• Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p>The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &amp; Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (As amended).</p>

5	<p>Prior to the installation of any external lighting to be installed on the site, details of the lighting, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. Only the details thereby approved shall be implemented.</p> <p>REASON: To ensure there are unacceptable impacts onto the amenity of the surrounding residential premises in accordance with Policies GEN2 and GEN4.</p>
6	<p>No development shall take place, including any ground works, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority.. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for: a) construction vehicle access b) the parking of vehicles of site operatives and visitors, c) loading and unloading of plant and materials, d) storage of plant and materials used in constructing the development, e) wheel and underbody washing facilities. f) routing strategy for construction vehicles, g) protection of public rights of way within or adjacent to the site. h) a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution.</p> <p>REASON: to ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM1. The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.</p>
7	<p>No development shall take place, including any ground works until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:</p> <ul style="list-style-type: none"> <li>• Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753. If infiltration is viable, an infiltration scheme should be used in accordance with the Drainage Hierarchy.</li> <li>• If infiltration is not feasible, discharge rates must be limited to a maximum of 1.8l/s for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change storm event. All relevant permissions to discharge from the site into any outfall should be demonstrated, inclusive of the settlement chamber.</li> <li>• Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.</li> <li>• Half Drain Time - demonstrate that features are able to accommodate a 1 in 10 year storm event within 24 hours of a 1 in 30 year event plus climate change. This requires hydraulic modelling to be run for both storm events.</li> <li>• Provision of 10% urban creep allowance.</li> </ul>

	<ul style="list-style-type: none"> <li>• Final modelling and detailed calculations for all areas of the drainage system. Full drainage network details and results to be produced within modelling software. The includes the manhole schedule, design criteria and input variables, area summaries, outfall details, modelled storm details and simulation criteria, flow control structure details, and the summary of results for critical storms for the 1yr, 30yr and 100yr plus 40% climate change storms. Sewer Network Design should demonstrate that there is No Surcharging for the 1 in 1yr RP.</li> <li>• The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. This must acknowledge the site being within a SPZ.</li> <li>• The provision of permeable paving for any required hardstanding where possible.</li> <li>• Demonstration that the sediment chamber which will be used to convey surface water, has been cleared of any blockage and is in fully working condition.</li> <li>• Detailed engineering drawings of each component of the drainage scheme, including the pond.</li> <li>• A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.</li> <li>• An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.</li> </ul> <p>The approved scheme shall be implemented prior to first occupation.</p> <p>REASON:</p> <ul style="list-style-type: none"> <li>• To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.</li> <li>• To ensure the effective operation of SuDS features over the lifetime of the development.</li> <li>• To provide mitigation of any environmental harm which may be caused to the local water environment</li> <li>• Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.</li> </ul>
8	<p>Prior to the commencement of development, a detailed Energy and Sustainability Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be in accordance with the Energy Strategy, April 2025 prepared by Whitecode, details for the provision of domestic heating from a renewable source of energy, which may include but not be limited to the installation of PV solar panels shall be submitted to and approved by the Local Planning Authority. The approved details shall be installed prior to the occupation of each dwelling and retained thereafter in accordance with the approved details.</p> <p>REASON: To ensure the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with Policy GEN2 and NPPF.</p>

9	<p>1. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>2. 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 1 above.</p> <p>3. 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). 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.</p> <p>REASON: To protect the historic environment, in accordance with Policy ENV4 of the Uttlesford Local Plan (2005).</p>
10	<p>Prior to the first use of the club house a management plan and travel plan should be submitted and approved by the Local Planning Authority. This will provide details over how the building and car park will be managed and to reduce any negative impacts onto the surrounding uses. The building should not be used after midnight at any time.</p> <p>REASON: To protect the residential amenity of the surrounding properties in accordance with Policies GEN2 and GEN4 of the Local Plan.</p>
11	<p>No plant or machinery shall be operated on the site during the construction phase of development hereby permitted before 0730hrs on Monday to Saturday, nor after 1800hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.</p> <p>REASON: To safeguard the amenities of residents of nearby properties, in accordance with Policy GEN4 of the of the Uttlesford Local Plan (adopted 2005).</p>
12	<p>If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, it must be reported in writing immediately to the Local Planning Authority. The contamination shall be investigated by a competent person in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and The Environment Agency Land Contamination Risk Management (LCRM) and other current guidance deemed authoritative for the purposes, to the satisfaction of the Local Planning Authority, to ensure that the site is made suitable for its end use.</p> <p>Where remediation is necessary, a remediation scheme must be prepared and submitted for the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.</p> <p>REASON: To ensure that the proposed development does not cause harm to human health, the water environment, and other receptors in accordance with</p>

	Policy GEN2, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).
13	<p>Prior to the commencement of the development hereby approved, full details of both hard and soft landscape works shall be in accordance with Landscape and Tree Strategies submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include :-</p> <ul style="list-style-type: none"> <li>• proposed finished levels or contours;</li> <li>• legacy planting proposals</li> <li>• means of enclosure.</li> <li>• hard surfacing materials;</li> <li>• minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting, etc.);</li> <li>• proposed and existing functional services above and below ground (e.g. drainage power),</li> <li>• communications cables, pipelines etc. indicating lines, manholes, supports);</li> <li>• soft landscape works shall include [planting plans; written specifications including cultivation and other operations associated with plant and grass establishment);</li> <li>• schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programmed.</li> </ul> <p>REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).</p>
14	<p>All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development.</p> <p>In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed in writing with the Local Planning Authority.</p> <p>REASON: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy ENV3 of the Uttlesford Local Plan (adopted 2005).</p>
15	A) The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Appraisal dated June 2024 and prepared by ACD Environmental.



	<p>B) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:</p> <ol style="list-style-type: none"> <li>1) a non-technical summary;</li> <li>2) the roles and responsibilities of the people or organisation(s) delivering the HMMP;</li> <li>3) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</li> <li>4) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and</li> <li>5) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.</li> </ol> <p>C) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.</p> <p>REASON: To enhance the ecology and biodiversity in accordance with national and local planning policy.</p>
16	<p>There shall be no discharge of surface water onto the highway.</p> <p>REASON: to prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1 and Local Plan Policy GEN1, and GEN2.</p>
17	<p>The planting proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years, and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.</p> <p>REASON: To ensure that the appearance of the development is satisfactory in accordance with Local Policy GEN2.</p>
18	<p>A minimum of 5% of the total dwellings approved by this permission shall be built to Category 3 (wheelchair user) housing M4(3)(2)(a) wheelchair adaptable. The remaining dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.</p> <p>REASON: To ensure compliance with Policy GEN2 (c) of the Uttlesford Local Plan 2005 and the subsequent SPD on Accessible Homes and Playspace.</p>
19	<p>Prior to any above-ground works, details of full 'Secured by Design' Accreditation shall be submitted and approved in writing by the Local Planning Authority. The details shall demonstrate consultation with the Essex Police Designing Out Crime Officers and that each building or such</p>

	<p>part of a building can achieve accreditation. The development shall only be carried out in accordance with the approved details and maintained thereafter.</p> <p>REASON: To ensure safe and secure development and contribute to reducing crime, in accordance with Local Plan Policy GEN1 and GEN2 and the NPPF 2024.</p>
20	<p>Prior to first occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided. 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.</p> <p>REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk and in accordance with ULP Policy GEN3 and the NPPF 2024. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.</p>
21	<p>Prior to commencement of the development, there shall be submitted to the local planning authority for approval in writing, in consultation with the highway authority, details of the vehicular parking for residents, users of the clubhouse/playing fields and visitors. Once approved, the development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans have been hard surfaced, sealed, and marked out in parking bays or areas. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking areas or bays shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.</p> <p>REASON: to ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Highway Authority's Development Management Policies.</p>
22	<p>Prior to occupation of the development, the access onto Mount Pleasant Road (as shown in principle on drawing no. 1033.0002-0001 Rev P02) and agreed under planning reference S62A/22/0000002 shall be provided with a minimum carriageway width of 5.5m, 2m wide footway, and clear to ground visibility splays with dimensions 2.4m by 43m in both directions. These vehicular visibility splays shall retained free of any obstruction at all times thereafter. Furthermore, an appropriate margin is to be provided on the eastern side of the access to provide adequate intervisibility with pedestrians using the footway.</p> <p>REASON: to ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the</p>

	interest of highway safety in accordance with policy DM1 of the Highway Authority's Development Management Policies.
23	<p>Pedestrian access: prior to occupation of the development, the pedestrian link from Mount Pleasant Road through the site to Greenways as shown in principle on Layout Masterplan drawing no. 23110 (D) 006 shall be provided and retained at all times.</p> <p>REASON: in the interests of reducing the need to travel by car, promoting sustainable development and transport, and ensuring an appropriate walking and cycling network in accordance with policies DM9 of the Highway Authority's Development Management Policies.</p>
24	<p>Prior to occupation of the development, cycle parking shall be provided in accordance with Essex Parking Guidance Part 1 (Parking Standards Design and Good Practice) (published September 2024) for both the residential dwellings and the playing fields. The cycle parking shall be retained in this form at all times.</p> <p>REASON: to ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Highway Authority's Development Management Policies.</p>
25	<p>Prior to occupation of the development, the Developer shall submit a residential travel plan to the Local Planning Authority for approval, in consultation with the highway authority. Such approved travel plan shall then be actively implemented by a travel plan co-ordinator for a minimum period from first occupation of the development until 1 year after final occupation. Payment of an annual monitoring fee may be required.</p> <p>REASON: in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance</p>
26	<p>Prior to occupation of the 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.</p> <p>REASON: in the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance</p>
27	<p>Prior to commencement of the playing field works a contractor's specification for the detailed design of the playing fields prepared in accordance with the approved '<i>A Preliminary Feasibility Report Concerning Surface Assessment at Former Friends School Field Open Space and Preliminary Feasibility Study for Ground Improvement (prepared by Sports Turf Consulting), dated 24th April 2025</i>' which includes an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The reinstated playing field works shall be implemented in accordance with the approved specification and implementation programme.</p>

	REASON: To ensure the satisfactory quality of reinstated playing field provision and to ensure that the reinstated playing field is prepared to an adequate standard and is fit for purpose and to accord with the NPPF and UDLP Policy LC1.
28	<p>Prior to commencement of the reinstated playing field works, details of the suppliers specification of the non-turf cricket pitch shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The non-turf cricket pitch shall be constructed in accordance with the approved details prior to first occupation of the relocated playing field.</p> <p>REASON: To ensure the satisfactory quality of reinstated playing field provision and to ensure that the non-turf cricket pitch is prepared to an adequate standard and is fit for purpose and to accord with the NPPF and UDLP Policy LC1.</p>
29	<p>Prior to commencement of the reinstated playing field works, details of the design and specification, the operational arrangements and the maintenance arrangements of the ball stop fencing or netting shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Sport England. The approved fencing or netting specification shall be installed in full prior to first use of the reinstated playing field and thereafter be operated and maintained in accordance with the approved details.</p> <p>REASON: To provide protection for the occupants of adjacent uses and their property from potential ball strike from the playing field and to accord with the NPPF and UDLP Policy LC1.</p>
30	<p>No development shall commence until a detailed scheme of noise mitigation (covering façade, glazing and ventilation specifications) from aircraft noise has been submitted to the Local Planning Authority for written approval. The scheme shall follow BS8233:2014 Guidance and the recommendations identified in the Noise Report (Cass Allen, dated 11th April 2025, Reference: RP01-23493-R3)</p> <p>REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, and the National Planning Policy Framework (2024)</p>
31	<p>A noise validation report, demonstrating compliance with the noise criteria shall be submitted to and approved by the local planning authority before any of the dwellings are occupied. This assessment shall be conducted in accordance with Professional Practice Guidance: Planning and Noise- New Residential Development (May 2017) and the approved noise design scheme. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.</p> <p>REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, and the National Planning Policy Framework (2024)</p>
32	The acoustic assessment and noise mitigation scheme shall ensure that: a) at any time the noise rating level calculated according to British Standard 4142:2014+A1:2019 shall not exceed the measured typical day-time and night-time LA90 background levels at any noise sensitive receptor on or near the site, and b) that the measured or calculated specific noise level (i.e. in the

	<p>absence of any rating penalties) does not exceed 5dBA below the typical day and nighttime LA90 levels (subject to a lower specific noise level requirement of 30dBA) at any noise sensitive receptor. Thereafter, the approved noise mitigation scheme shall be implemented in full prior to first occupation of the development hereby approved and shall be maintained as such at all times and replaced in whole or in part as often is required to ensure compliance with points (a) and (b) above.</p> <p>REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, and the National Planning Policy Framework (2024)</p>
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\*\*\* END OF CONDITIONS SCHEDULE \*\*\*

## **Schedule of Approved plans and drawings**

L23110.02.D Soft Landscaping Proposals A0 Size 30 April 2025  
L23110.03.E Hard Landscape Proposals A1 Size 3 May 2025  
Landscape Management Plan June 2024 Appendix 1 - Landscape Maintenance Specification  
Landscape Management Plan June 2024 Appendix 2 - Contents of Landscape Maintenance Contract  
Landscape Management Plan June 2024 Appendix 3 - Landscape Maintenance Contractor Notification Sheet  
Landscape Management Plan June 2024  
Landscape Statement April 2025  
Noise Assessment April 2025 Appendix 1 - Proposed Site Drawings  
Noise Assessment April 2025 Appendix 2 - Survey Results  
Noise Assessment April 2025 Appendix 3 - Modelling Results  
Noise Assessment April 2025 Appendix 4 - Facade Simulation Calculations  
Noise Assessment April 2025 Appendix 5 - ASHP Data Sheet  
Noise Assessment April 2025  
Planning Statement May 2025  
Preliminary Feasibility Report April 2025 Appendix A - Generic Football Pitch Maintenance Programme  
Planning Statement May 2025 Appendix 2 - 5 Year Housing Land Supply Position  
Planning Statement May 2025 Appendix 3 - Sport Pitch Layout  
Active Travel England  
Planning Statement May 2025 Appendix 1 - S62A20240057 Decision and Statement of Reasons Site Layout  
Preliminary Feasibility Report April 2025 Appendix B - Generic Cricket Table Maintenance Programme  
Preliminary Feasibility Report April 2025  
Schedule of Accommodation May 2025  
Schedule of Application Documents and Information  
Sustainability Statement April 2025  
The Statutory Biodiversity Metric CNH24380  
Townscape and Visual Impact Assessment April 2025 Appendix A - Location Plan  
Townscape and Visual Impact Assessment April 2025 Appendix B - Aerial Photograph  
Townscape and Visual Impact Assessment April 2025 Appendix C - Photosheets  
Townscape and Visual Impact Assessment April 2025 Appendix D - MAGIC Map and Heritage  
Townscape and Visual Impact Assessment April 2025 Appendix E - Saffron Walden Conservation Area Appraisal  
Townscape and Visual Impact Assessment April 2025 Appendix F - Proposed Site Plan  
Townscape and Visual Impact Assessment April 2025 Appendix G - Methodology & Summary Townscape & Visual Effects  
Townscape and Visual Impact Assessment April 2025  
Transport Assessment April 2025 Appendix A - Layout Masterplan  
Transport Assessment April 2025 Appendix B - Access Arrangements & Visibility Assessment  
Transport Assessment April 2025 Appendix C - Census 2021 Car Ownerships Data  
Transport Assessment April 2025 Appendix D - Trip Generation Outputs  
Transport Assessment April 2025 Appendix E - 2011 Census Distribution Data  
Transport Assessment April 2025 Appendix F - Traffic Survey Data



Transport Assessment April 2025 Appendix G - Junction Modelling Outputs  
Transport Assessment April 2025  
2297-KC-XX-YTREE-TPP01RevF Tree Protection Plan  
23110 (D) 006A Initial Concept Sketch Layout APP2 A0 Size 29 April 2025  
23110 (D) 007A Proposed Site Layout Coloured A0 Size 29 April 2025  
23110 (D) 099C Site Location Plan A3 Size 3 July 2024  
23110 (D) 120 Boundary Treatments Plan A0 Size April 2025  
23110 (D) 1200B The Wilde M4(3) Floor Plans A3 Size 30 April 2025  
23110 (D) 1201B The Wilde Elevations A3 Size 30 April 2025  
23110 (D) 121 Materials Strategy WALLS A3 Size April 2025  
Travel Plan April 2025 Appendix A - Proposed Site Layout  
Travel Plan April 2025 Appendix B - Accessibility Map  
Travel Plan April 2025 Appendix C - Indicative Multi-Modal Splits  
Travel Plan April 2025 Appendix D - Example Resident Survey  
Travel Plan April 2025  
Tree Survey and Impact Assessment April 2025 Appendix 1 - Introduction to Key Elements of Tree Information  
Tree Survey and Impact Assessment April 2025 Appendix 2 - Tree Survey Explanatory Notes  
Tree Survey and Impact Assessment April 2025 Appendix 3 - Schedule of Trees  
Tree Survey and Impact Assessment April 2025 Appendix 4 - Tree Preservation Order  
Tree Survey and Impact Assessment April 2025  
23110 (D) 1210B The Rowan Floor Plans A3 Size 30 April 2025  
23110 (D) 1211B The Rowan Elevations A3 Size 30 April 2025  
23110 (D) 122 Materials Strategy ROOFS A3 Size April 2025  
23110 (D) 123 Refuse Strategy Plan A3 Size April 2025  
23110 (D) 1230B The Aspen Floor Plans A3 Size 30 April 2025  
23110 (D) 1231B The Aspen Elevations A3 Size 30 April 2025  
23110 (D) 1235B The Aspen Plus Floor Plans A3 Size 30 April 2025  
23110 (D) 1236B The Aspen Plus Elevations A3 Size 30 April 2025  
23110 (D) 124 Tenure Plan A3 Size April 2025  
23110 (D) 1240B The Willow Floor Plans A3 Size 30 April 2025  
23110 (D) 1241B The Willow Elevations A3 Size 30 April 2025  
23110 (D) 125 Parking Strategy Plan A3 Size April 2025  
23110 (D) 1250B The Mews Floor Plans A3 Size 30 April 2025  
23110 (D) 1251B The Mews Elevations A3 Size 30 April 2025  
23110 (D) 126 Materials Schedule A3 Size April 2025  
23110 (D) 1260B The Mulberry Floor Plans A3 Size 30 April 2025  
23110 (D) 1261B The Mulberry Elevations A3 Size 30 April 2025  
23110 (D) 1270B Fog Floor Plans A3 Size 30 April 2025  
23110 (D) 1271B Fog Elevations A3 Size 30 April 2025  
23110 (D) 1280B The Birch Floor Plans A3 Size 30 April 2025  
23110 (D) 1281B The Birch Elevations A3 Size 30 April 2025  
23110 (D) 1290B Apartments Plots 25-30 GF Plan A3 Size 30 April 2025  
23110 (D) 1291B Apartments Plots 25-30 FF Plan A3 Size 30 April 2025  
23110 (D) 1292B Apartments Plots 25-30 SF Plan A3 Size 30 April 2025  
23110 (D) 1293B Apartments Plots 25-30 Roof Plan A3 Size 30 April 2025  
23110 (D) 1294B Apartments Plots 25-30 Front and Side A3 Size 30 April 2025  
23110 (D) 1295B Apartments Plots 25-30 Rear and Side A3 Size 30 April 2025  
23110 (D) 1300C Maisonettes Floor Plans A3 Size 7 May 2025  
23110 (D) 1301C Maisonettes Elevations A3 Size 7 May 2025

23110 (D) 1310B The Beech & Mulberry Floor Plans A3 Size 30 April 2025  
23110 (D) 1311B The Beech & Mulberry Elevations A3 Size 30 April 2025  
23110 (D) 1312B The Beech & Mulberry Roof Plan A3 Size 30 April 2025  
23110 (D) 1313B The Beech Semi Floor Plans A3 Size 30 April 2025  
23110 (D) 1314B The Beech Semi Elevations A3 Size 30 April 2025  
23110 (D) 1315B The Beech Floor Plans A3 Size 30 April 2025  
23110 (D) 1316 The Beech Elevations Timber A3 Size Feb 2025  
23110 (D) 1317B The Beech Elevations Brick A3 Size 30 April 2025  
23110 (D) 1320B Mulberry & Beech Floor Plans A3 Size 30 April 2025  
23110 (D) 1321B Mulberry & Beech Elevations A3 Size 30 April 2025  
23110 (D) 1330B Fog Floor Plans A3 Size 30 April 2025  
23110 (D) 1331B Fog Elevations A3 Size 30 April 2025  
23110 (D) 1350B The Villa Floor Plans A3 Size 30 April 2025  
23110 (D) 1351B The Villa Elevations A3 Size 30 April 2025  
23110 (D) 1365B Villa Semi Floor Plans A3 Size 30 April 2025  
23110 (D) 1366B Villa Semi Elevations A3 Size 30 April 2025  
23110 (D) 1370B The Bronte Floor Plans A3 Size 30 April 2025  
23110 (D) 1371B The Bronte Elevations Brick A3 Size 30 April 2025  
23110 (D) 1380B The Bronte Floor Plans A3 Size 30 April 2025  
23110 (D) 1381B The Bronte Elevations A3 Size 30 April 2025  
23110 (D) 1390B The Crescent Semi Floor Plans A3 Size 30 April 2025  
23110 (D) 1391B The Crescent Semi Elevations A3 Size 30 April 2025  
23110 (D) 1395B The Crescent Terrace GF Floor Plan A3 Size 30 April 2025  
23110 (D) 1396B The Crescent Terrace FF Floor Plan A3 Size 30 April 2025  
23110 (D) 1397B The Crescent Terrace Elevations A3 Size 30 April 2025  
23110 (D) 1398B The Crescent Terrace Elevations A3 Size 30 April 2025  
23110 (D) 1410C Maisonettes 1 & 2 Beds Floor Plans A3 Size 7 May 2025  
23110 (D) 1411C Maisonettes 1 & 2 Beds Elevations A3 Size 7 May 2025  
23110 (D) 1420B The Oak Floor Plans A3 Size 30 April 2025  
23110 (D) 1421B The Oak Floor Plans A3 Size 30 April 2025  
23110 (D) 1422B The Oak Elevations A3 Size 30 April 2025  
23110 (D) 1425 Bin & Cycle Stores A3 Size May 2024  
23110 (D) 1430 Club House Floor Plans A3 Size April 2025  
23110 (D) 150 Proposed Finished Floor Levels Sheet 1 A0 Size April 2025  
23110 (D) 151 Proposed Finished Floor Levels Sheet 2 A0 Size April 2025  
23110 (D) 152 Proposed Finished Floor Levels Sheet 3 A0 Size April 2025  
23110 (D) 153 Proposed Finished Floor Levels Sheet 4 A0 Size April 2025  
23110 (D) 154 Proposed Finished Floor Levels Sheet 5 A0 Size April 2025  
23110 (D) 155 Proposed Finished Floor Levels Sheet 6 A0 Size April 2025  
23110 (D) 265 Elevations Proposed A3 Size 26 March 2025  
Health Impact Assessment April 2025  
Design Access and Justification Statement May 2025 Appendix 1 - Design Code Review  
23110(B)302 Proposed street scene  
Air Quality Assessment (Separate Appendices)  
Cricket Ball Strike Assessment April 2025 (Separate Appendices)  
Ecological Impact Assessment Rev C June 2025 (Separate Appendices)  
Energy Strategy April 2025 (Separate Appendices)  
Heritage and Archaeology Statement April 2025 (Separate Appendices)  
IDL-1229-10-01 P3 Vehicle Tracking Layout A0 Size 1 May 2025  
IDL-1229-10-04 P1 Vehicle Tracking Layout Fire Tender A0 Size 1 May 2025

\*\*\* END OF DRAWINGS SCHEDULE \*\*\*

## **Consultee responses**

Active Travel England  
Cadent Gas Ltd  
ESP Utilities Group Ltd  
Essex Mineral and Waste Planning Authority  
Essex Police  
Housing Strategic Planning Team  
Last Mile Asset Management Ltd  
Lead Local Flood Authority  
MAG Group Aerodrome Safeguarding  
National Highways  
Place Services – Historic Environment  
SSE Utility Solutions Limited  
UK Power Networks  
Hertfordshire and West Essex Integrated Care Board  
Historic England  
Urban Design Officer  
Natural England  
Anglian Water Services Limited  
Environment Agency  
Place Services – Ecology  
UDC Built Heritage  
UDC Environmental Health  
ECC Infrastructure Planning  
Saffron Walden Town Council  
Sport England  
Uttlesford District Council  
Essex Highways

## Appearances

### FOR THE APPLICANT:

Chad Neaves  
Liz Fitzgerald  
Noel MacKenzie

### FOR THE DESIGNATED LOCAL PLANNING AUTHORITY:

Maria Shoesmith – Strategic Planning Team Leader  
Natasha Vernal – Strategic Team – Planning officer  
Nick Philips – Urban Design Officer  
Serena Cardozo – Conservation Officer  
Callum Geeves – Landscape Officer

### INTERESTED PERSONS:

Cllr R Freeman  
R Warren  
J Dwyer  
M Clare

SWTC  
Sport England (Virtual attendance)  
Interested person  
Saffron Walden Community Youth FC

### Documents submitted at Hearing:

AD1 Typewritten version of oral statement  
G Arnold Deputy Town Clerk, SWTC  
AD2 Typewritten version of oral statement  
J Dwyer Interested person

**Informatives:**

- i. In determining this application, the Planning Inspectorate, on behalf of the Secretary of State, has worked with the applicant in a positive and proactive manner. In doing so, no substantial problems arose which required the Planning Inspectorate, on behalf of the Secretary of State, to work with the applicant to seek any solutions.
- 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. 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 promptly 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/courttribunals/planning-court> .
- iv. **Biodiversity Net Gain**  
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:  
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  
(b) the planning authority has approved the plan.  
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Uttlesford District Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.  
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.
- v. During construction, robust measures must be taken to control dust and smoke clouds, and any loose material must be secured. This is to ensure flight safety, with dust and smoke hazardous to aircraft engines; and dust and smoke clouds can present a visual hazard to pilots and air traffic controllers. Loose material can become airborne and present a significant risk to aircraft engines in accordance with the adopted Uttlesford Local Plan (2005) Policies ENV13 and GEN4.
- vi. 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.

\*\*\* END OF INFORMATIVES \*\*\*