



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website
www.uttlesford.gov.uk

PRE-APPLICATION PLANNING ADVICE NOTE:

Mrs F Harris (applicant)
Mr D Fletcher (agent)
Ceres Property
Council Offices
London Road
Saffron Walden
CB11 4ER

07 August 2024

Our Ref: UTT/24/1479/PA

Please ask for: Avgerinos Vlachos on 01799 510510
Email: planning@uttlesford.gov.uk

SITE ADDRESS:

Chelmer House, The Drive, Watling Lane, Thaxted, Dunmow, Essex CM6 2UY.

PROPOSAL:

Erection of 5 no. residential dwellings, with associated garages, driveway and landscaping.

SUMMARY OF ADVICE:

The principle of the development **would not be acceptable** given the impact on the rural character and appearance of the area. If the applicant wishes to pursue a formal application, the advice in this letter should be adhered to in terms of the number of units proposed, their scale and position. Validation requirements for a formal application can be found in <https://www.uttlesford.gov.uk/planning-application-forms-and-checklists>, including for Biodiversity Net Gain.

CONSTRAINTS:

Any relevant constraints can be viewed at Appendix 1.

HISTORY:

Any relevant history can be viewed at Appendix 2.

PLANNING POLICIES:

Any relevant Policies can be viewed at Appendix 3.

APPRAISAL:

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

- 1) Principle (S7, S3, GEN1, GEN2, H4, TXLSC1, TXLSC2, TXHD1, TXIFS3, Uttlesford District-Wide Design Code, NPPF)**
- 2) Design, scale, layout, landscape / Housing mix (H10, GEN2, ENV3, TXHD2, TXHD10, Uttlesford District-Wide Design Code, SPD Accessible Homes and Playspace, Essex Design Guide, Interim Climate Change Planning Policy, NPPF)**
- 3) Residential amenity (GEN2, H4, GEN4, GEN5, ENV10, ENV11, Essex Design Guide, NPPF)**
- 4) Access and parking (GEN1, GEN8, parking standards, NPPF)**
- 5) Ecology (GEN7, ENV8, TXLSC3, NPPF)**
- 6) Contamination (ENV14, ENV12, ENV13, NPPF)**
- 7) Archaeology (ENV4, NPPF)**
- 8) Flood risk and drainage (GEN3, TXIFS4, TXIFS5, NPPF)**

The above issues are analysed and assessed as follows:

- 1) Principle (S7, S3, GEN1, GEN2, H4, TXLSC1, TXLSC2, TXHD1, TXIFS3, Uttlesford District-Wide Design Code, NPPF)**

Emerging Local Plan and 5YHLS:

Notwithstanding that the local planning authority (LPA) published in December 2023 a 5-Year Housing Land Supply (5YHLS) of **4.50 years**¹ with 20% buffer, the LPA's Development Plan cannot be viewed as fully up to date, and as such, paragraph 11(d) of the National Planning Policy Framework (NPPF, December 2023) is still engaged.

However, on 30 July the Council agreed to publish its Regulation 19 Publication Version Local Plan for consultation. It will probably be formally published on 08 August 2024. Due to the stage of production, the LPA attributes limited weight to the document and does not rely on its policies for the purposes of this pre-app.

On 08 August 2024, the council will also publish an updated housing land supply position along with its Regulation 19 plan and policies map. The council will demonstrate a 4-year supply of housing in accordance with paragraph 226 of the National Planning Policy Framework (NPPF, December 2023). This will remove the presumption in favour of sustainable under paragraph 11(d) of the NPPF.

Economic benefits:

¹ Previously at 5.14 years in Oct 2023 (from 4.89 years in Apr 2022; 3.52 years in Apr 2021; 3.11 years in Jan 2021; 2.68 years before that).

The proposal would provide a modest contribution towards the wider local economy during construction via potential employment for local builders and suppliers of materials, and post-construction via reasonable use of local services in the village or in nearby villages, complying with paragraph 83 of the NPPF. It would also support the economic objective of sustainable development (paragraph 8 of the NPPF).

Location (isolation, infill, services and facilities):

Case law² defined 'isolation' as the spatial/physical separation from a housing settlement or hamlet, meaning that a site within or adjacent to a housing group is not isolated. The site is **not** isolated, as it is part of the village abutting the residential properties fronting the road and Chelmer House. Paragraph 84 of the NPPF would not be applicable.

Paragraph 6.14 of the Local Plan allows "*sensitive infilling of small gaps in small groups of houses outside development limits but close to settlements*" if the development is in character with the surroundings and have limited impacts on the countryside. By reason of the site's position in relation to the neighbouring properties, the site is **not** an infill opportunity, as it is not a small gap between existing properties or other built form.

The occupants of the proposed dwellings would be able to access sustainable public transport, or some everyday services and facilities within walking distances. Movements to and from the site would be undertaken by means other than the private car. Opportunities to promote sustainable transport modes have been taken up and alternative transport options are promoted by the development. The sustainability credentials of the location are satisfactory, and the development would comply with paragraphs 108(c), 114(a) of the NPPF, and policy GEN1(e) of the Local Plan.

Character and appearance (countryside, landscape, pattern, backland):

The local character contains a distinct rural feel and countryside setting with views to the wider landscape and an intrinsic sense of openness and natural beauty. The development would introduce built form in the countryside with urbanising effects³. Therefore, the development would be contrary to policy S7 of the Local Plan and paragraph 180(b) of the NPPF. The element of policy S7 that seeks to protect or enhance the countryside character within which the development is set is fully consistent with paragraph 180 of the NPPF which states that planning decisions

² Braintree DC v SSCLG [2018] EWCA Civ. 610.

³ Domestic appearance of built form and domestic paraphernalia with which housing is associated, such as household equipment, vehicles, parking spaces and hardstandings, patios, fences, garden equipment, etc..

should contribute to and enhance the natural and local environment by (b) recognising the intrinsic character and beauty of the countryside. Applying paragraph 225 of the NPPF to the above, policy S7 should be afforded significant weight.

The site, by reason of its rural and verdant appearance, positively contributes to the rural character and appearance of the area. The Inspector for the most recent appeal⁴ confirmed that *“The area is rural in character with the appeal site backing on to a wooded area and the open countryside beyond”* (paragraph 4) and that *“although a residential curtilage rather than farmland, and notwithstanding the stable block and manège, the site has a substantially open undeveloped appearance. The site also occupies an elevated position”* (paragraph 8). In visual terms, the site resembles more to the open countryside rather than a domestic curtilage.

A lawful development certificate confirmed the implementation of the permission under UTT/17/1869/FUL, and as such, the latter is a fallback position of the scheme. The most recent appeal⁵ was dismissed on the grounds of harm to the character and appearance of the area, meaning that a fine balance between the fallback position and the dismissed appeal scheme will have to be reached for any formal application to be supported.

The proposed development, by reason of its location, amount of built form, the size of the site and the position of the dwellings within the site, would detract from this rural character and appearance. The development, even if the individual units are appropriately scaled, would extend urban qualities within the rural landscape further away from Chelmer House.

In the Inspector’s words, the proposed dwellings would be *“substantial buildings spread across the site”* (paragraph 9). The same Inspector highlighted that *“there are differences between the 2017 scheme and the appeal proposal before me⁶. For example the 2017 scheme⁷ concentrates the development around the access to the site, occupying a position close to where Chelmer House would be demolished. In contrast the appeal scheme is spread further into the site with house 2 and 3 at a greater width and depth than the 2017 scheme and a further distance from house 1 which occupies the centre of the site. Moreover, the 2017 scheme proposes one and half storey dwellings as opposed to the proposed two storey dwellings”* (paragraph 6, own emphasis). For the same reasons, the pre-app scheme would not satisfy the

⁴ UTT/17/0647/FUL (APP/C1570/W/17/3188834) for the demolition of existing house and construction of 3 detached dwellings – Appeal dismissed on 11 April 2018.

⁵ UTT/17/0647/FUL (APP/C1570/W/17/3188834) for the demolition of existing house and construction of 3 detached dwellings – Appeal dismissed on 11 April 2018.

⁶ UTT/17/0647/FUL.

⁷ UTT/17/1869/FUL.

above baseline assessment and would harm the rural character and appearance of the area.

The backland nature of the site is not *a priori* objectionable; however, it is what makes the site sensitive as part of the local character. In the Inspector's words "*The dwellings along The Drive, including the appeal site, appear at odds to the existing pattern of development along Watling Lane. To add further development of the scale proposed across a greater area of the site would create additional harm by eroding the open character of the appeal site*" (paragraph 9, own emphasis). This is why the Inspector emphasised on the position and scale of the dwellings and how these elements would affect the character and appearance of the area.

The proposal would fail to preserve the rural and open character and appearance of the area, including the surrounding landscape setting and its intrinsic sense of openness, contrary to paragraphs 135 and 180(b) of the NPPF. When quantified, countryside harm would be **significant**.

Landscaping and other mitigation measures (such as green infrastructure, etc.) would not be appropriate mitigation to countryside harm.

Previously developed land – Effective use of land:

Not the whole site is previously developed land (PDL)⁸ as there is no evidence to suggest otherwise for the northern part of the site. However, the southern part of the site seems to include a menage, a hardstanding area and Chelmer House, and as such, is PDL. A small part of the same site that was approved for development in 2018 can be considered under-used land but adding housing units within the open countryside beyond this area would not make more effective use of the land. The proposal would not gain support from paragraphs 123, 124(d) of the NPPF.

The benefits would include:

- Contribution to the 5YHLS – limited weight.
- Economic and social benefits – limited weight.
- Potential ecological enhancements and net gains – limited weight.
- Renewable technologies and construction measures – limited weight.

The adverse impacts would include:

⁸ In the context of the NPPF glossary and a Court of Appeal decision: Dartford Borough Council v Secretary of State for Communities and Local Government & Anor [2017] EWCA Civ 141.

- Harm to the character and appearance of the area (countryside, urbanising effects, pattern of development, landscape) – significant weight.

Overall, the principle of the development **would not be acceptable**.

2) Design, scale, layout, landscape / Housing mix (H10, GEN2, ENV3, TXHD2, TXHD10, Uttlesford District-Wide Design Code, SPD Accessible Homes and Playspace, Essex Design Guide, Interim Climate Change Planning Policy, NPPF)

- **Scale, design, form, layout:**
 - Any more than 3 no. units in total would not be supported (1 no. replacement unit and 2 no. new units, or 2 no. new units).
 - The northern and north-western parts of the site that are not previously developed land should be omitted from the site and development should focus on the previously developed land. Areas outside the amenity spaces should be omitted from the site.
 - The scale and design of the proposed units would not be supported, as they would not be in keeping with the surrounding buildings and the local vernacular that contains smaller properties with more rectangular forms and hierarchy in the build forms of the buildings (including a principal wing and a subsidiary wing attached to the principal).
 - The proposed units should be scaled down to be chalet style bungalows with 1.5 storeys maximum height, as indicated by the Inspector.
 - The position of the proposed units should be focused on the access, close to Chelmer House, as indicated by the approved UTT/17/1869/FUL.
 - Any spreading of the development away from Chelmer House and the access would erode the open countryside, as concluded by the Inspector, and would not be supported.
 - The indicative layout would have a (sub)urban aesthetic that would not be in keeping with the rural character and appearance of the area due to the unnecessary meandering.
 - Dual gables are traditional elements but they should be below the ridge of the principal wing and symmetrical to each other, as supported by the Essex Design Guide.
 - The proposals should comply with the newly adopted Uttlesford District-Wide Design Code (July 2024) that is now part of the LPA's Development Plan.

- A Location Plan and Block Plan showing at least 2 no. named roads should be provided for validation purposes.
- Outbuildings should be avoided to minimise the proposed built form.
- If, contrary to this advice, a formal application was to be submitted, streetscene drawings should be submitted, including from the road and sectional drawings (west-east and east-west) to show the proposals in the context of the neighbouring properties.
- If, contrary to this advice, a formal application were to be submitted, appropriate turning areas for cars and refuse vehicles should be shown.
- The layout should not be dominated by large car parking areas.
- **Landscape, trees, boundaries:**
 - No landscaping plan and enhancements have been submitted at this stage.
 - If, contrary to this advice, a formal application was to be submitted, any loss of trees or hedges should be acknowledged in an Arboricultural Impact Assessment and replanting of trees and hedges should be proposed. Additional trees and hedges should also be proposed to enhance the landscape character of the area. Landscaping enhancements however would not overcome countryside harm for the number of units proposed.
- **Housing mix:**
 - Based on the information submitted, no such assessment can be made on this occasion. If a formal application is to be made, the applicant would be advised to look at the recent data gathered for the emerging Local Plan for this topic.
- **Materials:**
 - If, contrary to this advice, a formal application was to be submitted, high-quality and traditional materials would be necessary if the scheme were acceptable. A schedule of the materials and their details (e.g. specification manuals from suppliers), as well as photographs, are highly advised (see 'Appropriate Use of Materials' Essex Design Guide section⁹).
- **Climate change:**
 - The LPA adopted a Climate Crisis Strategy 2021-30 and an Interim Climate Change Planning Policy, which prioritises to improve energy performance. Water and energy efficiency measures and sustainable

⁹ <https://bit.ly/375Vflj>

construction techniques must be proposed to demonstrate compliance with these policies.

3) Residential amenity (GEN2, H4, GEN4, GEN5, ENV10, ENV11, Essex Design Guide, NPPF)

In terms of the residential amenity of the occupants, the proposed dwellings, based on their floor and bedroom/persons occupancies, need to have gross internal areas of more than the minimum standards as per the table below (see Nationally Described Space Standard¹⁰).

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	3.0
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

In terms of private amenity space (gardens), there shall be at least 100 sqm for a property of 3+ bedrooms and 50 sqm for 1-2 bedroom properties (see Essex Design Guide).

In terms of noise, odours, vibrations, dust, light pollution and other disturbances, a positive response from Environmental Health (the council's in-house department) would be required to see if there will be a material increase that could harm the amenity of neighbouring occupiers.

In terms of the amenity of neighbouring occupiers, application of the design and remoteness tests (see Essex Design Guide) and the 45-degree tests would be conducted for a full submission to see whether there is material overshadowing, overlooking (actual or perceived) and overbearing effects. Based on the submitted information, no such assessment can be made at this stage.

4) Access and parking (GEN1, GEN8, parking standards, NPPF)

The Highway Authority would be consulted in a formal application. Even if existing, the access shall be scrutinised by Essex Highways due to the intensification of use of the site for residential purposes and improvements will be required. Appropriate

¹⁰ <https://bit.ly/3JzYTAS>

visibility splays must be secured on the applicant's or highway land and this must be shown on appropriate drawings, using the highway boundary (you can request this from the Highways Records department in Highways). If any visibility splays cut across any third-party land, the applicant must secure a legal agreement with that third party and provide this information to the LPA. If a legal agreement is necessary, this should be submitted with any formal application prior to validation.

Based on the submitted drawings, a swept path analysis would need to be submitted with any formal application to ensure that cars and refuse vehicles would be able to turn inside the site and enter the public highway in a forward gear to avoid compromising highway safety. In addition, parking spaces would have to be perpendicular to the shared driveway within the site. It is important to note that drawings for the visibility splays should be provided in any case notwithstanding any previous support from the Highway Authority.

Each parking space should be 5.5 metres x 2.9 metres and turning areas for cars should be no less than 6 metres deep. Visitors' parking spaces will also be required depending on the number of units proposed (0.25 visitor's spaces for every unit, rounding up to the closest full number). For more than 3 no. bedrooms, a dwelling would require 3 no. parking spaces of appropriate dimensions; for 2-3 no. bedrooms, 2 no. parking spaces would suffice. The Parking Design – Essex Design Guide section¹¹ should be the starting point for the delivery of parking, turning, and visitors' parking. To ensure adequate information is provided for ECC Highways' assessment, a plan showing the visibility splays and an indication of the highway boundary and land ownership statuses will be required. Pre-application advice is available directly from ECC Highways¹².

5) Ecology (GEN7, ENV8, TXLSC3, NPPF)

A positive recommendation from Place Services Ecology would be required to ensure no harm to protected and priority species and habitats and to secure Biodiversity Net Gains (BNG). Any loss of hedges/trees should be specifically acknowledged. A Preliminary Ecological Appraisal (PEA) is recommended for any formal application and if the PEA indicates that additional surveys must be prepared, then these should be submitted at validation stage of any formal application. The surveys must identify any protected and priority species and habitats within, and in the wider area of, the site, and appropriately assess the impact of the development on them.

¹¹ <https://bit.ly/3KDhUUj>

¹² <https://www.essex.gov.uk/planning-advice-guidance/highways-planning-advice>

An important note is that new Biodiversity Net Gain (BNG) legislation will require BNG from any major or minor application. As this legislation has now come into effect, it would be a validation requirement. The use of professional Ecologists is highly recommended. It is critical that appropriate information is frontloaded before the formal application would be submitted, including the validation requirements for a BNG metric (spreadsheet) and assessment.

The local planning authority must be able to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 and s40 of the NERC Act 2006 in order to be able to support a formal application on this site. The necessary ecological surveys and BNG metric must be submitted prior to validation of any formal application, as per government guidance. The development would need to comply with paragraphs 43, 180(d) and 186 of the NPPF, and policies GEN7, ENV8 of the Local Plan.

6) Contamination (ENV14, ENV12, ENV13, NPPF)

In terms of contamination, Environmental Health would be consulted to ensure protection of human health and the environment. An electric charger for each unit to minimise air quality impacts would be conditioned if the scheme were acceptable.

7) Archaeology (ENV4, NPPF)

Place Services Archaeology may be consulted to ensure protection of potential archaeological remains and may recommend pre-commencement conditions for a programme of archaeological investigation followed by trial trenching.

8) Flood risk and drainage (GEN3, TXIFS4, TXIFS5, NPPF)

The site falls within Flood Zones 2 and 3 with the proposed built form in Flood Zone 1; footnote 59 in paragraph 173 of the NPPF that requires a site-specific Flood Risk Assessment (FRA) may apply as the development would involve land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. As the development would introduce a more vulnerable use the Essex County Council (as the Lead Local Flood Authority, LLFA) and the Environment Agency would be consulted in a formal application. A drainage strategy for rainwater and foul waters should be submitted if a formal application is to be pursued. The following images show the extent of flooding from rivers (fluvial flooding) and from surface water (pluvial flooding). The proposal should comply with paragraph 173 of the NPPF, and policy GEN3 of the Local Plan.



MAKING AN APPLICATION:

Should you wish to submit an application for planning permission, please ensure that you review the advice on completing an application form and the appropriate checklist to ensure that the correct documents are included.

Further guidance on information requirements can be found in the Planning Practice Guidance, and at www.uttlesford.gov.uk/planningapplicationforms.

IMPORTANT:

Please note the following:

The advice given in this letter is based only on the information that has been submitted as part of the pre-application and it may not apply to any subsequent changes.

The application would be assessed against the national and local policies in force at the time the application is submitted.

This letter is for guidance only: You will appreciate that the views expressed above are those of an Officer which will be no way binding upon the Council or any of its Committees when considering any formal application.

The letter relates only to planning and your client will need to seek professional advice for guidance relating to building regulations.

Planning permission does not overrule your client's other statutory responsibilities, such as, but not limited to, complying with any restrictive covenants. The Council does not have access to this information so if your client is unsure about the existence of these issues, then your client should seek independent legal advice before an application is submitted.

As part of any planning application the Local Planning Authority may have to undertake a line search to ascertain if any utility suppliers have any apparatus in the vicinity of the site. The LPA will not know for sure what is in the area until the planning application process is underway.

Building Control:

It is recommended that you obtain technical advice regarding building control matters during the early stages of project design and Uttlesford Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Building Control may best advise you regarding compliance with relevant building control regulations please contact John Farnell on 01799 510538.

Yours faithfully

Avgerinos A. Vlachos

Avgerinos Vlachos
Senior Planning Officer

Appendix 1

CONSTRAINTS

Within Development Limits (Chelmer House).

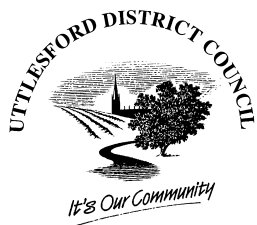
Outside Development Limits (Remaining Site).

Within Groundwater Source Protection Zone 2.

Within Flood Zones 2 and 3.

Road Classification (The Drive – Private Road).

Within 2km of SSSI.



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Appendix 2

Planning Applications History:

Reference No.	Status	Decision Date	Proposal
UTT/13/1644/OP	AC	20/08/2013	Outline application with all matters reserved for demolition of existing dwelling and outbuildings and erection of 3 no. detached dwellings
UTT/14/1631/OP	R	31/07/2014	Outline application with all matters reserved for the demolition of existing dwelling and outbuildings and erection of 5 detached dwellings
UTT/17/0647/FUL	R	09/05/2017	Demolition of existing house and construction of 3 detached dwellings.
UTT/17/1869/FUL	AC	24/08/2017	Demolition of existing house and construction of 3 detached dwellings and garages
UTT/20/1251/FUL	W	20/08/2020	Variation of condition 2 (external materials) and condition 3 (landscaping) attached to UTT/17/1869/FUL to allow for approval of these conditions prior to installation/prior to occupation rather than prior to commencement of works
UTT/20/1333/DOC	CF	22/07/2020	Application to discharge condition 2 (external materials) and 3 (landscaping scheme) attached to UTT/17/1869/FUL
UTT/21/0641/CLE	ACL	22/04/2021	Lawful implementation of extant planning permission ref-UTT/17/1869/FUL for the Demolition of existing house and construction of 3 detached dwellings and garages
UTT/21/2287/FUL	AC	07/09/2021	Erection of 1 no. dwelling and integrated two car garage on land adjacent to existing dwelling. Demolition of existing garage and associated landscaping to relocate parking for host dwelling
UTT/22/3206/HHF	AC	08/02/2023	Part two storey, part single storey extension
UTT/23/2392/FUL	AC	20/12/2023	Application to vary condition (approved

			plans) attached to planning application UTT/21/2287/FUL (added under UTT/23/2482/NMA) for the erection of 1 no. dwelling and integrated two car garage on land adjacent to existing dwelling, demolition of existing garage and associated landscaping to relocate parking for host dwelling
UTT/23/2482/NMA	A	10/10/2023	Non material amendment to UTT/21/2287/FUL - To include the approved plans as a numbered planning condition
TT/24/0702/DOC	CF	16/05/2024	Application to discharge conditions 3 (materials), 6 (biodiversity enhancement strategy) and 8 (arboricultural method statement) of UTT/23/2392/FUL
UTT/24/1761/DOC	PCO		Application to discharge condition 7 (lighting design scheme) of UTT/23/2392/FUL
DUN/0010/67	R	20/03/1967	Site for prefabricated building
UTT/0837/82	AC	08/11/1982	Proposed site extension
DUN/0160/49	AC	15/08/1949	Bungalow
DUN/0178/60	R	20/06/1960	Site for erection of dwelling
UTT/0612/78	AC	31/07/1978	Proposed erection of a garage
DUN/0459/64	R	16/11/1964	Site for bungalow
UTT/0218/78	AC	17/04/1978	Proposed extension and alterations to a domestic dwelling
UTT/0611/77	AC	20/09/1977	Demolition of existing buildings and erection of joinery and cabinet making shop with store
UTT/0419/88	AC	15/04/1988	Proposed erection of a conservatory
UTT/1247/93/OP	R	06/01/1994	Outline application for the erection of a detached dwelling with a detached double garage
UTT/0208/12/OP	R	19/06/2012	Demolition of existing dwelling erection of 6 No. dwellings

Planning Appeals History:

Reference No.	Status	Decision Date	Proposal
12/00018/REF	DISMIS	02/01/2013	Demolition of existing dwelling erection of 6 No. dwellings
14/00072/REF	DISMIS	05/01/2015	Outline application with all matters reserved for the demolition of existing dwelling and outbuildings and erection of 5 detached dwellings
18/00001/REF	DISMIS	11/04/2018	Demolition of existing house and construction of 3 detached dwellings.

Appendix 3

PLANNING POLICIES:

Policy	Local Plan			Local Plan Phase		
S7 - The Countryside	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
S3 - Other Settlement Boundaries	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN1 - Access	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN2 - Design	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN3 - Flood Protection	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN4 - Good Neighbours	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN5 - Light Pollution	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN7 - Nature Conservation	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
GEN8 - Vehicle Parking Standards	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
ENV3 - Open spaces and trees	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
ENV8 - Other landscape elements of importance for nature	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
ENV10 - Noise sensitive development and disturbance from aircraft	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
ENV11 - Noise generators	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted
ENV12 - Groundwater protection	Uttlesford 2005	Local	Plan	Uttlesford 2005	Local Plan	Adopted

ENV13 - Exposure to poor air quality	Uttlesford 2005	Local Plan	Uttlesford Local Plan Adopted 2005
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ENV14 - Contaminated land

H4 - Backland development

Protection of the countryside and rural setting of Thaxted	Thaxted Plan	Neighbourhood
Protection and enhancement of the Landscape	Thaxted Plan	Neighbourhood
Wildlife Habitats and landscape features	Thaxted Plan	Neighbourhood
Scale and Location of New Development	Thaxted Plan	Neighbourhood
Local Housing Need	Thaxted Plan	Neighbourhood
Design Principles	Thaxted Plan	Neighbourhood
Footpaths	Thaxted Plan	Neighbourhood
Surface Water Drainage	Thaxted Plan	Neighbourhood
Foul Water Drainage	Thaxted Plan	Neighbourhood

National Planning Policy Framework December 2023
 SPD2 - Accessible homes and playspace

Uttlesford Design Code

Interim Climate Change Policy
 ECP - ECC Parking Standards (Design & Good Practice) September 2009
 Uttlesford Local Parking Standards
 EDG - Essex Design Guide