

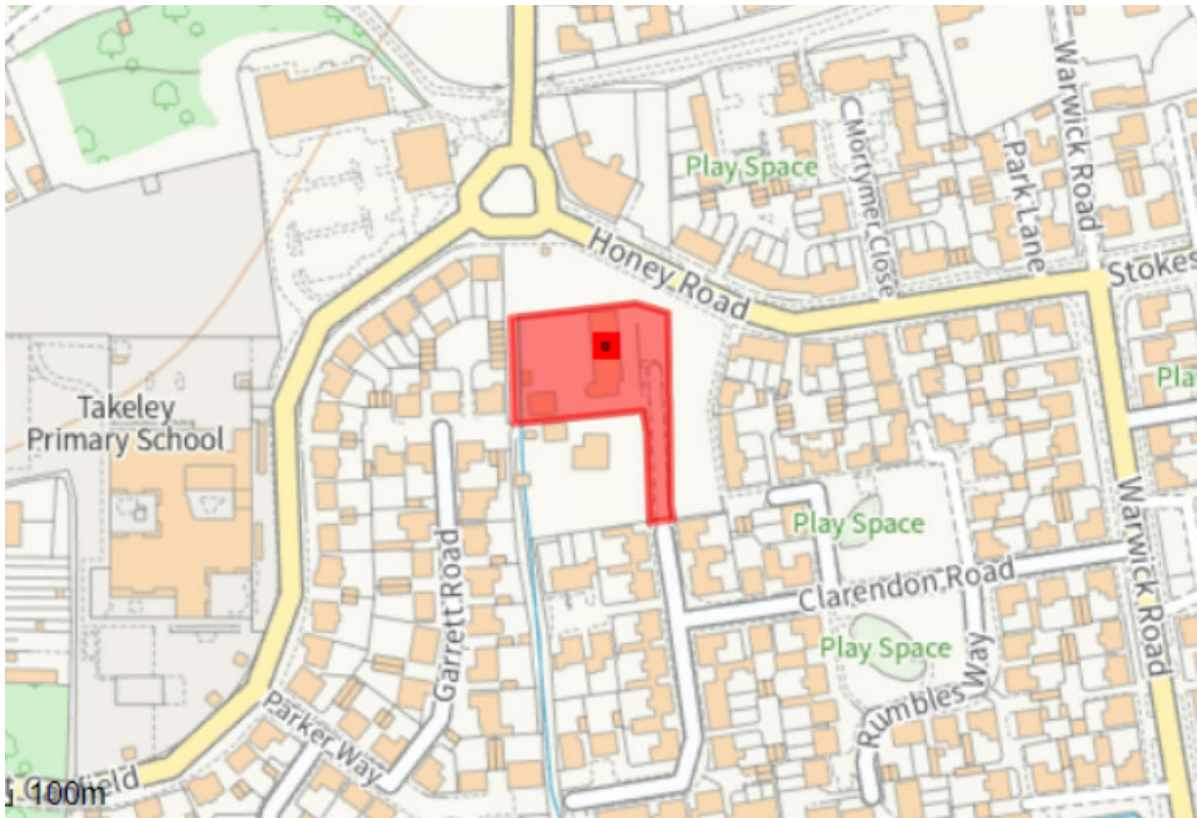
**ITEM NUMBER:** 7

**PLANNING COMMITTEE DATE:** 10 June 2026

**REFERENCE NUMBER:** UTT/25/2984/FUL

**LOCATION:** Burbank  
37 Clarendon Road  
Little Canfield  
Essex  
CM6 1TJ

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council 30 April 2026

**PROPOSAL:** Demolition of existing building and existing garage and erection of 4 no. new residential dwellings with associated access, parking and landscaping.

**APPLICANT:** Mr Lungo

**AGENT:** LAP Architects

**EXPIRY DATE:** 01.01.2026

**EOT EXPIRY DATE:** 19/06/2026

**CASE OFFICER:** Babatunde Aregbesola

**NOTATION:** Within built-up area  
Aerodrome Direction

**REASON THIS APPLICATION IS ON THE AGENDA:** Councillor Call-in: Cllr Geoff Bagnall

The existing and neighbouring properties are bungalows.

The proposed 2.5 storey homes would have an overbearing impact on adjacent properties and may have overlooking, overshadowing and disturbance to adjacent and neighbouring properties.

The Parish Council objects to tandem parking arrangements on the development and requests changes to remove tandem parking should the development be considered acceptable in principle. The Parish Council has safety concerns that emergency vehicles may not be able to access the new homes because cars park on both sides of the road in Clarendon Road, therefore parking restrictions are requested should the development be recommended for approval.

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## **1. COMMITTEE REPORT ADDENDUM**

### **1.1 Introduction**

**1.1.1** This application was presented to members of the planning committee on 13<sup>th</sup> May 2026 with a recommendation for approval subject to suggested conditions.

**1.1.2** Members of the Planning Committee raised several issues in which they felt further clarification was required or the submission of further revised

drawings were necessary prior to a decision being able to be made. The points raised by members include:

- Whether adequate parking arrangements were in place for all plots and for visitors. There appeared to be one space short.
- The dimension sizes of garages.
- The siting of bins within garages.
- Arrangements for waste collections and whether a swept path analysis had been undertaken.
- The size and positioning of the hammerhead, together with concerns that emergency vehicles might not be able to access the new dwellings.
- The concerns expressed by Urban Design about the 2.5 storey heights of the dwellings.
- The general unsympathetic design of the dwellings.

**1.1.3** Subsequently a resolution was made by Members to defer deciding on the application to allow for officers of the Local Planning Authority to liaise with the Applicant to address and provide further clarification in relation to the points above.

**1.1.4** The application has been returned to the Planning Committee for consideration following the receipt of this additional plans such as:

- Internal dimension sizes of garages
- Refuse plan, siting of bins within garages and drag distance including collection points
- Swept analysis and position of the hammerhead with size 5 turning head.
- Plan to show neighbouring 2.5 storey residential buildings to the application site

**1.1.5** The siting of the dwellings would be set back from the road frontage sitting behind neighbouring property known as Broadmead, and combined with the overall height and bulk proposed, would not be overbearing, nor appear incongruous within the street scene. Whilst it is recognised that 2.5-storey dwellings are not the prevailing form within the immediate locality, this is not determinative in policy terms. The application site is not devoid of comparable built form, and there is clear evidence of buildings of a similar scale and height within the surrounding context. In this regard, the proposal would not appear incongruous or visually intrusive, nor would it conflict with the established pattern of development when viewed in the round.

**1.1.6** A turning head is to be provided within the layout to ensure the manoeuvring requirements of refuse, emergency and delivery vehicles can be accommodated within the site. This is evidenced within the transport statement with the swept analysis confirming safe access manoeuvring and exit of large vehicles. The proposed access accord with the guidance set out in the Essex Design Guide.

- 1.1.7** The applicant has demonstrated that 3no. allocated spaces will be provided for the proposed new dwellings at the site. There is also one an additional visitor parking area in the site capable of accommodating the required unallocated off-street vehicle parking provision. The garages and surface car parking spaces have been revised to comply with the dimension requirements set out in the 2024 Essex Parking Guidance and reduce the tandem parking arrangement. This would meet the required parking spaces for the new dwelling, as set out in the Vehicle Parking Standards SPD. As such, the proposed development accords with Policy eCP31 of the Uttlesford Local Plan (2021-2041).
- 1.1.8** Regarding bin storage and collection, the applicant has demonstrated that refuse bins can be securely stored within the development and safely collected from the site. Each dwelling will have its bins stored behind the individual garage, with residents bringing them forward through the garage on collection days. This arrangement is considered both practical and acceptable for the proposed dwellings.
- 1.1.9** Officers are of the view that the issues raised have now been satisfactorily addressed through the supplementary information submitted by the applicant.

## **1.2** EXECUTIVE SUMMARY

- 1.3** The applicant seeks planning permission to erect 4 no. dwellings with associated landscaping parking and access following the demolition of existing building.
- 1.4** The proposed development involves the erection of four detached 2 ½ storey dwellinghouses at the site located off a shared access drive. By way of their scale, layout and appearance, it would not appear out of character with the pattern of development adjacent the site or the wider surroundings. The proposals would represent the effective re-use of land in a sustainable location which represents a more efficient use of underutilised land in accordance with paragraphs 124 and 125(d) of the NPPF.
- 1.5** The proposals have been assessed against the relevant policies contained within the Development Plan and the NPPF. It has been concluded that they comply and in accordance with these policies and guidance. In conclusion, it has been found that the proposals are acceptable and thus are recommended for approval subject to conditions.

## **2.** RECOMMENDATION

That the Strategic Director of Planning be authorised to <b>GRANT</b> permission for the development subject to those items set out in section 17 of this report – <b>Conditions</b>
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## **3.** SITE LOCATION AND DESCRIPTION:

- 3.1** The application site lies to the south of Honey Road and is accessed off a private road from the end of Clarendon Road. The private drive serves 2 dwellings: Burbank and Broadmead.
- 3.2** The site, Burbank, currently has one large bungalow, which fronts the private drive, and a large double garage to the rear. There is a garden to the rear of the bungalow with a couple of pieces of garden paraphernalia, such as a summerhouse and a pergola. The boundary is predominantly defined by a plain close boarded fence.
- 3.3** There are existing vegetation surrounding Burbank and Broadmead which screens the plots from each other and the neighbouring dwellings.
- 3.4** There is a mixture of terraced housing, detached and semi-detached houses, from 2 storeys high up to 3+ storeys in some part of the area.

**4. PROPOSAL**

- 4.1** The proposal is for the erection of four detached 2½-storey dwellinghouses, together with associated landscaping, parking, and access. The development would comprise a mix of four-bedroom units (Plots 2 and 3) and five-bedroom units (Plots 1 and 4).
- 4.2** The application includes the following supporting documents:
- PRELIMINARY ECOLOGICAL ASSESSMENT
  - TRANSPORT STATEMENT
  - DRAINAGE STRATEGY
  - TREE PROTECTION PLAN
  - ARBORICULTURAL REPORT
  - DESIGN AND ACCESS STATEMENT
  - BIODIVERSITY VALIDATION CHECKLIST
  - PLAN DRAWINGS

**5. ENVIRONMENTAL IMPACT ASSESSMENT**

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

**6. RELEVANT SITE HISTORY**

**6.1**

Reference No.	Status	Decision Date	Proposal
UTT/25/0695/PA	Advice Given	23.07.2025	Demolition of existing bungalow, retention of existing garage and

			erection of 4 detached dwellings, with associated parking and amenity.
UTT/17/1575/CLP	Approve Cert Lawfulness	27.05.2017	Proposed garage
UTT/2003/03/FUL	Approve with Conditions	21.11.2003	Erection of side conservatory

## **7. PRE-APPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

**7.1** Paragraph 40 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

**7.2** Pre-application advice was sought for the Demolition of existing bungalow, retention of existing garage and erection of 4 detached dwellings, with associated parking and amenity. Officer advice was given in July 2025 (UTT/25/0695/PA) which was considered that the proposal would represent the effective re-use of previously developed land in a sustainable location which would have public benefits towards the district's housing stock.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

### **8.1 Highway Authority – No Objection**

**8.1.1** From a highway and transportation perspective the Highway Authority stated that the impact of the proposal is acceptable to the Highway Authority subject to compliance conditions.

## **9. LITTLE CANFIELD PARISH COUNCIL**

**9.1** RAISED OBJECTION - The existing and neighbouring properties are bungalows. The proposed 2.5 storey homes would have an overbearing impact on adjacent properties and may have overlooking, overshadowing and disturbance to adjacent and neighbouring properties. The Parish Council objects to tandem parking arrangements on the development and requests changes to remove tandem parking should the development be considered acceptable in principle.

**9.2** The Parish Council has safety concerns that emergency vehicles may not be able to access the new homes because cars park on both sides of the road in Clarendon Road, therefore parking restrictions are requested should the development be recommended for approval. A planning condition is requested to protect the tree roots for the green swathe and community

orchard during the construction of new properties. Construction vehicle access should note caution for children playing nearby, as construction traffic would pass two playgrounds.

**9.3 Takeley Parish Council**

**9.4** Wishes to echo the objections made by Little Canfield Parish Council on the proposals for 4 new dwellings and conflicts with

**10. CONSULTEE RESPONSES**

**10.1 Place Services (Ecology)** – No ecological objection subject to attached conditions.

**10.2 UDC Urban Design - No Objection**

Following the receipt of the amended plans, holding objection was removed.

**10.2. UDC Landscape Officer** – following the receipt of the amended plans, holding objection was removed and conditions were recommended.

**10.3 London Stansted Airport** - The aerodrome safeguarding authority for Stansted Airport and has no objection subject to conditions.

**10.4 Place Service - Historic Environment** – No objection but recommend conditions.

**11. REPRESENTATIONS**

**11.1** A site notice was displayed near the site and adjoining occupiers notified by post.

**11.2 Support**

**11.3** There are no letters of support for this application.

**11.4 Object**

**11.5** There are 6 representations objecting to this application. The following comments were received:

- Noise and general disturbance from construction vehicles.
- Failure to provide safe and suitable access
- Access is restricted leading to traffic congestion
- Impact on neighbouring amenity in terms of loss of privacy
- Impact on biodiversity and landscape
- Impact of existing character
- Infrastructure capacity
- Inadequate access for emergency vehicles
- Inadequate parking provision

## **12. MATERIAL CONSIDERATIONS**

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

**12.2** Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to The provisions of the development plan, so far as material to the application:

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

### **12.3 The Development Plan**

**12.3.1** Essex Minerals Local Plan (adopted July 2014)  
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
Uttlesford District Local Plan 2021 - 2041 (adopted 2026)  
Felsted Neighbourhood Plan (made Feb 2020)  
Great Dunmow Neighbourhood Plan (made December 2016)  
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)  
Thaxted Neighbourhood Plan (made February 2019)  
Stebbing Neighbourhood Plan (made July 2022)  
Saffron Walden Neighbourhood Plan (made October 2022)  
Ashdon Neighbourhood Plan (made December 2022)  
Great & Little Chesterford Neighbourhood Plan (made February 2023)

## **13. POLICY**

### **13.1 National Policies**

**13.2** National Planning Policy Framework (December 2024).

### **13.3 Uttlesford Local Plan 2021 – 2041**

Core Policy 1 - Addressing Climate Change  
Core Policy 2 - Meeting Our Housing Needs  
Core Policy 3 - Settlement Hierarchy  
Core Policy 5 - Providing Supporting Infrastructure and Services  
Core Policy 22 - Net Zero Operational Carbon Development  
Core Policy 23 – Overheating  
Core Policy 24 - Embodied Carbon  
Core Policy 25 - Renewable Energy Infrastructure  
Core Policy 26 Providing for Sustainable Transport and Connectivity

Core Policy 27 - Assessing the Impact of Development on Transport Infrastructure  
Core Policy 28 - Active Travel - Walking and Cycling  
Core Policy 29 - Electric and Low Emission Vehicles  
Core Policy 31 – Parking Standards  
Core Policy 33 - Managing Waste  
Core Policy 34 - Water Supply and Protection of Water Resources  
Core Policy 35 - Watercourse Protection and Enhancement  
Core Policy 37 - Sustainable Drainage Systems  
Core Policy 38 - Sites Designated for Biodiversity or Geology  
Core Policy 40 Biodiversity and Nature Recovery  
Core Policy 41 Landscape Character  
Core Policy 42 - Pollution and Contamination  
Core Policy 43 - Air Quality  
Core Policy 44 - Noise  
Core Policy 52 Good Design Outcomes and Process  
Development Policy - 9 Public Art  
Core Policy 53 Standards for New Residential Development  
Core Policy 55 Residential Space Standards  
Core Policy 58 Custom and Self-Build Housing  
Core Policy 66 - Planning for Health and Well-being

**13.4 Supplementary Planning Document or Guidance**

**13.5** Essex Design Guide  
Supplementary Planning Document – Home Extensions  
Supplementary Planning Document – Uttlesford District-Wide Design Code (2024).

**13.6 Neighbourhood Plan**

There is no 'made' Neighbourhood Plan for the area or one under preparation at a level that should be afforded any weight.

**14. CONSIDERATIONS AND ASSESSMENT**

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

- 14.2**
- A) Principle of development**
  - B) Design, Character and Appearance (Policies CP52, CP55, UDC District-Wide Design Code, NPPF)**
  - C) Flood Protection (Policies CP35, CP36, CP37, NPPF)**
  - D) Neighbour and occupant's amenity (Policies CP52, CP44, NPPF)**
  - E) Highways and Access (Policies CP26, CP27, CP28, NPPF)**
  - F) Parking provision (Policy CP31, NPPF)**
  - G) Ecology and BNG (CP38, CP40 and NPPF)**
  - H) Lighting (Policy CP42 and NPPF)**
  - I) Accessible Homes (CP53, SPD - Accessible Homes and Playspace)**
  - J) Trees and Landscape**
  - K) Other Matters**
  - L) Planning Balance**

### **14.3 A) Principle of Development**

- 14.3.1** The application site lies to the south of Honey Road and is accessed off a private road from the end of Clarendon Road. The private drive serves 2 dwellings: Burbank and Broadmead.
- 14.3.2** Of relevance to the application site LP Core Policy 3 recognises Little Canfield as a Smaller Village and out sets out that limited infill development may be appropriate within the existing built areas of these settlements, or if it allocated within a Made Neighbourhood Development Plan or future parts of the Local Plan. That is, there is a presumption in favour of sustainable development within the existing built area of Smaller Villages.
- 14.3.3** CP3 does recognise that Little Canfield is a smaller village. However, this site lies within Prior's Green which is within the development limits of Takeley. CP3, therefore, classifies this settlement as a local rural centre.
- 14.3.4** Core Policy 3 does not provide a defined development limit to Little Canfield and instead relies on the subjective nature of whether a site is in the 'built' area. The site is located within the core part of the village with easy access to essential services and sustainable transport.
- 14.3.5** Given the location of the site within the built-up area of the village, the proposal to erect new houses at this location is considered acceptable in principle and would be in accordance with Policy CP3 and advice within the NPPF which seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 14.3.6** The site is within the development limits of a Smaller Village, and the proposal would constitute infilling within a small group of houses, compatible to the character and appearance of the area, the scheme would not conflict with the ULP's spatial strategy, accord to the general thrust of Uttlesford Local Plan Policy CP3.
- 14.3.7** In the context of the urban area, where there is alternative means of transportation to travel by car to access day-to-day services, this site is in accessible location, and the scheme would enable and encourage movements by alternative means. The level of private vehicular use by a single household would be small, and for all these reasons the scheme would not therefore conflict with ULP Policy eCP26 and CP27, or with the stance at paragraphs 108 and 109 of the Framework.
- 14.3.8** As per the NPPF definition of Previously Developed Land, the site forms the curtilage of a former residential dwelling and would fall within this definition, lending to its status as being within a built-up area.

**14.3.9** Previously developed land – Effective use of land:

- 14.3.9.1** The NPPF defines Previously Developed Land (PDL) as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed).
- 14.3.9.2** Following the NPPF definition of Previously Developed Land and the High Court judgment in Dartford Borough Council -v- SSCLG [2017] EWCA Civ 141, the site is determined to be Previously Developed Land (PDL). The NPPF encourages the use of previously developed land for new development.
- 14.3.9.3** As such and with regards to the principle of the development of the site, it can be classed as brownfield or previously developed land (PDL) by definition. Redevelopment of PDL for housing purposes as is sought is considered acceptable and the site lies within a sustainable location where the sub-division of the site for housing purposes would make more effective use of the land in line with the advice contained within paragraphs 124 and 125(c) of the NPPF. Furthermore, the immediate surrounding area along Clarendon Road is characterised by modern estate housing, and the proposed residential use of the site would not necessarily conflict with the character of the area. In these circumstances, the proposal would comply with the NPPF.
- 14.3.9.4** The principle of residential use at the site to erect four new dwellings will not necessarily have overly harmful impact with regards to encroachment or changing the wider landscape character of the area because of established vegetation boundaries to the site and its historical association with the curtilage of existing house Burbank. The plans demonstrate that a building of 2.5 storey dwelling could be integrated into the land subtly and sympathetically, with a height, scale and form that accords with the existing pattern of development adjacent the site. The overall scale of the dwellings being proposed is modest and the proposed spacing between plots would align with the low-density spacing evidenced within the local area.
- 14.3.9.5** The bulk and form would relate well to the adjacent dwellings and overall, the existing modern estate pattern of development along Clarendon Road would be respected and followed, which limits overbearing impacts. The proposal would result in an increased domestic appearance of the overall site but would not be out of place within this location, nor would overly alter the character of the site to an adverse level. The introduction of the proposed built form at this location would cause a minimal change to the landscape character of the site by creating somewhat of an increased domesticated appearance, but it would not be excessive nor detrimental to the landscape given the context of the site and the existing built form within this area.

**14.3.9.6** Overall, the principle of residential development in the form of 4no. dwellings at the site, the planning balance under paragraph 11(d) of the NPPF would support the principle of the development and as such, the proposed development would accord with paragraph 11 of the NPPF.

**14.4 B) Design, Character and Appearance (Policies CP52, CP55, UDC District-Wide Design Code, NPPF)**

**14.4.1** Section 12 (Achieving well-designed places) of the National Planning Policy Framework attaches great importance to the design of the built environment. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

**14.4.2** Policy CP52 of the Local Plan establishes that development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the most up-to-date versions of the Uttlesford Design Code, and the Essex Design Guide. CP54 also sets out that new major residential development will be expected to provide a mix of homes to meet current and future requirements in the interests of meeting housing need and creating socially mixed, vibrant and inclusive communities.

**14.4.3** The applicant has provided a Design and Access Statement and Planning Statement partially detailing the design approach to the proposed dwelling and how its design, layout and appearance respond to the site's character and setting, particularly with reference to the Uttlesford Design Code (2024). In addition, revised plans were submitted by the applicant to address the issues raised by consultees especially Urban Design officer, during the course of the application.

**14.4.4** The proposed development involves the erection of four detached dwellings at the site, largely comprising 2.5-storey forms of a mix of four-bedroom units (Plots 2 and 3) and five-bedroom units (Plots 1 and 4). The proposed dwellings would take a fairly traditional approach to design. In terms of scale, mass and appearance within the street scene, the proposed dwelling would be spatially arranged within the site modest separation distance between dwellings. The proposed development would comprise 4 bedrooms houses spread across tow floor levels with accommodation within its roofspace.

**14.4.5** The proposed dwellings have been carefully designed as a 2.5-storey detached houses, with varying eaves and ridge heights that respect the scale and character of surrounding buildings. This approach minimises the visual impact within the local area and ensures the building integrates well within its immediate surroundings.

**14.4.6** In terms of scale, mass and appearance within the street scene, the proposed 4no. dwellings would be sited across the width of the site with glimpsed visibility along the road frontage through established boundary

vegetation. The siting of the dwellings would be set back from the road frontage sitting behind neighbouring property known as Broadmead, and combined with the overall height and bulk proposed, would not be overbearing, nor appear incongruous within the street scene. Whilst it is recognised that 2.5-storey dwellings are not the prevailing form within the immediate locality, this is not determinative in policy terms. The application site is not devoid of comparable built form, and there is clear evidence of buildings of a similar scale and height within the surrounding context. In this regard, the proposal would not appear incongruous or visually intrusive, nor would it conflict with the established pattern of development when viewed in the round.

**14.4.7** Paragraphs 130 and 134 of the NPPF require development to be sympathetic to local character while also recognising that good design should not be stifled solely by a desire to replicate existing forms. The Framework is clear that development should respond positively to its context, not simply mirror it. The proposed scheme achieves this by drawing upon the prevailing characteristics of the area whilst introducing a form of development that remains entirely compatible with its surroundings.

**14.4.8** The submitted street scene drawings robustly demonstrate that the proposed development would assimilate comfortably within the existing streetscape. The scale, massing and height would sit harmoniously alongside neighbouring properties, ensuring that the proposal would not result in any material harm to the character or appearance of the area. There is therefore no conflict with the design objectives of the NPPF, and no justification for resisting the scheme on visual or townscape grounds.

**14.4.9** In terms of external appearance, the dwellings take a traditional form, typical of other new residential developments within the area. The proposed design of these buildings takes a predominantly 2.5-storey form with gable-end roofs, cross gabled sections and dormer windows. In terms of materials, the applicant demonstrates that the dwellings would be of a fairly traditional design and are in keeping with the vernacular common in the area.

**14.4.10** Variety is introduced in the use of external materials and includes an indicative mix of facing brick and rendered walls and tiled roofs. It should be noted that no specific details or specifications have been provided with regards to materials and these details would need to be secured through the implemented of a condition attached to any grant of planning permission. The indicative materials palette would be considered sympathetic to the character of the area and enables different elements of bulk and volume to be broken up.

**14.4.11** The character and appearance of dwellings in the area is varied and there is no clear, established architectural style dominant in the surroundings. As such, the indicative materials would appear appropriate within the site's setting and enable the proposed dwelling to integrate within the site's context. Whilst simple built forms and materials are proposed, there are

slight variations within the elevation of the building that avoid monotony and help to limit any perceived urbanising feel that the new dwelling would have.

- 14.4.12** Regarding the proposed layout, the dwellings are to be served by the existing access point off Clarendon Road which is to be widened and expanded into a shared access drive spanning widthways across the site.
- 14.4.13** Whilst much of the development in this part of Little Canfield takes a modern estate form along the street, the proposed layout would not appear incongruous to have an access drive running horizontally to serve new development to the rear of the existing building line. The proposed layout and the pattern of the proposed development would not be out of character with the existing pattern of development within the surrounding area.
- 14.4.14** The application site spans 0.246h and the proposed development of 4no. dwellings would represent a low-density development equivalent to approximately 16 dwellings per hectare. Whilst this is significantly lower than the typical levels of density accepted within existing settlement areas (as set out in the Essex Design Guide), this is not considered to be inappropriate in the context of the application site given that the site is located within the built-up area as designated by Core Policy 3 of Local Plan.
- 14.4.15** The level of density and scale being proposed would not be overbearing nor create an overly urbanising effect. It is deemed that this aspect of the design is responsive to local context and respects the existing pattern of development and the constraints of the site.
- 14.4.16** The proposed building footprints would provide generous internal layouts. In terms of layout, the internal spaces comply with the standards as set out in the Nationally Described Space Standards. The proposed bedrooms are also well within the standards and achieves compliant areas. The rear amenity spaces proposed also far exceed the 100m<sup>2</sup> minimum space standard set out in the Essex Design Guide for 3+ bedroom dwellings.
- 14.4.17** Overall, it is considered that the proposed development, whilst slightly increasing built form within the site, would not be incompatible with the character of the surrounding area or in the street scene. The proposals make effective use of the site, and it is clear that the design elements of the proposals have been implemented to respect existing built form and vernacular of the area that respect the character of the site. As such, the proposals accord with Policies eCP52 and eCP53 of the Local Plan (2021-2041).

#### **14.5 C) Flood Protection (Policies CP35, CP36, CP37, NPPF)**

- 14.5.1** Paragraph 170 of the NPPF (2024) also sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future) and that where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

**14.5.2** With regards to the Local Plan CP36 sets out that all development proposals should demonstrate that they will be safe for their lifetime and that they reduce and, where possible, avoid the risk of all forms of flooding to future occupiers, and do not increase the risk of flooding elsewhere.

**14.5.3** The site is located entirely within Flood Zone 1 which is area at lowest risk of fluvial flooding. No built development is proposed within areas of flood risk, and all hardstanding is also located within Flood Zone 1. This accords with paragraph 170 of the NPPF (2024) which directs new development away from areas at highest risk.

**14.5.4** As such, the proposed development is considered capable of incorporating a suitable means of drainage that would not increase flood risk on or adjacent the site. Therefore, the proposed development is capable of according with Policy CP36 of the Uttlesford Local Plan (2021-2041) and the NPPF (2024).

**14.6 D) Neighbour and occupant's amenity (Policies CP52, CP44, NPPF)**

**14.6.1** Policy CP52 further sets out that new development should not cause any loss of privacy, loss of light or be an overbearing form of development for nearby properties which would result in the loss of amenities of the occupants of the neighbouring properties. With regards to residential amenity, Policy CP52 establishes that development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the most up-to-date versions of the Uttlesford Design Code, and the Essex Design Guide.

**14.6.2** The proposed gardens would far exceed the 100m<sup>2</sup> standard for 3+ bedroom properties, as set out in the Essex Design Guide. The private amenity space proposed would provide a high quality of private amenity space for future occupiers of the new dwelling. The shape and form of the proposed gardens would be spacious and expansive and logically relate to each dwelling. The proposed internal space would meet the prescribed dimension withing technical housing standard.

**14.6.3** The site is located to the north of Clarendon Road and to the south of Honey Road in Little Canfield. The site is bounded to the north by a band of vegetation that is located on the southern side of Honey Road and to the east by a band of vegetation that is located to the west of the pedestrian link / open space area that stretches from Clarendon Road up to Honey Road. To the south the site is bounded by another band of vegetation that separates the Burbank property from the Broadmead property.

**14.6.4** The proposed development would be wholly contained within the defined red line boundary. Mature vegetation along the site's perimeter provides an established and effective level of natural screening, contributing positively to the protection of neighbouring amenity. The layout achieves appropriate

separation distances such that the development would not give rise to unacceptable overbearing impacts upon adjoining properties.

- 14.6.5** A number of third-party representations have been received, raising concerns regarding potential harm to the residential amenities of occupiers in Broadmead. The application site is located to the north of Broadmead, with Plot 1 positioned closest to the shared boundary. Plot 1, however, maintains a suitable set-back from this boundary accentuated by the attached garage, and the existing mature boundary vegetation would serve to mitigate potential visual intrusion and maintain an acceptable level of privacy for adjoining occupiers.
- 14.6.6** The relationship between the proposed dwellings and neighbouring residential properties is considered satisfactory. The siting and orientation of the proposed dwellings ensure that all principal windows are directed towards the front or rear elevations, with only a limited number of side-facing windows, and these serving non-habitable rooms. As a result, the proposal would not lead to material overlooking or loss of privacy.
- 14.6.7** Furthermore, the scale and form of the dwellings, in combination with the separation distances maintained, ensure that issues of overshadowing or an overbearing presence would not arise.
- 14.6.8** In view of the above, it is considered that the proposed development would not result in any material adverse impact on the residential amenities of neighbouring occupiers. The scheme also provides an appropriate level of private amenity space for future residents, meeting expected standards.
- 14.6.9** Accordingly, the development is considered acceptable in terms of residential amenity and would accord with Policies eCP44 and eCP52 of the Local Plan (2021–2041).

#### **14.7 E) Highways and Access (Policies CP26, CP27, CP28, NPPF)**

- 14.7.1** Policies CP26 & CP27 of the Local Plan lists a number of criteria regarding access with which development must comply in order for it to be considered acceptable. Access to the main road network must be capable of carrying the traffic generated by the development safely and the traffic generated by the development must be capable of being accommodated on the surrounding transport network. The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired, whilst also encourages movement by means other than driving a car. eCP27 sets out that developers are required to submit a Transport Assessment and/ or a Transport Statement to assess the potential transport impacts of the developments, in line with the thresholds set out in the Essex County Council latest guidance, whilst CP26 enforces that proposals should provide for a number of sustainable measures to support sustainable transport and connectivity.

**14.7.2** As well as the supporting plans provided, the applicant has also submitted a Transport Statement with the application. These details that the proposed access will be provided via the existing private track access from northern end of Clarendon Road leading into a turning head within the site. A turning head is to be provided within the layout to ensure the manoeuvring requirements of refuse, emergency and delivery vehicles can be accommodated within the site. This is evidenced within the transport statement with the swept analysis confirming safe access manoeuvring and exit of large vehicles. The proposed access accord with the guidance set out in the Essex Design Guide.



**14.7.3** Essex County Council’s Highway team were consulted on the proposals and from a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to conditions being implemented to any planning permission. Therefore, the proposal accords with Policies CP26 and CP27 of the Local Plan (2021-2041) and the NPPF.

**14.8 F) Parking provision (Policy CP31, NPPF)**

**14.8.1** Policy CP31 of the Local Plan sets out that the number, design and layout of vehicle parking places proposed is appropriate for the location, as set out in Supplementary Planning Guidance “Vehicle Parking Standards”. The proposed development would trigger the requirement for three vehicle parking spaces to be provided for 4+bed dwellings.

**14.8.2** The applicant has demonstrated that 3no. allocated spaces will be provided for the proposed new dwellings at the site. There is also one an additional visitor parking area in the site capable of accommodating the required unallocated off-street vehicle parking provision. The garages and surface car parking spaces have been revised to comply with the dimension requirements set out in the 2024 Essex Parking Guidance and reduce the tandem parking arrangement. This would meet the required parking spaces for the new dwelling, as set out in the Vehicle Parking Standards SPD. As

such, the proposed development accords with Policy eCP31 of the Uttlesford Local Plan (2021-2041).

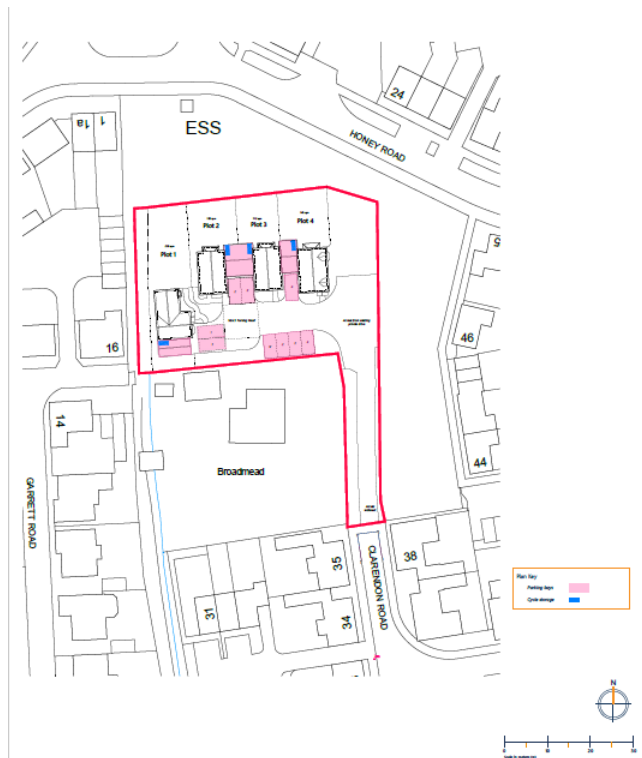
**14.8.3**

The relevant parking standards in the context of the development proposal are contained in the Essex Parking Standards Design and Good Practice (September 2024). Table 6.1 sets out the minimum car and cycle parking requirement contained within the Essex Parking Standards.

**Table 6.1: Essex Parking Standards**

Use	Minimum Vehicle Provision (Low Connectivity)	Minimum Cycle Provision	Minimum Powered Two Wheeler (PTW)	Minimum Disabled Provision	Electric Vehicle (EV) Parking Standards
1 Bedroom	1 space + 0.25 visitor unallocated	<b>Long Stay:</b> 1 space per bedroom. None if garage or secure area is provided within curtilage of dwelling	N/A For visitor 1 space, + 1 space per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	N/A if parking is in curtilage of dwelling, otherwise as Visitor/unallocated	At least one parking space shall be provided with an active EV charge point per dwelling.
2 Bedrooms	2 spaces + 0.25 visitor unallocated	<b>Short Stay:</b> 1 space per 40 dwellings			On-street, shared or visitor spaces shall be provided with an active EV charge point at a ratio of 1 in 5. All remaining spaces shall have passive provision.
3 Bedrooms					
4+Bedrooms					

Source: Essex Parking Standards Design and Good Practice (September 2024)





## 14.9 G) Ecology and BNG (CP38, CP40 and NPPF)

**14.9.1** ULP Policies CP38 & CP40 seeks to ensure that development would not have a harmful effect on wildlife, geological features, or protected species. CP38 also sets out the design of development should incorporate measures to improve the biodiversity or geodiversity of development sites. The application was submitted with a supporting Biodiversity Validation Checklist and Preliminary Ecological Assessment (ACJ Ecology, July 2025).

**14.9.2** These documents address the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

**14.9.3** General duty on all authorities:

**14.9.3.1** The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of

biodiversity in England through the exercise of functions in relation to England.” Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance. This development is subject to the general duty outlined above.

**14.9.4** Protected Species:

**14.9.5** In accordance with Natural England’s standing advice the application site and surrounding habitat have been assessed for potential impacts on protected species.

**14.9.6** The LPA have reviewed the Preliminary Ecological Assessment (ACJ Ecology, July 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures. We have also reviewed the information submitted relating to mandatory biodiversity net gains. We are satisfied that there is sufficient ecological information available to support determination of this application

**14.9.7** This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable. The mitigation measures identified in the Preliminary Ecological Assessment (ACJ Ecology, July 2025) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

**14.9.8** In line with the recommendations of the submitted Preliminary Ecological Assessment (ACJ Ecology, July 2025), a wildlife-sensitive lighting design scheme should be secured to ensure that any future lighting associated with the development avoids unnecessary illumination of boundary habitats and potential movement corridors. Although the site supports limited ecological value overall, the PEA highlights the inappropriate lighting can still adversely affect nocturnal and crepuscular species by disrupting natural behaviour, reducing habitat quality, and eroding dark corridors. A carefully designed lighting strategy, in line with best practice guidance<sup>1</sup>, minimising light spill, directing luminaires away from vegetation, and maintaining dark edges, will ensure avoidance of ecological impacts.

**14.9.9** Biodiversity Net Gain:

With regard to mandatory biodiversity net gains, it is highlighted that we support the submitted Biodiversity Assessment (ACJ Ecology, October 2025), including the Baseline Habitat Map, and the Statutory Biodiversity Metric – Calculation Tool. Biodiversity net gains is a statutory requirement

set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990, and we are satisfied that submitted information provides sufficient information at application stage.

- 14.9.10** It is noted that the applicant is unable to achieve 10% measurable biodiversity net gain site, which is the mandatory minimum requirement. As a result, the applicant has shown willingness to approach an off-site habitat bank provider, registered on the biodiversity gain site register, to meet statutory requirements. Alternatively, the applicant could proceed with the Government's Statutory Biodiversity Credit option at a last resort. A copy of the finalised Statutory Biodiversity Metric - Calculation Tool with off-site units or Statutory Biodiversity Credits will be required as part of the Biodiversity Gain Plan.
- 14.9.11** We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures are a separate matter to mandatory biodiversity net gains, and the finalised details should be outlined within a separate Biodiversity Enhancement Strategy to be secured as a condition of any consent.
- 14.9.12** This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain. Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.
- 14.9.13** As such, it is considered this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests and that the proposals, with conditions attached accords with Policies CP38 and CP40 of the Uttlesford Local Plan (2021-2041).
- 14.10 H) Lighting (Policy CP42 and NPPF)**
- 14.10.1** Policy CP42 sets out that the Council will seek to limit light pollution from new development, including limiting the hours of use for external lighting.
- 14.10.2** The Applicant's plans do not demonstrate any external lighting to be installed at the proposed dwelling and therefore no lighting scheme can be assessed against Policy CP42. However, in the interests of preserving neighbouring amenity, and any protected species, a condition will be implemented to ensure that any potential future external lighting at the site is subject to approval by the LPA.
- 14.11 I) Accessible Homes (CP53, SPD - Accessible Homes and Playspace)**

**14.11.1** The SPD entitled 'Accessible Homes and Playspace' require compliance with the Lifetime Homes standards. This is also reflected by CP53 which states that the Council expect all residential schemes to be 100% M4(2) compliant. However, these standards have effectively been superseded by the optional requirements at Part M of the Building Regulations, as explained in the PPG. Compliance with these requirements could be secured using a condition.

**14.12 J) Trees and Landscape**

**14.12.1** The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.

**14.12.2** None of the trees on site are the subject of a Tree Preservation Order (TPO) or other restrictions.

**14.12.3** The application is accompanied by Tree Protection Plan and Arboricultural Impact Assessment by Andrew Day Arboricultural Consultancy Ltd. The reports advised that the trees present on site are, in general, in good physiological condition, exhibiting no visible symptoms of pests or diseases commonly associated with their respective species. To facilitate the proposed development, the following tree surgery works will be required: Trees to be removed: T1, T2, T3, T4 & T5 – low quality.

**14.12.4** The proposed development will result in a minor incursion into the Root Protection Areas (RPAs) of trees G1, & G2, where foundations cross the RPA of G1 and part of the parking bay in G2 RPAs, hand-excavated assessment trenches will be dug under arboricultural supervision to identify and manage roots. Significant roots will be retained where possible or pruned cleanly if unavoidable, with foundation designs potentially adapted to bridge over roots, thereby minimising risk of damage and preserving tree health.

**14.12.5** Protective fencing and ground protection measures will be installed and maintained throughout the construction phase to safeguard retained trees

**14.12.6** All works will be undertaken in accordance with BS3998:2010 and take into account all relevant wildlife legislation.

**14.12.7** Following consultation, the UDC Landscape Officer advised that although the existing boundary trees are categorised as low quality (Category C), they provide important visual screening for the proposed development and should therefore be retained and appropriately protected. The applicant must ensure that all tree protection measures set out in the Arboricultural Impact Assessment (Andrew Day, Arboricultural Consultancy Ltd, October 2025) are strictly adhered to. This includes, for example, the requirement for

an assessment trench to be hand-dug to a minimum depth of 600mm under arboricultural supervision, in order to inform a foundation design that accommodates root retention and protection where feasible.

**14.12.8** The submitted Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) provide sufficient detail regarding the proposed tree removals and the protection measures for all trees to be retained. These documents are considered acceptable, and their implementation will be secured by way of condition to ensure strict adherence to the approved methodologies and mitigation measures prior to, and throughout, the construction phase.

**14.12.9** Overall, the proposed development can be delivered without significant harm to existing trees on site and new trees planted to compensate for tree loss because of the development. The development proposed would accord with Core Policy 41 of LP 2021-2041.

### **14.13 K) Other matters**

**14.13.1** The Essex Historic Environment Record identifies that the proposed development is located adjacent to a known archaeological site. Trial trenching to the north of the proposed has identified evidence of prehistoric occupation including pottery and worked flints; undated features were also excavated (EHER 48347). To the southeast, further evaluation works identified a number of worked flints including a core from the subsoil indicative of occupation within the vicinity (EHER 48218). To the northwest, an evaluation comprising 40 trenches revealed Early Iron Age agricultural activity prehistoric features including a possible ring ditch and cremation burial at the eastern end of the site and a handful of medieval pits and ditches (EHER 46298). There is therefore the potential for preserved prehistoric and medieval archaeological remains within the proposed development area.

**14.13.2** To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024). A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the proposed dwellings and associated infrastructure needs to be further understood by a programme of trial trenching. Should this reveal archaeological deposits it could be followed by further targeted excavation/mitigation; this could be outlined in further detail by a brief from this office to inform a WSI.

**14.13.3** It is noted that the development site is situated within the 11.1km evidenced Zone of Influence (ZOI) for recreational impacts at Hatfield Forest Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR) as shown on MAGIC map ([www.magic.gov.uk](http://www.magic.gov.uk)). Therefore, Natural England's letter to Uttlesford DC relating to Hatfield Forest Mitigation Strategy (19 June 2025)

should be followed to ensure that impacts are minimised to this site from new residential development. The apportioned SAMM tariff for Uttlesford District will be £1,333.60/new dwelling towards migration strategy is £1,333.60/new dwelling. At present, no legal agreement has been secured, however, a pre-commencement condition can be implemented to ensure that the financial obligations are met prior to development.

**14.13.4** Regarding bin storage and collection, the applicant has demonstrated that refuse bins can be securely stored within the development and safely collected from the site. Each dwelling will have its bins stored behind the individual garage, with residents bringing them forward through the garage on collection days. This arrangement is considered both practical and acceptable for the proposed dwellings.



**14.14 L) Planning Balance**

**14.14.1** The NPPF describes the importance of maintaining a five-year supply of deliverable housing sites. As the council is currently unable to demonstrate

a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).

**14.14.2** Paragraph 11 (d) of the NPPF advises:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8) granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed (7) or

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

**14.14.3** Therefore, a tilted balance approach should be applied in the assessment of the proposed development and whether the potential harm the development 'significantly and demonstrably' outweighs the potential positive outcomes of the development as a whole. The development will result in a small level of economic and social benefit. Together these elements are considered to carry limited weight in support of the scheme.

**14.14.4** The scale and appearance of the dwellings are considered appropriate in context, with a varied and locally responsive palette of materials that establishes distinct character areas and reinforces a sense of place. The landscaping strategy strengthens the design, provides meaningful open space, and further mitigates impacts on the rural setting.

**14.14.5** The Framework sets out that in situations, such as here, where the most important development plan policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

**14.14.6** The site is accessible to services and facilities, and the proposal would encourage movement by means other than the car, in accordance with ULP Policies CP26 & CP27.

**14.14.7** There would be some modest economic, social and environmental benefits. Moreover, the scheme would make a limited, but nonetheless important, contribution to the supply of housing. This carries significant weight in its favour.

**14.14.8** In terms of the scheme's adverse impacts, the proposal would result in a limited degree of harm to the openness of the site, which historically accommodated a single dwelling and is now developed with four substantial

residential units. This harm is considered limited due to the site's strong enclosure by mature vegetation, which significantly restricts views from the surrounding street scene. Furthermore, the development would be unable to achieve the required minimum of 10% Biodiversity Net Gain (BNG) on-site. However, the applicant has indicated a willingness to secure off-site BNG provision to address this shortfall, which is considered acceptable in this particular instance.

**14.14.9** Taking both the positives and negatives of the proposal into account, it is concluded that the benefits brought by the development set out in this application will outweigh the negatives of the development as a whole and as such the Tilted Balance is engaged in this respect. The principle of development is acceptable and would be in accordance with paragraph 11(d)(ii) of the National Planning Policy Framework (2024).

**14.14.10** Overall, the council find that the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. In this case, the presumption in favour of sustainable development is a material consideration which outweighs the limited conflict with the development plan, and a decision should thus be taken otherwise than in accordance with it. Accordingly, the proposals are considered to represent a well-designed and policy-compliant scheme that accords with the NPPF, the adopted Uttlesford Local Plan (2021-2041). It is therefore recommended that permission be granted.

## **15. ADDITIONAL DUTIES**

### **15.1 Public Sector Equalities Duties**

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

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

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

### **15.2 Human Rights**

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

**16. CONCLUSION**

**16.1** In conclusion, the proposal accords with the development plan and the NPPF. No material considerations indicate that planning permission should be refused otherwise. It is therefore recommended that planning permission be approved with conditions.

**17. CONDITIONS**

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

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

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

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

**3** No development shall take place until samples of the materials to be used in the construction of the external finishes of the development, including but not limited to walls, tiles, windows, doors, fences and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Core Policy 52 of the Uttlesford Local Plan (2021-2041).

**4** Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]:-

- i. proposed finished levels or contours;
- ii. means of enclosure;

- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.
- viii. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

The details shall be implemented in accordance with the approved details.

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 Core Policies 39 and 52 of the Uttlesford Local Plan (2021-2041).

- 5** No development shall take place, including any ground works or demolition, 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:

- i vehicle routing,
- ii the parking of vehicles of site operatives and visitors,
- i loading and unloading of plant and materials,
- ii storage of plant and materials used in constructing the development,
- iii wheel and underbody washing facilities.
- iv Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense where caused by developer.

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 of the Highway Authority's Development Management Policies.

- 6** The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, have been provided. The vehicle parking area and associated turning area shall be retained in this form at all times.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.

- 7** Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

- 8** Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent carriageway in the interest of highway safety.

- 9** No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

- 10** Prior to the erection of the development hereby approved (not including footings and foundations) a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the site and area in accordance with Policy eCP52 of the Uttlesford Local Plan (adopted 2005).

- 11** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (ACJ Ecology, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and CP40 of the Uttlesford Local Plan (2026).

- 12** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary

Ecological Appraisal (ACJ Ecology, July 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures.
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.”

REASON: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

**13** Prior to occupation, a "lighting design strategy for biodiversity" for external lighting in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &

Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and in accordance with Core Policy 38 of the Uttlesford Local Plan (2021-2041).

- 14** The development hereby permitted shall be provided in accordance with the guidance in Approved Document S 2021 and shall be built in accordance with Optional Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure compliance with the adopted Uttlesford Local Plan Policy CP53, and the adopted Supplementary Planning Document 'Accessible Homes and Playspace'.

- 15** The development hereby approved shall be implemented in accordance with the approved Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), prepared in accordance with BS5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations", shall be implemented in full. The protective fencing and ground protection measures identified within the TPP shall be installed prior to any demolition, groundworks, or construction activities and shall be retained in situ for the duration of the development.

No materials, plant, machinery, spoil, or waste shall be stored or deposited within any Root Protection Area (RPA) at any time. No alterations to the approved TPP or AMS shall take place without the prior written approval of the Local Planning Authority.

If any retained tree is damaged during the course of development, this shall be reported immediately to the Local Planning Authority, along with details of any recommended remedial works prepared by a qualified arboriculturist. These works shall thereafter be carried out as approved.

REASON: To ensure the protection of retained trees during construction, in the interests of visual amenity, landscape character, and biodiversity, in accordance with Policies CP40 and CP41 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework.

- 16** 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 (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.

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, and any subsequent mitigation has been agreed.

The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design for

approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

REASON: To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024) and Uttlesford Local Plan policy ENV4.

- 17** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (ACJ Ecology, July 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs or product descriptions to achieve stated objectives; locations of proposed enhancement measures by appropriate maps and plans (where relevant); persons responsible for implementing the enhancement measures; and details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 18** A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) a non-technical summary
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan
- d) 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;
- e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority
- f) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement work, as set out in the HMMP, have been completed after 30 years. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 3, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP. The Council shall only issue approval of the habitat creation and enhancement works until:

- the habitat creation and enhancement work set out in the approved HMMP have been completed; and
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

- 19** The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see note), and (b) the planning authority has approved the plan (see note).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

- 20** No works on site shall commence until appropriate arrangements to secure the following financial contributions have been secured: - A financial contribution of £5,334.4 (£1,333.60/net new dwelling) to the National Trust for use at Hatfield Forest towards visitor and botanical monitoring and mitigation works.

REASON: To address recreational impacts of the proposed development at Hatfield Forest. In accordance with The Hatfield Forest Mitigation Strategy in accordance with Core Policy 38 of the Uttlesford District Local Plan 2026 (as Adopted) and the NPPF.



# APPENDIX 1 – ECC HIGHWAYS

Your Ref: UTT/25/2984/FUL  
Our Ref: 61893  
Date: 17<sup>th</sup> March 2026



To: Uttlesford District Council  
Assistant Director Planning & Building Control  
Council Offices  
London Road  
SAFFRON WALDEN CB11 4ER

County Hall  
Chelmsford  
Essex CM1 1QH

## Recommendation

Application No. UTT/25/2984/FUL  
Applicant Lungo  
Site Location Burbank 37 Clarendon Road Little Canfield Essex CM6 1TJ  
Proposal Demolition of existing building, retention of existing garage and erection of 4 no. new residential dwellings with associated access, parking and landscaping

The Highway Authority has reviewed all the revised proposed layout drawings submitted as part of this planning application. ***This further response therefore supersedes our previous response dated 20<sup>th</sup> January 2026.***

The Highway Authority has observed that the garages and surface car parking spaces have been revised to comply with the dimension requirements set out in the 2024 Essex Parking Guidance. Therefore:

**From a highway and transportation perspective, the Highway Authority has no objections to make on this proposal subject to the following conditions/obligations:**

1. No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary.  
**Reason:** To avoid displacement of loose material onto the highway in the interests of highway safety.
  2. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.  
**Reason:** To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent carriageway in the interest of highway safety.
  3. The proposed development shall not be occupied until such time as the vehicle parking areas indicated on the approved plans, has been provided. The vehicle parking areas and associated turning areas shall be retained in this form at all times.  
**Reason:** To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.
- 
4. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained at all times.  
**Reason:** To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.
  5. No development shall take place, including any ground works or demolition, 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

- I. vehicle routing,
- II. the parking of vehicles of site operatives and visitors,
- III. loading and unloading of plant and materials,
- IV. storage of plant and materials used in constructing the development,
- V. wheel and underbody washing facilities.

**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.

The above conditions are required to ensure that the development accords with the National Planning Policy Framework (NPPF) 2024 and the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and Uttlesford Local Plan Policy GEN1.

## Informatives:

- i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org).
- ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.
- iii. There shall be no discharge of surface water onto the Highway.

## APPENDIX 2 – PLACE SERVICES (ECOLOGY)

Place Services  
Essex County Council  
County Hall, Chelmsford  
Essex, CM1 3QH  
www.placeservices.co.uk



Date: 01 January 2026

Our ref: 11695

Tunde Aregbesola  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

By email only: [Planning Department, planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)

*Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Uttlesford District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

Application: UTT/25/2984/FUL  
Location: Burbank 37 Clarendon Road Little Canfield  
Proposal: Demolition of existing building, retention of existing garage and erection of 4no. new residential dwellings with associated access, parking and landscaping.

Thank you for consulting Place Services on the above full application.

No ecological objection	<input type="checkbox"/>
No ecological objection subject to attached conditions	<input checked="" type="checkbox"/>
Further information required/Temporary holding objection	<input type="checkbox"/>
Recommend Refusal	<input type="checkbox"/>
Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment	<input type="checkbox"/>

Place Services is a traded service of Essex County Council



### Summary

We have reviewed the Preliminary Ecological Assessment (ACJ Ecology, July 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

We have also reviewed the information submitted relating to mandatory biodiversity net gains.

We are satisfied that there is sufficient ecological information available to support determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

The mitigation measures identified in the Preliminary Ecological Assessment (ACJ Ecology, July 2025) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

In line with the recommendations of the submitted Preliminary Ecological Assessment (ACJ Ecology, July 2025), a wildlife-sensitive lighting design scheme should be secured to ensure that any future lighting associated with the development avoids unnecessary illumination of boundary habitats and potential movement corridors. Although the site supports limited ecological value overall, the PEA highlights the inappropriate lighting can still adversely affect nocturnal and crepuscular species by disrupting natural behaviour, reducing habitat quality, and eroding dark corridors. A carefully designed lighting strategy, in line with best practice guidance<sup>1</sup>, minimising light spill, directing luminaires away from vegetation, and maintaining dark edges, will ensure avoidance of ecological impacts.

We note that the development site is situated within the 11.1km evidenced Zone of Influence (ZOI) for recreational impacts at Hatfield Forest Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR) as shown on MAGIC map ([www.magic.gov.uk](http://www.magic.gov.uk)). Therefore, Natural England's letter to Uttlesford DC relating to Hatfield Forest Mitigation Strategy (19 June 2025) should be followed to ensure that impacts are minimised to this site from new residential development.

When the Hatfield Forest Mitigation Strategy is adopted by Uttlesford DC Cabinet, the apportioned SAMM tariff for Uttlesford District will be £1,333.60/new dwelling towards delivery of the approved package of funded Strategic Access Management Measures (SAMMs) at Hatfield Forest.

<sup>1</sup> <https://thelp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

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The SAMM tariff will apply to all new additional units for residential development where there is a net increase in dwelling numbers. It excludes replacement dwellings where there is no net gain in dwelling numbers. The full per dwelling tariff applies to all C3 dwellings and sites for gypsy, traveller and travelling show people (one pitch = one C3 dwelling).

At present, there is no requirement for a tariff for this application, but we advise the LPA to check for an update on adoption of this strategic mitigation before issuing a decision.

With regard to mandatory biodiversity net gains, it is highlighted that we support the submitted Biodiversity Assessment (ACJ Ecology, October 2025), including the Baseline Habitat Map, and the Statutory Biodiversity Metric – Calculation Tool. Biodiversity net gains is a statutory requirement set out under [Schedule 7A \(Biodiversity Gain in England\) of the Town and Country Planning Act 1990](#) and we are satisfied that submitted information provides sufficient information at application stage. As a result, a Biodiversity Gain Plan should be submitted

prior to commencement, which also includes the following:

- a) A Biodiversity Gain Plan form (Ideally using the Government's template: <https://www.gov.uk/government/publications/biodiversity-gain-plan>)
- b) The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- c) Pre and post development habitat plans.
- d) Legal agreement(s)
- e) Biodiversity Gain Site Register reference numbers (if using off-site units).
- f) Proof of purchase (if buying statutory biodiversity credits at a last resort).

In addition, a [Habitat Management and Monitoring Plan](#) (HMMP) should be secured for all [significant on-site enhancements](#). Based on the submitted post-intervention values as they are currently submitted and Government Guidance on what constitutes a significant on-site enhancement, it is suggested that this includes the following habitats:

- Urban/rural tree

The decision on whether significant on-site enhancements are present is ultimately up to the Council. Where present, the maintenance and monitoring of significant on-site enhancements should be secured via planning obligation for a period of up to 30 years from the completion of development. This will be required to be submitted concurrent with the discharge of the biodiversity gain condition. Therefore, the LPA is encouraged to secure draft heads of terms for this planning obligation at application stage, to be finalised as part of the biodiversity gain condition. Alternatively, the management and monitoring of significant on-site enhancements could be secured as a condition of any consent. The monitoring of the post-development habitat creation / enhancement will need to be provided to the LPA at years 1, 3, 5, 10, 15, 20, 25, 30, unless otherwise specified by the LPA. Any remedial action or adaptive management will then be agreed with the LPA during the monitoring period to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

We also support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures are a separate matter to mandatory biodiversity net gains, and the finalised details should be outlined within a separate Biodiversity Enhancement Strategy to be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

#### **Recommended conditions**

##### **1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS**

*"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (ACJ Ecology, July 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.*

*This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."*

**Reason:** To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

##### **2. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY**

*"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (ACJ*

*Ecology, July 2025), shall be submitted to and approved in writing by the local planning authority.*

*The content of the Biodiversity Enhancement Strategy shall include the following:*

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

**Reason:** To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

**3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME**

"Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

**Reason:** To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

**Optional condition:**

Management and monitoring for significant on-site enhancements should be secured by planning obligation (either at application stage or the Biodiversity Gain Condition), to allow

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aftercare and monitoring to be secured for the 30-year period and the LPA to cover its monitoring costs. However, if the LPA would prefer that this is secured via a separate condition, the following pre-commencement condition could be used:

**4. PRIOR TO COMMENCEMENT: HABITAT MANAGEMENT AND MONITORING PLAN (HMMP)**

A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- d) 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;
- e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- f) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 3, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of the habitat creation and enhancement works until:

- the habitat creation and enhancement works set out in the approved HMMP have been completed; and

- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

**Reason:** To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

**Biodiversity Gain condition**

Natural England advises that the biodiversity gain condition has its own separate statutory basis, as a planning condition under [paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990](#). The condition is deemed to apply to every planning permission granted

for the development of land in England (unless exemptions or transitional provisions apply), and there are separate provisions governing the Biodiversity Gain Plan.

The local planning authority is strongly encouraged to not include the biodiversity gain condition, or the reasons for applying this, in the list of conditions imposed in the written notice when granting planning permission. However, it is highlighted that biodiversity gain condition could be added as an informative, using [draft text](#) provided by the Secretary of State:

**“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) 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.”*

## APPENDIX 3 – ARCHAEOLOGICAL ADVICE

Place Services  
Essex County Council  
County Hall, Chelmsford  
Essex, CM1 1QH  
T: 0333 013 6840  
[www.placeservices.co.uk](http://www.placeservices.co.uk)



FAO: Planning Department,  
Uttlesford District Council

Ref: UTT/25/2984/FUL  
Date: 26/11/2025

### ARCHAEOLOGICAL ADVICE

**RE: Burbank, 37 Clarendon Road, Little Canfield**

The application is for the demolition of existing building, retention of existing garage and erection of 4 no. new residential dwellings with associated access, parking and landscaping

The Essex Historic Environment Record identifies that the proposed development is located adjacent to a known archaeological site. Trial trenching to the north of the proposed has identified evidence of prehistoric occupation including pottery and worked flints; undated features were also excavated (EHER 48347). To the southeast, further evaluation works identified a number of worked flints including a core from the subsoil indicative of occupation within the vicinity (EHER 48218). To the northwest, an evaluation comprising 40 trenches revealed Early Iron Age agricultural activity prehistoric features including a possible ring ditch and cremation burial at the eastern end of the site and a handful of medieval pits and ditches (EHER 46298). There is therefore the potential for preserved prehistoric and medieval archaeological remains within the proposed development area.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024). A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the proposed dwellings and associated infrastructure needs to be further understood by a programme of trial trenching. Should this reveal archaeological deposits it could be followed by further targeted excavation/mitigation; this could be outlined in further detail by a brief from this office to inform a WSI.

In view of the above, I recommend that the following conditions are placed on any permission:

Archaeological trial trenching and excavation

(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 (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.

(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, and any subsequent mitigation has been agreed.

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(3) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

## **UDC LANDSCAPE OFFICER – RESPONSE**

## UTT/25/2984/FUL - comments

### **Trees and landscaping**

There are considerable existing trees on adjacent properties to the boundaries of this site. Therefore, an arborist impact assessment, tree protection plan and arboricultural method statement are to be submitted to demonstrate that these trees will all be protected, especially for plot 1 where the proposed dwelling appears particularly close to existing trees along the western boundary.

I suggest additional tree and shrub planting to communal areas to provide focal points and reduce the expanse of new hardscape. While the current front gardens of plots 3 and 4 appear too small to accommodate new trees, I suggest these should be enlarged to accommodate trees and provide a more generous frontage.

It is positive to see new tree planting to communal areas and backyards in the landscape plan referenced in the Design and Access Statement (page 18) - these trees should be shown on the layout plan as well.

While permeable paving to carparking areas is positive, more detail is required on proposed materials as this is shown as two different materials on the layout plan.

### **Access**

Current cycle storage access appears convoluted. Suggest this is relocated to a more accessible location (for example, adjacent to visitor car space) as per **Design Code policy M3.18C: Designated cycle storage must be easily accessible and as close to the street as possible.**

Access to plot 4 appears convoluted, as the main front access appears to be on the opposite side of the dwelling to the car spaces. There also appears to be space for triple tandem carparking, which does not comply with **Design Code policy M3.11C Proposals that contain triple tandem parking will be refused.**

Callum Geeves B. LArch (Hons)

Principal Landscape Officer

Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex CB11 4ER

01223 810100

# UDC URBAN DESIGN - RESPONSE

## Urban Design Consultation Response

*The following notes are associated with Urban Design aspects only and are to be considered advisory and the opinion of specialist staff in relation to this particular matter.*

<b>Reference No.</b>	UTT/25/2984/FUL
<b>Site Location</b>	Burbank 37 Clarendon Road Little Canfield Essex CM6 1TJ
<b>Proposal Description</b>	Demolition of existing building, retention of existing garage and erection of 4 no. new residential dwellings with associated access, parking and landscaping
<b>Applicant</b>	Lungo

### Summary of Proposals

Proposals are for 4 new dwellings on a backland site in Little Canfield. The site is largely surrounded by recent development and is accessed by a single, unmade driveway.

### Summary of Comments

The proposals are a generic and suburban cul-de-sac arrangement. The proposed pattern of development is similar to the large housing development surrounding the site. However, the constraints of this site, being surrounded by screening vegetation and the large existing garage, create a sense of an overly cramped and dense layout. The existing garage is of a similar sized footprint to the proposed houses, and the layout does not provide a clear design response – for instance, by having a larger house at plot 1 or by introducing semi-detached homes. This results in the existing garage having a larger frontage presence than the house at plot 1.

The scale and massing of the proposed houses is generally greater than the adjacent housing. At 2.5 storeys the proposals are taller than most immediate neighbours, which are generally 2 storeys. However, there are instances of 2.5 storeys dwellings in the nearby local area, and the site is very well screened behind dense vegetation. The supplied streetscene drawings indicate that the plots 2, 3 and 4 are essentially the same with some material variation. This creates a repetitive streetscene and roofscape. Variety should be introduced in height and design to comply with the Uttlesford Design Code (code ID1.4C).

The layout, with the deeply set back garages does create the potential for triple tandem parking which is in contravention of code M3.11C.



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
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Email [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk) Website [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

### Landscape Design Consultation Response

*The following notes are associated with Landscape Design aspects only and are to be considered advisory and the opinion of specialist staff in relation to this particular matter.*

**Reference No.** UTT/25/2984/FUL  
**Site Location** Burbank, 37 Clarendon Road, Little Canfield, Essex CM6 1TJ  
**Applicant** Lungo

#### Impacts to existing trees

While the existing boundary trees have been identified as low value (ie category C), these will provide important visual screening of this development, and so it is important they are retained and protected. As the tree protection plan notes, for existing trees along the western boundary (G1) there shall be an:

*"Assessment trench hand dug to a depth of at least 600mm, under arboricultural supervision to facilitate a foundation design to accommodate root retention and protection where feasible" (Andrew Day, Arboricultural Consultancy Ltd, October 2025).*

#### Proposed trees and landscaping

It is positive to see proposed tree planting to communal areas and private gardens in the landscape plan referenced in the Design and Access Statement (page 18) – specifically, one proposed tree to each of the back gardens of plots 3 and 4, as well as two proposed trees to communal areas. All these trees should be added to the site layout plan – they provide focal points and reduce the expanse of new hardscape. This is especially important for the public space to the east of plot 4, as this area is visually prominent upon entering the site.

#### Materials

More detail on proposed materials is required, including a landscape plan showing proposed hard and softscape, as well as boundary treatments. There appears to be three different hardscape materials proposed for internal roads and driveways - more detail is required on these proposed materials. For example, it appears that grasscrete is proposed to private driveways - I would advise against this as it's impractical for everyday use. I suggest permeable paving instead (as looks to be proposed elsewhere).

#### Cycle access

Proposed cycle storage at the rear of garages appears convoluted. Suggest this is relocated to a more accessible location (for example, adjacent to visitor car spaces) as per **Design Code policy M3.18C**: *Designated cycle storage must be easily accessible and as close to the street as possible.*

**Prepared by** Callum Geeves  
Principal Landscape Officer

**Date** 21 April 2026



## UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER  
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### Urban Design Consultation Response

*The following notes are associated with Urban Design aspects only and are to be considered advisory and the opinion of specialist staff in relation to this particular matter.*

<b>Reference No.</b>	UTT/25/2984/FUL
<b>Site Location</b>	Burbank 37 Clarendon Road Little Canfield Essex CM6 1TJ
<b>Proposal Description</b>	Demolition of existing building, retention of existing garage and erection of 4 no. new residential dwellings with associated access, parking and landscaping
<b>Applicant</b>	Lungo

### Summary of Proposals

Proposals are for 4 new dwellings on a backland site in Little Canfield. The site is largely surrounded by recent development and is accessed by a single, unmade driveway.

### Summary of Comments

The proposals would be acceptable as backland development, in that they relate to the prevalent urban grain and are within the settlement boundary. At 2.5 storeys, the scale and massing of the proposed houses is larger than the nearby housing on the site access and approach, Clarendon Road, which are generally 2 storeys. However, there are instances of 2.5 storeys dwellings in the immediate context, and the site is very well screened behind dense vegetation. The dense screening will significantly reduce any sense of overbearing in relation to the single storey dwelling immediately to the south of the site.

Minor changes have been made to some of the proposed materials and roof pitches to introduce additional variety to the streetscene. The existing large garage which was visually dominating and had a larger frontage than the proposed house it would serve has been removed and replaced by a smaller, more subservient single garage. Garages have been brought forward to sit between houses, mitigating the potential for triple tandem parking.

As this is a full application, house type drawings should have a materials key and there should be information on landscaping proposals. The current information lacks detail on materials for hard and soft landscaping. Refer to Landscape Officers comments for further details.

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