

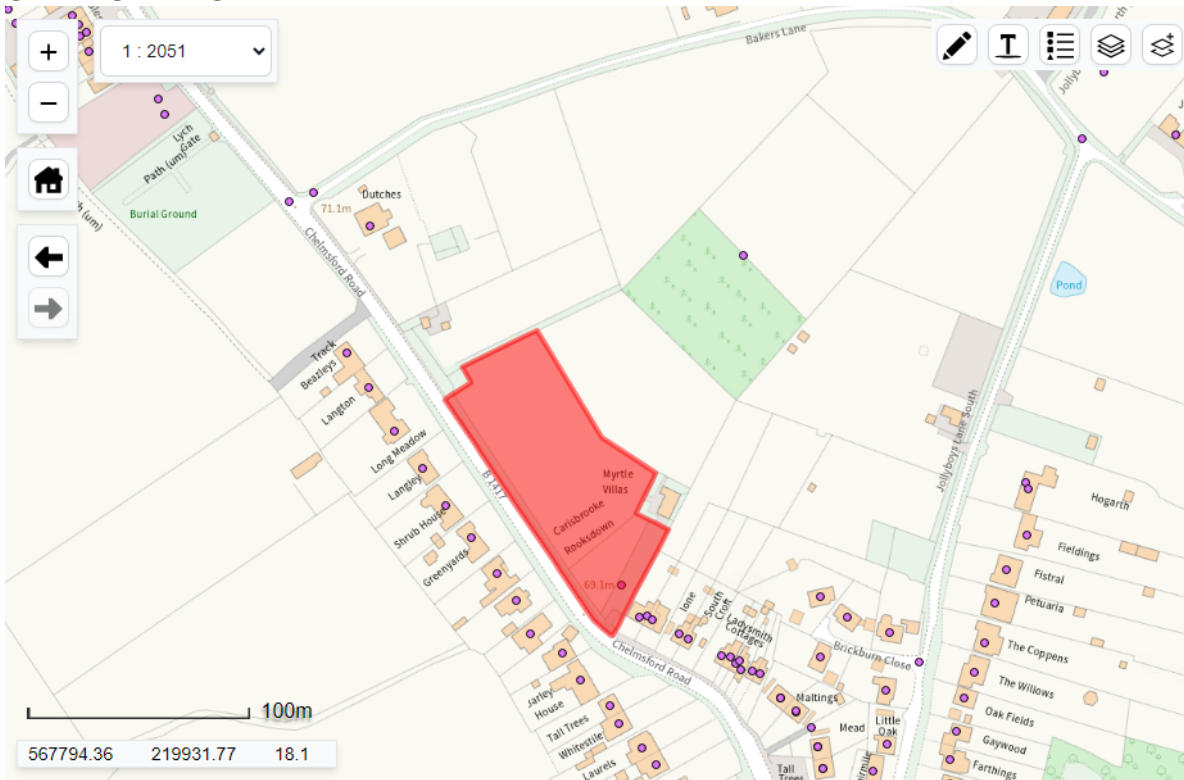
ITEM NUMBER: 5

PLANNING COMMITTEE DATE: 8 July 2026

REFERENCE NUMBER: UTT/26/0114/FUL

LOCATION: Land Adj To 1 Myrtle Villas
Chelmsford Road
Felsted
Essex

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: June 2026

PROPOSAL: Construction of 12 no. dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions.

APPLICANT: Savannah Properties Ltd

AGENT: Q Square Group Ltd (R Quelch)

EXPIRY DATE: 21 April 2026

EOT EXPIRY DATE: 13 July 2026

CASE OFFICER: Mr Avgerinos Vlachos (Principal Planning Officer)

NOTATION: Open Countryside (Local Plan).
Outside Development Limits (Neighbourhood Plan).
Road Classification (Chelmsford Road – B1417).
Tree Preservation Order (North-West).
Essex Coast RAMS.

REASON THIS APPLICATION IS ON THE AGENDA: Major development.

1. EXECUTIVE SUMMARY

1.1 This is a full planning application for the construction of 12 dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions. The proposal includes 5 affordable houses, solar panels and air source heat pumps.

1.2 The proposal would deliver housing, including affordable (41.6%), and contribute to the housing land supply in the context of a marginal shortfall. These benefits weigh in favour of the scheme. The proposal would create only limited harm to the character and appearance of the area as it would not extend beyond the built envelope of Causeway End nor coalesce it with Felsted. However, as the site is in the Open Countryside for the purposes of Core Policy 3, it would not be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan, contrary to Core Policy 3, Development Policy 1 of the Local Plan, and policy FEL/HN5 of the Felsted Neighbourhood Plan. These policy conflicts attract significant-to-substantial weight. It would also not be in a suitable location due to the limited accessibility to services and sustainable modes of travel locally, in conflict with Core Policies 26,

27, 28 of the Local Plan, paragraphs 109, 115(a) of the NPPF. This weighs significantly against the scheme.

1.3 In addition, the development did not provide consistent flood risk information for the areas used to calculate the greenfield runoff rate and attenuation storage to ensure that flood risk is not increased on site or elsewhere, and has failed to provide a mechanism to secure the Essex Coast RAMS tariff and planning obligations. The rest of the planning considerations, including residential amenities and highway safety, would be acceptable.

1.4 Consequently, when assessed against the policies in the NPPF taken as a whole, and as there are no other material considerations indicating otherwise, the adverse impacts of the proposals would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination, contrary to paragraph 11(d)(ii) of the NPPF.

2. RECOMMENDATION

That the Strategic Director of Planning be authorised to **REFUSE** permission for the reasons set out in Section 17.

3. SITE LOCATION AND DESCRIPTION:

3.1 The application site comprises land and a stable block on the northern side of Chelmsford Road (B1417) located within the hamlet of Causeway End near Felsted. The domestic stable and horse paddock do not seem to be in operation and consists of grassland along with timber post and rail fencing on its perimeter. A hedge runs on its northern boundary and a conifer tree line on its eastern boundary with a small woodland area immediately adjacent. Public footpaths and bridleways run at a distance behind the site with glimpsed views only into the site. A pedestrian footway is on the site's frontage. The pattern of development in the area is mostly linear across the road but also includes more development tiers closer to the heart of the hamlet. A protected (TPO) tree is opposite the north-western corner of the site. The overall area contains a rural character with open and verdant qualities and dwellings of varying architectural styles, sizes, ages and materials.

4. PROPOSAL

4.1 This is a full planning application for the construction of 12 dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions. The proposal includes 5 affordable houses, solar panels and air source heat pumps.

4.2 The application includes the following documents:


- Application form
- Biodiversity checklist
- Accommodation schedule
- Biodiversity assessment
- BNG metric
- Design and access statement
- Drawing issue sheet
- Energy strategy
- Land contamination assessment
- Landscape and visual appraisal
- Planning statement
- Preliminary ecological appraisal
- Superseded floor risk assessment and surface water drainage (including SUDS checklist)
- Sustainability statement
- Transport statement
- Utilities statement report
- Revised flood risk assessment and surface water drainage strategy report.


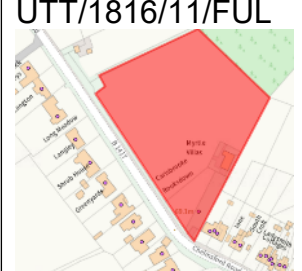
5. ENVIRONMENTAL IMPACT ASSESSMENT

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	Proposal	Decision
UTT/25/3086/PA	12 no. dwellings.	Closed (23.01.2026).
UTT/25/2418/PA	Residential development for 9no. houses and bungalows (under 1 hectare).	Closed (20.10.2025).
UTT/19/0682/OP 	Outline application, with all matters reserved except for access, for the erection of 1 no. dwelling house and garaging.	Appeal dismissed (17.03.2020).
UTT/0370/12/FUL	Proposed erection of domestic stable.	Approved with conditions (03.05.2012).

		
 UTT/1816/11/FUL	Change of use of land from agricultural use to equestrian and recreational use.	Approved with conditions (24.10.2011).
DUN/0184/60	Site for residential development.	Refused (20.06.1960).

7. PRE-APPLICATION ADVICE AND 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 No statement of community involvement has been submitted with the application but interested parties were consulted and their comments considered as part of the planning assessment below.
- 7.3 Pre-application discussions have been held with officers prior to the application's submission. The 1st pre-app (20 October 2025) advised the applicant the following:

SUMMARY OF ADVICE:

The location is moderately accessible for new housing, but the scheme would **conflict with the Development Plan**, and therefore robust justification and substantial public benefits would have to be provided in any formal application for the development to be acceptable on the 'planning balance' under paragraph 11(d) of the Framework. The public benefits of this minor development would *not* be enough to outweigh the conflict with the spatial strategy of Felsted Neighbourhood Plan. Paragraph 14 of the NPPF would not apply here (as the Neighbourhood Plan became part of the Development Plan more than 5 years ago). However, the conflict with the Neighbourhood Plan shall be afforded *significant* weight even though reduced in comparison to when paragraph 14 would apply.

The development **would not be supported by officers without substantial public benefits** as suggested in this letter. A major application should be explored by the applicant that would include sufficient public benefits for the planning balance, including the provision of affordable housing (above the 40% policy target), self-build plots, public open space, some accessible bungalows and other public benefits.

Feedback from various consultees will be required in any formal application. The applicant should consider a **second pre-application** to assist with the design, scale and layout details of the scheme.

7.4

The 2nd pre-app (24 December 2025) included the following feedback from the case officer:

I have the following comments in addition to those discussed at the meeting (based on the amended Site Plan):

1. Changes are positive and in line to what was discussed at the pre-app meeting.
2. Ensure public accessibility of the open space (show pedestrian accesses and equipment such as benches).

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3. Show a clear distinction between the public open space and any SUDS – these should not overlap to ensure they are usable for their purposes. Members have refused developments that sought to overlap SUDS with POS.
 4. Make the visitors' parking spaces to the front (parallel to the drive) 6 metres long – to accord with parking standards. The rest of the spaces are 5.5 by 2.9 metres and therefore acceptable.
 5. Plot 5 has been reoriented to overlook the drive as discussed.
 6. 1-2 streetscene drawings perpendicular to the public road would be necessary – to show the proposed houses in the context of the properties opposite that include chalet bungalows.
 7. The POS should be used in the Design and Access Statement to justify deviation from the established urban grain/building line (as requested by the Urban Design officer).
 8. The Design and Access Statement should include a chapter to demonstrate compliance with the Design Code (https://www.uttlesford.gov.uk/media/13171/District-wide-Design-Code-July-2024/pdf/UDC_Design_Code_2.pdf?m=1721755486950) – select 5-10 key codes (e.g. C1.1C, ID1.1C) and use the CGIs and drawings to show compliance with the Code using labels and arrows. You don't need to analyse every code.
 9. Submit a Certificate of Ownership B (as part of the Application form) to notify ECC Highways (as they probably own the site's frontage (given the amended red line).
 10. Label the solar panels on the Proposed Site Plan and Elevations drawings.
 11. Confirm how the parking court at the rear of plots 1-4 will have natural surveillance from the properties.

7.5

The 2nd pre-app included written feedback from Place Services Ecology and the Urban Design officer – comments of the latter are below:

Summary of Comments

Based on the supplied concept design plan, my preliminary comments are as follows:

- There is a relatively consistent building line established by adjacent properties and to the wider settlement. Plots 1-5 set back significantly from this, with landscaped open space to the front. This deviation from the established urban grain requires further justification.
- Plots 1-5 present primary frontages towards Chelmsford Road but have vehicular access and parking to the rear. This results in a poorly overlooked rear parking court.
- Boundary treatments to gardens and rear parking courts must comply with design code requirements.
- Plots 9-12 have a separate entrance which does not connect with the vehicular access route serving plots 1-8. This results in a semi-detached house (plots 8&9) using two different access points from opposite ends of the site. These roads should connect directly to improve sitewide permeability and access to the landscaped open space.
- Proposed access to the remainder of the site (outlined in blue) is not shown. Access of some form will be required, and this should be indicated.
- It is not clear from the drawings where visitor parking is proposed for plots 9-12.
- Any subsequent planning application must include a demonstration of compliance with the Uttlesford Design Code.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 No objection subject to conditions (see full response in **Appendix 1**).

8.2 Lead Local Flood Authority

8.2.1 **Objection** (see full response in **Appendix 2**):

- Inconsistency in the areas used to calculate the greenfield runoff rate and attenuation storage – The greenfield 1 in 1 year runoff rate has been calculated using an area of 5,076 sqm, it is stated that it excludes 897 sqm of landscaped open space. However, attenuation storage has been based on a contributing area of 2,379 sqm, limited to roof and vehicular surfaces. We would typically expect both the discharge rate and attenuation storage to be derived from the same contributing area.
Furthermore, while the report states that only 897 sqm of landscaped open space is excluded, the approach taken implies that a total of 3,594 sqm of the site is not contributing to the surface water drainage design. This discrepancy requires clarification and justification.

9. PARISH COUNCIL COMMENTS

9.1 Object:

- Appeal dismissed – same site as UTT/19/0682/OP.
- Appeal stated main issue was character and appearance impact.
- Neighbourhood Plan under review/update (Reg 14).
- Neighbourhood Plan benefits delivered.
- Neighbourhood Plan tool to discourage speculative schemes.
- New development is contentious and emotive subject.
- Parish supported developments – target left to achieve is 75 units.
- Live applications for 200 dwellings in Felsted.
- Parish supported 92 dwellings.
- Countryside location.
- Coalescence between villages.
- Pleasant paddock supporting wildlife & affording important views.
- Flood risk and drainage concerns.
- Highway safety concerns.
- Pressures to infrastructure.
- Weight should be given to the extant and emerging Felsted Neighbourhood Plan.
- Refusal will give the community confidence in neighbourhood plan.

10. CONSULTEE RESPONSES

10.1 UDC Environmental Health

10.1.1 No objections subject to conditions.

10.2 UDC Housing

10.2.1 No objections subject to planning obligation for affordable housing (including tenure mix). Acceptable affordable housing mix.

10.3 UDC Urban Design

10.3.1 No objections. The proposal is acceptable in design terms and in compliance with the Uttlesford Design Code. The proposal broadly aligns with the existing linear settlement pattern along this part of Chelmsford Road. The two points of entry into the site improves accessibility and reduces the need for vehicle manoeuvring. A mix of gable-fronted and eaves-fronted dwellings along with a mix of materials creates a sufficiently varied streetscene that is compatible with the surrounding dwellings. The use of natural materials is supported. The provision of a publicly accessible area of open space at the southern end of the site is a positive asset and the rear parking court to plots 1-5 is appropriate as it enables this provision.

10.4 Place Services (Ecology)

10.4.1 No objections subject to conditions and mandatory biodiversity net gain.

10.5 Place Services (Archaeology)

10.5.1 No objections subject to conditions.

10.6 Anglian Water

10.6.1 No objections.

10.7 Affinity Water

10.7.1 No comments.

10.8 Essex Police (Designing Out Crime Office)

10.8.1 No objections.

10.9 Essex Infrastructure Officer

10.9.1 No objections subject to financial contributions for waste and libraries.

11. REPRESENTATIONS

11.1 A site notice was displayed on site and notification letters were sent to nearby properties.

11.2 Ward members' comments:

11.2.1 No comments were received.

11.3 Comments from members of the public:

11.3.1 Object:

- 5YHLS shortfall but new Local Plan approved by government.
- Actual speeds higher.
- Affordable housing need.
- Affordable units likely to be unaffordable.
- Amended resubmission of UTT/22/3513/FUL.
- Appears cramped and visually intrusive.
- BNG not achieved.
- Bus service infrequent / heavy car reliance.
- Coalescence of villages, hamlets and 'greens'.
- Demolition of stables not shown in site notice.
- Discrepancies in documents.
- Does not reflect the local built environment.
- Ecological and biodiversity concerns.
- Encroachment on woodland.
- Flood risk and drainage concerns.
- Greenfield.
- Harm to the character and appearance of the area.
- Highway safety concerns.
- Horse paddocks on adjacent land remain.
- Impression of endorsement of the scheme from neighbours that does not exist.
- Inadequate parking provision.
- Inappropriate amount of development.
- Inappropriate form of development.
- Inappropriate scale and density.
- Infiltration testing necessary.
- Infrastructure pressures and capacity concerns.
- Labelled image of neighbouring dwelling.
- Loss of agricultural land.
- Loss of light and overshadowing.
- Loss of privacy and overlooking.
- Low speed broadband connection in the area.
- Management/maintenance company unknown.
- Need for housing and affordable housing.
- Neighbourhood Plan currently of limited weight.
- Neighbourhood Plan review includes two other sites.
- Neighbourhood Plan satisfies housing/affordable housing needs.
- Neighbourhood Plan under review has weight.
- No services and facilities.
- No significant benefits.

- Noise and other disturbances.
- Outside development limits.
- Overdevelopment of site.
- Overlooking from public open space.
- Photographs submitted.
- Potential further development to the back.
- Public open space insufficient.
- Recent developments in Felsted.
- Relocation of convenience store.
- Residential amenity harms.
- Revisions necessary.
- Scale and layout contrary to the pattern of development.
- Security concerns.
- Site: domestic stables (UTT/0370/12/FUL) may have been commercially leased.
- Site: land use equestrian & recreational (UTT/1816/11/FUL).
- Speculative development.
- Suburban sprawl.
- Traffic increase.
- Unsustainable development.

11.4 Comment

11.4.1 Land ownership, property values and issues around the deliverability of a planning permission are not planning issues. These and other civil matters have not been taken into consideration in this report.

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

- a) 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,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

12.3 The Development Plan

- 12.3.1** Uttlesford Local Plan 2021-2041 (adopted March 2026)
 Essex Minerals Local Plan (adopted July 2014)
 Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
 Felsted Neighbourhood Plan (made February 2020)
 Great Dunmow Neighbourhood Plan (made December 2016)
 Newport, Quendon & 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

- 13.1.1** National Planning Policy Framework (2024).

13.2 Uttlesford Local Plan 2021-2041 (2026)

13.2.1

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
Development Policy 1	New Dwellings in the Open Countryside
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 36	Flood Risk
Core Policy 37	Sustainable Drainage Systems
Core Policy 38	Sites Designated for Biodiversity or Geology
Core Policy 39	Green and Blue Infrastructure
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 56	Affordable Dwellings
Core Policy 61	The Historic Environment
Core Policy 62	Listed Buildings
Core Policy 64	Archaeological Assets
Core Policy 66	Planning for Health and Well-being
Core Policy 67	Open Space, Sport and Recreation
Core Policy 67a	Management of Public Open Space
Core Policy 70	Communications Infrastructure

13.3 Neighbourhood Plan

13.3.1 Felsted Neighbourhood Plan was ‘made’ on 25 February 2020. The plan is under revision with its Regulation 14 consultation completed. Its draft policies are currently being reviewed in preparation to submit the plan to the Council for the Regulation 15 consultation. The updated plan and its draft policies (including the new allocations) are at an early stage of plan-making, and therefore they would **not** attract any weight. However, the relevant policies from the ‘made’ plan would attract **significant** weight but not full given the plan is more than 5 years old and does not benefit from the protections of paragraph 14 of the NPPF. The relevant policies from the ‘made’ plan would include:

FEL/HN5	Residential Development Outside Development Limits
FEL/HN7	Housing Mix
FEL/HN8	Habitats Regulations Assessment
FEL/ICH1	High Quality Design
FEL/ICH3	Light Pollution
FEL/ICH4	Avoiding Coalescence
FEL/CW1	Landscape and Countryside Character
FEL/CW3	Footpaths, Bridleways and Cycleways
FEL/CW4	Green Infrastructure
FEL/INF1	Flood Risk
FEL/VA3	Infrastructure Priorities

13.4 Supplementary Planning Document (SPD) or Guidance

13.4.1 SPD Uttlesford Design Code (2024)
 SPD Planning Obligations (2026)
 SPD Essex Coast RAMS (2020)
 Essex Design Guide
 ECC’s Developers’ Guide to Infrastructure Contributions (2026)
 Parking Guidance – Part 1: Parking Standards Design and Good Practice (2024).

14. CONSIDERATIONS AND ASSESSMENT

- 14.1** The issues to consider in the determination of this application are:
- 14.2**
- A) Principle / Character & appearance (Core Policies 2, 3, 26, 27, 28, 41, 52, Development Policy 1, FEL/HN5, FEL/ICH1, FEL/ICH4, FEL/CW1, FEL/CW3, Uttlesford Design Code, Essex Design Guide, NPPF)**
 - B) Heritage impacts (Core Policies 52, 61, 62, FEL/ICH1, Uttlesford Design Code, NPPF)**
 - C) Climate change & resources (Core Policies 1, 22, 23, 24, 25, 29, 33, 34, 52, FEL/ICH1, Uttlesford Design Code, NPPF)**
 - D) Residential amenity & standards / Housing mix (Core Policies 43, 44, 52, 53, 55, 66, FEL/ICH3, FEL/HN7, Uttlesford Design Code, Essex Design Guide, NPPF)**
 - E) Access and parking (Core Policies 26, 27, 28, 31, FEL/CW3, parking standards, NPPF)**
 - F) Ecology (Core Policies 38, 39, 40, FEL/HN8, FEL/CW4, NPPF)**
 - G) Contamination (Core Policies 34, 42, NPPF)**
 - H) Archaeology (Core Policy 64, NPPF)**
 - I) Flood risk and drainage (Core Policies 5, 36, 37, FEL/CW4, FEL/INF1, NPPF)**
 - J) Planning obligations (Local Plan, Neighbourhood Plan, SPD Planning Obligations, ECC's Developers' Guide to Infrastructure Contributions, PPG, NPPF)**
- 14.3** **A) Principle / Character & appearance (Core Policies 2, 3, 26, 27, 28, 41, 52, Development Policy 1, FEL/HN5, FEL/ICH1, FEL/ICH4, FEL/CW1, FEL/CW3, Uttlesford Design Code, Essex Design Guide, NPPF)**
- 14.3.1** Background:
The site contains a horse paddock for equestrian and recreational use (UTT/1816/11/FUL) with a domestic stable on its eastern corner (UTT/0370/12/FUL) – none of the above seem to be in operation. A new dwelling on the southern corner of the site was dismissed at appeal¹ in March 2020.
- 14.3.2** Pre-application discussions (UTT/25/2418/PA, UTT/25/3086/PA) with officers are summarised in paragraphs 7.3 – 7.5 above (see image).

¹ APP/C1570/W/19/3237610 (UTT/19/0682/OP) for a new dwelling and garage – Appeal dismissed 17 March 2020.



14.3.3 Housing land supply:

The Uttlesford Local Plan 2021-2041 (adopted March 2026, hereafter ‘the Local Plan’) identifies a sufficient supply of housing land to meet the district’s needs in full over the plan period. The local planning authority (LPA) currently demonstrates **4.77 years** of deliverable housing land supply with a 20% buffer as required by the Housing Delivery Test (HDT) – the Examiners confirmed the 4.77 years position is **substantial**. Given it is marginally below the 5-year requirement (even with the 20% buffer applied), the updated assessment will demonstrate that the Council will soon be able to evidence a full 5-year supply. The Government confirmed that the next HDT results will be published during 2026, after which any revised HDT consequences (including a reduction of the buffer from 20 to 5%) will take effect on the following day. In this context, this marginal housing shortfall attracts **limited** weight in the planning balance in favour of the application.

14.3.4 Spatial strategy and location:

The Local Plan introduced an up-to-date spatial strategy expressed in Core Policy 2 that makes strategic and non-strategic allocations to meet the district’s housing need and in Core Policy 3 that directs developments in the most sustainable locations based on a settlement hierarchy that was successfully tested at Examination. Policy FEL/HN5 of the Felsted Neighbourhood Plan sets out its spatial strategy for development outside development limits.

14.3.5 The application site is not allocated for development within the adopted Local Plan or ‘made’ Neighbourhood Plan, adjacent to its development limits as set out in the Neighbourhood Plan. Causeway End is located south of Felsted village. Core Policy 3 identifies Felsted as a Larger Village where growth will be supported, but the hamlet of Causeway End forms part of the *Open Countryside*. These settlements are experienced and function as separate places with their own individual character and identity, rather than forming a single continuous built-up area. They should not be treated as interchangeable components of a single settlement, nor as locations where development can freely extend between them.

- 14.3.6** In this context, land between these settlements plays an important role in maintaining their physical and visual separation. However, the site does **not** form part of this intervening countryside, and it does not contribute to the perception of openness between Felsted and Causeway End or the settlement pattern of the area given that it lies within the built envelope of Causeway End with dwellings on three sides (see 'Character and appearance' section).
- 14.3.7** As the site is in the Open Countryside in the settlement hierarchy of Core Policy 3, development will not be permitted unless specifically supported by other relevant policies in the Development Plan or national policy. Development Policy 1 provides specific support for new dwellings in the Open Countryside when one or more policy tests apply – none apply here. For Felsted Neighbourhood Plan the site is in the countryside (albeit adjacent to the development limits) where policy FEL/HN5 provides support for residential development only under specific circumstances – none of which apply here. The scheme would therefore conflict with the spatial strategies of both plans.
- 14.3.8** Accordingly, the scheme would **not** be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan, contrary to Core Policy 3 and Development Policy 1 of the Local Plan, and policy FEL/HN5 of the Felsted Neighbourhood Plan. These policy conflicts attract **significant-to-substantial** weight against the scheme given the up-to-date nature of the Local Plan.
- 14.3.9** Accessibility to services and sustainable travel modes:
Causeway End offers very limited services – the occupants of the units would need to travel to Felsted for Felsted Surgery (14' walk / 3' cycle / 1 km), to Watch House Green for Felsted Primary School (28' walk / 7' cycle / 2.1 km), and to Braintree or Great Dunmow to satisfy their day-to-day needs for food supplies, employment and leisure. Bus services are only in Felsted including the Riche Close stop (8' walk / 2' cycle / 550 metres) with a school bus service only twice a day, whereas the Felsted Church stop (10' walk / 2' cycle / 750 metres) offers a regular and more frequent bus service.
- 14.3.10** The occupants of the new dwellings would have *some limited* access to sustainable modes of travel given the continuous footway from the site to the above bus stops. However, the new Local Plan signalled a much stricter policy test to assess the suitability of a location regarding its accessibility to services and sustainable transport. This policy shift cannot be satisfied by some limited access to one sustainable mode of travel (an approach justified by the 2005 plan) but requires that these sustainable modes of travel, especially walking and cycling, are *prioritised* by the development. This explains why the officers' position on accessibility changed in comparison to pre-apps (UTT/25/3086/PA, UTT/25/2418/PA). Inclement weather and darker hours would further deter movements to the bus stops. Future occupants of the dwellings would rely heavily on private cars to meet their day-to-day needs. Therefore, the mere presence

of bus stops at a walking distance from the site cannot satisfy the tests in Core Policies 26, 27, 28 of the Local Plan that set 'active travel' at its heart.

- 14.3.11** Core Policies 26, 27, 28 *prioritise* sustainable modes of transport in new developments to promote accessibility, including prioritising pedestrian and cycle movements, prioritising active travel over the use of the car and limiting motor vehicle trips. Developments should provide safe, direct and attractive routes that accommodate pedestrian and cycle movements. They should be located close to key services and facilities and where there is an appropriate level of public transport accessibility and they should be planned around a network of safe and accessible walking and cycling routes where dedicated traffic free links make walking and cycling the preferred choice for day-to-day trips. New developments should also facilitate high quality routes for active travel to schools.
- 14.3.12** Core Policies 26, 27, 28 reflect directly the requirements of paragraph 109 of the NPPF for a vision-led approach to identify transport solutions that deliver sustainable places, and of paragraph 115(a) that requires developments to ensure that sustainable transport modes are *prioritised*, taking into account the vision for the site, the type of development and its location.
- 14.3.13** Considering the accessibility analysis above, the scheme would **not** be in a suitable location for housing having regard to the site's limited accessibility to services and sustainable modes of travel, in conflict with Core Policies 26, 27, 28 of the Local Plan, paragraphs 109, 115(a) of the NPPF, and code M1.2C of the Uttlesford Design Code. These policy conflicts weigh **significantly** against the scheme given the high degree of consistency between local and national policies. There are no other decisions in the area that would be afforded more weight than the up-to-date Local Plan. Technical consultees raised **no objections** (Essex Police) – these matters are neutral to the application.
- 14.3.14** Character and appearance:
Core Policy 41 of the Local Plan states that proposals will not be permitted if they would, inter alia, cause unacceptable visual intrusion into the Open Countryside, be inconsistent with local character and cause coalescence between settlements. Policy FEL/ICH4 of the Felsted Neighbourhood Plan resists development which would visually significantly diminish the openness of the gaps between Felsted and its hamlets. Code ID1.1C of the Uttlesford Design Code requires proposals to demonstrate a relationship to the local character and identity. Paragraph 187(b) of the NPPF states that decisions should contribute to and enhance the natural and local environment by (b) recognising the intrinsic character and beauty of the countryside.

- 14.3.15** The site falls within Landscape Character Area B11: Felsted Farmland Plateau whose key characteristics² include an undulating farmland; a historic settlement pattern of dispersed or polyfocal settlements; and an open expansive landscape with views across the farmland to wooded horizons. Key landscape sensitivities³ include small, scattered woodlands that provide a wooded horizon; an historic pattern of small, linear and polyfocal settlements; and a landscape of open rural character. These are some of the most sensitive elements to change.
- 14.3.16** The submitted Landscape and Visual Appraisal (LVA) supports that the site has *low* landscape value and the scheme would lead to *minor adverse* landscape effects, and *minor adverse* visual effects for the receptors travelling through Causeway End on Chelmsford Road or *negligible* visual effects to the rest of the receptors (including occupiers across the road and people using the public rights of way)⁴. Although the site makes a positive contribution to the streetscene due to its open, verdant appearance, it is not a 'valued landscape' that should be afforded special protection by paragraph 187(a) of the NPPF.
- 14.3.17** Landscape effects would be *limited* as the scheme would not spread housing into the open expansive landscape, nor would it restrict views across the farmland to wooded horizons that are key characteristics of the B11 character area but rather have localised effects, reading as a 'natural filling' of the hamlet's built envelope with linear layout (see image). Visual effects would be *limited* and localised as the units would be perceived in a housing context at most directions; views from public right of way users would remain glimpsed, whilst views from occupiers on Chelmsford Road would remain restricted by the conifer and hedgerow boundaries to the rear of the site and continue to not extend across the farmland to wooded horizons.



- 14.3.18** The development of 12 dwellings within the built envelope of the hamlet would not extend built form beyond this area given the presence of dwellings on the other side of Chelmsford Road, as well as Dutches to the north and other dwellings to the south. This is despite the scheme being outside the development limits of the Neighbourhood Plan. The scheme

² Uttlesford Landscape Character Assessment (ULCA, 2023), pp.215 – 217.

³ Ibid., p.220.

⁴ Landscape and Visual Appraisal (LVA, October 2025), pp.11, 15, 16.

would preserve the historic pattern of linear and polyfocal settlements in the area, which is one of the key landscape sensitivities of character area B11.

- 14.3.19** Turning to design and layout, the dwellings were informed by the local context⁵ with traditional appearances, materials and forms that reflect the local vernacular. Ridge heights would not exceed those of most of the nearby properties (see image) and their overall scale would be compatible with the surrounding buildings (see Streetscenes CC, DD). The layout would create an identity for the new neighbourhood with a public open space (POS) easily accessible by the public. Parking for plots 1-4 that dominated the frontage at pre-app stage was swapped with a parking court discreetly positioned at the back, leaving room for the POS that would bring new and existing residents together in a sound placemaking strategy. The Urban Design officer raised **no objection**.



- 14.3.20** Accordingly, the harm to the character and appearance of the area would be **limited**, contrary to paragraph 187(b) of the NPPF, as the development cannot escape some impact from building on undeveloped land. However, the proposal would protect the landscape character area B11 and avoid coalescence between settlements, whilst being consistent with the local character and not an unacceptable visual intrusion into the Open Countryside. The scheme would accord with Core Policies 41, 52 of the Local Plan, paragraphs 139(a), 135(a)-(d), 124 of the NPPF, policies FEL/ICH1, FEL/ICH4, FEL/CW1, FEL/CW3 of the Felsted Neighbourhood Plan, and codes C1.1C, ID1.1C, ID1.2C, ID2.1C, B1.1C of the Uttlesford Design Code.

- 14.3.21** Other matters:
The site may be previously developed land being a horse paddock for equestrian and recreational use with a domestic stable on its eastern corner, however, it is not clear whether these uses are still in operation. If they are, the proposal would gain some support from paragraph 125(c)-(d) of the NPPF, but this would not be enough justification to change use to residential. The proposal would make a **limited** contribution to the local economy and to the social life of Causeway End or nearby villages and help support their services, in accordance with paragraph 83 of the NPPF.

14.4 B) Heritage impacts (Core Policies 52, 61, 62, FEL/ICH1, Uttlesford Design Code, NPPF)

- 14.4.1** The nearest heritage assets are Grade II listed buildings (Farnold Croft, Jollyboys, Little Oaks, Brick Cottage) at a distance from the site that does not contribute to their significance. The proposal, by reason of its distance and intervening built form, would preserve the setting of the listed buildings, without causing 'less than substantial harm' to the significance

⁵ See Design and Access Statement, pp.8-15.

of the assets, in compliance with Core Policies 61, 62 of the Local Plan, and paragraphs 213, 215 of the NPPF. In the absence of harm, the heritage balance of paragraph 215 would not be required. The application of policies in the NPPF (i.e. paragraphs 213, 215) that protect areas or assets of particular importance (i.e. the listed buildings) would **not** provide a strong reason for refusing the development proposed, as per paragraph 11(d)(i) of the NPPF. The Council complied with its legal duty in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14.5 C) Climate change & resources (Core Policies 1, 22, 23, 24, 25, 29, 33, 34, 52, FEL/ICH1, Uttlesford Design Code, NPPF)

14.5.1 The Local Plan sets ambitious goals to tackle climate change, with Core Policy 1 requiring schemes to show in a Climate Change & Sustainability Statement (CCSS) how they will mitigate, adapt and be resilient to the impacts of climate change and support the overall reduction in greenhouse gas emissions through various measures (depending on the size / type of development). Core Policy 22 requires an Energy Statement for all new dwellings to be built to be Net Zero Carbon in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least equal annual energy use. Core Policy 23 requires all developments to demonstrate how the cooling hierarchy has been integrated into design decisions via the CCSS. Core Policy 24 requires schemes to demonstrate measures to reduce embodied carbon content as far as possible.

14.5.2 A Sustainability Statement and an Energy Strategy were submitted proposing solar panels, air source heat pumps, building thermal envelopes with above Building Regulations standards and others, leading to a 62% reduction in CO₂ emissions⁶. However, to ensure full policy compliance, conditions would be necessary to meet these policy requirements (if the scheme were acceptable). The proposal, subject to conditions, would comply with Core Policies 1, 22, 23, 24, 25 of the Local Plan, which would be afforded **limited** weight in its favour.

14.5.3 Core Policy 34 seeks to preserve water supply, boost water efficiency at a standard of 90 litres per person per day and provide water recycling. A condition would be necessary to achieve this water efficiency level for each dwelling (if the scheme were acceptable). Affinity Water refrained from commenting and Anglian Water raised **no objections**. If the scheme were acceptable, conditions would be necessary for rainwater harvesting and grey water recycling for water efficiency (rainwater harvesting and grey water recycling as per Core Policy 34) and for electric vehicle chargers (as per Core Policy 29 and the latest parking standards).

14.6 D) Residential amenity & standards / Housing mix (Core Policies 43, 44, 52, 53, 55, 66, FEL/ICH3, FEL/HN7, Uttlesford Design Code, Essex Design Guide, NPPF)

⁶ Energy Strategy, pp. 12-14; Sustainability Statement, pp.7-11.

14.6.1 Residential amenity and standards:

The proposed dwellings would have occupancies and gross internal areas that would meet minimum standards⁷ and comply with Core Policy 55 (see Table). They would provide appropriate levels of amenity space for their occupants and would not reduce garden space to any neighbouring properties. Turning to inclusivity, Core Policy 53 of the Local Plan expects all residential schemes to be 100% M4(2) compliant and all major schemes to demonstrate 5% of market homes M4(3)(a) compliant (wheelchair adaptable) and 10% of affordable homes M4(3)(b) compliant (wheelchair accessible) – the above mean 1 dwelling M4(3)(a) compliant and 1 dwelling M4(3)(b) compliant, which can be secured through planning obligations.

Plots	Floors	Beds / Persons Occupancies	Min. GIA (sqm)	GF GIA (sqm)
1	2	2B4P	79	82
2	2	2B4P	79	80
3	2	2B4P	79	80
4	2	2B4P	79	82
5	2	3B4P	84	93
6	2	3B5P	93	93
7	2	3B5P	93	93
8	1	3B5P	93	108
9	1	3B5P	93	108
10	1	3B5P	93	108
11	2	3B5P	93	108
12	2	3B5P	93	140

14.6.2 In terms of noise, odours, dust, vibrations, light pollution and other disturbances, notwithstanding the concerns raised by interested parties, Environmental Health raised **no objections** subject to conditions to safeguard residential amenities.

14.6.3 Due to the scale, design and position of the dwellings in relation to the neighbouring dwellings and with each other, and after applying the design and remoteness tests (see Essex Design Guide) and the 45-degree tests, no material overshadowing, overlooking (actual or perceived) and overbearing effects would be considered:

- Potential overlooking and loss of privacy:
 - Plot 1: the upper floor window facing east would be away from the private garden of 1 Myrtle Villas and belong to a non-habitable room.
 - Plot 12: upper floor windows facing sideways would belong to non-habitable rooms at oblique angles.
 - Distances to the dwellings across the road would exceed 35 metres front-to-front.
- Potential overshadowing and loss of light:

Due to the size, scale and position of the buildings in relation to the neighbouring boundaries, no material overshadowing of, and loss of light to, any private gardens or habitable room windows would occur.

⁷ See Technical Housing Standards – Nationally Described Space Standard.

- Potential overbearing effects:

Given the gaps in relation to the neighbouring boundaries, no overbearing impacts ('tunnelling effect' or 'sense of enclosure') would occur.

14.6.4

Housing mix:

Core Policy 53 expects major developments 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. This should have regard to the most up-to-date Local Housing Needs Assessment (LHNA) unless an alternative approach can be demonstrated to be more appropriate – see housing mix targets in Table.

	Number of bedrooms			
	1	2	3	4+
Market Housing	25%		45%	30%
Affordable Home Ownership	20%	45%	35%	
Affordable Housing (Rented)				
- General Needs	25%	30%	35%	10%
- Older Persons	40%	60%		

14.6.5

The proposed housing mix for market and affordable dwellings (see 2nd Table) would not strictly comply with Core Policy 53 of the Local Plan or code U1.5C of the Uttlesford Design Code, but these conflicts would be afforded **limited** weight due to the limited number of units proposed (less than 10 units for each housing category). The proposed 2/3-beds suitable for young families would satisfy FEL/HN7 of the Felsted Neighbourhood Plan and paragraphs 61, 66 of the NPPF. The Housing officer confirmed that the housing mix is acceptable as "*The small number of affordable homes on the site makes it more difficult for the proposed mix to precisely match with the need identified in the LHNA. The proposed affordable mix follows what was identified as being required in the Neighbourhood Plan*".

	Beds	Plot No.	Total	
			No.	%
Affordable	1	-	0	0
	2	1, 2, 3, 4	4	80
	3	5	1	20
	4+	-	0	0
	Total	-	5	100
Market	1	-	0	0
	2	-	0	0
	3	6, 7, 8, 9, 10, 11, 12	7	100
	4+	-	0	0
	Total	-	7	100

14.7

E) Access and parking (Core Policies 26, 27, 28, 31, FEL/CW3, parking standards, NPPF)

14.7.1

The Highway Authority raised **no objections** subject to conditions. The development would accord with the ECC Supplementary Guidance – Development Management Policies (2011), Core Policies 26, 27, 28 of the Local Plan, and paragraphs 115(b), 116 of the NPPF. The response

from the Highway Authority confirms that the development is acceptable in terms of highway safety for all highway users and not detrimental to the capacity of the highway network.

14.7.2 There is ample space on site to accommodate sufficient and appropriate parking provision, including 2 parking spaces for each plot, to satisfy the Parking Guidance – Part 1: Parking Standards Design and Good Practice (2024) and Core Policy 31 of the Local Plan. All parking spaces would be of appropriate bay sizes (5.5 by 2.9 metres for open bays/carports). The development would provide sufficient visitors' parking spaces (3 visitors' spaces = 0.25 x 12 dwellings) and turning areas for cars, refuse and emergency vehicles and delivery vans.

14.8 F) Ecology (Core Policies 38, 39, 40, FEL/HN8, FEL/CW4, NPPF)

14.8.1 Protected species:

Place Services Ecology raised **no objections** subject to conditions to secure biodiversity mitigation & enhancement measures and biodiversity net gain. The scheme would comply with paragraphs 44, 187(d), 193 of the NPPF, and Core Policies 38, 40 of the Local Plan. This provides certainty for the Council of the likely impacts on protected, priority and threatened species and habitats in conformity of its legal duties.

14.8.2 Biodiversity Net Gain (BNG):

BNG is a statutory requirement of Schedule 7A of the Town and Country Planning Act 1990; paragraph 13 states that every permission granted for the development of land in England shall be deemed to have been granted subject to the condition that the development may not be begun unless (a) a biodiversity gain plan (BGP) has been submitted to the planning authority, and (b) the LPA has approved the plan. A separate type of application (known as 'DISBGP') would be required to discharge the statutory condition. The Application form confirmed BNG applies and Place Services Ecology that sufficient information for BNG was provided at application stage. A BGP must be submitted before commencing the development with a DISBGP application. On post-intervention values, Place Services Ecology made suggestions for the applicants' attention. Core Policy 40 of the Local Plan requires a minimum of 20% BNG, above the 10% required by Schedule 7A; the DISBGP application should deliver the higher BNG target to ensure policy compliance.

14.8.3 Essex Coast RAMS:

The site is within the Zone of Influence for the Essex Coast Recreational Avoidance & Mitigation Strategy (RAMS). Following Natural England's advice to ensure compliance with The Conservation of Habitats & Species Regulations 2017, a financial contribution of £175.55 per unit (2026/27 tariff) must be secured by planning obligation and be delivered prior to occupation. This tariff will mitigate recreational pressure on designated Habitats Sites⁸ along the Essex Coast associated with residential

⁸ Including Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites.

development – in the absence of payment or a mechanism to secure the delivery of the tariff, the scheme would conflict with Core Policy 38 of the Local Plan, paragraphs 187(b) (inasmuch as it refers to natural capital), 193(a), 194 of the NPPF, policy FEL/HN8 of the Felsted Neighbourhood Plan, and the SPD Essex Coast RAMS.

14.8.4 Hatfield Forest Mitigation Strategy:

The site is **not** within the 11.1 km Zone of Influence for the Hatfield Forest SSSI / NNR⁹, and therefore a tariff of £1,333.60 per new dwelling would not be required for the delivery of funded Strategic Access Management Measures (SAMM) that would mitigate recreational pressure at the forest as part of the Hatfield Forest Mitigation Strategy (2025). Compliance with Core Policy 38 (part vi) of the Local Plan, paragraphs 187(b) (inasmuch as it refers to natural capital), 193(b) of the NPPF, and policy FEL/HN8 of the Felsted Neighbourhood Plan would not be necessary.

14.9 **G) Contamination (Core Policies 34, 42, NPPF)**

14.9.1 Environmental Health raised **no objections** subject to a condition to protect human health and the environment. The proposal would accord with Core Policies 34, 42 of the Local Plan, and the NPPF.

14.10 **H) Archaeology (Core Policy 64, NPPF)**

14.10.1 Place Services Archaeology raised **no objections** subject to conditions to preserve potential archaeological remains. The scheme would comply with Core Policy 64 of the Local Plan, and paragraph 218 of the NPPF. The consultee reported that the site is within an area of archaeological potential for Late Bronze Age and Roman remains.

14.11 **I) Flood risk and drainage (Core Policies 5, 36, 37, FEL/CW4, FEL/INF1, NPPF)**

14.11.1 The site falls within Flood Zone 1; paragraph 181 of the NPPF requires a site-specific Flood Risk Assessment (FRA) for development that involves a site of 1 hectare or more; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. A FRA was submitted with the application, which found *low* risk from potential sources of flooding and concluded that the scheme and surface water drainage proposals (permeable surfacing, dry attenuation basin, below ground drainage) would not increase flood risk to internal or external users.

14.11.2 However, the Lead Local Flood Authority raised an **objection** as the FRA included inconsistent information in the areas used to calculate the greenfield runoff rate and attenuation storage. In the absence of this information, it is not certain that the development would not increase flood risk on the site or elsewhere nor that the operation of sustainable drainage

⁹ Hatfield Forest Site of Special Scientific Interest and National Nature Reserve.

systems (SUDS) would be effective. The full objection from the consultee is below:

Inconsistency in the areas used to calculate the greenfield runoff rate and attenuation storage - The greenfield 1 in 1 year runoff rate has been calculated using an area of 5,076m², it is stated that it excludes 897m² of landscaped open space. However, attenuation storage has been based on a contributing area of 2,379m², limited to roof and vehicular surfaces. We would typically expect both the discharge rate and attenuation storage to be derived from the same contributing area.

Furthermore, while the report states that only 897m² of landscaped open space is excluded, the approach taken implies that a total of 3,594m² of the site is not contributing to the surface water drainage design. This discrepancy requires clarification and justification.

14.11.3 Accordingly, the proposal would conflict with Core Policies 36, 37 of the Local Plan, and paragraphs 181, 182 of the NPPF. These policies are similar as they all seek to ensure that surface water runoff is managed and reduced without increasing flood risk on the site or wider area, and that surface water is managed through effective SUDS which assist in controlling flow rates and reducing volumes of runoff water.

14.12 J) Planning obligations (Local Plan, Neighbourhood Plan, SPD Planning Obligations, ECC's Developers' Guide to Infrastructure Contributions, PPG, NPPF)

14.12.1 Paragraph 58 of the NPPF sets out that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. This relates to Regulation 122 of the Community Infrastructure Levy (CIL) Regulations.

14.12.2 Affordable housing:

Core Policy 56 states that major development should provide 35% of the total dwellings as affordable ones that should be delivered on-site apart from exceptional circumstances, where off-site provision or a financial contribution in lieu may be accepted where alternative sites are more appropriate to provide affordable dwellings than the site of the proposed development. This flexible approach reflects paragraph 64 of the NPPF, which states that where a need for affordable housing is identified, policies should specify the type of affordable housing required, and expect it to be met on-site unless (a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and (b) the agreed approach contributes to the objective of creating mixed and balanced communities. The Local Plan target would therefore require 4 affordable dwellings on-site from this scheme (33.3%) – the application proposes 5 affordable units (41.6%).

14.12.3 Therefore, subject to a planning obligation (if acceptable), the scheme would meet and exceed the test in Core Policy 56 of the Local Plan, and

paragraphs 61, 63 of the NPPF – this weighs **moderately** in favour of the scheme as it would contribute to the objective of creating mixed and balanced communities (as required by paragraph 64 of the NPPF) and because paragraph 11(d)(ii) of the NPPF instructs decision-makers to have particular regard to providing affordable homes when applying the planning balance. The scheme would also comply with the SPD Planning Obligations. The Council’s Housing officer raised **no objections** to 4 affordable rented homes and 1 for intermediate sale.

14.12.4 Highways:

The Highway Authority did not require obligations – the suggested improvements can be conditioned.

14.12.5 Education, waste and libraries:

Essex County Council (ECC) seeks the following developer contributions that would be subject to a planning obligation (including monitoring fees):

- *Education*
No contributions sought.
- *Waste*
The development will generate household waste and recycling into facilities that operate at or above capacity and, therefore ECC seek a Recycling Centre for Household Waste contribution of £1,807.08 index linked to BCIS Q1-2025, and a Waste Transfer Station Contribution of £881.52 index linked to BCIS Q1-2025.
- *Libraries*
The development is expected to create additional usage of local libraries, and therefore ECC seek a contribution of £1323.48 index linked to BCIS All-in Tender Price Index.

14.12.6 Open space:

Core Policy 67 requires all major residential developments to maximise opportunities to incorporate new publicly accessible, high quality and multi-functional open space (minimum standards, see Appendix 17 of the Local Plan) and on-site wherever possible. Core Policy 67a provides a preferred hierarchy of management bodies and requires a maintenance and management strategy along with a commuted sum equal to 30 years management from the development to the Council. The scheme proposes a public open space (POS) to its southern corner at the front. The scheme would accord with these policies subject to a planning obligation.

14.12.7 Biodiversity Net Gain:

The maintenance and monitoring of significant on-site BNG for 30 years will be required to ensure compliance with Schedule 7A (Biodiversity Gain in England) of the Town & Country Planning Act 1990. The matter may be conditioned subject to consultation with Place Services Ecology and legal officers – alternatively, a planning obligation will be required.

14.12.8 Public art:

ECC’s Developers’ Guide to Infrastructure Contributions states that to secure funding for public art, the LPA should produce a long-term policy

which identifies where, when, how and why public art will be delivered as part of specific development sites. Development Policy 9 of the Local Plan expects all major development to contribute to a public art fund to be used to deliver public art projects located on or off site. Any public art proposals must make a significant contribution towards the appearance of the scheme, the character of the area, and provide benefits for the local community. No specific details have been submitted (as this was not a validation requirement at the time of submission), but a contribution to the public art fund or on-site delivery must be secured as an obligation.

14.12.9 Heads of Terms (HoTs):

Considering the above, the following obligations would be necessary (if the scheme were acceptable), in accordance with the SPD Planning Obligations, ECC's Developers' Guide to Infrastructure Contributions, the SPD Developers' Contributions, the Local Plan, the Planning Practice Guidance, and the NPPF:

- a) Provision of 5 affordable houses (41.6%).
- b) Provision of accessible and adaptable dwellings:
 - a. 5% of market homes to be M4(3)(a) compliant
 - b. 10% of affordable homes to be M4(3)(b) compliant.
- c) Provision and on-going maintenance and management strategy for 30 years of public open space (northern and southern POS).
- d) Maintenance and monitoring of significant on-site Biodiversity Net Gain for 30 years.
- e) Contribution for waste.
- f) Contribution for libraries.
- g) Contribution to the public art fund or on-site delivery of public art.
- h) Payment of the Council's legal costs.
- i) Payment of monitoring fees.

14.12.10 A legal agreement to secure the above Heads of Terms would be required to be signed and executed (if the scheme were approved), to ensure the proposal would accord with the above policies. In the absence of such an agreement as a mechanism to secure planning obligations, the proposal would conflict with these policies, which constitutes a separate reason for refusal.

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 Areas or assets of particular importance:

The application of policies in the NPPF that protect areas or assets of particular importance¹⁰ would **not** provide a strong reason for refusing the development proposed as per paragraph 11(d)(i) of the NPPF. Therefore, the planning balance in paragraph 11(d)(ii) of the NPPF is applied below.

16.2 Planning balance:

The public benefits of the scheme would include:

- Provision of 12 dwellings to the housing supply – **limited** weight.
- Provision of 5 affordable units (above policy target) – **moderate** weight.
- Provision of public open space – **moderate** weight.
- Economic and social benefits – **limited** weight.
- Ecological enhancements and mandatory BNG – **limited** weight.
- Provision of some accessible and/or adaptable dwellings – **limited** weight.
- Highway improvements – **limited** weight.
- Energy & water efficiency measures – **limited** weight.

16.3 The adverse impacts of the scheme would include:

- Conflict with spatial strategy and settlement hierarchy of Development Plan (Local Plan, Neighbourhood Plan) – **significant-to-substantial** weight.
- Unsuitable location for housing having regard to the site's limited accessibility to services and sustainable modes of travel – **significant** weight.

¹⁰ See footnote 7 of the NPPF.

- Harm to the character and appearance of the countryside – **limited** weight.
- Absence of mechanism to secure planning obligations – **significant** weight.
- Potential increase of flood risk – **significant** weight.
- Absence of mechanism to secure tariff for Essex Coast RAMS – **moderate** weight.

16.4 From the summary of benefits and harms above and given the marginal housing supply shortfall (until the HDT update), the development would **not** be sustainable for which there is a presumption in favour. Paragraph 11(d)(ii) of the NPPF requires decision-makers to have particular regard to key policies for providing affordable homes but also for directing development to sustainable locations. The conflict with the up-to-date spatial strategy and settlement hierarchy of the new Local Plan and the Neighbourhood Plan are adverse impacts that would alone significantly and demonstrably outweigh the limited benefits of the scheme. The technical failures of the scheme, such as the inconsistent information for surface water drainage, would also indicate the same conclusion.

16.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. On this occasion, the conflict with Local Plan and Neighborhood Plan policies would not be outweighed by the benefits of the scheme. Previous decisions for the site or the wider area indicate that the application should not be decided other than in accordance with the Development Plan given the material change in circumstances with the adoption of the new Local Plan in March 2026. The appropriate appearance and scale of the dwellings would be neutral to the planning balance.

16.5 Consequently, when assessed against the policies in the NPPF taken as a whole, and as there are no other material considerations indicating otherwise, the adverse impacts of the proposals would *significantly and demonstrably outweigh* the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

16.6 It is therefore recommended that the application be REFUSED for the reasons set out in section 17.

17. REASONS FOR REFUSAL

1 The proposal would not be in a suitable location for housing having regard to the spatial strategy and settlement hierarchy of the Development Plan. Therefore, the development would be contrary to Core Policy 3 and Development Policy 1 of the Uttlesford Local Plan

2021-2041 (adopted March 2026), and policy FEL/HN5 of the Felsted Neighbourhood Plan (made February 2020).

- 2** The proposal, by reason of its location, would offer limited accessibility to services and facilities via sustainable modes of travel. Future occupants of the dwellings would therefore rely heavily on private cars to meet their day-to-day needs instead of prioritising sustainable modes of travel. Accordingly, the development would conflict with Core Policies 26, 27, 28 of the Uttlesford Local Plan 2021-2041 (adopted March 2026), code M1.2C of the Uttlesford Design Code (adopted July 2024), and paragraphs 109, 115(a) of the National Planning Policy Framework (2024).
- 3** In the absence of consistent flood risk information for the areas used to calculate the greenfield runoff rate and attenuation storage, the application failed to demonstrate that the development would not increase flood risk on the site or elsewhere or that the operation of the sustainable drainage systems would be effective. Therefore, the proposal would be contrary to Core Policies 36, 37 of the Uttlesford Local Plan 2021-2041 (adopted March 2026), and paragraphs 181, 182 of the National Planning Policy Framework (2024).
- 4** In the absence of a mechanism to secure the delivery of the tariff per dwelling required for the Essex Coast Recreational Avoidance & Mitigation Strategy (RAMS) that would mitigate the adverse impacts of recreational pressure on designated Habitats Sites along the Essex Coast, the scheme would conflict with Core Policy 38 of the Uttlesford Local Plan 2021-2041 (adopted March 2026), policy FEL/HN8 of the Felsted Neighbourhood Plan (made February 2020), the Supplementary Planning Document 'Essex Coast RAMS' (adopted 2020), and paragraphs 187(b), 193(a) of the National Planning Policy Framework (2024).
- 5** The application failed to provide a mechanism, such as a section 106 legal agreement, to secure the following planning obligations as required by planning policy and guidance:

 - i. Provision of 5 affordable houses (41.6%).
 - ii. Provision of accessible and adaptable dwellings:
 - a. 5% of market homes to be M4(3)(a) compliant
 - b. 10% of affordable homes to be M4(3)(b) compliant.
 - iii. Provision and on-going maintenance and management strategy of public open space for 30 years.
 - iv. Maintenance and monitoring of significant on-site Biodiversity Net Gain.
 - v. Contribution for waste.
 - vi. Contribution for libraries.
 - vii. Contribution to the public art fund or on-site delivery of public art.
 - viii. Payment of the Council's legal costs.
 - ix. Payment of monitoring fees.

In the absence of such a mechanism, the proposal would conflict with Core Policies 5, 52, 37, 39, 53, 56, 67, 67a and Development Policy 9 of the Uttlesford Local Plan 2021-2041 (adopted March 2026), Schedule 7A (Biodiversity Gain in England) of the Town & Country Planning Act 1990, the Supplementary Planning Document 'Planning Obligations' (adopted June 2026), the Essex County Council's Developers' Guide to Infrastructure Contributions (2026), the Planning Practice Guidance, and the National Planning Policy Framework (2024).

APPENDIX 1 – ESSEX HIGHWAYS (HIGHWAY AUTHORITY)

Your Ref: UTT/26/0114/FUL
Our Ref: 34493
Date: 17th March 2026



Director for Highways
and Transportation

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/26/0114/FUL
Applicant Savannah Properties Ltd
Site Location Land Adj To 1 Myrtle Villas Chelmsford Road Felsted Essex
Proposal Construction of 12 no. dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions

The Highway Authority has reviewed all of the information provided as part of this planning application. In the assessment of the application the following was considered: access and safety with regards to the requirements set out within the Essex Design Guide and the Highway Authority's Development Management Policies; capacity; the opportunities for sustainable transport; and mitigation measures.

The Highway Authority considers that the datasets used to establish the trip generation for the proposed development to be historic. However, the trips rates adopted for the trip generation assessment are considered reasonable and robust. Therefore, whilst the proposed development will lead to an increase in vehicle movements along the public highway, including Chelmsford Road, the level of additional traffic generated would be minor.

It has been demonstrated that adequate visibility splays appropriate for the 30mph signed speed of Chelmsford Road can be achieved at both of the proposed accesses. Furthermore, the evidence presented within the planning application, and the Highway Authority's own checks, has demonstrated that the maximum achievable visibility splays at both proposed accesses are in excess of that required for the signed speed of Chelmsford Road.

As a result, with reference to the national Planning Policy Framework (NPPF) 2024 and paragraph 115-117 in particular, the impact of the proposed development is not considered severe. Therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following conditions/obligations:

1. Prior to occupation of the proposed development the northern vehicular access on Chelmsford Road, as shown in principle on the submitted Drawing Number CHR-RGP-XX-XX-DR-T-001 Rev. P03 (dated 06.01.26), shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway shall be

a maximum of 6.0 metres, shall be retained at that width for at least the first 10 metres from the edge of the highway and provided with an appropriate vehicular crossing of the highway verge.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

2. Prior to occupation of the proposed development the southern vehicular access on Chelmsford Road, as shown in principle on the submitted Drawing Number CHR-RGP-XX-XX-DR-T-001 Rev. P03 (dated 06.01.26), shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway shall be a maximum of 6.0 metres, shall be retained at that width for at least the first 15 metres from the edge of the highway and provided with an appropriate vehicular crossing of the highway verge.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

3. Prior to occupation of the development, the northern and southern accesses at their centre lines shall be provided with visibility splays with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway and as shown in principle on the submitted Drawing Number CHR-RGP-XX-XX-DR-T-001 Rev. P03 (dated 06.01.26). Such vehicular visibility splays shall be provided before the accesses are first used by vehicular traffic and retained free of obstruction above 600mm at all times.

Reason: To provide adequate inter-visibility between users of the accesses and those in the existing public highway in the interests of highway safety.

4. The existing access at the southwestern boundary of the application site shall be permanently closed to vehicular traffic, incorporating the reinstatement to full height of the highway verge to the satisfaction of the Highway Authority, within one month of the proposed new accesses being brought into use.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

5. Prior to occupation of the development, the existing footway fronting the development shall be widened to a minimum of 2.0 metres, linking into the existing footways at the southern and northern extents of the application site boundary, as shown in principle on the submitted Drawing Number Drawing Number CHR-RGP-XX-XX-DR-T-001 Rev. P03 (dated 06.01.26). For the avoidance of doubt, this shall include full depth reconstruction and surfacing of the whole width of the footway. Details to be agreed by the Local Planning Authority, in consultation with the highway Authority (Development Management Team) and shall be implemented prior to occupation.

Reason: In the interest of highway safety and accessibility.

6. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

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

7. At no point shall gates be provided at the vehicular accesses. The accesses shall remain open and free for use thereafter.

Reason: To give vehicles using the accesses free and unhindered access to and from the highway in the interest of highway safety.

8. 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. The vehicle and parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

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

9. The 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.

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

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

11. 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,
- 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/obligations are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance and Uttlesford Local Plan Policy GEN1.

Informatives:

- i. All boundary vegetation / hedging must be maintained clear of the public highway in perpetuity.
- ii. 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.
- iii. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
- iv. 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.
- v. There shall be no discharge of surface water onto the Highway.
- vi. Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.
- vii. The applicant should be made aware of the potential relocation of utility apparatus and/or highway signs in the highway; any relocation shall be fully at the applicant's expense.



.....
pp. Director for Highways and Transportation
Enquiries to Lorna Parsons

APPENDIX 2 – LEAD LOCAL FLOOD AUTHORITY (ESSEX COUNTY COUNCIL)

Essex County Council
Development and Flood Risk
Environment and Climate Action,
C426 County Hall
Chelmsford
Essex CM1 1QH



Avgerinos Vlachos	Date:	18 June 2026
Uttlesford District Council	Our Ref:	SUDS-008771
Planning Services	Your Ref:	UTT/26/0114/FUL

Dear Sir/Madam,

Consultation Response- UTT/26/0114/FUL - Land Adj To 1 Myrtle Villas Chelmsford Road Felsted Essex

Thank you for your email which provides this Council with the opportunity to assess and advise on the revised proposed surface water drainage strategy for the above-mentioned planning application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the [15th April 2015](#).

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we wish to issue a **holding objection** to the granting of planning permission based on the following:

- Inconsistency in the areas used to calculate the greenfield runoff rate and attenuation storage - The greenfield 1 in 1 year runoff rate has been calculated using an area of 5,076m², it is stated that it excludes 897m² of landscaped open space. However, attenuation storage has been based on a contributing area of 2,379m², limited to roof and vehicular surfaces. We would typically expect both the discharge rate and attenuation storage to be derived from the same contributing area.

Furthermore, while the report states that only 897m² of landscaped open space is excluded, the approach taken implies that a total of 3,594m² of the site is not

contributing to the surface water drainage design. This discrepancy requires clarification and justification.

We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below.
<https://www.essex.gov.uk/protecting-environment>
- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. Planning applications with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures
[Flood risk assessments: climate change allowances](#) - GOV.UK (www.gov.uk)
- Please note that where discharge is to a public sewer, consent from the relevant authority will be required. The links can be found below.
<https://www.anqlianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>
<https://www.thameswater.co.uk/developers>
- Any works to a ditch may require a S23 Ordinary Watercourse Consent. Please see the below link for more information and how to apply.
<https://flood.essex.gov.uk/maintaining-or-changing-a-watercourse/>

~~In the event that~~ more information was supplied by the applicants then the County Council may be ~~in a position~~ to withdraw its objection to the proposal once it has considered the additional clarification/details that are required.

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

INFORMATIVES:

- Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.
- We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

Yours sincerely,

Melisa Laycock-van Spyk
Team: Green Infrastructure and Sustainable Drainage
Service: Climate Action and Mitigation
Essex County Council

Internet: www.essex.gov.uk
Email: suds@essex.gov.uk

Appendix 1 - Flood Risk responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

- **Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)**

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.

- **Flood recovery measures (including flood proofing and other building level resistance and resilience measures)**

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.

Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.

Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications '[Preparing for Floods](#)' and '[Improving the flood performance of new buildings](#)'.

- Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.