

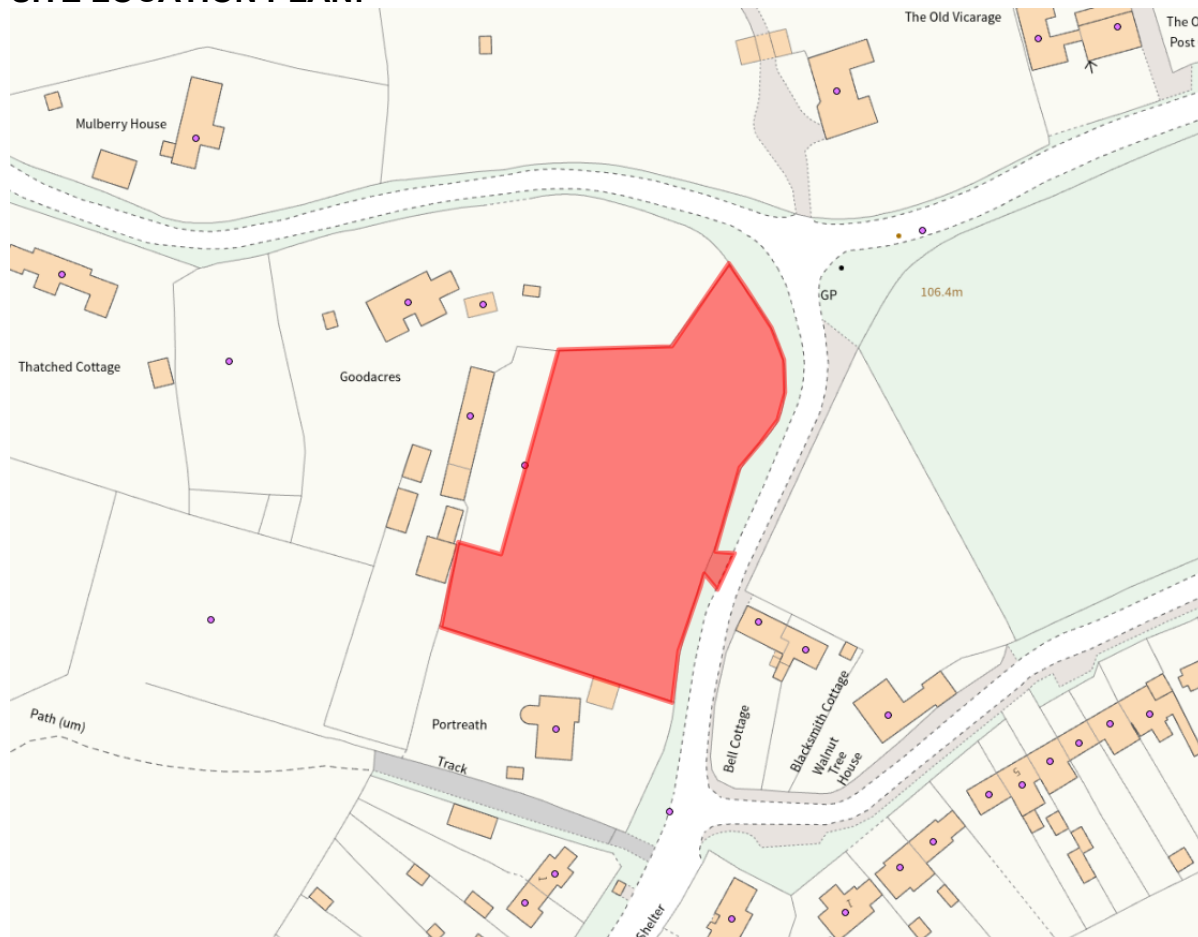
**ITEM NUMBER:** 8

**PLANNING COMMITTEE DATE:** 8 July 2026

**REFERENCE NUMBER:** UTT/26/0488/DFO

**LOCATION:** Land East Of Goodacres  
Church End  
Broxted  
Dunmow  
Essex  
CM6 2BX

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 15 June 2026

**PROPOSAL:** Details following outline application UTT/23/0493/OP for erection of up to 7 no. residential dwellings - details of appearance, landscaping, layout and scale for Plots 1 - 3

**APPLICANT:** Mr Nick Church

**AGENT:** Mr Tom Cannon

**EXPIRY DATE:** 24.04.2026

**EOT EXPIRY DATE:** 17.07.2026

**CASE OFFICER:** Mark Sawyers

**NOTATION:** Tree Preservation Order - Reference Number: 15/97/44 (Category: 3) [Tree Type: Sycamore]  
Tree Preservation Order - Reference Number: 15/97/44 (Category: 4) [Tree Type: Sycamore]  
Tree Preservation Order - Reference Number: 15/97/44 (Category: 5) [Tree Type: Ash]  
Tree Preservation Order - Reference Number: 15/97/44 (Category: 6) [Tree Type: Sycamore]  
Within 2km of S.S.S.I.  
Within 6km of Airport  
Stansted Airport LEQ - Description: Within 57dB 16hr LEQ  
Mineral Safeguarding Area - Description: Sand/Gravel

**REASON THIS APPLICATION IS ON THE AGENDA:** Councillor Interest

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## **1. EXECUTIVE SUMMARY**

**1.1** This application seeks Reserved Matters approval for appearance, landscaping, layout and scale for three dwellings (Plots 1-3) pursuant to outline planning permission UTT/23/0493/OP, which established the principle of residential development of up to seven dwellings on the site.

**1.2** The principle of development therefore carries substantial weight and is not a matter for reconsideration. This application relates solely to the detailed design and technical acceptability of the first phase of development. The proposed scheme represents a low-density, village-

scale form of development that reflects the established character and grain of Broxted.

- 1.3 The development is considered acceptable in respect of design, heritage, residential amenity, ecology, highways, drainage and environmental considerations. No objections have been raised by statutory consultees.
- 1.4 The proposal accords with the Development Plan and the NPPF and would deliver policy-compliant residential development without giving rise to adverse impacts that would warrant refusal. Planning permission is therefore recommended, 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 - Conditions
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## 3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The application site comprises part of a former paddock located to the east of Goodacres, along Church End within the village of Broxted. The site forms part of a wider parcel of land that benefits from outline planning permission for residential development and extends to approximately 0.41 hectares overall, with this Reserved Matters application relating to the southern portion of that site.
- 3.2 The site is centrally positioned within the village and is bordered by existing residential development, including Goodacres to the west and Bell Cottage to the south-east. The surrounding area is characterised by a linear pattern of development along Church End and Cranham Road, comprising predominantly detached and semi-detached dwellings set within relatively spacious plots, reflecting the loose-knit rural grain of the settlement.
- 3.3 The application site is currently enclosed by established boundary vegetation and fencing, with a number of mature trees located along the eastern boundary, several of which are subject to Tree Preservation Orders. These trees form an important landscape feature and contribute to the verdant character of the site and wider area.
- 3.4 The site is accessed from Church End via an existing vehicular access position established at outline stage. The surrounding highway network comprises a local rural road (Class III) serving the village, with a bus stop located in close proximity to the site providing connections to nearby settlements.

## 4. **PROPOSAL**

**4.1** This application seeks approval of reserved matters comprising appearance, landscaping, layout and scale for the erection of three residential dwellings (Plots 1-3) pursuant to outline planning permission UTT/23/0493/OP, which approved the principle of up to seven dwellings on the wider site, with access determined at that stage.

**4.2** The proposal relates to the southern part of the wider outline site and provides for a scheme of three dwellings comprising two semi-detached houses (Plots 1 and 2) and one detached dwelling (Plot 3). The dwellings are two storeys in height and have been designed to reflect traditional rural Essex vernacular, incorporating a mix of materials including brick, render and timber-style cladding, with pitched roofs finished in clay tiles or slate.

**4.3** In terms of layout, the dwellings are set back from Church End and arranged around a shared access drive, in accordance with the approved outline access arrangements. The development provides two off-street parking spaces per dwelling, together with additional visitor parking within the site. Each dwelling is served by a private rear garden, with generous amenity space reflective of the low-density character of the surrounding area.

**4.4** The application includes details of hard and soft landscaping, comprising new native hedgerows, tree planting, planting beds and areas of amenity grass, together with the retention of existing boundary vegetation where possible. The scheme also incorporates biodiversity enhancements including the provision of bird and bat boxes, hedgehog gaps within boundary treatments and pollinator-friendly planting.

**4.5** The application is supported by the following documentation:

- Design, Access and Transport Statement

## **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**

<b>6.1</b> UTT/23/04 93/OP	Outline planning application for the erection of up to 7 no. residential dwellings with all matters reserved except access	Approved with Conditions	9th April 2024
UTT/24/09 96/PAQ3	Prior Notification of change of use of	Prior Approval Refused	3rd June 2024

	agricultural buildings to 2 no. dwellings		
UTT/24/24 90/PAQ3	Prior Notification of change of use of agricultural buildings to 4 no. dwellings	Prior Approval Approved	10th December 2024
UTT/24/32 30/DFO	Details following outline application UTT/23/0493/OP for the erection of 7 no. dwellings - details of appearance, landscaping, layout and scale	Withdrawn	26th February 2025

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

**7.1** The applicant has undertaken pre application advice with the local planning authority and to the LPA's knowledge there has not been a consultation exercise carried out by the applicant in accordance best practice and the Statement of Community Involvement.

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

### **8.1 Highways Authority - (NO OBJECTION)**

**8.1.1** Consultation comments are attached to Appendix 1

## **9. PARISH COUNCIL COMMENTS**

**9.1** No response to consultation at time of report being written.

## **10. CONSULTEE RESPONSES**

### **10.1 UDC Environmental Health - (NO OBJECTION)**

**10.1.1** No objection. Previous recommendations made at outline stage remain applicable and are unchanged.

### **10.2 Place Services (Ecology) - (NO OBJECTION)**

**10.2.1** No objection. Satisfied sufficient ecological information has been provided and that the development can proceed with appropriate mitigation and enhancement measures. Recommendations made regarding biodiversity enhancements to be secured via outline conditions.

### **10.3 UDC Built Heritage and Conservation - (NO OBJECTION)**

**10.3.1** No objection. The proposal would have no harmful impact on the setting of nearby listed buildings, and the conclusions reached at outline stage remain unchanged.

**10.4 NATS (Safeguarding) - (NO OBJECTION)**

**10.4.1 NATS (Safeguarding):** No objection. The proposal does not conflict with safeguarding criteria.

**10.5 Stansted Airport Safeguarding - (NO OBJECTION)**

**10.5.1** No objection, subject to conditions. These include restrictions on building height (no more than 15m AGL), requirements relating to photovoltaic panels to prevent bird attraction, and informatives regarding lighting, construction activity and aviation safety.

**11. REPRESENTATIONS**

**11.1** A site notice was displayed on site, and 22 notifications letters were sent to nearby properties.

**11.2** No letters of representation have been received.

**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** Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area.

## **12.4 The Development Plan**

- 12.4.1** Essex Minerals Local Plan (adopted July 2014)  
 Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
 Uttlesford District Local Plan (adopted 2026)  
 Uttlesford Design Code (adopted July 2024)  
 Felsted Neighbourhood Plan (made February 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**

- 13.1.1** National Planning Policy Framework (2024)

### **13.2 Uttlesford District Local Plan 2026**

<b>13.2.1</b>	Core Policy 1	Addressing Climate Change
	Core Policy 2	Meeting Our Housing Needs
	Core Policy 3	Settlement Hierarchy
	Core Policy 19	Rural Area Housing Requirement Figures
	Core Policy 22	Net Zero Operational Carbon Development
	Core Policy 23	Overheating
	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 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 42	Pollution and Contamination

Core Policy 43	Air Quality
Core Policy 44	Noise
Core Policy 52	Good Design Outcomes and Process
Core Policy 53	Standards for New Residential Development
Core Policy 55	Residential Space Standards
Core Policy 61	The Historic Environment
Core Policy 62	Listed Buildings

**13.3 There is no known Neighbourhood Plan**

**13.4 Supplementary Planning Document or Guidance**

- 13.4.1** Essex Design Guide  
 Essex Parking Standards (2024)  
 Essex Tree Palette (2018)  
 Uttlesford Design Code (2024)

**14. CONSIDERATIONS AND ASSESSMENT**

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

- 14.2** **A) Design, Character and Appearance**  
**B) Heritage and Impact on the Historic Environment**  
**C) Residential Amenity**  
**D) Ecology, Biodiversity Net Gain, Trees and Landscaping**  
**E) Flood Protection**  
**F) Highways Access and Parking provision**  
**G) Net Zero and Renewable Energy**  
**H) Planning Balance**

**14.3 A) Design, Character and Appearance**

**14.3.1** Layout

**14.3.2** The proposed layout reflects the established pattern of development along Church End, characterised by a loose linear arrangement of dwellings set within relatively spacious plots. The three dwellings are positioned to the rear of the highway and arranged around a shared access, maintaining a clear and legible layout that respects the grain of the surrounding area.

**14.3.3** The set-back of the built form from the road frontage, together with the retention of boundary vegetation and introduction of additional landscaping, ensures that the development is visually contained and assimilates into the verdant character of the village.

**14.3.4** The layout avoids overdevelopment of the site and provides appropriate spacing between dwellings, as well as between neighbouring properties, maintaining the open and semi-rural character identified in the Uttlesford Design Code.

- 14.3.5** Private amenity space provision is generous, with each plot benefitting from substantial rear gardens exceeding typical minimum standards, reinforcing the low-density character of the scheme and aligning with the expectations of Core Policy 53.
- 14.3.6** Overall, the layout is considered to be well-conceived, functional and policy compliant, providing a coherent form of development that integrates effectively with the existing settlement pattern.
- 14.3.7** Scale and Massing
- 14.3.8** The proposed dwellings are all two-storey in height, with ridge heights ranging between approximately 8.5m and 9.3m, which is consistent with the scale of surrounding residential development.
- 14.3.9** The scale of the proposed buildings is proportionate to their respective plots and does not appear overly dominant or out of keeping with the character of the area. The variation in building form, including the inclusion of both semi-detached and detached dwellings, introduces a degree of visual interest while maintaining an appropriate hierarchy across the site.
- 14.3.10** Given the surrounding context of similarly scaled dwellings set within generous plots, the proposal is considered to comply with Core Policy 52 and the Design Code in ensuring development is of an appropriate scale that responds to local character.
- 14.3.11** Design and Appearance
- 14.3.12** The architectural approach draws upon traditional rural Essex vernacular, incorporating a mix of materials including red multi brick, render and horizontal timber-style cladding, with pitched roofs finished in clay tiles or slate.
- 14.3.13** This palette reflects the varied but generally traditional character of built form within Broxted and is consistent with the Design Code's emphasis on using locally distinctive materials and detailing. Features such as gabled fronts, chimneys and porches reinforce a domestic and village-scale appearance, contributing to a cohesive and contextually appropriate design.
- 14.3.14** The inclusion of photovoltaic panels has been sensitively integrated within the roof planes to minimise visual impact whilst contributing to the sustainability of the development.
- 14.3.15** The overall composition achieves a balance between traditional character and contemporary detailing, resulting in development that is visually attractive and sympathetic to its surroundings, in accordance with the NPPF.

**14.3.16**     Residential Quality and Standards

**14.3.17**     The proposed dwellings provide internal floor areas of approximately 90sqm for the semi-detached units and 145sqm for the detached dwelling, all of which meet or exceed nationally described space standards, in compliance with Core Policy 55.

**14.3.18**     The layout ensures good internal-to-external relationships, with direct access to private gardens, adequate outlook and natural light, and clear separation between habitable rooms. Parking provision, access arrangements and servicing have been appropriately integrated into the scheme without dominating the street scene, consistent with Core Policy 53.

**14.3.19**     Conclusion

**14.3.20**     The proposed development demonstrates a high standard of design that responds positively to the character and appearance of Broxton. The layout, scale and architectural approach are all well considered and align with the requirements of Core Policies 52, 53 and 55 of the Uttlesford Local Plan, the Uttlesford Design Code and the objectives of the NPPF.

**14.3.21**     The scheme would deliver a cohesive, low-density form of development that integrates successfully with the surrounding settlement and provides a high-quality living environment for future occupiers.

**14.4**        **B) Heritage and Impact on the Historic Environment**

**14.4.1**     Heritage Assets and Setting

**14.4.2**     The application site does not contain any designated heritage assets and is not located within a Conservation Area. The nearest designated assets comprise nearby listed buildings, including Thatched Cottage and Brick House, which are located to the west of the application site.

**14.4.3**     In considering the potential impact of the proposed development, it is necessary to assess whether the scheme would affect the significance of these listed buildings, either directly or through changes to their setting.

**14.4.4**     The site is physically and visually separated from these heritage assets by intervening development and spacing, and it does not form part of the immediate or wider setting that contributes to their significance.

**14.4.5**     Nature of the Proposal

**14.4.6**     The proposed development, comprising three dwellings within the southern portion of the wider site, reflects the established pattern of residential development along Church End and would be read as a

continuation of the village form rather than a feature within or related to the historic setting of the listed buildings.

**14.4.7** The scale, layout and appearance of the dwellings are consistent with the surrounding context and do not introduce any elements that would compete with, detract from, or otherwise harm the character or appreciation of the nearby heritage assets.

**14.4.8** Impact on Significance and Setting

**14.4.9** Specialist heritage advice has confirmed that the proposed development would have no harmful effect on the setting of the nearby listed buildings, and that the conclusions reached at the outline stage remain unchanged following consideration of the Reserved Matters details.

**14.4.10** Having regard to the above, it is considered that the proposals would preserve the setting of the nearby listed buildings and therefore sustain their significance. No harm has been identified under the terms of the NPPF, and the proposal is consistent with the duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**14.4.11** Conclusion

**14.4.12** The proposal would result in no harm to designated heritage assets, including through impacts on their setting. The development is therefore in accordance with Core Policies 61 and 62 of the Uttlesford Local Plan and the heritage objectives of the NPPF.

**14.5** **C) Residential Amenity**

**14.5.1** Impact on Neighbouring Amenity

**14.5.2** The application site is bounded by residential properties, most notably Goodacres to the west and Bell Cottage to the south-east. The proposed layout has been designed to respect the relationship with these neighboring dwellings, with appropriate separation distances maintained between existing and proposed buildings.

**14.5.3** The dwellings are positioned such that there would be no unacceptable loss of privacy through overlooking. The orientation of the proposed buildings and the spacing between plots ensures that direct intervisibility between principal habitable room windows is limited and in keeping with typical village relationships.

**14.5.4** In terms of outlook, the scale and siting of the dwellings are not considered to result in any undue overbearing impact or loss of light to neighboring properties. The buildings are two-storey in scale, consistent with surrounding development, and are set within generous plots with intervening landscaping, which further mitigates any potential impacts.

- 14.5.5** Accordingly, it is considered that the proposal would not result in any material harm to the amenity of neighbouring occupiers and would comply with the requirements of Core Policy 53.
- 14.5.6** Amenity for Future Occupiers
- 14.5.7** The proposed dwellings are designed to provide a high standard of living conditions for future residents. Each dwelling benefits from generous private amenity space in the form of rear gardens, significantly exceeding minimum expectations and reflecting the spacious, rural character of the area.
- 14.5.8** The internal layout of the dwellings ensures good levels of natural light and outlook, with appropriate room sizes and functional arrangements. The relationship between internal living spaces and external amenity areas is well-considered, providing a high-quality residential environment.
- 14.5.9** Parking and access arrangements are integrated into the layout without dominating the site and provide convenient and safe access for residents. The inclusion of dedicated refuse collection points ensures that waste can be managed effectively without adversely affecting residential amenity.
- 14.5.10** Overall, the development is considered to deliver a high standard of amenity for future occupiers in accordance with Core Policy 53 and the NPPF.
- 14.5.11** Noise, Air Quality and Pollution
- 14.5.12** The scale of the development is modest, comprising only three dwellings, and is not anticipated to result in any significant increase in noise or disturbance within the surrounding area. Activity associated with residential use would be typical of a village context and would not materially impact neighbouring occupiers.
- 14.5.13** Environmental Health have raised no objection to the proposal, confirming that the development does not introduce new concerns in respect of noise, pollution or contamination beyond those already considered at the outline stage, where conditions were imposed as necessary.
- 14.5.14** Given the limited scale of the proposal and its residential nature, it is not considered that the development would give rise to adverse impacts on air quality or result in unacceptable levels of pollution. The proposal is therefore in accordance with Core Policies 42, 43 and 44.
- 14.5.15** Waste and Servicing

**14.5.16** The development incorporates provision for refuse and recycling, including a clearly defined collection point accessible from the highway. This ensures that waste can be managed efficiently and without detriment to the character of the area or the amenity of occupiers.

**14.5.17** The arrangements are considered to comply with the expectations of Core Policy 33 in ensuring that adequate waste management facilities are incorporated within the design of the development.

**14.5.18** Conclusion

**14.5.19** The proposed development would not result in any unacceptable impacts on the amenity of existing neighbouring occupiers and would provide a high-quality living environment for future residents.

**14.5.20** The scheme is therefore in accordance with Core Policies 33, 42, 43, 44 and 53 of the Uttlesford Local Plan and the relevant provisions of the NPPF.

**14.6** **D) Ecology, Biodiversity Net Gain, Trees and Landscaping**

**14.6.1** Ecological Impact

**14.6.2** The application site is not subject to any statutory ecological designations, although it lies within a wider SSSI Impact Risk Zone. However, the ecological implications of developing the site have already been considered and accepted at outline stage.

**14.6.3** Place Services have reviewed the Reserved Matters submission and confirm that there is no ecological objection to the proposal. The submitted information is considered sufficient to demonstrate that the development can be delivered without resulting in unacceptable impacts on protected species, habitats or nearby designated sites.

**14.6.4** Whilst some minor tree removal is proposed compared to the original indicative layout, this is not considered to give rise to harm subject to the implementation of precautionary mitigation measures, including supervision of works by a suitably qualified ecologist where necessary.

**14.6.5** Overall, the proposal is consistent with Core Policy 38 and the NPPF in ensuring that ecological impacts are appropriately assessed and mitigated.

**14.6.6** Biodiversity Net Gain

**14.6.7** The scheme incorporates a range of biodiversity enhancements within the layout and landscaping proposals. These include the provision of bird nesting boxes, bat boxes, hedgehog gaps within boundary treatments, and pollinator-friendly planting beds.

- 14.6.8** These measures will contribute positively to biodiversity on site and provide opportunities for wildlife within a residential setting. The proposed landscaping, including native hedgerows and additional tree planting, further enhances habitat connectivity and ecological value across the site.
- 14.6.9** Place Services note that some of the proposed enhancements differ from those recommended within the Preliminary Ecological Appraisal, particularly in respect of the specification of bird and bat boxes.
- 14.6.10** However, this matter is secured through conditions imposed at the outline stage requiring a Biodiversity Compensation and Enhancement Strategy, which will ensure that appropriate measures are ultimately delivered.
- 14.6.11** Taking this into account, the proposal is considered capable of delivering biodiversity net gains in accordance with Core Policy 40, the Design Code and the NPPF.
- 14.6.12** Trees and Landscaping
- 14.6.13** The site is characterised by established boundary vegetation, including trees along the eastern boundary and, most notably, four individual trees located to the front of the site (comprising three Sycamores and one Ash) which are subject to Tree Preservation Orders (TPOs).
- 14.6.14** These protected trees make a significant and positive contribution to the streetscene, verdant character and visual amenity of the site and its immediate surroundings, particularly in views from the public highway.
- 14.6.15** The Reserved Matters layout has been designed having regard to the presence of these protected trees, including the positioning of the access and built form so as to enable their retention.
- 14.6.16** However, given their proximity to the proposed access and areas of construction activity, they are at risk of harm during the construction phase, including potential damage to root protection areas, soil compaction and accidental mechanical injury.
- 14.6.17** In the absence of detailed tree protection measures submitted as part of the current application, it is necessary to impose a robust pre-commencement condition requiring the submission and approval of a Tree Protection Plan and Arboricultural Method Statement in accordance with BS 5837:2012.
- 14.6.18** This will ensure that appropriate protective fencing, ground protection, and working methods are secured and implemented prior to any works taking place, thereby safeguarding the long-term health and retention of these protected trees.

- 14.6.19** Subject to the imposition of such a condition, the proposal is considered capable of adequately protecting the four TPO trees, ensuring their continued contribution to the character and appearance of the area in the long term.
- 14.6.20** Beyond the retention of existing trees, the submitted landscaping scheme proposes additional tree planting, native hedgerows, planting beds and areas of amenity grass. Species selection includes a mix of native and fruiting trees, which will contribute to both visual amenity and ecological value.
- 14.6.21** The landscape strategy reflects the principles of the Uttlesford Design Code, providing a soft and well-integrated edge to the development and reinforcing the rural character of the area. The use of planting to soften parking areas and define plot boundaries is welcomed and will assist in reducing the visual impact of built form and hardstanding.
- 14.6.22** In addition, the proposed management of external lighting to minimise light spill supports both ecological objectives and the maintenance of rural character, aligning with design guidance and ecological advice.
- 14.6.23** Conclusion
- 14.6.24** Overall, subject to the recommended condition securing detailed tree protection measures, the landscaping scheme is considered to be of a good quality. It would protect important TPO trees, enhance the appearance of the development, and support wider biodiversity and green infrastructure objectives in accordance with Core Policy 39.
- 14.7** **E) Flood Protection**
- 14.7.1** Flood Risk
- 14.7.2** The application site is located within Flood Zone 1, which is defined as land having a low probability of flooding. As such, the site is considered appropriate for residential development in sequential terms, in accordance with both Core Policy 36 and the NPPF.
- 14.7.3** The principle of developing the site for residential use has already been established through the grant of outline planning permission, which confirmed that there are no overriding flood risk constraints preventing development. The Reserved Matters submission does not alter the extent or nature of built development in a manner that would materially affect this position.
- 14.7.4** Given the scale of the proposal, comprising only three dwellings, and its location within an area of low flood risk, the development is not expected to give rise to flooding concerns either on-site or elsewhere. The site is not located within a critical drainage area and there is no evidence to

suggest that it is subject to surface water flooding constraints that would preclude development.

**14.7.5** Accordingly, the proposal is considered to meet the requirements of Core Policy 36 and the NPPF in directing development to areas of lowest flood risk and ensuring that it is safe for its lifetime.

**14.7.6** Surface Water Drainage

**14.7.7** Although detailed drainage design is typically addressed at outline stage or secured via condition, the submitted layout and landscaping indicate that the development can accommodate appropriate surface water management measures.

**14.7.8** The relatively low-density form of development, combined with the provision of private gardens, soft landscaping and permeable areas, provides opportunities for the incorporation of sustainable drainage features.

**14.7.9** The landscaping scheme includes areas of soft planting, amenity grass and permeable surfaces, which will assist in reducing surface water runoff and promoting infiltration. The use of such measures aligns with the principles of the Uttlesford Design Code in integrating green infrastructure with drainage solutions.

**14.7.10** Conditions imposed on the outline permission are expected to secure the submission and implementation of a detailed surface water drainage strategy, including Sustainable Drainage Systems (SuDS), to ensure that runoff rates are controlled and that there is no increase in flood risk to the site or surrounding area.

**14.7.11** Given the modest scale of development and the availability of sufficient undeveloped areas within the site, it is considered that an appropriate SuDS scheme can be achieved without difficulty.

**14.7.12** Foul Drainage

**14.7.13** Foul drainage arrangements are not detailed as part of this Reserved Matters submission, however the site is located within an established settlement where connection to the existing sewer network is expected. The principle of development has already been accepted at outline stage, and no objections have been raised by relevant consultees in respect of foul drainage capacity.

**14.7.14** Conclusion

**14.7.15** The application site is located within Flood Zone 1 and is therefore at low risk of flooding. The proposed development would not give rise to increased flood risk elsewhere and is capable of incorporating suitable sustainable drainage measures.

**14.7.16** The proposal is therefore considered to comply with Core Policies 36 and 37 of the Uttlesford Local Plan, the Uttlesford Design Code and the requirements of the NPPF.

## **14.8 F) Highways Access and Parking provision**

### **14.8.1** Access and Highway Safety

**14.8.2** Vehicular access to the site is taken from Church End, as established and approved under the outline planning permission. The Reserved Matters submission does not seek to alter this arrangement, and therefore the principle of access, including its location and safety, has already been assessed and accepted by the Local Planning Authority and Highway Authority. Detailed design of the access will be secured through planning conditions to ensure compliance with Highway Authority requirements.

**14.8.3** The internal arrangement of the site provides a shared access drive serving all three dwellings. This layout is clear, legible and appropriate for the scale of development proposed.

**14.8.4** The site plan demonstrates that adequate space is available for vehicle manoeuvring within the site, including the ability for vehicles to enter and leave in a forward gear, as well as accommodating service and refuse vehicles.

**14.8.5** The Highway Authority has assessed the proposal and raises no objection from a highway and transportation perspective, subject to conditions relating to the construction of the access, parking and turning provision, and cycle parking.

**14.8.6** Given the modest scale of the proposal, the number of additional vehicle movements generated would be limited and would not result in a material impact on the capacity or safety of the local road network. The proposal is therefore considered to comply with Core Policies 26 and 27 and the requirements of the NPPF in ensuring safe and suitable access for all users.

**14.8.7** The outline permission (UTT/23/0493/OP) secures the provision of a 2.0 metre wide footway along the frontage of the site. Whilst the details shown within this submission do not fully demonstrate compliance with this requirement, the Highway Authority is satisfied that the detailed design and implementation of the footway can be appropriately secured and agreed through the discharge of the relevant outline planning conditions.

### **14.8.8** Sustainable Transport and Accessibility

- 14.8.9** The site is located within the village of Broxton and benefits from proximity to a bus stop on Church End, which provides access to local bus services connecting nearby settlements, including Saffron Walden and Stansted Airport.
- 14.8.10** Whilst the level of services available within Smaller Villages is typically limited, the location of the site within the existing built form of the village ensures that residents can access public transport options for trips beyond the immediate area. The provision of secure and covered cycle storage within each plot in accordance with the Essex Parking Standards further supports opportunities for sustainable travel modes.
- 14.8.11** Pedestrian movement within the site is straightforward and safe, with clear routes from each dwelling to the shared access and highway. Given the scale and context of the development, the proposals are considered to align with Core Policy 28 and the Design Code in promoting accessible and sustainable movement.
- 14.8.12** Parking Provision
- 14.8.13** The development provides two off-street parking spaces per dwelling, together with additional visitor parking spaces within the site. This level of provision accords with the Essex County Council Parking Standards Design and Good Practice SPD and is consistent with the expectations of Core Policy 31. The parking and turning areas will be secured by condition to ensure they are provided prior to occupation and retained thereafter.
- 14.8.14** Parking spaces are located in close proximity to each dwelling and are accessed directly from the shared driveway, ensuring convenience and functionality for residents. The design of the scheme incorporates landscaping elements to soften the visual impact of parked vehicles, including planting between parking areas and along boundaries.
- 14.8.15** This approach reflects the principles of the Uttlesford Design Code, ensuring that parking provision does not dominate the street scene and is successfully integrated within the overall layout.
- 14.8.16** Electric Vehicle Charging
- 14.8.17** Although not explicitly detailed within the submitted plans, the provision of electric vehicle (EV) charging infrastructure is typically secured through condition in line with Core Policy 29. Given the availability of off-street parking within each plot, there is clear opportunity to incorporate EV charging points to serve each dwelling.
- 14.8.18** This would ensure that the development supports the transition towards low emission vehicles and accords with both local policy and national objectives.

**14.8.19**     Servicing and Waste Collection

**14.8.20**     The layout includes a designated refuse collection point accessible from the highway, ensuring that waste can be collected efficiently without adversely impacting the operation of the internal road layout or the amenity of residents.

**14.8.21**     The internal layout also allows for adequate access for servicing vehicles, and the scale of the development is such that it would not result in any servicing constraints or inconvenience.

**14.8.22**     Conclusion

**14.8.23**     The proposed development provides safe and suitable access arrangements, adequate parking provision and appropriate opportunities for sustainable transport.

**14.8.24**     The scheme would not result in any adverse impacts on highway safety or the surrounding road network and is supported by the Highway Authority subject to appropriate planning conditions.

**14.8.25**     The proposal is therefore considered to comply with Core Policies 26, 27, 28, 29 and 31 of the Uttlesford Local Plan, the Uttlesford Design Code and the requirements of the NPPF.

**14.9**        **G) Net Zero and Renewable Energy**

**14.9.1**     Energy Efficiency and Net Zero Considerations

**14.9.2**     The proposed development incorporates a number of design measures which support the transition towards low carbon living. The dwellings have been designed with an efficient layout and orientation, enabling good levels of natural daylight and solar gain, which can assist in reducing reliance on artificial lighting and mechanical heating.

**14.9.3**     The modest scale of the development, comprising three dwellings, also limits overall energy demand and enables the integration of energy-efficient solutions at a domestic scale.

**14.9.4**     Whilst detailed building performance specifications (such as fabric standards or carbon calculations) are not assessed at Reserved Matters stage, the outline consent establishes that the development is capable of complying with relevant policy requirements relating to energy performance and carbon reduction.

**14.9.5**     In this context, the scheme is considered to align with Core Policy 22, which seeks to reduce operational carbon emissions, and Core Policy 1 in contributing towards climate change objectives.

**14.9.6**     Renewable Energy Integration

- 14.9.7** A key positive aspect of the proposal is the incorporation of photovoltaic (PV) panels on the roof slopes of the dwellings. These panels have been integrated into the building design to minimise visual impact while maximising exposure to sunlight, ensuring that they contribute effectively to on-site renewable energy generation.
- 14.9.8** The inclusion of PV panels accords with Core Policy 25, which supports the integration of renewable energy technologies into new development. It also reflects the expectations of the Design Code in encouraging discreet and well-designed incorporation of such features within the built form.
- 14.9.9** In addition to reducing reliance on grid-based energy, the provision of renewable energy generation contributes to reducing carbon emissions associated with the operation of the dwellings, providing long-term environmental benefits.
- 14.9.10** Overheating and Climate Resilience
- 14.9.11** The design and layout of the dwellings also support climate resilience, including reducing the risk of overheating. The spacing between buildings, provision of private gardens, and incorporation of landscaping and planting all contribute to creating a comfortable microclimate and allowing for natural ventilation.
- 14.9.12** The use of pitched roofs, appropriate orientation and the ability for cross-ventilation within the dwellings are typical design measures that help mitigate overheating risks in residential development. Furthermore, the integration of soft landscaping across the site will assist in reducing heat build-up and contribute to a more comfortable external environment.
- 14.9.13** Whilst detailed overheating assessments are typically secured through building regulations or planning conditions, the design principles embedded within the scheme are consistent with the requirements of Core Policy 23.
- 14.9.14** Embodied Carbon and Materials
- 14.9.15** The scheme adopts a relatively simple and efficient built form, using a palette of materials including brick, render and timber-style cladding. While detailed embodied carbon assessments are not submitted at this stage, the modest scale of development and use of conventional construction methods are not uncommon for developments of this nature and are capable of complying with policy expectations at the detailed design and construction stage.
- 14.9.16** The landscape-led approach and retention of existing vegetation where possible also contribute to reducing the overall environmental impact of the development.

**14.9.17**     Conclusion

**14.9.18**     The proposed development demonstrates a positive response to climate change objectives through the integration of renewable energy, efficient design and landscape-led mitigation measures.

**14.9.19**     Whilst some elements of energy performance and embodied carbon are addressed through later stages of the development process, the proposals are considered to align with the aims of Core Policies 1, 22, 23, 24 and 25 of the Uttlesford Local Plan, the Uttlesford Design Code and the NPPF.

**14.9.20**     Overall, the scheme represents an appropriate and policy-compliant approach to delivering low carbon residential development within a rural village context.

**14.10**       **H) Planning Balance**

**14.10.1**     Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Uttlesford Local Plan (2026), together with the NPPF.

**14.10.2**     The provision of three dwellings would contribute, albeit modestly, to the District's housing supply in a sustainable village location. This benefit attracts moderate weight.

**14.10.3**     The scheme is of a high quality design which responds positively to the character of the area and complies with the requirements of the Development Plan and Design Code. This is afforded significant positive weight.

**14.10.4**     The proposal would result in no harm to designated heritage assets or their setting. This neutral impact confirms policy compliance but does not weigh against the development.

**14.10.5**     The development would provide acceptable living conditions for both existing and future occupiers, with no material harm to residential amenity. This weighs moderately in favour.

**14.10.6**     The scheme incorporates biodiversity enhancements, landscaping improvements and renewable energy measures, contributing positively to environmental objectives. These benefits carry moderate weight.

**14.10.7**     There are no technical objections from consultees, and the proposal is acceptable in respect of highways, drainage, flood risk and environmental health, subject to conditions. This attracts moderate positive weight.

**14.10.8** No objections have been received from third parties. Whilst this is not determinative, it indicates an absence of identified local harm and is afforded limited weight.

**14.10.9** Overall, the proposal gives rise to no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal. The presumption in favour of sustainable development is therefore engaged, and planning permission should 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** This application seeks Reserved Matters approval for appearance, landscaping, layout and scale pursuant to an outline permission which has already established the principle of residential development on the site. The assessment has therefore focused on the detailed design and technical acceptability of the proposal.

- 16.2** The proposed development represents a well-designed, low-density and policy-compliant scheme that responds positively to the character of Broxted. It would preserve the setting of nearby heritage assets, safeguard residential amenity, and incorporate appropriate landscaping, ecological enhancements and sustainable design measures.
- 16.3** No technical objections have been raised by consultees, and there are no material considerations that would justify refusal. The identified benefits of the development are not outweighed by any adverse impacts.
- 16.4** The proposal accords with the Development Plan and the NPPF and, for the reasons set out above, planning permission is recommended for approval, subject to the conditions set out in Section 17 of this report.

**17. CONDITIONS**

- 1.** The development hereby permitted must be begun no later than the expiration of two years from the date of this decision.

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

- 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 2021-2041 (adopted 2026) as shown in the Schedule of Policies.

- 3.** No development above slab level shall take place until details and samples of all external facing materials (including bricks, render, cladding, roofing materials, windows, doors and rainwater goods) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure a high-quality appearance in accordance with Core Policy 52 of the Uttlesford Local Plan 2021-2041 and the Uttlesford Design Code (2024).

- 4.** All hard and soft landscaping works shall be carried out in accordance with the approved landscaping plans.

All planting shall be carried out in the first planting season following occupation or completion (whichever is sooner), and any trees or plants which die, are removed or become seriously damaged or diseased within 5 years shall be replaced.

REASON: To ensure the long-term establishment of landscaping in accordance with Core Policies 39 and 52 of the Uttlesford Local Plan 2021-2041.

5. No development (including site clearance, demolition, ground works or the movement of machinery and materials) shall take place until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) in accordance with BS 5837:2012 - Trees in Relation to Design, Demolition and Construction have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include (but not be limited to):

- The precise position and specification of protective fencing (in accordance with Figure 2 of BS 5837:2012);
- Details of any ground protection measures within root protection areas;
- Methods of construction for any works within or adjacent to root protection areas;
- Timing and supervision of works, including arrangements for arboricultural supervision where required;
- Measures for the prevention of soil compaction, contamination, and damage to tree roots, stems, and canopies.

The development shall thereafter be carried out strictly in accordance with the approved details.

The approved tree protection fencing and measures shall be installed prior to the commencement of any works and shall be retained in situ for the duration of construction.

REASON: To safeguard trees subject to Tree Preservation Orders and ensure their protection during construction, in accordance with Core Policy 39 of the Uttlesford Local Plan 2021-2041 and BS 5837:2012.

6. Prior to occupation, details of all boundary treatments (including fences, walls, hedgerows and enclosures) shall be implemented in accordance with the approved plans and thereafter retained.

REASON: In the interests of visual amenity, residential amenity and ecological connectivity in accordance with Core Policies 40 and 52 of the Uttlesford Local Plan 2021-2041.

7. Prior to occupation of the development the vehicular access on Church End, as shown in principle on Drawing Number 439 - 01 Rev A shall be constructed at right angles to the existing carriageway.

The width of the access at its junction with the highway shall be 5.5 metres, shall be retained at that width for 6 metres within the site and shall

be provided with an appropriate dropped kerb 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 interest of highway safety in accordance with Core Policies 26, 27 and 31 of the Uttlesford Local Plan 2021-2041.

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 in the interest of highway safety in accordance with Core Policies 26, 27 and 31 of the Uttlesford Local Plan 2021-2041.

9. 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 parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety in accordance with Core Policies 26, 27 and 31 of the Uttlesford Local Plan 2021-2041.

10. Secure and covered cycle parking shall be provided in accordance with the approved details prior to first occupation and retained thereafter.

REASON: To promote sustainable transport in accordance with Core Policy 28 of the Uttlesford Local Plan 2021-2041.

11. Prior to the occupation of the three dwellings hereby approved, full details of the refuse and recycling storage facilities, shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o the design and appearance of the refuse store;
- o confirmation that the store is undercover and secure;
- o the types, specifications, capacity, and number of refuse and recycling bins to be provided.

The approved refuse and recycling storage facilities shall be fully installed and made available for use prior to first occupation of the development and shall thereafter be retained and maintained in the approved form at all times.

All refuse and recyclable materials associated with the development shall be stored within the approved refuse storage area. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including any footway) except on the day of collection.

REASON: To safeguard the amenity of neighbouring occupiers, protect the general environment, prevent obstruction of the highway, and ensure suitable facilities for refuse and recycling storage are provided, in accordance with Policies 26, 27, 28 and 52 of the Uttlesford Adopted Local Plan 2021-2041 and the National Planning Policy Framework (2024).

## APPENDIX 1 - ECC HIGHWAYS COMMENTS

Your Ref: UTT/26/0488/DFO  
Our Ref: 55849  
Date: 19<sup>th</sup> June 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/26/0488/DFO  
Applicant Nick Church  
Site Location Land East Of Goodacres Church End Broxton Dunmow Essex CM6 2BX  
Proposal Details following outline application UTT/23/0493/OP for erection of up to 7 no. residential dwellings - details of appearance, landscaping, layout and scale for Plots 1 - 3

The Highway Authority has assessed the information that has been submitted. The proposed vehicular access onto Church End appears to accord with that approved under planning reference UTT/23/0493/OP.

The aforementioned Outline permission, specifically Conditions 8 and 28, requires the provision of a 2.0 metre footway along the entire frontage of the application site. Whilst the footway shown on the DFO application plans do not wholly comply with the required 2.0 metre width, it is understood by this Authority that the detailed design and implementation of the required footway would be agreed through separate Discharge of Condition applications.

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

1. Prior to occupation of the development the vehicular access on Church End, as shown in principle on Drawing Number 439 – 01 Rev A (dated 19.02.26) shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway shall be 5.5 metres, shall be retained at that width for 6 metres within the site and shall be provided with an appropriate dropped kerb 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 interest 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 in the interest of highway safety.

3. 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.

4. 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 parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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

5. 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 / powered two wheeler parking is provided in the interest of highway safety and amenity.

**The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance.**

Notes:

- i. The Highway Authority would like to reiterate that the footway secured through the UTT/23/0493/OP planning consent conditions (specifically Conditions 8 and 28) is still required at this development site, and our recommendation is subject to these conditions being implemented.
- ii. Should the applicant wish to make any changes to the footway and/or the related planning conditions this should be done via the process set in place by Uttlesford District Council. Further technical design advice can be provided by the Highway Authority via Essex Highways pre application process.

Informatives:

- i. All boundary vegetation / hedging must be maintained clear of the public highway in perpetuity.

- ii. All work within, or affecting, the highway shall be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority (Essex County Council), with all details being agreed before the commencement of any highway works. Failure to secure the necessary approvals and relevant permits for works within the highway may result in enforcement action by the Highway Authority against, but not limited to, the owner of the land or the person causing, or responsible for, the damage to the Highway. To start the process to obtain the relevant permissions the applicant should contact the Essex Highways Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org).
- iii. 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.
- iv. 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.
- 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

F. Massie

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pp. Director for Highways and Transportation  
Enquiries to Lorna Parsons