

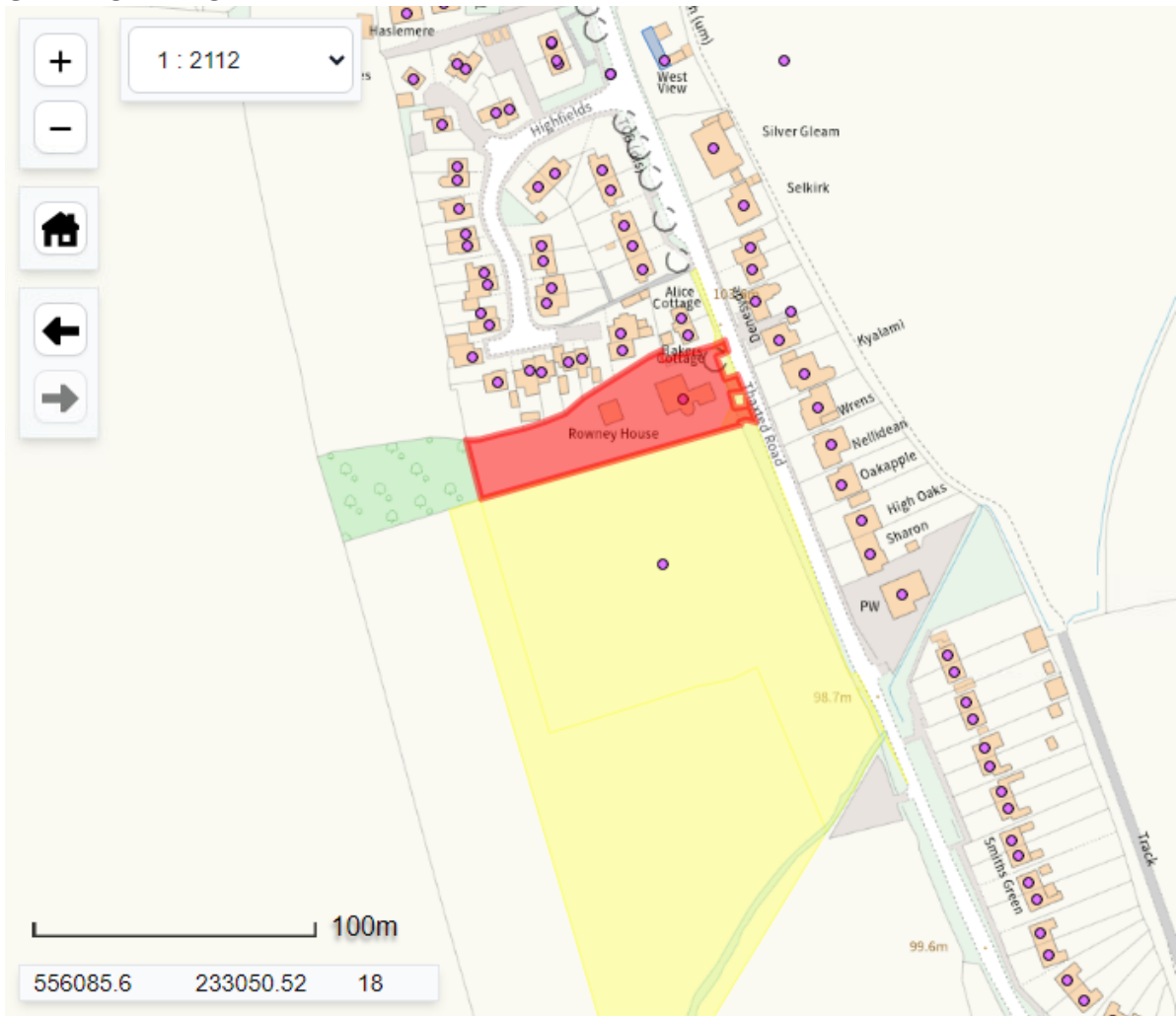
ITEM NUMBER: 9

PLANNING COMMITTEE DATE: 08 July 2026

REFERENCE NUMBER: UTT/26/0342/FUL

LOCATION: Rowney House
Thaxted Road
Debden
Essex
CB11 3LW

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: June 2026

PROPOSAL: Erection of 2 no. dwellings, creation of new access road, and landscaping proposals. Extension, new dormer and fenestration changes to existing residential annexe.

APPLICANT: Mrs C V Griffin

AGENT: Development Land Agent Ltd (C Anderson)

EXPIRY DATE: 08 April 2026

EOT EXPIRY DATE: 13 July 2026

CASE OFFICER: Mr Avgerinos Vlachos (Principal Planning Officer)

NOTATION: Larger Village – Within Existing Built Area (Local Plan).
Tree Preservation Order (Horse Chestnut – Front).
Within Areas A and B of Debden Radar.
Road Classification (Thaxted Road – Class III).
Within 2km of SSSI.
Public Right of Way (Footpath – West).

REASON THIS APPLICATION IS ON THE AGENDA: Call In (Cllr Luck).

1. EXECUTIVE SUMMARY

1.1 This is a full application for the erection of 2 dwellings, creation of new access road, and landscaping proposals – Extension, new dormer and fenestration changes to existing residential annexe. One of the two existing accesses for Rowney House would be closed off.

1.2 Permissions for 2 dwellings have been granted on this site 3 times but they lapsed. The site is in an accessible location in Debden within the existing built area of the Larger Village, in which there is a presumption in favour of sustainable development (Core Policy 3). It is enclosed by Rowney House to the east, committed development to the south (UTT/25/1160/DFO), Highfields to the north, and a copse to the west. The scheme accords with the spatial strategy of the Local Plan and satisfies partially the housing requirement for the village (Core Policy 19). Consistency in decision-making is important – no deviation from previous decisions would be justified given the scheme’s compliance with the Local

Plan. The scheme would preserve the character and appearance of the area as its impacts would be restricted within its infill nature.

1.3 Following a thorough assessment of residential amenity impacts, the scheme would materially safeguard the living conditions and amenities of neighbouring occupants. The Highway Authority confirmed that the scheme is acceptable in terms of highway safety for all highway users and not detrimental to the capacity of the network. Flood risk, ecology and other planning issues are acceptable and policy compliant.

1.4 Considering the planning balance in paragraph 11 of the NPPF and given the marginal housing shortfall, it is therefore recommended that the application be approved subject to conditions.

2. **RECOMMENDATION**

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

3. **SITE LOCATION AND DESCRIPTION:**

3.1 The application site comprises a 2-storey detached dwelling (Rowney House), as well as its residential annexe and rear curtilage, located within the existing built area of Debden. The annexe sits parallel to the road and the site benefits from 2 vehicular accesses onto the public road. West of the site is a copse and further west are open agricultural fields. The land to the south is committed to the erection of 25 dwellings benefitting from planning permission. A protected tree (Tree Preservation Order) sits on the northern corner to the front of the site. A public footpath runs north-south immediately west of the copse. The overall area contains dwellings of varying architectural styles, sizes, ages and materials, with tiers of housing on this part of Thaxted Road and linear housing opposite.

4. **PROPOSAL**

4.1 This is a full application for the erection of 2 dwellings, creation of new access road, landscaping proposals and extension to existing residential annexe. A new access is proposed to be created for the units and one of the two existing access for Rowney House to be closed off. The proposal does not include affordable housing.

4.2 The application includes the following documents:

- Application form
- Biodiversity checklist
- Arboricultural impact assessment
- Biodiversity metric calculation tool
- BNG plan

- BNG SSM calculation summary
- Design, sustainability and access statement
- Planning statement
- Preliminary ecological appraisal
- Tree protection scheme
- Supplementary 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**

6.1

Reference	Proposal	Decision
UTT/25/1497/DOC	Application to discharge condition 3 (landscaping) attached to UTT/22/1639/FUL.	Discharged in part – except part b (31.07.2025)
UTT/24/2676/DOC	Application to discharge condition 3 (landscaping) UTT/22/1639/FUL.	Discharged in part – except parts b, c, e, f, g, h (28.11.2024)
UTT/22/1639/FUL	Proposed 2 no. dwellings (revised scheme to those approved under UTT/18/1206/FUL and UTT/19/1442/FUL).	Approved with conditions (29.09.2022)
UTT/19/1442/FUL	Construction of 2 no. detached dwellings on land to rear of Rowney House (amendments to previously approved application UTT/18/1206/FUL).	Approved with conditions (09.08.2019)
UTT/18/1206/FUL	Construction of 2 no. detached dwellings on land to rear of Rowney House, and creation of new access road. Extension to existing residential annexe to Rowney House.	Approved with conditions (18.07.2018)
UTT/0038/78	Outline application for detached house and garage for domestic habitation.	Approved with conditions (08.09.1978)
UTT/0038/78/A	Erection of one two storey detached house and double garage.	Approved with conditions (02.10.1978)

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. Pre-application discussions have not been held with officers of Uttlesford District Council prior to the submission of the application. No statement of community involvement has been submitted prior to this application but interested parties were consulted and their comments considered as part of the planning assessment below.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

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

9. PARISH COUNCIL COMMENTS

9.1 Comments from Debden Parish Council:

- **Object:**
 - Commented on previous application (UTT/22/1639/FUL).
 - Confusion over boundaries.
 - Extra bedroom to both plots.
 - Extra bed/extension to the annexe.
 - Over-development of the area.
 - Previous conditions refused (materials, landscaping).
 - Previous objections.

10. CONSULTEE RESPONSES

10.1 UDC Environmental Health

- 10.1.1** No objections subject to conditions.

10.2 Place Services (Ecology)

- 10.2.1** No objections subject to conditions.

10.3 Place Services (Archaeology)

- 10.3.1** No objections subject to conditions.

10.4 National Air Traffic Services (NATS)

- 10.4.1** No safeguarding objection.

10.5 Safeguarding Authority for Airport (Manchester Airport Group)

10.5.1 No objection subject to conditions.

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 The call-in request by Cllr Luck mentioned:

- Call-in if recommended for approval.
- Reasons for call-in about access, design, good neighbourliness, parking standards, development limits, housing need, settlement hierarchy, North Uttlesford area strategy and biodiversity.

11.3 Comments from members of the public:

11.3.1 Support:

- No reason for objection.
- Little effect to surrounding houses and traffic.
- Small development.
- 25 houses to be built next door.
- 25 dwellings will contribute more cars on the road than the proposal.
- Not visible from the neighbouring properties.
- Need for housing.
- Not visible from the road.
- No highway safety issues.
- Development already approved in UTT/22/1639/FUL.
- Design and density in keeping with the village.
- Existing dwelling.
- Concerns not raised for the 25-unit scheme.

11.3.2 Object:

- 25 dwellings approved just south (UTT/25/1160/DFO).
- Comparison with UTT/22/1639/FUL incorrect.
- Conflict with local and national policies.
- Environmental impact.
- Excessive development in this area of the village.
- Harm to character and appearance of the area.
- Harm to living conditions of neighbours.
- Highway safety concerns.
- Housing estate in DFO had appropriate housing mix.
- Impact on services and facilities.
- Impact on vulnerable occupiers.
- Inaccurate submissions and drawings.
- Inappropriate design.
- Inappropriate siting, scale and intensity of plot 1.

- Increased size and massing compared with previous permissions.
- Infill.
- Insufficient parking.
- Large properties unsold.
- Loss of daylight and overshadowing.
- Loss of outlook.
- Loss of privacy and overlooking.
- Loss of residential amenity.
- Loss of screening between Highfields and new development in DFO.
- Loss of trees.
- No footpath on the road.
- No need for housing in Debden.
- Noise, light pollution and other disturbances.
- Not affordable housing.
- Overbearing impact.
- Over-development of the site.
- Overlooking not limited to first-floor windows.
- Plot 1 rotated 180 degrees in comparison to 2022 scheme.
- Previously approved scheme (UTT/22/1639/FUL).
- Proximity to neighbours.
- Traffic increase.
- Revisions do not resolve objections.
- Revisions do not materially change siting, scale, relationship with the neighbouring dwellings.
- Revised parking does not overcome amenity concerns.
- Failure to show high-quality, context-led design.

11.5 Comment

11.5.1 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
Core Policy 19	Rural Area Housing Requirement Figures
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 38	Sites Designated for Biodiversity or Geology

Core Policy 40	Biodiversity and Nature Recovery
Core Policy 41	Landscape Character
Core Policy 42	Pollution and Contamination
Core Policy 43	Air Quality
Core Policy 44	Noise
Core Policy 52	Good Design Outcomes and Process
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
Core Policy 64	Archaeological Assets
Core Policy 66	Planning for Health and Well-being
Core Policy 70	Communications Infrastructure

13.3 Neighbourhood Plan

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

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, 19, 26, 27, 28, 41, 52, Uttlesford Design Code, Essex Design Guide, NPPF)**
 - B) Heritage impacts (Core Policies 52, 61, 62, Uttlesford Design Code, NPPF)**
 - C) Climate change & resources (Core Policies 1, 22, 23, 24, 25, 29, 33, 34, 52, Uttlesford Design Code, NPPF)**
 - D) Residential amenity & standards (Core Policies 43, 44, 52, 53, 55, 66, Uttlesford Design Code, Essex Design Guide, NPPF)**
 - E) Access and parking (Core Policies 26, 27, 28, 31, parking standards, NPPF)**
 - F) Ecology (Core Policies 38, 40, NPPF)**
 - G) Contamination (Core Policies 34, 42, NPPF)**
 - H) Archaeology (Core Policy 64, NPPF)**
 - I) Flood risk and drainage (Core Policies 5, 36, NPPF)**

14.3 A) Principle / Character & appearance (Core Policies 2, 3, 19, 26, 27, 28, 41, 52, Uttlesford Design Code, Essex Design Guide, NPPF)

14.3.1 Background:

Two dwellings have been permitted on this site three times in recent years (see UTT/22/1639/FUL, UTT/18/1206/FUL, UTT/19/1442/FUL and plans) but these permissions are no longer extant as the most recent lapsed in September 2025 without lawful commencement of the schemes. The key differences to UTT/22/1639/FUL include:

- Design and scale changes:
 - Increased size of both units (from 85.6 to 99.6 sqm footprint, 7.8 to 8.5 metres ridge height – 4th bedroom on plot 2)
 - Upper floor on the rear gable (plot 2)
 - Flat roof rear wing (plot 1)
 - Repositioned rear wing to the north (plot 1)
 - Repositioned porch centrally and redesigned
 - Repositioned chimney stack (plot 2)
 - Fenestration changes and changes to openings
 - Increased size of annexe extension (from 3.85 to 4.33 in length)
- Layout changes:
 - Rotation of plot 2 facing away from extant houses
 - Repositioned closer to northern boundary (plot 1 from 4.3 to 2.4 metres; plot 2 from 3.8 to 2 metres)
 - Amended parking layout and front gardens





14.3.2

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.

- 14.3.3** Accessibility to services and sustainable travel modes:
Bus stops nearby include the Highfields stop (1' walk / 1' cycle / 60 metres) with a regular bus service (routes 316, 318). The nearest food store is Tesco Express (1h8' walk / 17' cycle / 5 km) in Saffron Walden, while Debden Primary School (7' walk / 2' cycle / 450 metres) is in north Debden. Notwithstanding the similar level of services and sustainable modes of travel in the locality over the last years, the Local Plan is a *material change in circumstances* of **substantial** weight in comparison to the previous decisions on this site and the scheme must be tested against it.
- 14.3.4** Despite the stricter policies in the Local Plan for the suitability of a location regarding its accessibility to services and sustainable travel modes (see Core Policies 26, 27, 28), the site is located within reasonable proximity to local services and facilities, prioritising walking via the surrounding road network and Public Rights of Way and bus use. In this respect, the site would offer some **moderate** locational sustainability benefits, in compliance with paragraphs 109(e), 115(a) of the NPPF that seek to use a vision-led approach to identify transport solutions that deliver sustainable places and to *prioritise* sustainable transport modes.
- 14.3.5** Considering the above, the development would be in a suitable location for some housing having regard to the accessibility to services and sustainable modes of travel, and would comply with Core Policies 26, 27, 28 of the Local Plan, paragraphs 109(e), 115(a) of the NPPF, and code M1.2C of the Uttlesford Design Code. These policy compliances weigh **significantly** to the scheme's favour.
- 14.3.6** 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.
- 14.3.7** The site is not allocated for development within the adopted Local Plan. Debden is a Larger Village in the settlement hierarchy of Core Policy 3 of the Local Plan, which applies a presumption in favour of sustainable development *within the existing built area* of Larger Villages. The site is enclosed by committed development to the south (UTT/25/1160/DFO / UTT/20/0264/OP), Rowney House to the east and Highfields to the north (see drawing). The site is an *infill* opportunity between existing and extant developments without extending its building envelope any further to the west – the copse that adjoins the site to the west will be retained and is not part of the site. Considering the above, the site is clearly within the existing built area of Debden.



- 14.3.8** Core Policy 19 of the Local Plan identifies a residual housing requirement of 27 dwellings for Debden which confirms a *local need* for housing, in the context of the marginal housing shortfall in the district.
- 14.3.9** Greater weight should be afforded to the Local Plan than the previous decisions for this site, as it is up to date, having passed the Examination in January 2026. Case law¹ dictates that decision-makers must recognise the importance of consistency in decisions and give reasons in case they deviate from them – on this occasion, no such deviation would be required as the compliance of the scheme with Core Policies 3 and 19 attract **significant** support in its favour, and therefore the development would be supported in principle by both the Development Plan and other material considerations. The analysis below showed that the differences with the previous permissions would not warrant a different outcome.
- 14.3.10** Considering the above, the development would be in a suitable location for some housing having regard to the spatial strategy and settlement hierarchy of the Local Plan and its Core Policies 3, 19. These policy compliances weigh **substantially** to the scheme's favour.
- 14.3.11** Character and appearance:
The local character has a semi-rural feel with limited views to the wider countryside as the site is visually enclosed by existing and committed developments north and south and a copse to the west. The site makes a

¹ *North Wiltshire District Council v Secretary of State for the Environment & Clover* [1993] 65 P&CR 137

R. (Davison) v Elmbridge Borough Council [2019] EWHC 1409 (Admin)

Dunster Properties Ltd v the First Secretary of State & Anor [2007] EWCA Civ 236.

limited contribution to this character given its backland and infill position from the public footpath and Thaxted Road. The increased size of the dwellings would be minor in comparison to previous schemes and they remain in keeping with the scale of the surrounding properties. The design changes would be aesthetic improvements, adding symmetry and visual interest to the houses through more cohesion in their fenestration and new porches in comparison to UTT/22/1639/FUL. Urbanising effects would be restricted within the residential curtilage of Rowney House. The extension and dormer to the annexe would be of appropriate scale and appearance. The layout would be practical and appropriate for the location, including appropriate levels of garden/parking spaces and access to the highway. A condition for materials would be necessary.

14.3.12 Turning to landscaping, the Arboricultural Impact Assessment found the trees to be removed of no significance and recommended pruning to and mitigation measures for the protected Horse Chestnut tree (TPO) to the front of the site. A landscaping condition would be necessary to preserve the character and appearance of the area and to safeguard residential amenities – although new plantings are shown in the Proposed Soft Landscaping drawings, one of the two trees proposed and all the shrubs are non-native species, plus there are no legends to confirm landscaping features and the extent of boundary treatments.

14.3.13 Considering the above and despite comments from the neighbours to the contrary, the scheme would preserve the character and appearance of the area subject to conditions, in compliance with Core Policies 41, 52 of the Local Plan, paragraphs 187(b), 139(a), 135(a)-(c), 120(a), 129(d) of the NPPF, and codes C1.1C, ID1.1C of the Uttlesford Design Code.

14.3.14 Other matters:

As a residential garden in a built-up area, the site does not meet the NPPF definition for previously developed land. However, the infill nature of the scheme would gain some **limited** support from paragraphs 124, 125(d) of the NPPF. The proposal would make a **limited** contribution to the local economy and to the social life of Debden and help support its services, in accordance with paragraph 83 of the NPPF. NATS raised **no objections** and the Safeguarding Authority for Stansted Airport raised **no objections** subject to a condition to secure flight safety through avoiding pools and ponds during and post-construction that could attract birds.

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

14.4.1 The nearest heritage assets are Grade II listed buildings (Brocton's Farmhouse, Miller's Farmhouse, West View) several metres from the site that does not contribute to their significance. The proposal, by reason of its distance and intervening built form, would in principle preserve the setting of the listed buildings, without causing 'less than substantial harm' to the significance 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 that protect areas or assets of particular importance 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, 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 CCSS or Energy Statement were not provided, but these were not validation requirements when the application was submitted. The scheme proposes² air source heat pumps, water butts, airtight buildings and a green roof on the rear wing of plot 1. However, to ensure full policy compliance, conditions would be necessary to meet the requirements of these policies. The proposal, subject to conditions, would comply with Core Policies 1, 22, 23, 24 and 25 of the Local Plan, which attract **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. As a minor development, the Water Authority was not consulted. 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 (Core Policies 43, 44, 52, 53, 55, 66, Uttlesford Design Code, Essex Design Guide, NPPF)

14.6.1 Residential amenity and standards:
The proposed dwellings would be 2-storey and of 3B6P (plot 1) and 4B8P (plot 2) occupancies with gross internal areas of more than the minimum

² Design, Sustainability and Access Statement, p.7.

standards (see thresholds³). Turning to inclusivity, Core Policy 53 and code H1.5C of the Uttlesford Design Code expect all residential schemes to be 100% M4(2) compliant; a condition shall be used to that effect. The proposals would have adequate gardens as required by the Design Code and retain sufficient garden space for Rowney House.

14.6.2 In terms of noise, odours, dust, vibrations, light pollution and other disturbances, despite concerns from interested parties, Environmental Health raised **no objections** subject to conditions to safeguard residential amenities. The conditions refer to a Construction Environmental Management Plan (to be reworded to a 'construction method statement' to comply with paragraph 57 of the NPPF), external lighting and electric vehicle chargers.

14.6.3 Due to the scale, design, position and layout of the dwellings in relation to each other and in relation to the neighbouring and extant dwellings, 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 will not have upper floor windows facing north and will be 13.4 metres from 32 Highfields and 14.7 metres from 30 Highfields – this means that the privacy of those neighbours will be safeguarded.
 - The private garden of plot 1 will not be compromised neither by the upper floor windows of 32 – 28 Highfields (given its discreet position away from them) nor from the blank elevation of the extant apartment block immediately south. The shared garden of the flats would be far from plot 1 that will not have any upper floor windows facing south.
 - The back-to-back distance of plot 1 to Rowney House will be 32.6 metres, and as such both their gardens' privacies will remain.
 - 34 Highfields will be facing towards the parking area/front gardens of the proposed dwellings.
 - Plot 2 would be 18 metres from 34 Highfields and 15.9 metres from 36 Highfields, positioned at an angle. Two upper floor windows of plot 2 will be facing north but belong to non-habitable rooms (bathrooms), and therefore actual overlooking will be eliminated and perceived overlooking would be no more than limited and would not harm the residential amenities of those occupants.
 - The private garden of plot 2 will not be compromised as it will be far away from 36 Highfields and the extant bungalow approved to the south.
 - The front, upper floor windows of plots 1 and 2 will not be compromising any privacies in the area and the plots will be 13.5 metres away.

³ See Technical Housing Standards – Nationally Described Space Standard.

- Revisions were necessary to remove the annexe dormer and rooflights above the private garden of plot 1.
- Overall, the privacy of all neighbours would be safeguarded, and the development would not materially harm their living conditions but preserve their residential amenity.
- 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 that would harm the residential amenity of neighbouring occupiers.
- Potential overbearing effects:
 - Given the gaps in relation to the neighbouring boundaries, no overbearing impacts ('tunnelling effect' or 'sense of enclosure') would occur and the positioning of the buildings would ensure that they would not have an oppressive impact on the neighbours' amenity.

14.7 **E) Access and parking (Core Policies 26, 27, 28, 31, parking standards, NPPF)**

14.7.1 The Highway Authority raised **no objections** subject to conditions in the interests of highway safety for all highway users. The development would accord with ECC Supplementary Guidance – Development Management Policies (2011), Core Policies 26, 27, 28, 30 of the Local Plan, and paragraphs 115(b), 116, 117 of the NPPF. The conditions refer to visibility splays (excluding the TPO tree), the dimensions of the access/drive, the surface treatment of the access (contrary to paragraph 57 of the NPPF), inward opening gates and parking. A condition for the permanent closure of one of the existing accesses, as proposed, would also be necessary. The proposed layout would include an appropriate number of parking spaces for each dwelling and visitor's space, in accordance with the Parking Guidance – Part 1: Parking Standards Design and Good Practice (2024) and Core Policy 31 of the Local Plan. **Revisions** were made to the Proposed Site Plan to provide an appropriate turning area for refuse lorries (by pushing the parking for plot 1 slightly north).

14.8 **F) Ecology (Core Policies 38, 40, 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 development would comply with paragraphs 44, 187(d), 193 of the NPPF, and Core Policies 38, 40 of the Local Plan. The conditions refer to action in accordance with the appraisal recommendations and a biodiversity enhancement strategy. 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 BNG information 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 applicant's 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.

14.9 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 LP, and the NPPF. The condition refers to a Phase 1, Phase 2, remediation / validation contamination assessment but would not be necessary or reasonable for a development within an established residential curtilage – a watching brief for contamination condition would be more appropriate.

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 conditions refer to archaeological trial trenching and excavation with a Written Scheme of Investigation and final report. The consultee reported that the site is within an area of archaeological potential for medieval remains.

14.11 I) Flood risk and drainage (Core Policies 5, 36, NPPF)

14.11.1 The site falls within Flood Zone 1; footnote 63 in paragraph 181 of the NPPF that requires a site-specific Flood Risk Assessment (FRA) does not apply as the development does not involve 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. The Local Flood Authority and the Environment Agency have not been consulted. The proposal would comply with paragraphs 181, 182 of the NPPF, and Core Policies 5, 36 of the Local Plan.

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 importance⁴ 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:
- Compliance with spatial strategy – **substantial** weight.
 - Suitable location for housing having regard to access to services and sustainable modes of travel – **significant** weight.
 - Energy & water efficiency measures – **limited** weight.
 - Provision of 2 dwellings – **limited** weight.
 - Economic and social benefits – **limited** weight.
 - Ecological enhancements and mandatory BNG – **limited** weight.
 - Adaptable dwelling to M4(2) standards – **limited** weight.

⁴ See footnote 7 of the NPPF.

- 16.3** There are no material adverse impacts from the scheme that would weigh against it.
- 16.4** 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 scheme would comply with the Development Plan, while material considerations indicate approval. From the summary of benefits and harms above and given the marginal housing shortfall and local housing need, the development would be sustainable for which there is a presumption in favour as per paragraph 11(d) and Core Policy 3 of the Local Plan.
- 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 *not 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 approved subject to the conditions below.

17. CONDITIONS

- 1** The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
- REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.
- REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan 2021-2041 (adopted 2026) as shown in the Schedule of Policies.
- 3** The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see informatives below), and (b) the planning authority has approved the plan (see informatives below).

REASON: To accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024, as well as with Core Policy 40 of the Uttlesford Local Plan 2021- 2041 (adopted 2026).

- 4** Prior to commencement of the development hereby approved, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. The CMS shall specify the provisions to be made for the control of noise and dust emanating from the site and the contact information of the person responsible for complaints from the developer's side, and shall be consistent with the best practicable means. The approved CMS shall be adhered to throughout the construction period.

REASON: To safeguard residential amenities in the area, in accordance with Core Policies 42, 44, 52 of the Uttlesford Local Plan 2021- 2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 5** (a) Prior to commencement of the development hereby approved, a Written Scheme of Investigation (WSI) to secure a programme of archaeological investigation, shall be submitted to and approved in writing by the local planning authority.

(b) Prior to commencement of the development hereby approved, the programme of archaeological investigation identified in the approved WSI shall be completed.

(c) Following completion of the archaeological investigation and within six (6) months from that completion, a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To preserve potential archaeological remains, in accordance with Core Policy 64 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 6** Prior to any works above slab level, a schedule of the types and colours of the materials (including photographs) to be used in the external finishes of all dwellings hereby approved shall be submitted to and approved in writing by the local planning authority. The materials, their description and photographs shall be shown on scaled elevation drawings for each plot. Thereafter, the development shall be implemented in full accordance with the approved materials.

REASON: To preserve the character and appearance of the area, and to ensure the development is visually attractive, in accordance with Core Policy 52 of the Uttlesford Local Plan 2021-2041 (adopted 2026), the

Essex Design Guide, the adopted Uttlesford Design Code (2024), and the National Planning Policy Framework (2024).

- 7** Prior to any works above slab level, details of all hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in full accordance with the approved details prior to occupation of the development hereby approved.

The landscaping details to be submitted shall include:

- a) means of enclosure of the land (boundary treatments including photographs);
- b) existing trees, hedges or other soft features to be retained;
- c) proposed trees, hedges or other soft features to be planted, including specifications of species, sizes, planting centres, number and percentage mix;
- d) existing and proposed hard surfacing and other hard landscaping features and materials (including photographs);
- e) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
- f) management and maintenance details
- g) scaled drawings for the mounds (including sections and streetscene drawings from within and outside the site).

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To preserve the character and appearance of the area, and to safeguard residential amenities, in accordance with Core Policies 41, 52, 66, 67 of the Uttlesford Local Plan 2021-2041 (adopted 2026), the Essex Design Guide, the adopted Uttlesford Design Code (2024), and the National Planning Policy Framework (2024).

- 8** Prior to any works above slab level, the water efficiency measures associated with the development shall be submitted to and approved in writing by the local planning authority to ensure that the dwellings hereby approved achieve a water efficiency standard of 90 litres per person per day on each dwelling. Thereafter, the development hereby approved shall not be occupied until all the approved water efficiency measures have been implemented as such.

REASON: To ensure water efficiency and to protect water resources, to comply with Core Policy 34 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 9** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, priority and threatened species shall be submitted to and approved in writing by the local planning authority.

The Biodiversity Enhancement Strategy shall include:

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

Thereafter, the ecological works shall be implemented in accordance with the approved details prior to occupation of the development hereby approved.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, section 17 of the Crime and Disorder Act 1998, in accordance with Core Policies 38, 39 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 10** Prior to any works above slab level, all the following shall be submitted to and approved in writing by the Local Planning Authority:

a) An Energy Assessment to demonstrate that the 9no. dwellings hereby approved will be net zero carbon in operation through their compliance with requirements 1 to 5 as set out in Core Policy 22 of the Uttlesford Local Plan 2021-2041 (adopted 2026, hereafter LP).

b) A Climate Change & Sustainability Statement to demonstrate how the cooling hierarchy has been integrated into the design of the dwelling hereby approved to minimise the overheating risk, using passive and, if necessary, mechanical measures to ensure comfortable internal temperatures, in accordance with Core Policy 23 of the LP.

c) A Climate Change & Sustainability Statement to demonstrate reduced embodied carbon for the building hereby approved through material selection, construction methods, and waste minimization, in accordance with Core Policy 24 of the LP.

The approved Energy Assessment and Climate Change & Sustainability Statement shall thereafter be implemented in full, and a verification report confirming compliance shall be submitted within six months of first occupation or phase of the development.

REASON: To ensure that the development complies with Core Policies 1, 22, 23, 24 of the Uttlesford Local Plan 2021-2041 (adopted 2026) and contributes to the reduction of greenhouse gas emissions, delivering sustainable, low-carbon, and climate-resilient homes in accordance with the Council's strategy to address climate change, and the National Planning Policy Framework (2024).

- 11** Prior to occupation of the development hereby approved, the access at its centre line shall be provided with clear to ground visibility splays (excluding the existing TPO Horse Chestnut Tree) with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times. Any new or replaced boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety, in accordance with Core Policies 5, 26, 27, 28 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 12** Prior to occupation of the development hereby approved, the private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway/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, in accordance with Core Policies 5, 26, 27, 28 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 13** Prior to occupation of the development hereby approved, the vehicle parking, cycle parking and turning areas indicated on the approved plans shall be provided. Thereafter, the vehicle parking, cycle parking and turning areas shall be retained as such at all times.

REASON: To ensure that appropriate car parking, cycle parking and turning is provided and that on-street parking does not occur in the interests of highway safety, in accordance with Core Policy 31 of the Uttlesford Local Plan 2021-2041 (adopted 2026), the adopted Parking Guidance – Part 1: Parking Standards Design and Good Practice (2024), and the National Planning Policy Framework (2024).

- 14** Prior to occupation of the development hereby approved, a fully wired and connected electric vehicle charging point shall be provided on site

for each dwelling. Thereafter, the charging points shall be maintained as such at all times.

REASON: To encourage the use of electric vehicles for better air quality and to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations, in accordance with Core Policies 1, 26, 27, 29, 31 of the adopted Uttlesford Local Plan 2021-2041 (2026), the adopted Parking Guidance – Part 1: Parking Standards Design and Good Practice (2024), and paragraphs 117(e), 187(e), 199 of the National Planning Policy Framework (2024).

- 15** Prior to occupation of the development hereby approved, a scheme of water collection and recycling measures (such as rainwater butts) shall be submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented prior to the occupation of the dwellings hereby approved and shall remain as such at all times.

REASON: To ensure water efficiency and to protect water resources, to comply with Core Policy 34 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 16** Prior to first use, details of any external lighting to be installed on the site, including the design of the lighting units, any supporting structure and the extent of the area to be illuminated (lighting contours), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, only the details thereby approved shall be implemented.

REASON: To safeguard residential amenities in the area, in accordance with Core Policies 42, 44, 52 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 17** Protective measures for existing trees, as shown in the approved Arboricultural Impact Assessment (Ligna Consultancy Ltd, 03.02.2026) and Tree Protection Scheme (Ligna Consultancy Ltd, 03.02.2026), shall be implemented on the site in accordance with British Standard 5837:2012 before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site or until the substantial completion of the development (whichever is later). Nothing shall be stored or placed in any area fenced and the ground levels within those areas shall not be altered nor shall any excavation be made.

REASON: To preserve the character and appearance of the area and to protect existing trees, in accordance with Core Policies 39, 41, 52 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 18** The development hereby permitted shall be provided in accordance with the guidance in Approved Document S 2021 and shall be built in

accordance with Optional Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To provide accessible and adaptable dwellings for all potential occupants, in compliance with Core Policy 52, 53 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 19** Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the centre of the existing residential cul-de-sac access junction. Thereafter, the gates shall be retained as such at all times.

REASON: To give vehicles using the access free and unhindered access to and from the highway in the interest of highway safety, in accordance with Core Policies 26, 27, 28 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 20** If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant/developer shall notify immediately and in writing the Local Planning Authority. Any land contamination identified shall be remediated to the satisfaction of the local planning authority (including a remediation strategy and validation report) prior to occupation of the development hereby approved to ensure that the site is made suitable for its end use.

REASON: To protect human health and the environment, in accordance with Core Policies 34, 42 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

- 21** All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Hawthorn Ecology, October 2025). Thereafter, the enhancement measures and/or works shall be carried out in full accordance with the approved details and shall be maintained as such at all times.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, section 17 of the Crime and Disorder Act 1998, in accordance with Core Policies 38, 39 of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

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Before, during and after the construction period (including demolition and excavation), no dust/smoke clouds nor pools/ponds of water shall occur or be created on, near or above the site and no airborne debris shall be created on or blown from the site from waste materials during or after the construction period, in accordance with the advice of Stansted Airport and the Civil Aviation Authority.

REASON: In the interests of flight safety and aerodrome safeguarding, in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041 (adopted 2026), and the National Planning Policy Framework (2024).

APPENDIX 1 – ESSEX HIGHWAYS (HIGHWAY AUTHORITY)

Your Ref: UTT/26/0342/FUL
Our Ref: 31805
Date: 11th 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/26/0342/FUL
Applicant Mrs Christine Valerie Griffin
Site Location Rowney House Thaxted Road Debden Essex CB11 3LW
Proposal Erection of 2 No dwellings, creation of new access road, landscaping proposals and extension to existing residential annexe

The Highway Authority has assessed the information which has been submitted with the planning application. The assessment of the application was undertaken with reference to the National planning Policy Framework 2024 and in particular paragraphs 115-117.

This Authority considers that the amendments to the previously approved applications being proposed would have no adverse impacts on the surrounding highway network. However, all highway related conditions and notes from UTT/19/1442/FUL and UTT/22/1639/FUL remain applicable as reflected in conditions/obligations 1-4 below.

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 development, the proposed access at its centre line shall be provided with clear to ground visibility splays (excluding the existing TPO Horse Chestnut Tree) with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway (as shown in principle on DWG no. 02 Rev. PL dated January 2026). Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety.

2. Prior to the occupation of any of the proposed dwellings, the proposed private drive shown in principle on DWG no. 02 Rev. PL (dated January 2026) shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway/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. 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. 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.

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

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

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

Informatives:

- i. All existing and/or proposed boundary hedging must be maintained clear of the public highway in perpetuity in order to maintain intervisibility between the users of the access and the public highway.
- 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. There shall be no discharge of surface water onto 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. 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.

- vi. Under Building Regulations B5, access for fire tenders is required to a point not further than 45 metres from the entrance to the dwelling. Any road or private drive forming part of such a fire access must be no less than 3.7 metres wide between kerbs (this may reduce to 3.1 metres for a gateway or similar short narrowing) and should have a minimum centre line bend radius of 6.55 metres. The access way should be capable of carrying a 12.5 tonne vehicle.
- vii. The applicant should be made aware of the potential relocation of the utility apparatus in the highway; any relocation shall be fully at the applicant's expense.

F. Masnie

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pp. Director for Highways and Transportation
Enquiries to Lorna Parsons