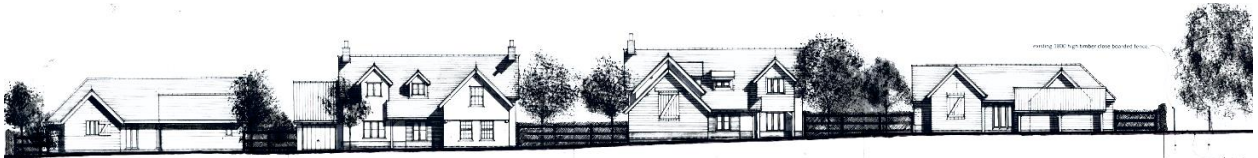




LAND NORTH OF CORNELLS LANE, WIDDINGTON, ESSEX



PLANNING, DESIGN & ACCESS STATEMENT UPDATE

**ERECTION OF 4 NO. DETACHED DWELLINGS AND ASSOCIATED
WORKS**

FOR DR AND MRS M.TEE

NOVEMBER 2022

- This statement accompanies a planning application seeking full planning permission for the erection of 4 no. detached dwellings and associated works on land north of Cornells Lane, Widdington. The application is an alternative to the scheme approved by Uttlesford DC on 27th October 2022 under planning application ref: UTT/22/2278/FUL, further to a resolution at the council's Planning Committee on 26th October 2022. The decision notice and committee report (including 'late list' update) are submitted with the application documents for ease of reference.
- The proposal alters in one way from the approved scheme. This is in relation to the bungalow at Plot 4. Previously, one of its rooms was labelled as a 'home office/study' (Drawing P 5004-11 Rev B). The proposal is to allow this room to potentially be used as a third bedroom. Accordingly, the room is now labelled as 'Bedroom 3/home office study' (Drawing P 5004-11 Rev C). The approved Site Layout Plan (Drawing No: P 5004-10 Rev C) had also annotated Plot as a '2 Bed Bungalow' and accordingly the Site Layout Plan is updated (Drawing No: P 5004-10 Rev D) to refer to Plot 4 as a '3 Bed Bungalow'.
- This proposal is made as it would give greater flexibility for the developer of the site, allowing them to market and sell the property as a '3 bedroom' bungalow.
- As the application seeks full planning permission (ie it is not made under "minor amendment" legislation eg section 73) a full package of information is submitted. However, given the limited extent of changes, the applicants are content to largely rely on the information, plans and documents previously submitted under UTT/22/2278/FUL. The original ecology information has been updated and reviewed as set out in a letter from T4Ecology and the minor biodiversity checklist. A full list of application documents and drawings is attached.
- The change from a 2 bed to 3 bed property at Plot 4 can be accommodated. The large private amenity area of 473sqm meets Essex Design Guide standards of 100sqm and therefore complies with Local Plan Policy GEN2. A minimum of at least 3 on plot car parking spaces for this dwelling meets Essex CC parking standards and therefore Local Plan Policy GEN8 is satisfied.
- The 2015 Strategic Housing Market Assessment (SHMA), completed for the UDC Local Plan, assessed the housing mix and tenure in terms of number of bedrooms for market and affordable housing. It was concluded that the greater demand for market housing is for 3 and 4 + bedroom houses. The proposals help to address this need, as all proposed properties (including Plot 4, no longer 2 beds) are for 3 bedrooms, also meeting Local Plan Policy H10.
- There are no physical changes from the approved scheme whatsoever.
- The key planning justifications which applied to of the approved development (and were supported by the council) equally apply to the proposed application, subject to the updates set out.
- Taking account of the recent resolution and decision of the council to approve a very similar development, and in the absence of material changes in planning policy or material considerations, the applicants subscribe that the proposals be deemed acceptable.

Application documents

- Application Form
- Planning, Design and Access Statement Update, November 2022 (Springfields Planning and Development)
- Planning, Design and Access Statement, August 2022 (Springfields Planning and Development)
- Photographs of Site and Context, August 2022 (Springfields Planning and Development)
- Facilities Map, June 2021 (Springfields Planning and Development)
- Access Assessment, Version 2, June 2021 (SLR Consulting)
- Supplementary Technical Note to Access Appraisal, 11 August 2022 (SLR Consulting)
- Proposed Means of Access – Drawing H010 Rev 7 (SLR Consulting)
- Heritage Statement, Version 3, May 2021, (RPS)
- Energy Statement, June 2021 (Abbey Consultants)
- Sustainability Statement, June 2021 (Abbey Consultants)
- Energy Efficiency Note, August 2022
- Preliminary Ecological Appraisal, Rev D, June 2021, (SES)
- Review of Preliminary Ecological Appraisal, Letter dated 22 November 2022 (T4Ecology)
- Minor Development Biodiversity Validation Checklist, 23 November 2022
- Arboricultural Impact Assessment Report, Rev B, 25 June 2021 (Sharon Hosegood Associates)
- Bus Timetable 301 Service (from 31 July 2022)
- Letter to Uttlesford DC dated 21 October 2022 (Springfields Planning and Development)
- Letter to Uttlesford DC dated 6 September 2022 (Holmes and Hills)
- Decision Notice UTT/22/2278/FUL
- Report to Planning Committee (26.10.22)
- Late List - Planning Committee (26.10.22)

Application Drawings (Clarke Smith Partnership)

- Drawing No: P 5004-03 Rev B – Location Plan
- Drawing No: P 5004-10 Rev D – Proposed Site Layout Plan
- Drawing No: P 5004-11 Rev C – Proposed Floor Plans
- Drawing No: P 5004-12 Rev B – Proposed Elevations (Side Elevations – Plots 1 & 4)
- Drawing No: P 5004-13 Rev B – Proposed Elevations (Side Elevations – Plots 2 & 3)
- Drawing No: P 5004-14 Rev B – Proposed Elevations (Front & Rear Elevations, Plots 1, 2, 3 & 4)
- Drawing No: P 5004-15 Rev B – Proposed Sections
- Drawing No: P 5004-16 Rev A – Infrastructure Layout
- Drawing No: P 5004-17 Rev B – Soft and Hard Landscaping Details
- Drawing No: P 5004-18 Rev A – Viewpoints and Context Plan