

DONALD PURKISS + ASSOCIATES LLP

Supporting Statement

Outline Planning Application

for site adjacent to:

**Willowmere, Moor End, Gt Sampford, Saffron Walden,
CB10 2RQ**



Prepared by Donald Purkiss & Associates LLP

1a King Street, Saffron Walden, Essex

On behalf of: Mr. S Oliver

Introduction

This outline application seeks consent for a new dwelling and garage on the application site. All matters are reserved except the access.

It is the applicant's desire to create a new dwelling within the garden for Willowmere. The garden has a wide road frontage and is situated in the central area of Gt Sampford within the 30mph zone. A new access is proposed at a point of good visibility on the frontage. The access proposals are in accordance with Essex Pre-Application advice – see appendix. The site is between Willowmere and a wooded area. There is a paddock to the rear of the site.

The host property is not Listed. The applicant's family have lived in Willowmere or many years. It was the applicant's childhood home.

Pre-Application Planning advice has been received from Uttlesford District Council – see Appendix.

Indicative Design, scale, and layout etc

The application is in outline with all matters reserved except access, however, we have prepared indicative drawings to show how a dwelling of one and a half storeys with a traditional vernacular design would sit on the site and how it would look from the road.

The site would be served by a proposed new access. The existing house would continue to use its own access.

The access achieves the visibility splays advised by Essex County Highways.

The access would cross the County highway footpath and verge.

The access is in an area where the hedge quality is poor. There would be no gates or unbound surface material within the first 6 meters of the access.

A garage, parking and separate turning space is provided for three cars to enable exiting in forward gear.

Planning Policy

Local Plan 2005

It is acknowledged that this site falls just outside the development limits of Gt Sampford. However, it is sited on residential garden land within the settlement of Gt Sampford.

National Policy

The 2005 plan is now 17 years old and clearly out of date. Indeed, it was prepared long in advance of the National Planning Policy Framework which was published in April 2012. Various Planning Policies including those in the NPPF document now suggest that there should be a presumption in favour of sustainable development providing the impact on the area and community is minimal and it can be demonstrated that the access to a road network and services is available and the design and scale is not out of keeping with the surrounding buildings.

Sustainability

Gt Sampford is a village with local services including two Churches, Village Hall, Public House, Primary School, Play Area and Cricket Ground. Activities in the Village Hall include a Pre-School.

The Census of 2011 records the population of Gt and Little Sampford as 586.

There are regular bus services passing through to Saffron Walden, Thaxted, Great Dunmow and Finchingfield. Bus services 414, 417 and 419. There are links to Newport Railway Station and Secondary Schools at Gt Dunmow and Saffron Walden.

It is classified as a Type A village with a primary school. This would lean towards accordance with the sustainable development objectives of the NPPF and establish the suitability of Gt Sampford as a sustainable location for development.

A dwelling is proposed within an area to the South of Willowmere and away from neighbouring properties. The proposed dwelling is set further back than the existing house. It would have limited impact on the countryside and would be in harmony with the existing built form of the locality. This site lies within the envelope of garden land and does not encroach upon the countryside. It can also be designed with no overlooking or overshadowing of nearby properties. It would not have an overbearing effect on neighbouring properties or be an overdevelopment of the site.

Relevant, similar applications recently approved nearby

UTT/22/1264/FUL – New house – land adjacent to Wheelers, Moor End Road

UTT/20/2423/FUL – New house – Rear of Meadow View, Hill Road

UTT/1637/01/FUL – New house – Land adjacent to Sunnyside

UTT/22/1841/FUL – New house – Old Builders Yard, Finchingfield Road

Conclusion

Recent planning approvals establish that this site in Gt Sampford would meet the requirements of the NPPF which carries “greater weight” than the Adopted Local Plan Policies of 2005.

In addition, the application site would provide a sustainable form of development which would meet the requirements of Uttlesford’s Policy S7 regarding the Countryside and infilling development in accordance with paragraph 6.13 of the Housing Chapter of the Plan.

Successful planning has always been based on small numbers of units being added gradually and over a number of years as infilling within, and on the outskirts of small settlements. This proposal would also make a contribution to the supply of housing within an existing settlement of which there is an acknowledged shortage.

Appendix A: Photos



View across the site looking north towards Willowmere.



Looking west across the site.



Looking southwest across the site.

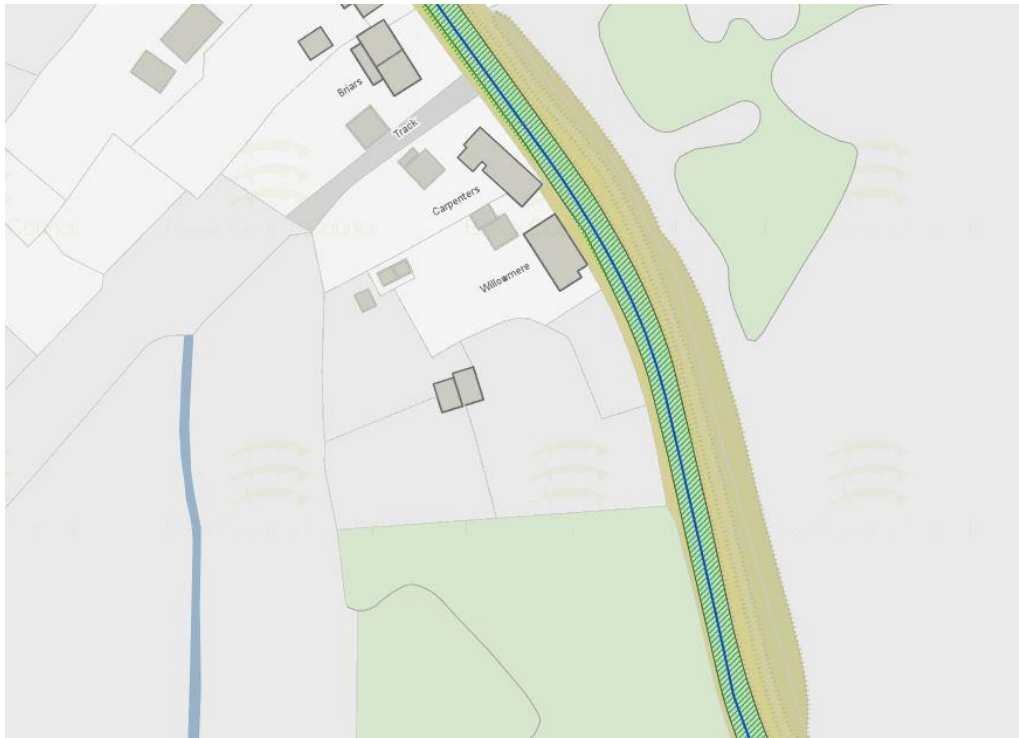


Willowmere



Looking west towards paddock

Appendix B: Highways Map



Highway and Footway Network

-  National Highways Road
-  Priority 1 (PR1) Road
-  Priority 2 (PR2) Road
-  Local Road
-  Private Road
-  Remote Footway
-  Private Footway

Highway Record

-  Maintained / Confirmed Extent
-  Maintained / Unconfirmed Extent
-  Not Maintained / Confirmed Extent
-  Not Maintained / Unconfirmed Extent

Appendix C: Email advice from Sophie Currey dated 14th July 2022

From: Sophie Currey - Strategic Development Engineer <Sophie.Currey@essex.gov.uk>
Sent: 14 July 2022 19:44
To: DPA <dpa@purkissarchitects.co.uk>
Cc: Transport Development Admin Assistant <transport.develop@essex.gov.uk>
Subject: Highways pre-application response - Willowmere, Gt Sampford (53513)

Dear Mr Purkiss,

Thank you for your pre-application enquiry.

It is understood that the proposed development is for a residential development for 1 dwelling with replacement access at Willowmere, Moor End, Great Sampford, CB10 2RQ. The Highway Authority's comments are as follows:

Visibility

Visibility splays shall be provided from the access in accordance with the signed speed of the road (30mph). Given the location of the access within the village, a minimum of 43 metres is required from the access, in accordance with Manual for Streets.

Alternatively, the visibility splays can be provided in accordance with the 85th percentile recorded vehicles speeds of the road. Any speed survey must be undertaken in accordance with CA185 (Vehicle Speed Measurement).

Visibility splays should be provided from a 2.4 metre set back distance (x) and shall be measured from and along the nearside edge of the carriageway, in each direction.

Therefore, it should be demonstrated that a minimum of 2.4 metres by 43 metres can be achieved from the proposed access.

Visibility splays must be achieved within highway and/or land within control of the applicant. Highway boundary can be obtained from - Highway.Status@essexhighways.org. Please ensure land ownership and highway boundary is indicated on the plans.

Access arrangement

For a single dwelling, the access should be provided as a dropped kerb vehicular crossover arrangement, to a width between 3 – 4.5 metres.

Other

- i. Parking, both vehicles and cycles, shall be provided in accordance with the Parking Standards; Design and Good Practice, September 2009.
- ii. No unbound material to be used in the surface treatment of the vehicular access with 6 metres of the highway boundary.
- iii. 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.
- iv. The existing garden access shall be permanently closed and footway/kerbs reinstated to full height.

Please note the following concerning this pre-app advice:

The content of this communication is based on information supplied at the time of the enquiry and is not a formal response to a planning application. Please be aware that it may not reflect the contents of any formal reply made by the Highway Authority in response to an official consultation from the LPA on a planning application submitted for a proposal containing more detailed information and following comprehensive internal consultation with appropriate departments of Essex Highways; particularly if in the opinion of the Highway Authority highway safety, efficiency and accessibility standards cannot be achieved.

Hope the above is of assistance. Please let me know if you have any queries.

Kind regards,

Sophie Currey | Strategic Development Engineer



SAFER GREENER HEALTHIER

T: 03330 133058
E: sophie.currey@essex.gov.uk
W: www.essex.gov.uk/highways

Appendix D: Pre-Application Planning Advice dated 7th March 2022



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website
www.uttlesford.gov.uk

Mr Simon Oliver
12 Clare Court
Thaxted
Dunmow
Essex
CM6 2RN

Date: 7 March 2022

Our Ref: UTT/22/0088/PA

Please ask for: Emma Barral on
01799510510

Email: planning@uttlesford.gov.uk

Dear Mr Oliver,

LOCATION: Willowmere, Moor End, Great Sampford, Saffron Walden, Essex, CB10 2RQ

Thank you for your recent request for planning advice which was received on 14th January 2022. I apologise for the delay in responding to you.

PROPOSAL: New dwelling - a detached 5 bedroom house and detached garage.

CONSTRAINTS

1.	Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all windfarm development. Area Colour: windfarm
2.	Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet). Area Colour: 90m
3.	Aerodrome Direction Description: Consultation of National Air Traffic Services (NATS) for all windfarm development. Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL Area Colour: windfarm
4.	Within 250m of Local Wildlife Site Location: GREAT SAMPFORD SAND PIT Site No: Ufd253
5.	Mineral Safeguarding Area Description: Sand/Gravel
6.	Outside Development Limits Description: Outside Development Limits
7.	Road Classification- Line Road Name: Moor End Road (Walden Road) Road Number: 3002 (B Road) Route Number: B1053

8.	SSSI Impact Risk Zones - Natural England ID Number - See Spreadsheet: 48
9.	Water Authority Description: Anglian Water Colchester (W2)
10.	Within Development Limits Location: GREAT SAMPFORD.

HISTORY:

Planning Applications History (if any):

Reference No.	Status	Decision Date	Proposal
SWR/0011/68	R	07/03/1968	Change of use of garage and shed for prepacking potatoes
SWR/0001/70	UA	05/02/1970	Internal alterations and new windows
UTT/0244/74	AC	26/06/1974	Erection of a small block of two stables plus tackroom
UTT/0006/96/FUL	AC	01/03/1996	Erection of single-storey side extension
UTT/0977/91	AST	02/10/1991	Erection of replacement field shelter 23'8" x 11'

Planning Appeals History (if any):

There are no relevant planning appeals.

PLANNING POLICIES:

NPPF4 - National Planning Policy Framework July 2021	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV3 - Open spaces and trees	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV13 - Exposure to poor air quality	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

EDG - Garden Size

EDG - Private Amenity Space

EDG - Rear Privacy

SPD2 - Accessible homes and playspace

APPRAISAL:

The Application Site

The application site is located to the south of the host dwellinghouse known as Willowmere. The application site benefits from an existing access point in the north-east corner with a dropped kerb. The site is exposed to the eastern boundary as the site is bordered by a low post and rail fence. Willowmere is a two storey dwellinghouse fronting onto the B1053 with a spacious rear garden and parking to the side through a gated access with a double detached garage.

The Proposed Development

The request for pre-application advice relates to a proposed development of a new 5-bedroom dwellinghouse with a detached single garage. At this stage no proposed floor plans or elevations have been provided.

Principle of Development

While the dwellinghouse known as Willowmere falls inside the development limit of Great Sampford, the application site is located outside the village development limits and ULP Policy S7 applies to the proposal stating that the countryside will be protected for its own sake and that planning permission will only be granted for development that is required to be there or is appropriate to a rural area, adding that there will be strict controls on new building. The policy adds that development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

Paragraph 219 of the National Planning Policy Framework makes it clear that weight should be given to existing local plan policies according to their degree of consistency with the

Framework. It has been found that Policy S7 is partly consistent with the Framework, which it predates, due to its protective approach however Policy S7 is consistent with the Framework insofar as it seeks to promote sustainable development in rural areas by requiring housing to be located where it will enhance or maintain the vitality of rural communities.

There would be conflict with Policy S7 as the proposed development would introduce dwellinghouses on this site into this countryside location which, with the corresponding introduction of associated domestic paraphernalia, would lead to an urbanisation of this rural location.

It is noted that the Council are currently unable to demonstrate a five-year housing land supply. The NPPF requires all local planning authorities to identify a supply of specific deliverable sites to provide five years' new housing supply against their requirements as calculated under national policies. A housing trajectory is used by Councils to calculate their 5-year housing land supply and demonstrate whether anticipated housing delivery will meet or exceed those housing requirements. Uttlesford District Council cannot currently demonstrate a 5 Year Housing Land Supply where the current housing deficit against statutory housing requirements now stands as adjusted at 3.52 years for the 2020-2025 period as of 1 April 2021, following a UDC planning policy review and update of its housing trajectory and 5-year housing land supply calculation. In such circumstances Paragraph 11d of the Framework states that where there are no relevant development plan policies, or the policies most important for determining the application are out of date (including housing, where the LPA cannot demonstrate a five year supply of deliverable housing sites) permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when considered against the policies in the Framework as a whole.

An important part of the presumption in favour of sustainable development, advocated by the Framework, is the environmental dimension. The proposal would introduce residential development to a rural site and this is considered to be essentially contrary to the Framework, which expects developments to enhance their landscape setting and recognise the character and beauty of the countryside, and would lead to environmental harm. Paragraph 79 states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Recent case law *Braintree DC v SSCLG* [2018] EWCA Civ. 610 considers the definition of an isolated dwelling and gives further clarification to its definition. As such the location of the site may likely be considered sustainable in regards to the local provision of facilities and service nearby in Great Sampford. Great Sampford benefits from a restaurant, a church, and several bus stops. As such I do not consider the location of the site to be isolated and it is in close proximity to local services and facilities within Great Sampford.

The introduction of the dwelling will inevitably result in an increase in built form within the site and this would be located to the south of the host dwellinghouse. A noticeable gap separates the development limits of Great Sampford and the development limits continue further south. However, the built form is considered to be appropriate as a continuation of the linear form of the development that forms the small cluster of dwellings within the development limits.

The dwelling as submitted will likely not result on any encroachment to the countryside, however as discussed the site does have rural character and is enhanced with significant mature trees through the site. I would suggest that any proposed scheme would need to make due consideration to this.

Visual Amenity

The site, although is within the rural countryside, does include a number of existing dwellings nearby within the development limits of Great Sampford. The overall footprint and indicative layout are considered to be generally compatible with the host dwellinghouse known as Willowmere. No proposed elevations or floor plans have been provided at this stage; however, the proposal appears to have a modest footprint and form that will not necessarily result in a dominant or intrusive feature. The site will be clearly visible from the B1053 and as such I suggest an assessment of the east boundary may be helpful to understand whether any further landscape mitigation and enhancement will be required.

Any introduction of built form outside the site or to the west or south of the application site will likely have a harmful encroachment impact. That being said the proposed dwelling as submitted will be well contained within the application site and although the dwelling will result in the introduction of significant built form, further details can be provided at planning application stage by way of a landscape enhancements that clearly demonstrate that the proposal may have limited harmful impact to the rural character of the site.

The submitted details demonstrate a dwelling that is a modestly scaled building. This should be in keeping with the style of buildings in the nearby area and this includes the materials to be used. Together this will reflect the design principles of the Essex Design Guide, a non-adopted but useful guidance document. The overall plot size is modest in size, as such options for a single garage should be explored. As such the proposal in terms of design is likely to accord with ULP policy GEN2.

Neighbour Amenity

ULP Policies GEN2 and H8 seek to ensure that development would not have a materially adverse effect on the reasonable occupation and enjoyment of any nearby property as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing. The described dwellinghouse is not considered to result in any significant impact to neighbouring properties from loss of privacy or overlooking. Any impact to the host dwellinghouse by way of overlooking, overbearing or loss of privacy should be carefully considered.

Access and Parking

Policy GEN1 requires development to meet a number of criteria in relation to access and highway safety, this includes:

- Access to the main road network must be capable of carrying the general traffic generated by the development.
- The traffic generated by the development must be capable of being accommodated on the surrounding transport network
- The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people with impaired mobility.
- The development encourages movement by means other than driving a car.

From my desktop study and site visit I did not notice any obvious highways issues, however you may wish to obtain specific pre application advice from the Highway Authority please contact the strategic Development Officer at Essex County Council tel: 0333 013 058 transport.develop@essex.gov.uk

ULP Policy GEN8 takes into consideration vehicle parking standards, this supported by the council's adopted neighbourhood residential parking standards supplementary guidance. Development will not be permitted unless the number, design and layout of the parking places proposed is appropriate for the location.

From the information submitted the proposal is likely not to impact the existing access or result in any intensification of use, as such I do not raise any concerns at this stage.

Flooding

The site is in Flood Zone 1, as such I do not consider the proposal will; result in any significant increase to flooding, that being said any such development may require details of surface drainage.

Biodiversity

Given the nature of the site this may provide habitat for protected species and an ecological appraisal may be required. A planning application will require the submission of a completed biodiversity checklist, and this should demonstrate whether a full survey is required.

We would consult our ecologist on any planning application, but you may wish to commission protected species surveys to prevent any delays. If this assessment indicates that further surveys should be undertaken these must be done prior to the submission of the application. Failure to do so is likely to result in the application being refused.

Any future planning submission would be assessed by the ecologists at Essex County Council (Place Services). You may wish to have preliminary advice from them prior to the submission of any future planning application, please find the following contacts: Tel: 0333 013 6840, enquiries@placeservices.co.uk

Landscaping and Trees

The proposed development as is unlikely to lead to a loss of trees or any substantial amount of mature hedgerow and perimeter vegetation, although the extent to which is unclear. There are several trees on the eastern border of the application site. Any proposed screening or planting would take a substantial amount of time to establish and mature and would not necessarily be successful in softening the urbanisation of the site. The Trees and Landscapes Officer would be consulted on any application submitted in the future. The applicant should consider submitting a landscape appraisal with any future planning application.

Air Quality

The site is not in a specific air quality management area, although the proposed development will result in additional vehicle access the site and surrounding road networks this is not considered to be significant. Due consideration will be made to the scale of the development and proposed mitigation.

Noise

The proposed development may result in some level of noise and disruption during the construction stages, this will cease when completed. Furthermore the ongoing use of the site and introduction of a single dwelling will not result in any significant level of noise and disturbance that will have a harmful impact to neighbouring properties.

Accessibility

The 'Lifetime Homes' standards which were developed by the Joseph Rowntree Foundation and Habinteg Housing Association and satisfy the criteria stipulated in the SPD entitled 'Accessible Homes and Playspace', have effectively been superseded by Part M of the Building Regulations for less able occupiers. These requirements would be secured using a condition if a proposal was to be submitted and approved.

Internal and External Space

A 3+ bedroom dwelling would be expected to provide in excess of 100sqm of amenity space and a 2 bedroom property should provide 50sqm, as recommended in the Essex Design

Guide. It would appear from the plans and the scale of the site this could be achieved. Any proposal should take inconsideration the 'Technical Housing Standards - nationally described space standard 2015'.

Climate Change

Uttlesford District Council have recently adopted a climate change strategy and interim climate change planning policy and as such any proposed development should due take due consideration, this may include the use of solar panels, heat source pumps, electric vehicle charging point and other such mitigation and enhancement methods. I advise prior to the submission of any planning application due consideration is made to this document which can be viewed online on the Council's website.

Summary

It is considered that the proposed development of the site may be acceptable in principle subject to an appropriate scheme being submitted. I am of the opinion that the location of the development at this site may have limited harmful impact to the rural character of the site and its surroundings, however this would be subject to an appropriate design and ensuring the proposal is compatible with the site and its surroundings.

The location of the site, although outside of the development limits, is adjacent to the existing settlement of Great Sampford and not considered isolated.

Should you wish to submit an application, I would suggest the following to support your case:

Policy:

- Emphasise the less protectionist attitude of the latest iteration of the NPPF in regards to the countryside.
- Identify previous appeals where policy S7 has been given less weight in determination due to its age and partial compliance with the NPPF.
- Note the Council's lack of a five year housing supply and the position of the NPPF on this.
- The location of the development is not isolated and could include sustainable transport modes.

Design:

- Utilise the Essex Design Guide to create a development that is in accordance with the Essex vernacular, however this should also include the consideration of the conservation/ heritage assessment.
- Demonstrate that no neighbouring amenity especially in relation to overlooking and privacy will be compromised by the development.

MAKING AN APPLICATION:

Should you wish to submit an application for planning permission, please ensure that you review the advice on completing an application form and the appropriate checklist to ensure that the correct documents are included.

Further guidance on information requirements can be found in the Planning Practice Guidance, and at www.uttlesford.gov.uk/planningapplicationforms.

IMPORTANT:

Please note the following:

The advice given in this letter is based only on the information that has been submitted as part of the pre-application and it may not apply to any subsequent changes.

The application would be assessed against the national and local policies in force at the time the application is submitted.

This letter is for guidance only: You will appreciate that the views expressed above are those of an Officer which will be no way binding upon the Council or any of its Committees when considering any formal application.

The letter relates only to planning and your client will need to seek professional advice for guidance relating to building regulations.

Planning permission does not overrule your client's other statutory responsibilities, such as, but not limited to, complying with any restrictive covenants. The Council does not have access to this information so if your client is unsure about the existence of these issues, then your client should seek independent legal advice before an application is submitted.

Yours faithfully

Emma Kate Barral

Emma Barral
Senior Planning Officer

Appendix E: Constraints map

