

UTT/1981/10/FUL - SAFFRON WALDEN

Erection 27 No. retirement apartments, communal facilities and car parking
Location: Former Bell Language School South Road Saffron Walden GR/TL 542-378
Applicant: MCarthy & Stone Retirement Lf
Agent: The Planning Bureau Ltd
Case Officer: Miss M Tourvas 01799 510510
Expiry Date: 21/01/2011
Classification: MAJOR

NOTATION: Within Development Limits, TPOs, outside Conservation Area.

DESCRIPTION OF SITE: The application site is located within the development limits of Saffron Walden. It is sited south of and adjacent to St Thomas More Primary School, set back from the main road behind a recently approved and built housing scheme known as Lancaster House (UTT/0828/09/FUL), and east of former playing fields. There is currently new housing which is being built immediately to the south of the site.

The site was a former informal car park which was used by the school. Access is proposed from an approved road which will be shared between the subject site and the newly built frontage housing, located south of the dwellings. It comprises an area of 0.26 hectares.

There is screening surrounding the site through vegetation and a number of trees. To the north and southern boundary there are trees which are covered by Tree Preservation Orders. There is a small gap in the screening towards the southeast.

There are changing ground levels through the site with a fall from southwest to the northwest. The application site together with Lancaster House sits at a higher ground level in comparison to St Thomas More School. The committee visited the site in Autumn 2009 at the time of previous applications.

DESCRIPTION OF PROPOSAL: Erection of 27 Category II type retirement apartments, communal facilities and 12 car parking spaces are proposed and 7 cycle bays. Category II sheltered housing refers to the use of warden call alarm system and the provision of a resident scheme manager.

This application seeks a change from a 58 bed care home which was granted under consent UTT/0828/09/FUL to 27 retirement apartments. The proposed development would consist of 16no.x 1 bedroom units and 11no.x 2 bedroom units. These would be arranged over part lower ground level, ground, first and second floor levels.

The general overall design, bar some change in fenestration detail is the same as the previously approved care home. The scheme would be sited on generally the same footprint and the over height would be as what has been previously approved at approximately 11.7m.

There would be shared communal gardens for the residents of the proposed development. Other communal facilities are provided such as a residents lounge, laundry, and refuse store. There is also a guest suite on the lower ground level.

APPLICANT'S CASE: Various reports have been submitted in support of the application, in the form of AQA statement, Design and Access Statement, Drainage details, Flood Risk Assessment, Contamination Assessment, Archaeological, Utilities Statement, Community Involvement Statement, Sustainability Checklist, Ecological Survey Phases I, Traffic Impact Report, Waste Management Plan and Tree Survey.

RELEVANT HISTORY: There were numerous previous applications relating to the site the most relevant are listed below;

UTT/0969/09/FUL - Redevelopment to provide 86 No. residential dwellings, together with pocket park & associated open space, car parking, landscaping and new access arrangements – Granted February 2010

UTT/0828/09/FUL - Conversion and redevelopment to provide 62 No. new dwellings, 58 No. bed care home and retention of children's nursery, including landscaping and associated infrastructure – Granted December 2009

UTT/0503/10/FUL - Amendments to approval UTT/0969/09/FUL for Redevelopment to provide 86 No. residential dwellings, together with pocket park & associated open space, car parking, landscaping and new access arrangements – Granted August 2010

An appeal was lodged against a similar scheme for 46 retirement apartments, plus guest suite and a managers flat in 1993 on Station Road, Saffron Walden (UTT/0119/93/FUL) following a condition relating to the imposition of providing 48 car parking spaces on site, whilst the plans only indicated 30 spaces on site. The site was acknowledge for its proximity to the town centre. It was argued by the Inspector at the time about the need for flexibility. Reference was drawn to Audley Court where there are 46 flats and 34 spaces, whereby only 16 cars are parked there regularly. The appeal was granted. This is a material consideration in the understanding and handling this application.

CONSULTATIONS: ECC Archaeology: Recommendation for trial trenching and excavation condition.

Planning Policy: The site is within the Town Development Limits where subject to general policies in the Uttlesford Local Plan being met e.g. in relation to access, design etc residential development, in principle is appropriate.

The only policy issue would be affordable housing. Under Policy H9 a scheme for 27 market homes would normally be expected to provide 40% affordable housing. There is nothing in the Local Plan which would exclude this particular type of market housing (age restricted) from this requirement.

If the applicants are not able to meet this requirement they should provide evidence to support their position and we should only approve the scheme if this evidence is found to be sound.

Environmental Health: No objection - Under PPS23 the existing, and likely future, air quality in an area, including the consideration of cumulative impacts of a number of developments, may be a material consideration. The Council's 2010 Air Quality Progress Report has identified exceedance of the nitrogen dioxide annual mean

objective at the Debden Road/London Road junction, and we are currently monitoring nitrogen dioxide at the Debden Road/Mount Pleasant junction in order to assess whether it should be included in a new or extended AQMA.

The Transport Assessment submitted with this application has indicated that the proposed sheltered housing will generate up to 54 vehicle movements per day. A proportion of these are likely to pass through the Debden Rd/Mount Pleasant Road junction. The projected traffic flows are lower than those for the care home use, which has previously been approved, and the impact on air quality would be negligible.

Building Control: Recommend condition requiring Code for Sustainable Homes Assessment to achieve Level 3 or equivalent BREEAM Very Good standard. Apply conditions C.8.29 and C.8.32.

Access Officer: The access to the principal entrance to the building appears suitable and graded into a slight incline over the distance. The mixture of parking and pedestrian route does cause concern, particularly with scooter users and residents reversing. There are 27 dwellings on this site, what are the numbers for scooter storage likely to be in view of the reduced number of parking bays?

There is reference to Lifetime Homes in the Design and Access Statement but little detail. Will there be suitable reinforcement to walls, ceilings etc to take adaptations such as handrails and hoists?

Need to identify wheelchair assessable units.

Revised comments further to additional information;

Further to my e-mail dated 2 November 2010, I can now confirm that we have sufficient information to identify the wheelchair accessible plots on the ground floor as we discussed yesterday.

- parking - this issue now seems to be resolved as there is optional access.
- there is still insufficient information about compliance with Lifetime Homes on reinforcements to walls; ceilings etc to take the weights of hoists etc. this could be provided prior to commencement.

Our main concern is to ensure that this type of housing meets the need of its users and that they can 'enjoy' that dwelling whatever their changing health needs.

Anglia Water Authority: Developer would need to apply to water authority under the appropriate section of the Water Industry Act.

Veolia: Site is within a Ground Water Protection Zone corresponding to Debden Road pumping station. Construction works should be done in accordance with British Standards and Best Management Practices. Construction work could exacerbate any exiting pollution, if pollution is found during construction work then appropriate monitoring and remediation methods will need to be undertaken. Reference should be made to CIRIA Publication C5332 "Control of water pollution from construction - guidance for consultants and contractors."

Architectural Liaison Officer: No objection in principle. To achieve Secure by Design certification they would need to apply for a full application and consult directly with the Architectural Liaison Officer for that area. No consultation has occurred. As the ALO for

Essex a condition is required to achieve SBD in order to address the possible weaknesses in physical or management procedures.

Drainage Engineer: There is a previously approved Flood Risk Assessment (FRA) for this development. The addendum to the FRA submitted with this application refers to this previous submission. Condition C.29.1 for Floor Risk Management Measures should be applied.

Environment Agency: No objection subject to conditions relating to contamination, surface water, ground water pollution.

We were previously consulted over planning application UTT/0828/09/FUL which related to the redevelopment of the Former Bell Language School site as a whole. Part of this permission included a care home in the North-East part of the site. The latest application relates to this same North-East section of the site (as denoted on drawing 10/1737/01-1) and proposes to replace the care home with retirement flats.

We have no objection to the planning application and consider that planning permission should only be granted subject to conditions relating to contamination surface water drainage and pollution control. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Surface water drainage is outside the remit of the EA due to the size of the site however offer advice.

Highways Authority: The Highway Authority has considered the above application and requested further information from the applicant prior to making this recommendation.

It is acknowledged that the site falls well below the required parking provision as set out in the Essex Planning Officers Association “Parking Standards Design and Good Practice 2009”. The applicant has provided information which demonstrates that in their particular developments, provision of one space per dwelling is not required and sites around the country successfully operate with less than half the spaces the Essex Parking Standards would require, largely due to their sustainable location. It is acknowledged that when people choose to live in a property similar to the proposal, they buy into a way of life that often does not require a car.

The site is close to the town centre and is on the number 34 bus service route.

On-street parking is largely restricted by existing Traffic Regulation Orders in South Road and there is a requirement that with the overall redevelopment of the Bell College Site, additional Traffic Regulation Orders are applied to eliminate on-street parking from the top of South Road near to the junction with Peaslands Road/Mount Pleasant Road. Therefore overspill parking associated with the site should not occur on South Road. It is unlikely residents will travel further than this to park on surrounding streets given their age and reduce mobility. Whilst it is a concern to the Highway Authority, it is likely that potential residents will consider parking provision when looking to purchase a property.

As a consequence the Highway Authority would not wish to raise an objection to the above application subject to conditions relating to wheel washing facility and details of

the location and design of secure and covered bicycle parking facilities and mobility scooter parking.

It is noted that the parking bays do not conform to the current standards in terms of dimensions.

Landscaping: The proposals include the felling of a number of trees and the clearance of scrub. The proposed tree works are considered acceptable. There is a large Corsican Pine tree subject to UDC TPO 7/01 [Ref: T25] which is proposed to be felled to accommodate the development. This tree is a prominent feature of some note. However, concern is raised over copious amounts of discharge from the main stem which indicates significant diseased/damage. Consequently, no objection is raised to the felling of this tree.

The protective measures for retained trees as set out in the application are considered appropriate.

A fully detailed scheme of landscaping should be required to be submitted for approval in the circumstances of planning permission being granted.

SAFFRON WALDEN TOWN COUNCIL COMMENTS: Members did not want to object but wished to comment that they would prefer a second lift included so as to allow for breakdowns.

REPRESENTATIONS: 72 neighbouring properties were consulted of the application. This application has been advertised on site and in the local press. To date following the consultation process 3 representations have been received raising the following points;

- Object on the grounds of overbearing visual impact from rear of houses in Victoria Avenue
- Due to building height combined with upward slope, short distance from site to school boundary and loss of privacy
- Concern about light pollution particularly from stair well and other communal areas that will be lit 24/7.
- There should be no complaints by the new residents from the home raised regarding noise from the school as the school was there first;
- Objection on the lack of parking, Bell College site will become over crowded with cars and further added congestion to South Road;
- Would not be accessible for the elderly to walk into town;
- If they can afford the apartments then they would have cars creating more traffic;

Notification period expired 25 November 2010.

COMMENTS ON REPRESENTATIONS: Please refer to main report.

STATEMENT OF COMMUNITY INVOLVMENT:

This outlined that the applicant consulted the Local Planning Authority via pre-application discussions. Letters were issued to 140 households within close proximity to the site or with an interest in the proposals, including stakeholders. This provided information about the proposed development and provided a helpline for enquiries regarding the scheme.

PLANNING CONSIDERATIONS:

The main issues are;

- 1) **Principle of Development (ULP Policies S1, H1 and H10)**
- 2) **Affordable Housing (ULP Policy H9);**
- 3) **Design and Residential Amenity (ULP Policies GEN2, GEN3, GEN4, GEN5 and SPD Essex Design Guide, UDC Accessible homes and playspace and SPD Energy Efficiency & Renewable Energy);**
- 4) **Landscape and Ecology (ULP Policies GEN7 and ENV3)**
- 5) **Highways (ULP Policies GEN8, and GEN1, also Parking Standards 2009, PPG13 - Transport)**
- 6) **Other material planning considerations (Drainage, Air Quality, Contamination, and Archaeology)**

1) Principle of Development:

Policy S1 supports the principle of development within development limits of the town subject to other policy requirements being met. Policy H3 of the local plan outlines various criteria that would need to be met for new housing within development limits which included access to services by other modes other than car and that there is the infrastructure there to facilitate the development. The application site lies within the development limits of Saffron Walden and a relatively short distance into the town centre.

Ensuring the delivery of the development plan housing targets is an important consideration whilst there is a considered housing need. However, it is not anticipated that all of this housing provision would necessarily be delivered until the housing market shows stronger recovery and sale prices improve. This is considered to be the case on a strategic wider scale on the adjacent sites approved under applications UTT/0503/10/FUL (86 dwellings) and UTT/0828/09/FUL (62 dwellings).

The proposed development in light of the nature of the adjacent schemes under current construction would provide a balanced mix of units in terms of retirement flats. The sole provision of 1 and 2 bed units are dictated by the nature of sheltered housing units. Overall it is considered that the proposed retirement flats would useful contribution to housing land supply, in accordance with local plan policy.

2) Affordable Housing:

Policy H9 relating to affordable housing seeks a provision of 40% of the total provision of housing on appropriate allocated sites having regard to up to date Housing Needs Survey, market and site considerations. Supporting information has been provided for the applicant demonstrating the economic appraisal of the site and the number of 1 and 2 bedroom apartments on the market within Saffron Walden, including retirement apartments. An Affordable Housing Statement has also been submitted in support of the application. This identified that there are a number of 1 - 2 bedroom apartment on the market within the area, including retirement apartments. Also, demonstrating that the scheme would not be viable with an off-site contribution for affordable housing. There are no local examples of affordable housing be required as part of a similar scheme.

With this in mind together with the fact that there is no specific policy provision for affordable housing relating to sheltered retirement apartments within the local plan, and that the site forms part of a larger strategic site whereby affordable housing has been provided, it is considered unreasonable in this instance to require affordable housing.

3) Design and Residential Amenity:

Concerns have been raised by local residents regarding overbearing visual impact from rear of houses in Victoria Avenue, increased building height combined with upward slope, short distance from site to school boundary and the loss of privacy. The proposed size, scale, design, and height of the proposed building is fundamentally the same as the care home building approved under UTT/0828/09/FUL. The only difference from the previous design is minor fenestration detailing and use of the lower ground floor level that results in external ground level change eastwards; to allow for light into the apartments and access. No additional impact would result in terms of light loss, visual impact or overlooking from this current scheme. The proposal would be set a sufficient distance from existing dwellings along Victoria Avenue and the approved affordable housing scheme fronting South Road. The relationship with dwellings under current construction to the south would be no different to that which has been granted under the previous consent. The David Wilson dwellings would be orientated slightly away from the proposed building. Therefore, the principle of the design of the scheme is accepted and considered to accord with local plan Policy GEN2.

There was concern about light pollution particularly from stairwell and other communal areas that will be lit 24/7. The nature of the current application would differ from the care home approve in that the level of use, care and intensity would be less. The lighting which is likely to be on in the stairwells would not detrimental impact as these windows are recessed and energy lighting is proposed to be used. Nonetheless, the design has been previously approved and therefore is acceptable, inline with local plan Policy GEN5 – Light Pollution.

No additional noise and disturbance would result from the scheme in comparative relation to the approved care home. The nature of the scheme proposed is considered to be passive therefore would accord with local plan Policy GEN4 – Good Neighbourliness.

The proposed development is stated would be designed/built with security and crime prevention in mind in accordance with local plan Policy GEN2. This is illustrated through various elements such as secured and controlled single entrance into the building. No objection has been raised by the Architectural Liaison Officer however requested that a condition be imposed regarding achieving Secure by Design.

The Accessible Homes SPD seeks at least 5% of the dwelling units to be wheelchair accessible, equating to 2 units out of the proposed 27 apartments. Whilst there is no specific units that are wheelchair designated the proposed design, layout and purpose of the units would be designed to 'Lifetime Homes' standards and Part M of the Building Regulations. It has been confirmed by the applicant that there are apartments which are capable of being utilised as wheelchair housing. Should the application be approved this aspect can be secured by way of condition.

An amenity space provision report has been submitted as part of the application justifying the level of amenity provision which was backed up with survey information and appeal decisions. Nonetheless, there is ample provision of residential amenity space proposed. The provision would be approximately 40 square meters of amenity per unit. This accords with the Essex Design Guidance which seeks a provision of at least 25 square meters of usable amenity space per unit.

With regards to the environmental benefits of the scheme it is highlighted within supporting statements that the site is within a sustainable location, and there would be reduced reliance on private cars use. Features proposed to be included within the scheme include air tightness, heat recovery ventilation systems, external solar shading, economic use of water through WCs, taps, showers etc. energy efficient lighting, sound insulation, waste management during the course of construction and also the use of sustainable materials. Such elements accord with local plan Policy GEN2. No objection has been raised by the Climate Change Officer but he has recommended that energy efficiency and renewable energy conditions be imposed should planning permission be granted. Information has been submitted by the applicant with regards as to why such conditions should not be imposed, however Supplementary Planning Document Energy Efficiency & Renewable Energy and local plan Policy GEN2 seeks such conditions to be imposed, and it is UDC common practice in accordance also with national Planning Policy Statement 1 to do so.

4) Landscape and Ecology:

Inline with Planning Policy Statement 9 for Biodiversity and Geological Conservation also the Wildlife Act 1981, Policy GEN7 Nature Conservation seeks the protection of wildlife whilst Policy ENV3 Open Spaces and Trees seeks the retention of visually important trees.

The application site is predominately covered by hardstanding which has little scope for wildlife except for the trees that are contained within the parameters of the application site. An Ecological Phase I survey has been submitted as part of the application. This identified little evidence or scope for reptiles, protected birds, badgers, Great Crested Newts, and fauna.

In terms of Bats, whilst the trees along the parameter are considered of ecological value, there was no evidence of Bats roosting but the potential for foraging. Recommendations were made within the report for the provision of bat and bird boxes to add ecological value to the site. It was recommended where possible the retention of trees.

There are a number of trees covered by Tree Preservation Orders either individually or as a group around the perimeter of the site. A detailed tree survey and arboriculture report has been submitted as part of the planning application.

The proposals include the felling of a number of trees and the clearance of scrub. The proposed tree works are considered acceptable by the Council's Landscape Officer. There is a large Corsican Pine tree subject to UDC TPO 7/01 [Ref: T25] which is proposed to be felled to accommodate the development. This tree is a prominent feature of some note. However, concern is raised over copious amounts of discharge from the main stem which indicates significant diseased/damage. Consequently, no objection has been raised to the felling of this tree.

The protective measures for retained trees as set out in the application are considered appropriate and a fully detailed scheme of landscaping, therefore a condition should be imposed if the application is granted. It is therefore considered that the proposal is in accordance with local plan Policy ENV3.

Whilst there is ecological merit in the trees, those that are proposed to be removed are in a poor condition and the site can be further improved through an improved landscaping scheme which would in turn improve the ecological merit of the site. The

scheme is therefore considered generally in accordance with Policy GEN7, PPS1 and PPS9, subject to mitigation conditions being imposed should outline planning consent be granted.

5) Highways:

The access into the site is taken from South Road has been previously approved under the last application for the care home.

The scheme proposes 12 car parking spaces including 1 disabled space. Cycle shelter and mobility shelter has also been provided as part of the scheme. The parking standards require 1 space per dwelling plus 0.25 per dwelling which are minimum ECC Parking Standards (adopted September 2009), this results in a requirement of 34 spaces plus 12 disabled spaces.

Information has been submitted by the applicant regarding the nature and characteristics of the proposed use. It has been stated that the parking levels proposed is based on age profiles (studies indicated that the average age of residents is 78, with 60-70% being 75 and over), occupancy level (stated to be 1 person per unit), car ownership information and information from other similar schemes as a major provider.

Further supporting information has been provided in the form of a Safety Audit Report. This provides a comparison to the approved 58 bed care home. The care home provided 18 car parking spaces (8 of which were tandem parking). There care home would have had at least 16 full time equivalent staff during the day. The proposed apartments would generate 1 full time equivalent post, generating a reduced intensity use, reducing the level of peak hour vehicle movement.

Highways Authority has raised no objection on the basis that *“The applicant has provided information which demonstrates that in their particular developments, provision of one space per dwelling is not required and sites around the country successfully operate with less than half the spaces the Essex Parking Standards would require, largely due to their sustainable location. It is acknowledged that when people choose to live in a property similar to the proposal, they buy into a way of life that often does not require a car. The site is close to the town centre and is on the number 34 bus service route.”*

The level of scooter storage provision feeds into the required provision. No objection subject to conditions has been raised by the Highways Authority, although there were concerns about provision and parking sizes.

Whilst the parking spaces are below current standards these comply with previous standard sizes and those approved under the previous consent, which is still an extant consent.

The appeal decision mentioned within the ‘Relevant History’ is a material consideration in understanding the operation of such site. It is also considered relevant as Station Road is located only 160m from the application site.

In view of the above, the nature of the development, its location, supporting information, the appeal decision on Station Road and no objections raised by the Highways Authority subject to conditions.

6) Other Material Planning Considerations:

Air Quality:

The air quality assessment statement draw a comparison between the approved care home and the proposed development in terms of vehicle movement. As the proposal would result in lesser vehicle movements than the extant consent, air quality is not considered to be a material issue. No objection has been raised by Environmental Health.

Contamination & Flood Risk:

The previous contamination surveys still apply to this site, and the same contamination report has been submitted. As per the previous extant consent a relevant condition would need to be imposed should planning permission be granted.

As part of the application an updated flood risk assessment has been submitted. No objection has been raised by the Environment Agency subject to conditions relating to contamination, surface water, and ground water pollution. With regards to the surface drainage the Council's Engineer also raised no objection subject to conditions. This is in accordance with local plan Policy GEN3 relating to flood protection and Planning Policy Statement 25.

Archaeology:

Whilst the site is not within an area designated for it archaeological significance, Saffron Walden as a whole has archaeological significance. In accordance with local plan Policy ENV4 an archaeological desktop assessment has been undertaken and submitted as part of the application. It highlights that there is a moderate risk of uncovering Iron Age Archaeological artefacts and low risk of other types of archaeological remains. Due to the level of ground level excavation proposed particularly to accommodate the lower ground level there is likely potential for discovering remains as a result it has been recommended by the County Archaeologist that a condition be imposed show planning permission be granted in accordance with local plan Policy ENV4 and Planning Policy Statement 5.

CONCLUSION: The scheme would be less intense than that of the extant care home. It generally accords with local plan policies and therefore is acceptable subject to conditions.

RECOMMENDATION: APPROVAL WITH CONDITIONS (N.B: It should be noted that during the drafting of this report an appeal for non-determination has been submitted to the Planning Inspectorate. Due to the timing of when the appeal was lodged the local planning authority still have a duty to dermine the application.)

1. C.2.1. Time limit for commencement of development.
2. C.3.1. To be implemented in accordance with approved plans and Design and Access Statement and supporting information.
3. C.4.1. Scheme of landscaping to be submitted and agreed.
4. C.4.2. Implementation of landscaping.
5. C.4.4. Retention/replacement of trees.
6. C.4.6. Retention and protection of trees and shrubs for the duration of development.
7. C.4.8. Landscape management and maintenance plan.
8. C.5.2. Details of materials to be submitted agreed and implemented.

9. C.7.1. Details of external ground and internal floor levels to be submitted agreed and implemented - building(s).
10. C.13.9. Hours of construction.
11. C.10.13. Wheel washing equipment.
12. C.11.6. Prior provision of residential communal parking (amended).
13. C.20.3. If Protected Species discovered get licence from Natural England.
14. C.20.4. Condition Restricting Construction Works to Specified Season to Protected Breeding Birds etc.
15. C.8.30. Provision of Bin Storage.
16. C.29.1. Floor Risk Management Measures.
17. C.8.29. Condition for compliance with Code Level 3 (five or more dwellings).
18. C.8.32. Compliance with the 10% rule (development of five or more dwellings or greater than 1000sqm floor area).
19. Before the commencement of development details of which 2no. units shall be designated 'Wheelchair Housing' with information on how the units comply with Lifetime Homes (on reinforcements to walls; ceilings etc to take the weights of hoists etc.) shall be submitted to and approved by the local planning authority and thereafter implement in accordance with the details submitted.

REASON: To ensure that the district's housing stock is accessible to all and to meet the requirements contained in adopted SPD Accessible Homes and Playspace Adopted November 2005.

20. Before the commence of development details of any proposed external lighting scheme and security measures to reduce the potential for crime shall be submitted to and approved by the Local Planning Authority. Thereafter, implemented in accordance with those approved details.

REASON: To protect the amenities of the locality by avoiding light pollution and reducing the potential for crime related activity.

21. Before the commencement of development, the details of the location and design of secure and covered bicycle parking facilities together with the details of the location and design of secure and covered mobility scooter parking shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance and the approved details.. The approved facilities shall be provided before occupation and retained at all times thereafter.

REASON: To ensure appropriate bicycle and mobility scooter parking is provided in the interest of accessibility and sustainability.

22. No persons under the age of 55 shall occupy any of the units hereby permitted with the exception of guests and/or warden(s), unless otherwise agreed in writing by the local planning authority.

REASON: To minimise the need for on-site parking in the interest of highway safety, reduce the demand on education places and amenity

23. No development or preliminary groundworks, of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work and recording which has been submitted to and approved by the Local planning authority.

REASON: The Essex Historic Environment Record and Historic Town Report identify the proposed development as lying within the area of the historic settlement of Saffron Walden (HER 408). The desk based assessment highlights the potential of prehistoric occupation in the area and due to this a programme of trenching post determination is recommended. If archaeological deposits are identified then these will require further open area excavation. A professional archaeologist should undertake the archaeological work. This would comprise the initial excavation of trial trenches and open area excavation where necessary.

24. Before the commencement of development the provision of wheel washing facilities and adequate turning and off loading facilities for delivery /construction vehicles within the limits of the site together with an adequate parking area for those employed in developing the site. Details to be submitted to and agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety.

25. Before the commencement of development the following components for the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority and thereafter implemented in accordance with the approved details.

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON: The site overlies principal aquifer – Upper Chalk, highly permeable with soils of high leaching potential. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. It is situated within Source Protection Zone II of the Environment Agency's groundwater protection policy. This means that the site lies within 800 metres of protected groundwater abstractions used for public water supply. Contaminants entering groundwater at the site may contaminate the protected supply within 400 days. Soil contamination has been identified at the site. We require an assessment of the risk to ground and surface water posed by this contamination and remediation of the site prior to commencement of the proposed development.

26. Before the commencement of construction, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

REASON: Soil Contamination has been identified onsite. A validation report demonstrating satisfactory remediation of this site is required prior to commencement of the proposed development.

27. Should during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

28. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

REASON: The site overlies principal aquifer. We recommend that piling on contaminated sites underlain by aquifers is avoided where possible, and that non-invasive methods, such as rafts, should be used instead. Where there is no alternative to piling, a method should be selected that minimises the risks of groundwater pollution or gas migration. Mitigation measures and/or environmental monitoring may need to be incorporated into the design. The method selected should be presented in a "Foundation Works Risk Assessment Report" which should be submitted to and approved by the Local Planning Authority before development commences.

29. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

REASON: To prevent the pollution of controlled waters. Soil contamination has been identified at the site. We do not allow construction of infiltration structures in contaminated land. All proposed soakaway/SUDs locations will require satisfactory remediation prior to construction of the infiltration structures

30. Before the commencement of development, a scheme for the provision and implementation of pollution control shall be submitted to, and agreed in writing with, the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

REASON: To ensure a satisfactory method of pollution control.

Background papers: see application file.
