

UTT/1398/11/FUL - (LITTLE CANFIELD)

PROPOSAL: Erection of 7 Dwellings and Associated Infrastructure

LOCATION: Land Adjacent To Warwick Road

APPLICANT: Go Homes Ltd

AGENT: Go Planning Ltd

GRID REFERENCE: TL 575-215

EXPIRY DATE: 14/09/2011

CASE OFFICER: Madeleine Jones

APPLICATION TYPE: MINOR

1. NOTATION

1.1 Within Development Limits/Takeley/Little Canfield Local Policy 3 – Priors Green.

2. DESCRIPTION OF SITE

2.1 The application site is an island site within the Prior's Green development. It is located to the north of the spine road, known as Stokes Road at this point, and to the east of Warwick Road (north), where it becomes a track serving The Nest and Gamecards Cottage. The site is 0.3 hectare in size and largely overgrown with a derelict building close to the boundary with Warwick Road and Stokes Road. The site is relatively flat with a slight fall from the northwest corner to the southeast corner. All the trees within the site have been felled. There is a hurdle fence to the boundary with Warwick Road. The Nest lies to the north, modern residential development forming part of the Prior's Green development lie to the east and south. To the west is a further overgrown site to the south of Gamecards.

3. PROPOSAL

3.1 The application relates to the development of the site for 7 dwellings. Along the frontage of Stokes Road it is proposed to construct 3 detached dwellings. A new road, capable of serving any potential development on The Nest, Gamecards and the vacant plot to the south of Gamecards is proposed. This would serve two detached dwellings and a pair of semi-detached dwellings. The frontage plots would be 5 bedroom dwellings. The two smaller detached dwellings and the semi-detached dwellings would be 3 bedroom properties. Each dwelling would have a garage and a parking space. It is proposed to use a mix of materials including brick, render and slate. The proposed density would be 23 dwellings per hectare (dph).

3.2 Revised plans have been received which change the position of the garage and parking spaces relating to plot 7 (due to their position in relation to an existing bus stop). The two visitor spaces have also been positioned further south on the new road at right angles to Stokes Road.

4 APPLICANT'S CASE

4.1 The statement is available in full on file. It describes the site and surroundings and the proposal.

- 4.2. Summary: The pre-application discussions revealed that the highway network should be capable of accommodating the potential development of The Nest to the north. Whilst this application represents an element of the Island site available it should be seen as an enabling development. The layout includes a turning head and allows access to the wider site in the future. The dwellings are 2 storey in scale to the frontage with use of roof space to the dwellings to the rear of the site. The use of detached and semi-detached properties allows gaps in the built form and provides for a sustainable range of dwellings. Following pre-application discussions the dwellings fronting the spine road have been redesigned in a simple traditional “villa” type form to act as a link from the boulevard approach through to the “circus” to the east. Plot 1 is a landmark location and has been fully rendered above a brick plinth to add interest. The western flank due to the potential of future development and also the desire not to be aspected to Warwick Road in design terms has a simple window to the flank. The development of this land form within the overall block of sites not only allows further sites to be developed but actually enhances the likelihood of them coming forward. The minor access to the spine road and associated services and drainage provision allow for ease of future development. This site works on both a standalone basis and as an enabling development for the future. It allows the conclusion of an important street scene joining the boulevard approach through to the circus beyond. The current site is unsightly and whilst some attempts have been made to screen the public face of the site by hurdle fencing this cannot be considered a long term solution based on sound urban design principles. The proposals are compliant with policy and will enhance the overall character of the locality.

A Wildlife Protection and Mitigation Plan has been submitted with the application.

- 4.3. Conclusions: The site forms part of the larger Prior’s Green development (within the Island Site Policy) and although the habitats present on the site are suitable for reptiles, any population that may be present is considered to be a remnant of a larger population, which has been translocated to Great Notley Country Park. A number of options have been put forward that can be delivered in the event of any reptiles being found on the site. These measures include a translocation exercise to remove any population of reptiles to a larger receptor site on Great Oddyns Farm (already obtained the landowners permission) and/or Great Notley Country Park, which was used for the original translocation exercise on the adjacent development.

5 RELEVANT SITE HISTORY

- 5.1 UTT/UTT/2125/07/OP: Outline application for 14 no 2 storey dwellings (including layout, scale and access) on land adjoining Penarth and Gamegard Cottages, Warwick Road, Little Canfield. Withdrawn.
- 5.2 UTT/1310/07/OP: Outline application for erection of 11 no terraced dwellings with associated garages and car parking with all matters reserved on land adjoining Penarth, Warwick Road, Little Canfield. Withdrawn.

6 POLICIES

6.1 National Policies

Policy PPS3 Housing

6.2 East of England Plan 2006

- Policy H1 - Regional Housing Provision
- Policy SS1 - Achieving sustainable Development
- Policy ENV7 - Quality in the Built Environment
- Policy ENG1 - Carbon Dioxide Emissions and Energy Performance

6.3 Essex Replacement Structure Plan 2001

Policy N/A

6.4 Uttlesford District Local Plan 2005

- Policy S3
- Policy S6
- Policy H4
- Policy GEN2
- Policy GEN1
- Policy GEN8
- Policy GEN7

Supplementary Planning Documents:

- Energy Efficiency and Renewable Energy has been adopted (October 2007)
- Essex County Council Parking standards have been adopted (January 2010)
- Accessible Homes and Playspace (November 2005)

7 PARISH COUNCIL COMMENTS

7.1 To be reported. Expiry date 24th August 2011

8 CONSULTATIONS

Building Control:

8.1 No adverse comments

Thames Water:

8.2 No objections in relation to sewerage infrastructure.

With regard to surface water drainage it is the responsibility of a developer to make provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into receiving public network through on or off site storage. when it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Drainage Engineer

8.3 The application states that surface water drainage will be to a sustainable system but no further information is provided. This can be met by condition.

ECC Highways

8.4 The applicant has been advised prior to submitting a planning application that any development in this location should be capable of accommodating future development in adjacent island sites (i.e. access to the sites). Whilst this appears to be achievable, the design submitted is not to adoptable standards as there is insufficient space for turning.

- 8.5 It is noted that the drawing 2010-136-002 rev A shows parallel visitor parking bays at 2.4m by 4.8m, against a solid structure, this is not the current standards. This drawing also shows that access to plot 7 will conflict with an existing bus stop. The applicant has subsequently submitted drawing number 2010-####-### Rev A which resolves the two issues.
- 8.6 The Highway Authority would not wish to raise an objection to the above application subject to the conditions. See conditions 12 to 15 and 17 to 18. In addition a commuted payment for transport (as per island site SPD).

ECC Archaeology

- 8.7 The Historic Environment Management Team of Essex County Council has identified the site as having archaeological potential. Recommend trial trenching and excavation.

ECC Schools Children & Families

- 8.8 Request that a section 106 agreement be entered into to include a contribution towards additional education provision. Since this is a full application, the amount requested using the SPG formula which is index linked to April 2002 is £15,834 for Primary and £10,521 for Secondary giving a total of £26,355 for education contribution (For information only- if payment was made within the 4th qtr of 2011 the amount payable would be £35,243.96)

Climate Change Manager

- 8.9 Please apply conditions C8.29 for compliance with Code for Sustainable Homes level 3 and condition C.32 compliance with the 10% rule to incorporate on-site renewable technology to provide 10% of the annual energy needs of the approved development in use.

Accessibility

- 8.10 Application complies with SPG for Lifetime Homes

9 REPRESENTATIONS

This application has been advertised and one letter of representation has been received. However, revised plans have been received and the expiry date for notification is 17th August 2011.

- 9.1 5 Burgetts Road Little Canfield
The development proposed will considerably compromise the privacy of our garden due to the potential overlooking issue from plots 5 & 6 which appear to be three storey town houses. It is difficult to establish whether type C properties are town houses as there are no elevation details within the application documents however on plan these properties seem similar to the type D which are clearly indicated as being town houses. The potential overlooking issue has been exacerbated by the removal of existing trees on the rear boundary to the proposed plot 5 which are clearly shown on the plot to be retained. The removal of these trees has had a considerable detrimental effect on the ecology of the area local to the proposed development as we have noticed a considerable reduction in visiting species of birds and insects since their removal. The developer should therefore be requested to reinstate these trees before the application is considered further in light of any further potential overlooking and privacy rights issues.

10 APPRAISAL

- 10.1 The issues to consider in the determination of the application are:
- A Whether the development of this site is acceptable in principle (ULP Policies S3 and Takeley/Little Canfield Policy 3 & SPD: Prior's Green Island Sites);
 - B The scale and design of the development is appropriate (ULP Policies H3 and GEN2 & SPD: Accessible Homes and Playspace and SPD: Energy Efficiency and Renewable Energy);
 - C Any amenity issues would result from the proposals (ULP Policies H3 and GEN2);
 - D The access and car parking provisions are acceptable (ULP Policies GEN1 and GEN8)
 - E There would be unacceptable impacts on protected species (ULP Policy GEN7 and PPS9).
 - F Other material planning considerations.
- A The development of this site is acceptable in principle (ULP Policies S3 and Takeley/Little Canfield Policy 3 & SPD: Prior's Green Island Sites);**
- 10.2 The application site falls within the policy area Takeley/Little Canfield Policy 3 and forms an island site within the Prior's Green development. The Supplementary Planning Guidance (SPG): Prior's Green (The Island Sites) states that new development is acceptable in principle subject to the normal development control policy considerations. The SPG also states that the retention of trees and hedgerows of amenity value should be achieved. At the time of the previous applications there were a couple of substantial trees on the site, including a few larger oak trees which were of amenity value in the local landscape. However, these trees were not subject to a Tree Preservation Order and at some point over the past couple of years the trees have been removed.
- 10.3 The proposed development site is located to the east of the unmade track Warwick Road and to the north of Stokes Road, an internal estate road. The proposal would provide an access road from Stokes Road which achieves the second requirement of the SPG for all new development to gain access from the approved internal road network.
- 10.4 The SPG requires new proposals on island sites to be compatible with the Prior's Green development as a whole. The proposed scheme has been negotiated to secure an appropriate form of development for the site. The frontage dwellings would reflect the large properties on the corner of Warwick Road, Stokes Road and Honey Road and would provide a transition from this element of the development to the "circus" at the junction of Haddesley Road and Burgattes Road where dwellings are focussed around the roundabout. The dwellings to the rear would be of a similar character to other development within the Prior's Green development and, subject to the use of appropriate materials, would appear in keeping with the overall development.
- 10.5 A further requirement of the SPG is for financial contributions payable per proposed dwelling. Therefore, if the proposal is considered to be acceptable in policy terms, as discussed below, the approval would need to be subject to a S106 Agreement.
- B The scale and design of the development is appropriate (ULP Policies H3 and GEN2 & SPD: Accessible Homes and Playspace and SPD: Energy Efficiency and Renewable Energy**
- 10.6 The proposed development of this site would be relatively low density at around 23 dwellings per hectare (dph). This site is tightly constrained by the need to provide a

development that adequately reflects the character of existing development in this prominent location. The proposed access road severely constrains the development potential of the site due to the separation distances required from the mini-roundabout and the width of the access road and the requirement to provide pavements. These constraints need to be acknowledged when considering the proposals and whether the scale and density is appropriate.

- 10.7 The proposed dwellings fronting Stokes Road would be of a similar scale and character to dwellings along Warwick Road, Honey Lane and Stokes Road and would provide a transition between this area and the circus development around the roundabout at the junction of Haddesley Road and Burgattes Road. The proposed dwellings would respect the scale of the adjoining development to the east and south.
- 10.8 The proposed dwellings to the rear of the site would incorporate living accommodation within the roofspace, similar to other properties within the Prior's Green development. These would also respect the scale and character of surrounding development. Subject to the use of appropriate materials the proposed development would provide a suitable development for this prominent site adjacent to the main spine road through the Prior's Green development. The use of materials can be subject to condition but the principle of use of a mixed palette of red bricks, render, clay plain tiles and natural slate has been negotiated.
- 10.9 The dwellings have been designed to comply with the requirements set out in the SPG: Accessible Homes and Playspace. A condition can be imposed to ensure that this compliance is met during construction.
- 10.10 The proposed development would need to be built to achieve Code Level 3 of the Code for Sustainable Homes and, due to the size of the development, at least 10% of the predicted energy requirements would need to come from renewable energy sources. The Design and Access Statement acknowledges these requirements and states that solar photo voltaic panels would be used in the dwellings. The compliance with these requirements can be secured by conditions.

C Any amenity issues would result from the proposals (ULP Policies H3 and GEN2);

- 10.11 The proposed dwellings have been designed to minimise overlooking issues. Plot 1 would be located adjacent to the Warwick Road track, which could potentially become a development plot at some time in the future. In order to ensure development on this plot does not sterilise the development potential of land to the west windows in the western elevation have been kept to a minimum. A first floor window is proposed and this would serve as a secondary window to a bedroom. This window adds balance to the side elevation but could potentially result in overlooking issues at a later date and therefore it is recommended that this window be obscure glazed. A bathroom window is proposed to the first floor eastern elevation and this would look towards a first floor bathroom window in plot 2. Whilst it is normal for bathroom windows to be obscure glazed, it is recommended that a condition be imposed requiring these windows to be glazed with obscure glazing in order to minimise overlooking issues. Similarly, the bathroom window to the eastern side elevation of plot 3 would have some potential to overlook 1 Stokes Road and again should be obscure glazed.
- 10.12 Plots 2 and 7 have been designed to have dual facing elevations, which would ensure natural surveillance of the new road serving the development. The first floor windows in these plots would be secondary windows to bedrooms 1 and 2. The ground floor windows would be secondary windows to the living room and breakfast room. Obscure glazing to these windows would reduce the natural surveillance opportunities and as there would be approximately 10m between these elevations it is not considered appropriate to require these windows to be obscure glazed.

10.13 There would be a minimum of 12m between the rear elevations of plots 3-6 and their rear boundaries and this should be sufficient to ensure that there would be no adverse loss of amenity due to overlooking and to ensure that adjoining land would not be sterilised of its development potential.

10.14 The development has been designed to minimise the potential for overshadowing or overbearing of either existing development, or any potential development to the north and west. Therefore, it is considered that no adverse amenity issues would result from the proposals.

D The access and car parking provisions are acceptable (ULP Policies GEN1 and GEN8)

10.15 The Highway's Department raises no objections to the proposals on highway terms, subject to conditions. The proposals therefore satisfy the requirements of ULP Policy GEN1.

10.16 The proposed development would provide at least 2 parking spaces per dwelling in the form of a garage and parking space. Plot 7 would have 4 parking spaces as this would be served by a double garage and two parking spaces. The plans indicate that plots 1 and 2 would be served by a double length garage, but this would be of insufficient dimensions internally to provide two parking spaces. Two visitor parking spaces are proposed adjacent to plot 7. The proposal therefore satisfies the proposed parking standards and ULP Policy GEN8.

E There would be unacceptable impacts on protected species (ULP Policy GEN7 and PPS9).

10.17 The application site appears to have been scrubland for many years, and certainly for the past four years and whilst development has been taking place on the Prior's Green development as a whole. The site is closely located to Jacks Lane and has the potential to provide suitable refugia for reptiles. This site fell outside of the original Prior's Green development site and as such the potential for the presence of reptiles has not been fully established. The site has been assessed as part of an ecological survey carried out on 13 December 2010 and in April - June 2011. One slow worm was recorded during the survey. Translocation of slow worms to a site already holding this species is considered to be the best option in this instance and as such prior to site clearance operations, the consultant ecologist should carry out a destructive search of dumped materials. Site clearance and vegetation stripping should be carried out and any reptiles found should be captured and relocated to Great Notley Country Park. Provided that these mitigation measures are carried out the proposal is acceptable.

F Other material planning considerations.

10.18 Affordable Housing. This scheme does not include any provision for affordable housing as the size of the site is less than 0.5 hectares (0.30 hectares) and is for less than 15 dwellings. Adjacent sites are in separate ownership.

10.19 There are no other material planning considerations to be taken into account

10.20 **CONCLUSIONS:** The proposal would comply with the SPG: Prior's Green (Island Sites) and the relevant design policies set out in the Local Plan. The development would enable the provision of an access point which could bring forward this small cluster of island sites. Whilst the proposed development could have a potential impact on protected species, an assessment by an ecologist has concluded that this risk would be minimal and suitable receptor sites have been identified for the translocation of any reptiles found on the site.

RECOMMENDATION – CONDITIONAL APPROVAL and S106 AGREEMENT REQUIRING CONTRIBUTIONS IN ACCORDANCE WITH THE TAKELEY/LITTLE CANFIELD SPG

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless within 5 months of being invited to do so the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant chief Executive – Legal, in which case he shall be authorised to conclude such an agreement to secure the following:
- (i) payment of Island Sites financial contribution
 - (ii) Pay Councils reasonable costs
- (II) In the event of such an agreement being made, the Divisional Head of Planning and Building Control shall be authorised to grant permission subject to the conditions set out below
- (III) If the freehold owner shall fail to enter into such an agreement, the Divisional Head of Planning and Building Control shall be authorised to refuse permission for the following reasons:
- (i) payment of Island Sites financial contribution

1. Time limit for commencement of development

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 (as amended).

2. To be implemented in accordance with approved plans

The development/works hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans printed on this Decision Notice, unless agreed in writing by the local planning authority.

REASON: To ensure the scheme will be carried out as approved and because any changes must be agreed in advance in writing by the local planning authority

3. Samples of materials to be submitted agreed and implemented

Before development commences samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity.

4. Condition for compliance with code level 3 (five or more dwellings)

The development as designed, specified and built shall achieve a 'Code for Sustainable Homes' rating of 'Level 3'. The applicant will provide the planning authority with a Code for Sustainable Homes design-stage assessment of the rating of the proposed development, carried out by an accredited assessor, before work commences on-site. The developer will provide a Code for Sustainable Homes post-

construction assessment of the rating of the as-built development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

5. Compliance with the 10% rule (developments of five or more dwellings or greater than 1000sqm floor area)

The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved development in-use.

The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed.

Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed.

REASON: In the interests of the promotion of sustainable forms of development and construction

6. Provision of bin storage

Before development commences, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the local planning authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.

REASON: To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

7. Scheme of landscaping to be submitted and agreed

Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) hard surfacing, other hard landscape features and materials
- c) existing trees, hedges or other soft features to be retained
- d) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- g) location of service runs
- h) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

8. Implementation of landscaping

All hard and soft landscape works shall be carried out in accordance with the approved details. 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, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

9. Before the commencement of development details of surface water drainage works shall be submitted to and approved in writing by the local planning authority. Subsequently the drainage shall be implemented in accordance with the approved details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To control the risk of flooding to the development and adjoining land.

10. A) Full archaeological excavation and evaluation

REASON: The Essex Historic Environment Record shows that the proposed development lies in a sensitive area of known archaeological deposits. Large scale excavations have previously been undertaken in the area surrounding the development area. During these excavations multi-period archaeological deposits were identified. Large scale excavations in advance of the Priors Green development identified occupation from the Iron Age and medieval periods. A large medieval field system and settlement were identified close to the development area.

11. Before the commencement of development details of surface water drainage works shall be submitted to and approved in writing by the local planning authority. Subsequently the drainage shall be implemented in accordance with the approved details. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- REASON: To control the risk of flooding to the development and adjoining land.
12. Before development commences details of suitable temporary access arrangements to the application site in connection with the land forming/construction operations shall be submitted to and approved in writing by the local planning authority. The details shall include wheel cleaning facilities, any necessary traffic management, turning and off loading facilities for delivery/construction vehicles within the limits of the site together with adequate parking area for those employed in developing the site. Subsequently the details shall be implemented as approved.
Reason: In the interests of highway safety.
13. Before development commences details shall be submitted to and approved in writing by the local planning authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interests of highway safety.
14. Before development commences details showing the provision of an access to be provided prior to the occupation of the dwellings hereby permitted formed at right angles to Stokes Road, as shown in principle on drawing no 2010-### revA shall be submitted to and approved in writing. Such access shall include:
- a) visibility splays with dimensions of 33m by 2.4m by 33m, as measured from and along the nearside edge of the carriageway, such visibility splays shall be retained from any obstruction in perpetuity.
 - b) 6m junction radii
 - c) vehicle crossover for plots 1 and 2 shall be a minimum of 5.5m wide for the first 6m into the site
 - d) 1.5m x 1.5m pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular accesses. Such visibility splays shall be retained free from any obstruction in perpetuity. These splays must not form part of the vehicular surface of the access.
- Reason: To provide highway safety and adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access.
15. Before the occupation of the dwellings hereby permitted the developer shall be responsible for the provision and implementation of a Travel Information and Marketing Scheme for sustainable transport, as approved by Essex County Council.

Details of the Travel Information and Marketing Scheme shall be submitted to and approved in writing by the local planning authority and shall subsequently be implemented as approved.

Reason: In the interests of accessibility and to promote the use of public transport, walking and cycling.

16. The vehicular hardstandings shall have minimum dimensions of 2.9m x 5.5m, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate space for parking off the highway is provided in the interests of highway safety.

17. No unbound material shall be used in the surface finish of the driveways within 6m of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety.

18. Details of any trees proposed within the highway shall be submitted to and agreed in writing by the Local planning Authority in association with the Highway Authority and sited clear of all underground services and visibility sight splays and shall be laid out to complement the street lighting scheme. The implemented works shall be in accordance with the approved details.

Reason: To protect services and in the interests of highway safety.

19. The first floor bedroom window in the western elevation of plot 1, and the first floor bathroom windows in the western elevation of plot 2 and the eastern elevation of plot 7 shall be obscure glazed with glass of obscuration level 4 or 5 of the range of glass manufactured by Pilkington plc at the date of this permission or of an equivalent standard agreed in writing by the local planning authority. Glazing of that obscuration level shall thereafter be retained in those windows.

No further windows shall be inserted into the western elevation of plot 1, the western elevation of plot 2 and the eastern elevation of plot 7 without the prior written consent of the local planning authority.

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A to F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: To prevent the site becoming overdeveloped and in the interests of the amenity of the occupiers of adjoining dwellings/buildings

21. The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement submitted with the application within the ecologist report dated July 2011 in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site.

