

UTT/1727/11/FUL (Widdington)

(Members will recall that the application was presented at the 16th November committee where it was deferred for a site visit)

PROPOSAL: **Erection of four dwellings and garages.**

LOCATION: **Church View, Church Lane, Widdington.**

APPLICANT: **Grange Builders LLP.**

AGENT: **J R Orsborn Associates.**

GRID REFERENCE: **TL 539-317**

EXPIRY DATE: **18.10.2011**

CASE OFFICER: **Joe Mitson**

APPLICATION TYPE: **Minor**

1. NOTATION

1.1 Within Development Limits/Adjacent to Conservation Area and Listed Buildings.

2. DESCRIPTION OF SITE

2.1 The site is located within the development limit of Widdington, accessed via an existing drive south of Church Lane. The application site is enclosed along its east, north and west boundaries by residential gardens of properties that front onto South Green and Church Lane and the village hall which fronts onto South Green. A number of these properties, 1-4 Micawber Cottages, 5, 7 & 8 South Green, Hartford Cottage, and Dove Cottage (37 The Green) are grade II listed.

2.2 Micawber Cottages are early nineteenth century timber and plaster houses. Hartford Cottage and Dove House are seventeenth century timber and plaster houses. Opposite the access into Church View lie more listed buildings including The Old Rectory which is grade II, originally dating back to the sixteenth/seventeenth century. The church lies to the north east of the site entrance.

2.3 The site consists of an existing dwelling which covers a large footprint of approximately 291 square metres. The developable part of the site is approximately a third of a hectare. There are a number of existing outbuildings on the site which include two garages, one at either end of the access into the site, and what appears to be a shed along the south-eastern perimeter of the site. The committee visited the site at the time of a previous application in 2010.

3. PROPOSAL

3.1 The proposal comprises the erection of four dwellings and garages. The dwellings would be detached with three forming a row towards the southern part of the site and the fourth dwelling to the north of internal access drive. One dwelling would be one and a half and three would be two storey with further

accommodation in the attic space and each would have a garage. The dwellings incorporate variations in design in a traditional theme and would be plastered with some brickwork under a tiled roof.

4. APPLICANT'S CASE

- 4.1 The site benefits from outline permission for four dwellings and garages and the demolition of the bungalow. Since that time changes have been made to the layout and therefore a full application is required. Detailed discussions have taken place with Conservation and Planning Officers. The setting of a number of listed buildings must be protected as must the conservation area. The site occupies relatively high ground compared with the cottages to the west, there is a gentle fall of about 1 in 25 from the high point in the south east corner to the lowest point in the north west corner. This results in a 5 metre difference in level between the highest part of the site and the rear of Hartford Cottage/Micawber Cottages. The previous development scheme was withdrawn as the impact on these cottages was a concern.
- 4.2 The site is generally enclosed by fencing with a hedge of around 2.5 metres either side of the entrance drive and a line of mature leylandii along the northern and western boundaries. A variety of trees are growing within the site.
- 4.3 The previous application was withdrawn following concerns relating to design, layout and impact on neighbouring properties. Concern was also raised about the span and bulk of the proposed dwellings. English Heritage raised two concerns in respect of that application; the question of the appropriateness of a group of large dwellings set back from the more varied buildings of the village streetscape and the suitability of the proposed layout. This led to the conclusion that the scheme was too urban and not sufficiently in keeping with the historic character of the village.
- 4.4 The internal access road continues to join Church Lane at the same point as the existing driveway, opposite the church yard. The amount of attic space has either been reduced or, in the case of plot 1, omitted. Thus plot 1 comprises a four bedroom, one and a half storey dwelling with accommodation on the ground and first floor only. Plots 2 and 4 have similar footprints with four bedrooms each at first floor level. The dwelling on plot 4 has a fifth bedroom and study within the attic space, served by two traditional dormers to the front elevation whilst that on plot 2 makes use of the attic to provide an en suite/dressing room to the first floor master bedroom. The dwelling on plot 3 makes use of only a small part of the attic by providing an en suite facility in the gable.
- 4.5 The layout has been fundamentally changed from a loose mews style formation and the dwellings are now generally set at a lower level than the previous application with a degree of digging the dwellings in by approximately 600/700mm.
- 4.6 Materials would be a traditional mix of red multi stocks for the plinths, garages and part of the new houses interspersed by render together with the use of painted feather edged boarding, a stone band and plain clay tiles for the roofs of the dwellings with natural slate on the garages. Much of the existing peripheral planting which helps to enclose the site will be retained with new native hedge planting to infill gaps. A total of 17 new trees will be planted to compensate for trees being removed following an English Heritage suggestion that front gardens should be enclosed in a traditional manner reflecting a village street scene.

- 4.7 The proposal will preserve the conservation area. It will no longer be possible to glimpse the development through the existing gap between Micawbers Cottage and 5 South Green. The development is distant, and visually separated, from the church by School House and will not intrude into any views of the church or rectory. It is only across the open land between School House and Dorf House that there will be any significant view of the proposed development and this will only be of the upper level of plot 1. There will be glimpsed views of the roof and upper level of plots 1 and 2 from within the churchyard but the viewpoint will be at some distance. Moreover it is intended that the proposed tree planting will in time reduce any glimpse of the development from within the conservation area and from listed buildings.
- 4.8 Due to the changes to the layout and scale there should now be minimal impact on any adjoining property.
- 4.9 A Landscape Visual Impact Assessment, Tree Survey, Arboricultural Impact Assessment and Method Statement have also been submitted.

4.10 Grange Builders (Applicant)

This site was given outline permission by your committee in January 2010 for four detached houses with associated garages. We bought the site on the basis of that permission and submitted a fully detailed application earlier this year. We withdrew that application when it met with opposition from English Heritage, your officers and local residents.

Following lengthy discussions, we change the layout by placing three of the four units parallel to the rear (southern) boundary thus removing them from the cottages to the west. We have also reduced to one and a half storey height only the one property which shares a boundary with the open land behind Micawbers Cottages.

We are therefore surprised, and disappointed, that our neighbours in the village of Widdington still feel that the proposal will have an unacceptable impact upon them and the community.

5. RELEVANT SITE HISTORY

- 5.1 The existing bungalow was granted permission on appeal in 1969, since that time applications were submitted and approved for the erection of a garage and extension in 1972 and 1979. UTT/1268/09/OP granted outline permission for the erection of four dwellings and garages. UTT/0395/11/FUL for the erection of four dwellings and garages was withdrawn.

6. POLICIES

6.1 National Policies

PPS1 – Delivering Sustainable Development
PPS3 - Housing
PPS5 – Planning for the Historic Environment.
PPS7 – Sustainable Development in Rural Areas

6.2 East of England Plan 2006

ENV7 - Quality in the Built Environment.

6.3 **Essex Replacement Structure Plan 2001**

No policies relevant.

6.4 **Uttlesford District Local Plan 2005**

Policy ENV1 – Conservation Areas
Policy ENV2 – Development affecting Listed Buildings
Policy ENV3 – Open Spaces and Trees
Policy ENV4 - Archaeology
Policy GEN1 – Access
Policy GEN2 – Design
Policy GEN7 – Nature Conservation
Policy GEN8 - Parking
Policy H3 – New Housing Within Development Limits
Policy H4 – Backland Development
Policy S3 – Other Development Limits

7. PARISH COUNCIL COMMENTS

- 7.1 Widdington Parish Council objects on the grounds that although outline consent remains extant the policy context has changed as no longer are residential gardens classed as previously developed land, minimum densities no longer exist and the Council need to consider whether the development is appropriate, the site cannot be considered to be a windfall site. The proposal is contrary to policy H10 as it does not provide a housing mix, the dwellings would be higher than the existing cottages in the conservation area and would be visible from a number of viewpoints within the designation, the development is out of scale with the intimate and small scale buildings (some of which are listed), dwellings would be overbearing and affect residential amenity. The volume of traffic along Church Lane will increase causing potential conflict with pedestrians and other road users, it is single track and cars are often parked on it especially when the church is in use.

8. CONSULTATIONS

- 8.1 Highways raised no objection subject to conditions relating to surface treatment, surface water drainage and access arrangements during construction.
- 8.2 Conservation Officer raised no objection.
- 8.3 English Heritage states the previous scheme would have been incongruous and alien comprising a group of large houses laid out in a suburban manner. No attempt had been made to respond to the grain or character of the village or at least the elements of the village that give it its distinctive historic character. The present scheme represents improvement on its predecessor. It remains a scheme for the construction of four large dwellings and would still be somewhat at odds with the character of the village. The layout of the houses has been improved, however, to at least relate in part to the pattern of buildings placed beside streets or lanes that one expects in historic villages. The design of the dwellings has also been amended in a manner informed by the vernacular tradition of the county. The Council should consider the above analysis of the effect on the character of the conservation area and the setting of the church.

- 8.4 Anglian Water made no comments.
- 8.5 Veolia Water made no comments.
- 8.6 Drainage Engineer recommends a condition relating to drainage.
- 8.7 Climate Change Manager recommends a condition relating to energy efficiency.
- 8.8 Building Control made no comments.
- 8.9 Project Officer recommends a condition relating to Lifetime Homes.
- 8.10 Essex CPRE raised concerns over the previous application on the grounds of the size and scale of the houses which would be out keeping with the village character. In addition, concern was raised over the generation of traffic. The revised application does not address these concerns sufficiently.
- 8.11 Tree Officer did not object.
- 8.12 Archaeology Officer raised no objection subject to a condition for archaeological works as the site is within an archaeologically sensitive area.

9 REPRESENTATIONS

9.1 Neighbour notification period expired 5th October 2011. 55 letters received objecting on the following grounds:

- Height of the buildings not in character with the village, overpowering development not in keeping, suburban development suitable for a city, crammed into the site, smaller and fewer houses would be better for the area;
- Changes from refused scheme minor, size increased beyond that originally granted, block of plots 2-4 would be unsightly;
- Existing screening could be affected by plant mortality;
- The site is higher than the surroundings;
- Adverse impact on the setting of the church, the density is inappropriate;
- Detrimental to conservation area, harmful to village green and grass verges and the users of the lane including children and the elderly;
- The Village Design Statement has been overruled;
- Limited access to the site to deal with increase in traffic flow, Church Lane is narrow and the vehicles generated by the development would impact on traffic and parking in this part of the village, congestion when the church is in use which can include 100 or more people;
- The infrastructure of the village is at capacity;
- Overlooking and overbearing to adjacent properties, insufficient garden space, increase in noise;
- Removal of trees;
- Sets dangerous precedent;

10 APPRAISAL

The issues to consider in the determination of the application are:

A The principle of the development (ULP Policies S3, H3, H4, PPS1, PPS3, PPS7);

- B The visual impact, conservation area and adjacent listed buildings (ULP Policies ENV1, ENV2, GEN2, PPS5);
- C Residential amenity (ULP Policy GEN2);
- D Highway Issues (ULP Policies GEN1 & GEN8);
- E Nature conservation, archaeology, trees (ULP Policy ENV3, ENV4, GEN7).
- F Energy Efficiency & Lifetime Homes (SPD's Energy Efficiency and Renewable Energy and Accessible Homes & Playspace).

A The principle of the development (ULP S3, H3, H4, PPS1, PPS3, PS7, Widdington VDS)

- 10.1 The principle of development is acceptable in land use terms subject to the details of the proposal being satisfactorily addressed. The site lies within the development limit and policies S3 and H3 allow residential development subject to certain criteria being met. Outline approval has been granted for the erection of four dwellings and therefore the principle has been established. The key issues are the visual impact of the development and the relationship between the proposed and existing dwellings.

B The visual impact, conservation area and adjacent listed buildings (ULP Policies ENV1, ENV2, GEN2, PPS5);

- 10.2 The site lies within the Conservation Area with listed buildings adjacent and therefore the site is sensitive. Furthermore, the land levels are higher compared to some of the surrounding development. The scheme has been substantially amended following the withdrawal of the previous application and now proposes a one and a half storey dwelling on plot 1. This would be the visual focal point from the internal access road and would provide an attractive approach into the site. Plots 2-4 would form a group of more imposing dwellings linked by subordinate elements within a landscaped setting. The dwellings would provide variation of design and materials within a theme based on local vernacular. The dwellings would be set with a backdrop of mature trees. It is considered that within the site the dwellings would provide an attractive streetscape and would present a more rural form of development rather than the suburban scheme previously proposed.
- 10.3 In terms of the wider setting the dwellings would be visible from viewpoints around the village. However, many views would be limited to the roofscape or upper parts of dwellings. The site occupies a backland location and as a result many views into the site from adjacent public highways are from a significant distance away. Therefore, the buildings would be reasonably well integrated in the medium distance views and set within the established landscaped setting. Additional landscaping proposed within the site would reduce the visual impact. It is therefore considered that the scheme would preserve the character and appearance of the conservation area and would not adversely affect the setting of adjacent listed buildings or be unduly prominent in views from nearby listed buildings.

C Residential amenity (ULP Policy GEN2);

- 10.4 Plot 1 would be set in the northern part of the site with School House to the north east and Dove House to the north west. To the east are Dorf House, Church Mead and Meadow Croft with back gardens abutting the site. Plot 1 is a one and a half storey dwelling with upper floor windows limited to the eastern and southern elevations. As a result the proposed dwelling would have habitable first floor windows looking towards School House and the rear gardens of Dorf House, Church Mead and Meadow Croft. However, there would be sufficient distances between the windows and the site boundaries to ensure there would no undue loss of privacy. To the north the dwelling would be a sufficient distance from the rear boundary and the angle between windows on the eastern elevation would be oblique.
- 10.5 Plots 2-4 would form a line of dwellings on the southern part of the site. Although the side elevation of plot 2 would be in close proximity to the rear gardens of dwellings to the east there would be no windows. Furthermore, the dwellings are set well into the site a considerable distance from the proposed dwelling. Distances from the rear elevations of the proposed dwellings to the rear boundary of the site vary but are significant and would ensure the dwellings would have no undue adverse impact from the southern elevation. To the west the side elevation of plot 4 would also be in relatively close proximity to the boundary of the site. However, a significant distance would remain to the adjacent village hall and no other property to the west would be unduly affected. There would be habitable windows in the front elevations of plots 2-4; however, the distances to neighbouring dwellings would be such that there would be no undue impact on amenity.

D Highway Issues (ULP Policies GEN1 & GEN8);

- 10.6 The access to serve the four dwellings was established at the outline stage. Adequate parking would be provided for each dwelling and the Highway Authority raised no objection subject to conditions.

E Nature conservation, archaeology, trees (ULP Policy ENV3, ENV4, GEN7).

- 10.7 The site lies within a sensitive area within the historic settlement and a condition requiring a programme of archaeological works can be imposed.

- 10.8 In terms of the impact on trees a number would be removed from the site. However, a large number of hedges and trees will be retained and a landscaping scheme can be conditioned. The Landscape Officer did not object to the scheme subject to the work being carried out in accordance with the submitted details.

F Energy Efficiency & Lifetime Homes (SPD's Energy Efficiency and Renewable Energy and Accessible Homes & Playspace).

- 10.9 SPD's relating to Lifetime Homes and energy efficiency need to be complied with. Conditions could be imposed relating to energy efficiency and Lifetime Homes.

10 CONCLUSION

The following is a summary of the main reasons for the recommendation:

A The proposal represents a significant change from the previous scheme and would result in a form of development that would satisfactorily integrate into the historic and landscaped village setting, preserving the character and appearance of the conservation area and setting of adjacent listed buildings. The dwellings would have a satisfactory relationship with existing dwellings.

RECOMMENDATION – APPROVES SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with Policies ENV1, ENV2, ENV3, ENV4, GEN1, GEN2, GEN7, GEN8, H3, H4 and S3 of the Uttlesford Local Plan (adopted 2005).

3. No development shall take place within the area indicated until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and Planning Policy Statement 5.

4. If at any time during the course of construction of the development hereby approved, a species of animal or plant (which include bats and great crested newt) that is protected under the Conservation (Natural Habitats &c) Regulations 1994) is discovered, all construction or other site work shall cease until a licence to disturb any protected species has been granted by Natural England.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

5. 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 in accordance with Policies GEN2 and GEN3 Uttlesford Local Plan (adopted 2005).

6. Before development commences, and notwithstanding the details submitted, 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: In the interests of the appearance of the development and conservation area, in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

7. No construction work shall be carried out on, nor machinery operated on, nor materials be delivered to, the site at any time on Sundays or Public Holidays, or before 8.00am or after 6.00pm on Monday to Friday or before 8.30am or after 2.00pm on Saturdays. All building or construction material shall be stored within the site and no materials deposited on the public highway.

REASON: In the interests of the amenity of the area in accordance with Policies GEN2 and GEN4 of the Uttlesford Local plan (adopted 2005)

8. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. proposed and existing functional services above and below ground (e.g. drainage power, vii. communications cables, pipelines etc. indicating lines, manholes, supports.);

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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, in accordance with Policies GEN2, GEN8, GEN7 and ENV3 of the Uttlesford Local Plan (adopted 2005).

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7 and ENV3 of the Uttlesford Local Plan (adopted 2005).

10. Prior to the erection of the development hereby approved (not including footings and foundations), and notwithstanding the details submitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the site and area in accordance with Policies ENV1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

11. 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-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: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

12. Before development commences cross-sections of the site and adjoining land, including details of existing levels around the building hereby permitted and any changes in level proposed, together with the proposed floor levels within the extension, shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

13. The development as designed, specified and built shall achieve the equivalent of a 'Code for Sustainable Homes' rating of 'Level 3', namely the dwelling emissions rate (DER) achieved shall be at least 25% lower than the target emissions rate (TER) as calculated by the Building Regulations 2006 Part L1A SAP methodology, and will incorporate other water saving and environmental features agreed with the planning authority.

The applicant will provide the planning authority with a design SAP rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as details of water saving and other environmental features. The applicant will provide a SAP rating of the as-built development and details of water saving and other environmental features incorporated once the development within four weeks following its completion.

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.

14. Before the development hereby permitted commences, an accessibility statement/drawing shall be submitted to and approved in writing by the local planning authority. The details submitted shall set out measures to ensure that the building is accessible to all sectors of the community. The buildings shall be designed as 'Lifetime Homes' and shall be adaptable for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with national and local planning policies in accordance with Policy GEN2 of the Uttlesford Local Plan.

15. The development shall be carried out in accordance with the mitigation and protection measures set out in the Tree Survey, the Arboricultural Impact Assessment and Method Statement.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV3 of the Uttlesford Local Plan (adopted 2005).

16. All external timber and all external windows to the development hereby permitted shall be of painted timber. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

17. All electrical and telephone services to the development shall be run underground. All service intakes to the dwellings shall be run internally and not be visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority and thereafter retained in such form. Satellite dishes shall be dark coloured mesh unless fixed to a light coloured and rendered wall in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevation of the building or to the roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior, all rainwater goods shall be black and all windows shall be inset by at least 100mm.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

18. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

REASON: In the interests of highway safety and equality of access, in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

19. Before development commences the provision of suitable access arrangements for the application site in connection with the construction of the development, to include wheel cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for construction vehicles within the site together with an area of parking for those employed on the site shall be provided. Details shall be submitted and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and equality of access, in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

20. Prior to the commencement of development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details prior to the access becoming operational and shall thereafter be retained at all times.

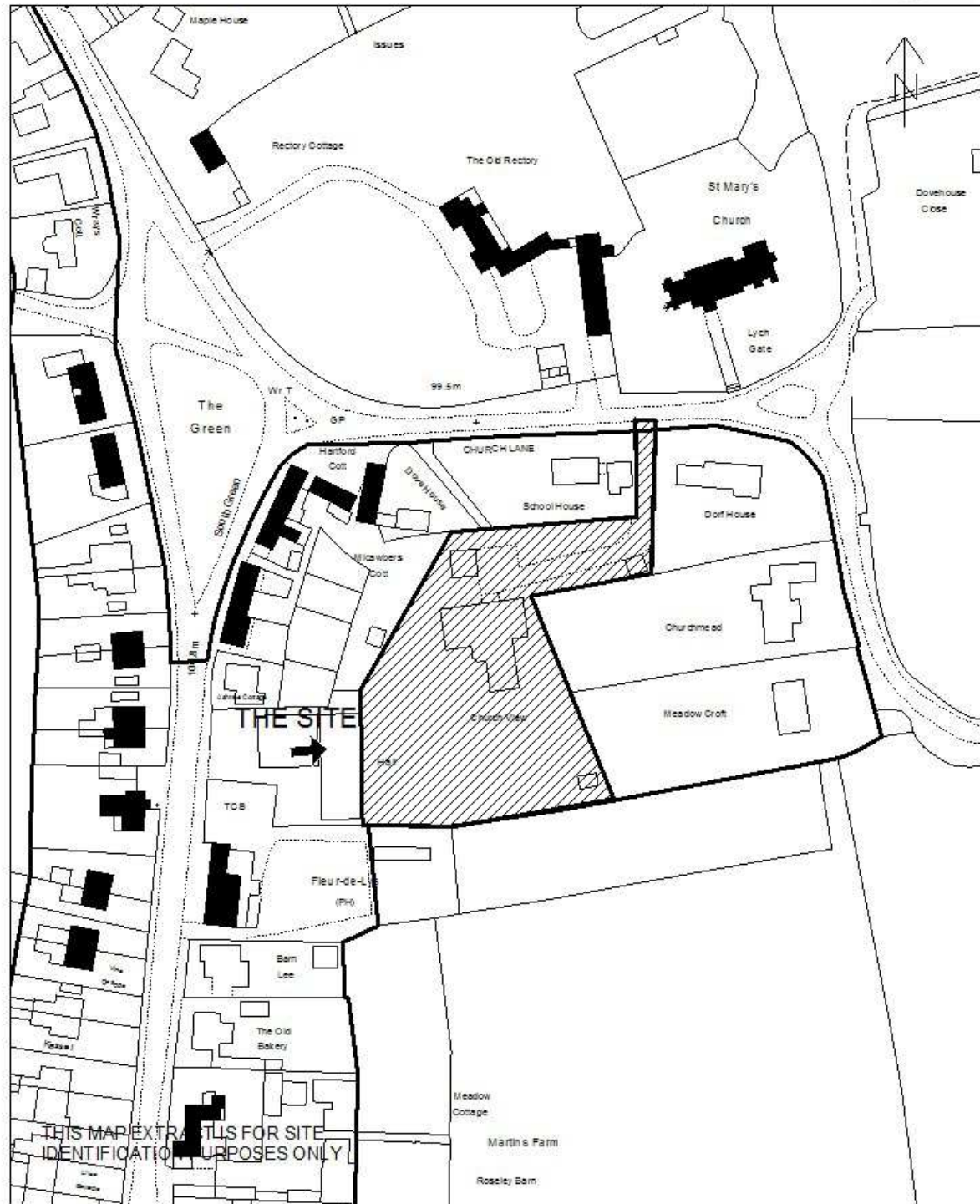
REASON: In the interests of highway safety and equality of access, in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

21. No removal of hedgerows shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the local planning authority

REASON: To protect wintering, roosting, feeding, resting, breeding animals which use the site and in accordance with policy GEN7 of the Uttlesford Local Plan.

22. The demolition of the existing buildings on site shall be designed to enable the maximum possible on-site recycling of materials of properties to be demolished.

REASON: In the interests of amenity and sustainability and in accordance with policy GEN2 of the Uttlesford Local Plan.



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