

**UTT/2154/11/FUL (SAFFRON WALDEN)**

**PROPOSAL:** Revision of dwellings on plots 41 - 52 to form one terrace of four x 3 bedroom dwellings, two x detached 4 bedroom dwellings and one terrace of six x 3 and 4 bedroom dwellings, with single storey rear extensions to plots 41 - 43 and 45 - 52 and revised fenestration details.

**LOCATION:** Plots 41-52 The Avenue, Mount Pleasant Road, Saffron Walden

**APPLICANT:** Hill Residential and Friends School

**AGENT:** Pollard Thomas Edwards Architects

**GRID REFERENCE:** TL540-375

**EXPIRY DATE:** 2 February 2012

**CASE OFFICER:** Miss K Benjafield

**APPLICATION TYPE:** Major

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**1. NOTATION**

1.1 Within Development Limits

**2. DESCRIPTION OF SITE**

- 2.1 The site comprises the northwestern corner of the development site that was granted planning permission for residential and associated development in March 2011 following Members resolution to grant planning permission subject to a S106 agreement in September 2010. Planning permission was granted on 31 March 2011 and development has commenced on adjacent sections of the main site.
- 2.2 To the east and north of the site is land that remains in the ownership and use of Friends School. To the south and west is land being developed as part of the approved scheme.

**3. PROPOSAL**

- 3.1 This application relates to the revision of 12 dwellings that were previously approved on plot numbers 41 - 52 under application reference UTT/0188/10/FUL. The approved layout indicated 2 pairs of 3 bedroom, two-storey semi-detached dwellings on plots 41 - 44, 1 x four bedroom, two and a half storey detached dwelling on plot 45, 1 x 3 bedroom, two-storey detached dwelling on plot 46 and a terrace of 5, two-storey, 3 bedroom properties and 1 x four bedroom, two and a half storey end of terrace property.
- 3.2 The revisions to these plots would result in plots 41 - 44 forming a terrace of two-storey, three bedroom properties. Plots 45 and 46 would comprise two detached, two and a half storey, four bedroom properties. Plots 47 - 52 would comprise a terrace of properties with plots 47 and 48 being two-storey, three bedroom properties and plots 49 - 52 being two and a half storey, four bedroom properties.
- 3.3 The proposed dwellings would broadly be located on the same footprint as the previously approved scheme and each property would now have a single storey rear element. Previously these were only included on Plots 44 and 52.

- 3.4 In order to utilise the roof space of plots 45 and 49 - 52, a single dormer window would be inserted into the side roof slope of plot 45 and each of the properties on plots 49 - 52 would have a front facing dormer window. Plots 49 - 52 would also have a single rooflight inserted into each rear facing roof slope.
- 3.5 The amenity space indicated for each property would be within the standards considered to be acceptable for dwellings of these sizes. However it is noted they would be reduced in size when compared to the approved scheme for this site as the dwellings now have single storey rear elements proposed.
- 3.6 The parking provision would remain as previously approved and would amount to 23 parking spaces.

#### **4. APPLICANT'S CASE**

- 4.1 This application replaces the former plots 41 - 52 on this part of the site. There are no changes to the boundaries, roads, pavements, parking arrangements, external works or site levels from the previously approved scheme. The principle of the siting and the bulk and massing of the proposed buildings is very similar.
- 4.2 The overall height of the buildings remains the same save for plot 46 where rooms have been accommodated within the roof space. Rooms have also been incorporated within the roof spaces of plots 49, 50 and 51; the ridge line here however remains at the same height as the consented scheme.
- 4.3 The footprint of the amended houses is essentially the same as those of the consented scheme. The houses on plots 42 and 43 have been linked and bays have been added to the ground floor living areas. The back to back distances between neighbouring properties exceeds 25m and the distances between the rear of the properties at upper floor level and the adjacent boundaries and/or neighbouring properties is the same as that on the consented scheme. There are no overlooking issues.

#### **5. RELEVANT SITE HISTORY**

- 5.1 UTT/0188/10/FUL: Erection of new junior school with associated parking, 31 no. affordable houses, 18 no. 55+ units and 27 no. dwellings with associated garaging, parking, landscaping and play area and relocation of vehicular access onto Debden Road. Approved with S106 agreement 31 March 2011.

#### **6. POLICIES**

##### **6.1 National Policies**

PPS1 - Delivering Sustainable Development  
PPS1S - Planning and Climate Change  
PPS3 - Housing  
PPS9 - Biodiversity and Geological Conservation  
PPG13 - Transport  
PPG17 - Planning for Open Space, Sport and Recreation  
PPS23 - Planning and Pollution Control  
PPS25 - Development and Flood Risk

##### **6.2 East of England Plan 2006**

Policy SS1 - Achieving Sustainable Development  
Policy SS2 - Overall Spatial Strategy  
Policy SS4 - Towns other than Key Centres and Rural Areas.  
Policy H1 - Regional Housing Provision

Policy T8 - Local Roads  
Policy ENV3 - Biodiversity and Earth Heritage  
Policy ENV7 - Quality in the Built Environment

### 6.3 **Essex Replacement Structure Plan 2001**

N/A

### 6.4 **Uttlesford District Local Plan 2005**

Policy S1 - Settlement Boundaries for Main Urban Areas  
Policy GEN1 - Access  
Policy GEN2 - Design  
Policy GEN3 - Flood Protection  
Policy GEN4 - Good Neighbourliness  
Policy GEN7 - Nature Conservation  
Policy GEN8 - Vehicle Parking Standards  
Policy H1 - Housing Development  
Policy H3 - Infilling with New Houses  
Policy H9 - Affordable Housing  
Policy H10 - Housing Mix  
Policy ENV3 - Open Spaces and Trees  
Policy ENV4 - Ancient Monuments and Sites of Archaeological Importance  
Policy ENV12 - Groundwater Protection  
Policy ENV14 - Contaminated Land  
Policy ENV15 - Renewable Energy  
SPD2 - Accessible Homes and Playspace  
SPD4 - Energy Efficiency and Renewable Energy  
ECC Parking Standards (Design and Good Practice) September 2009

## 7. **TOWN COUNCIL COMMENTS**

7.1 No objections.

## 8. **CONSULTATIONS**

ECC Ecology

8.1 No objections.

Building Surveying

8.2 Access satisfactory.

ECC Highways

8.3 The Highway Authority would not wish to raise an objection to the application. The supporting statement states that no changes to the boundaries, roads, pavements, parking arrangements, external works or site levels from the previously approved scheme are proposed. I am satisfied that there will be no highways impact.

Access and Equalities Officer

8.4 I confirm that from the layout provided on the plans Plots 41 to 52 will meet the SPG and that Plot 44 will meet the requirements of the Wheelchair Housing Standard contained within that document. For completeness sake however, I would be grateful if you would ask the architect to confirm the track and hoist provision Standard 13 and the space identified for the through floor lift provision Standard 12b.

- 8.5 The S106 agreement for the original planning application showed that these properties would be for affordable housing should grant funding become available. Unfortunately, it has been made clear that grant funding is no longer available on S106 sites, so the developer is able to sell these properties on the open market. However, this revised planning application shows an increase in the size of some of the properties, making them more marketable and in turn, increasing their sales value.

Affordable housing provision in the district is essential and Saffron Walden is one of the areas of highest demand. Owing to changes in the funding system, we have been required to accept 25% affordable housing on this site, but this application does now appear to improve the developer's financial position. Therefore, it is reasonable to expect that consideration is given to offering an off-site contribution, as a proportion of the increased profit, towards affordable housing provision elsewhere

## 9. REPRESENTATIONS

- 9.1 None received. Period expired 13 December.

## 10. APPRAISAL

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

- A Design and Amenity
- B Vehicle Parking Standards
- C Housing Mix
- D Provision of Affordable Housing
- E The need for a S106 agreement

### A Design and Amenity (ULP Policy GEN2, SPD - "Accessible Homes and Playspace")

- 10.1 The principle of residential development on this site has been established through the approval of the previous planning application and it is only necessary to consider the impact of the proposed revisions to these plots.
- 10.2 The revisions proposed to the dwellings on these plots broadly follow the same design principles as the previously approved scheme. The location of the site within the context of the larger site area results in there being no existing residential properties close to these plots. Notwithstanding this, the proposals would not result in any conflict with the approved residential units adjacent to this site or to the school facilities to the north and east. There would be no loss of amenity as a result of overlooking, overshadowing or overbearing impact from the proposal.
- 10.3 The Council's Access and Equalities Officer has been consulted with regard to the lifetime homes standards requirements contained with Supplementary Planning Document - Accessible Homes and Playspace". The plans indicate that Plot 44 would meet the Wheelchair Housing Standard contained with the SPD and the layouts of the other units would also the lifetime homes standard. Further clarification has been requested with regard to standards 12b and 13 however if necessary these elements could be required by condition.

### B Vehicle Parking Standards (ULP Policy GEN8)

- 10.4 The vehicle parking standards currently in force do not make a distinction between three and four bedroom properties in their requirements. The proposals do not indicate any changes to the previously approved parking provision and therefore in accordance with the standards there would not be any need for additional parking provision.

### C Housing Mix (ULP Policy H10)

- 10.5 ULP Policy H10 requires that on sites of 0.1ha and above or of 3 or more dwellings, a significant proportion of market housing comprising small properties will be required. The approved mix of units on the larger development site resulted in 6 x 1 bedroom dwellings, 23 x 2 bedroom dwellings, 28 x 3 bedroom dwellings, 14 x 4 bedroom dwellings and 5 x 5 bedroom dwellings.
- 10.6 The proposed revisions would alter that mix in relation to 3 and 4 bedroom dwellings to 6 x 3 bedroom and 6 x 4 bedroom dwellings. When taken as part of the overall approved development, this change to the mix of units would not significantly alter the provision relating to smaller units. Therefore the mix would remain in accordance with the requirements of ULP Policy H10.

#### D Provision of Affordable Housing (ULP Policy H9)

- 10.7 The previous planning application included the provision of up to 31 units of affordable housing located in two areas of the development site, on plots 1 - 19 and this application site, plots 41 - 52. The provision of the affordable housing was dependant on the availability of grant subsidy from the Homes and Communities Agency. On the basis that the grant subsidy system was being withdrawn during the determination of the previous application, it was written into the S106 agreement that should the grant subsidy be withdrawn plots 1 - 19 would remain as the affordable housing provision on the site and plots 41 - 52 would revert to market housing. In this instance, if plots 41 - 52 are market housing, 25% affordable housing would be provided.
- 10.8 The applicant has submitted a financial viability report in relation to the overall development. This details the impact of the loss of the grant subsidy funding and delays in obtaining the planning permission for the 2010 application on the ability of the applicant to provide affordable housing provision on plots 41 - 52. As suspected during the consideration of the 2010 application, the loss of the grant subsidy has resulted 1. in the applicant being unable to provide plots 41 - 52 as affordable housing and 2. this application for the revision of those units as market housing.
- 10.9 The current application proposes larger houses, and consequently a greater profit for the developer. While the amount of affordable housing is considered to be acceptable given the specific circumstances of this case it is considered that an off-site financial contribution should be made to take account of the increase in size and value of the properties proposed as part of this application. This can be secured as part of the S106 obligation.

#### E The need for a S106 agreement

- 10.10 The planning permission for the larger development site surrounding and including this site is subject to a S106 agreement relating to the phasing of the development, provision of affordable housing, open market housing, diversion of public footpath 17 Saffron Walden, educational contributions, contributions towards air quality monitoring, over 55's housing, a community use agreement and signalling works to Debden Road / Mount Pleasant.
- 10.11 As this site relates to a smaller part of the overall development site, it will be necessary for any grant of planning permission to be subject to a S106 agreement. However, it would not be necessary to include any elements of the existing S106 agreement that are not relevant to this proposal, for example trigger points that have already been met by the commencement of development of the adjacent land. Therefore a revised S106 agreement will be required.

## **11. CONCLUSION**

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

- A The revised dwellings would be compatible with the design and appearance of the development approved to the south and west of the site. They would also not result in

any loss of amenity to the occupiers of the approved residential properties adjacent to the site or to the users of the land to the north and east which remains in the control and use of Friends School.

- B The revisions do not affect the amount or layout of the parking provision. When taken with the parking provision contained within the overall development site, this remains compliant with the vehicle parking standards.
- C The proposed revisions to the housing mix would not adversely affect the overall mix of units within the overall development site and the wider development scheme would continue to comply with ULP Policy H10.
- D Sufficient affordable housing would be provided in accordance with the S106 relating to the overall development.
- E This site is not a stand alone development and remains part of the larger development site. It is therefore necessary for the grant of any planning permission to be subject to a S106 agreement to cover any the relevant points contained within the S106 for the larger development site.

### **RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO A S106 LEGAL OBLIGATION**

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless by 1 February 2012 the freehold owner enters into a binding obligation 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) provision of affordable housing contribution
  - (iii) payment of contributions towards education provision
  - (iv) payment of contribution towards air quality monitoring
  - (vi) completion of highway works
  - (vii) pay the Council's reasonable costs
- (II) In the event of such an agreement being made, the Assistant Director Planning and Building Control shall be authorised to grant planning permission subject to the conditions set out below:
- (III) If the freehold owner shall fail to enter into such an agreement, the Assistant Director Planning and Building Control shall be authorised to refuse permission for the following reasons:
  - 1) No provision of affordable housing
  - (2) No payment of contributions towards education provision
  - (3) No payment of contribution towards air quality monitoring
  - (4) No completion of highway works

### **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 the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. 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:-

c) lighting

d) hard surfacing, other hard landscape features and materials, These shall include details of all ground surface finishes including kerbs and manholes

f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

h) location and details of service runs including foul sewerage drainage and capacity details

j) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, also details of tree pits and planting beds

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 Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

4. All hard and soft landscape works shall be carried out in accordance with the approved details in addition to the details approved under reference UTT/0832/11/DOC. 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 in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

5. If within a period of five years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON: In the interests of visual amenity in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

(a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details approved in writing by the local planning authority to comply with the recommendation of British Standard 5837:2005 (Trees in relation to construction) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition "retained tree or shrub" means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the date of the occupation of the building for its permitted use.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

6. A landscape management and maintenance plan for the communal areas, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the local planning authority in writing prior to the occupation of the development or in agreed phases whichever is the sooner. The landscape management and maintenance plan shall be carried out as approved.

REASON: To protect the visual amenity value of the landscaping and the biodiversity value of the habitat within the site in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

7. The external materials used for the development hereby permitted shall be those approved under UTT/0740/11/DOC unless otherwise agreed in writing by the local planning authority. Subsequently, the external surfaces 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 in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

8. 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 in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

9. Demolition or construction works (including deliveries) shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays or Bank Holidays.

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

10. Before development commences (including demolition) wheel cleaning apparatus must be provided within the application site in accordance with details approved under reference UTT/0740/11/DOC and which shall be operated and maintained as approved during construction of the development hereby approved.

REASON: In order to ensure that the wheels of the vehicles are cleaned before leaving the site in the interests of highway safety in accordance Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

11. 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.

12. No dwelling shall be occupied until the car parking spaces have been hard surfaced, laid out and made available for use. Thereafter these areas shall remain available for the parking



of domestic vehicles in connection with the normal residential use of the dwellings to which they relate and shall not be built over or similarly developed, notwithstanding Permitted Development Rights of extensions contained in the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification).

REASON: In the interests of highway safety in accordance Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

13. The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement relating to protected species submitted in relation to planning application reference UTT/0188/10/DOC 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 in accordance Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

14. 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: To comply with the requirements of the Habitats Regulations and to protect species of conservation concern in accordance Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

15. The development hereby permitted shall be implemented in accordance with the bat survey report submitted to the local planning authority on 22 June 2011 and approved under reference UTT/0740/11/DOC.

REASON: To provide protection to legally protected or rare species in accordance Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

16. If the development hereby approved is not commenced within one year of the date of this consent a further wildlife survey of the site shall be carried out to update the information on the species and the impact of development and the survey, together with an amended mitigation strategy as appropriate, shall be submitted to and be approved in writing by the local planning authority, and shall be thereafter be implemented as agreed.

REASON: To comply with the requirements of the Habitats Regulations and to protect species of conservation concern in accordance Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

17. Before the commencement of development large scale drawings shall be submitted and approved by the local planning authority indicating;

- All windows heads and cills, dormers, doors and canopies; and
- Verges, eaves and balconies; and
- All materials and the junctions between different facing materials.

Thereafter shall be implemented in accordance with those approved details.

REASON: In the interest of the visual appearance of the development, and safeguarding the visual amenity of the locality in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

18. The development shall not commence until details of any proposed external lighting scheme have been submitted to and approved by the Local Planning Authority.

REASON: To protect the amenities of the locality by avoiding light pollution in accordance Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

19. The development shall be implemented in accordance with the reports and details approved by the local planning authority under reference UTT/0740/11/DOC to discharge condition number 27 (Ground Contamination) attached to UTT/0188/10/FUL.

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policies GEN2, GEN4 and ENV14 of the Uttlesford Local Plan (adopted 2005).

20. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the local planning authority.

REASON: The Essex Historic Environment Record shows the proposed development lies within an area which has a high potential for surviving archaeological deposits. A number of evaluation trenches have previously been excavated which showed only time limited archaeological deposits present. Further archaeological trenches are required as stated within the supporting documentation within the application. A recognised professional team of archaeologists should undertake the archaeological work. The work will consist of the excavation of the remainder of the trial trenches followed by any excavation that is required from the results of these trenches. In accordance Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

21. The plot allocated for wheelchair housing (Plot 44) shall conform to the Wheelchair Housing Standard within the SPD Accessible Homes and Play space.

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 Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

22. 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's requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

23. Before development commences details of the surface water disposal arrangements, with provisions for surface water from parking areas and hardstandings passing through trapped gullies, shall be submitted to and approved in writing by the local planning authority. These should encompass sustainable principles in accordance with the recommendations of PPS25 and arrangements for their ongoing maintenance. The drainage shall be constructed as approved prior to the construction of any building on the site and maintained in the same condition thereafter.

REASON: To control the risk of flooding to the development and adjoining land in accordance Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

24. Before development commences details of a maintenance schedule and identification of ownership for the surface water system for the private dwellings and roads, and associated areas shall be submitted to and approved by the local planning authority and thereafter shall be implemented for the lifetime of the development.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site for the lifetime of the development in accordance Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

25. Before residential occupation of the dwellings hereby approved, the existing two school accesses onto Debden Road shall be permanently closed and replaced with full up-stand

kerbs and full depth footway construction in accordance with details that have been approved under reference UTT/0832/11/DOC.

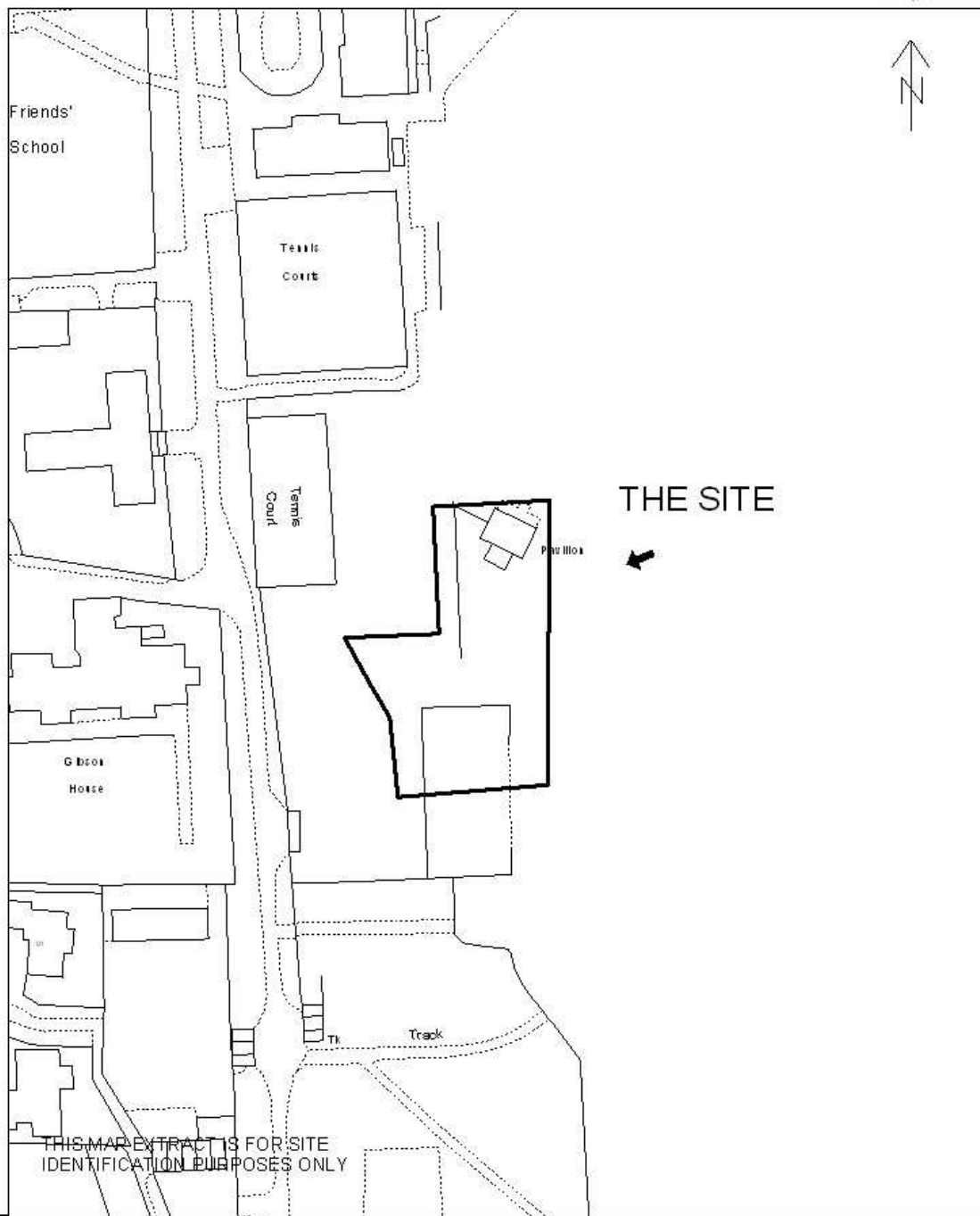
REASON: In the interests of highway safety and accessibility in accordance with the County Council's Highways and Transportation Development Control Policies as originally contained in Appendix G of the LTP 2006-2011 and refreshed by Cabinet Member decision on the 19/10/07 and Uttlesford District Council Local Plan Policy GEN1 Access.

26. Before the erection of any dwelling intended to take access from the carriageways of the proposed estate roads, the estate roads shall be constructed up to and including at least road base level. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling before its occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety in accordance with Policy 1.2.5 of the Highways and Transportation Development Control policies and in accordance Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

27. All flood risk management measures identified in the Flood Risk Assessment approved under UTT/0188/10/FUL shall be incorporated into the development prior to the occupation or first use of the development hereby permitted.

REASON: To reduce the risk and effect of flooding to the development and ensure neighbouring property is not put at greater risk as a result of the development in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).



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