

**UTT/2457/11/FUL (SAFFRON WALDEN)**

**PROPOSAL:** Removal of conditions 37 and 57 attached to planning consent UTT/0188/10/FUL

**LOCATION:** Friends School, Mount Pleasant Road, Saffron Walden

**APPLICANT:** Hill Partnerships Ltd

**AGENT:** Pollard Thomas Edwards Architecture

**GRID REFERENCE:** TL 540-376

**EXPIRY DATE:** 1 February 2012

**CASE OFFICER:** Miss K. Benjafield

**APPLICATION TYPE:** Other

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**1. NOTATION**

1.1 Within Development Limits / Within Conservation Area

**2. DESCRIPTION OF SITE**

2.1 The development site is located within the development limits of Saffron Walden. It is predominately surrounded by residential properties. The application area at Friends School is 2.9 hectares, though the overall land within the schools ownership and operation exceeds 12 hectares. Part of the application site (to the north) falls within the Saffron Walden Conservation Area; this covers the main school buildings which predominately front Mount Pleasant Road.

**3. PROPOSAL**

3.1 This application relates to the removal of two conditions imposed on planning permission reference UTT/0188/10/FUL. The two conditions are:

*No. 37 - "C.19.1.A) The windows in the first and second floor west flank elevation of units 30-40 on the approved plan 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 window(s).*

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

*No 57 - "Before residential development commences details of the electricity sub-station shall be submitted to and approved in writing by the Local Planning Authority. REASON: In the interest of protecting and enhancing the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted."*

**4. APPLICANT'S CASE**

4.1 "Removal of condition 37 - No longer applies as revised drawings were issues prior to submission to Committee. Condition 37 conflicts with the consent drawings and is no longer applicable".

- 4.2 "Removal of condition 57 - Substation will not be built". The applicant has also provided a letter from UK Power confirming that a substation is not required for the development and therefore will not be built.

## **5. RELEVANT SITE HISTORY**

5.1 UTT/0188/10/FUL

5.2 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 conditionally approved with S106 agreement 31 March 2011.

5.3 UTT/2154/11/FUL

5.4 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 bed roomed dwellings with single storey rear extensions to plots 41-43 and 45-52 and revised fenestration details, Members resolved to approve subject to conditions and a S106 agreement at Committee on 11 January.

## **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**

Sport England

8.1 No comments to make.

Natural England

8.2 Provides advice regarding using their standing advice. (Previous application has dealt with ecology issues)

## **9. REPRESENTATIONS**

9.1 None received. Period expired 5 January.

## **10. APPRAISAL**

The issue to consider in the determination of the application is whether the development would be acceptable if the conditions were removed.

10.1 The plans relating to Plots 21, 76, 77 and the block of elderly people's flats on Plots 30-40 that were originally presented to committee in September 2010 would have resulted in an element of overlooking between the windows in the west elevation of the flats and the front elevation of the dwellings on plots 21, 76 and 77 without the obscure glazing that is required by condition no. 37.

10.2 Following the presentation of the application to committee in September 2010, Members requested that revisions were made to the scheme. As a result of these revisions, the front windows to Plots 21, 76 and 77 were altered to include some obscure glazing to the smaller windows and angled windows to Plots 76 and 77. These revisions overcame the overlooking and loss of privacy issues between the flats and dwellings. However, in error, condition 37 relating to the requirement for obscure glazing to the western windows of the flats was not removed from the list of conditions even though the overlooking issue had been resolved.

10.3 In light of the above, the condition is no longer necessary and its removal would not result in any material overlooking or loss of privacy between the approved flats and dwellings.

10.4 The original plans included provision for an electricity substation to serve the development although elevation details were not included with the application. The applicant has now indicated that a substation is not required and has submitted a copy

of a letter from UK Power to confirm that this is the case. In the absence of the need for a substation, the condition requiring details of the substation is no longer necessary.

## **10.5 ADDENDUM TO REPORT**

Following the deferral of this application for further discussions with Officers from Local Highway Authority (LHA), a formal response has been provided by the Principal Strategic Development Engineer. This indicates that having examined the information provided by WeAreResidents.org, the LHA would not agree to the deletion of the obligation relating to the installation of a signal controlled junction at the junction of Debden Road/Borough Lane from the Section 106 Agreement relating to planning application UTT/0188/10/FUL.

The full response is attached at the end of this report.

## **11. CONCLUSION**

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

- 11.1 The removal of the two conditions would not have a detrimental impact on the development and the applicant has demonstrated that they are no longer necessary as part of the approved development. There are no objections to the removal of conditions 37 and 57 attached to UTT/0188/10/FUL.

## **RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO TRANSFER OF S106 LEGAL OBLIGATION LINKED TO UTT/0188/10/FUL TO THIS APPLICATION**

- (I) The applicant be informed that the committee gives delegated powers to the Assistant Director Planning and Building Control in his discretion to refuse planning permission for the reasons set out in paragraph (III) unless by 4 October 2012 the freehold owner(s) 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
  - (ii) payment of contributions towards education provision
  - (iii) payment of contribution towards air quality monitoring
  - (iv) completion of highway works
  - (v) phasing of development
  - (vi) open market housing
  - (vii) application for the diversion to footpath - entering into a Section 257 of the Town and Country Planning Act 1990 regarding the diversion of the public footpath 17 Saffron Walden.
  - (viii) entering into a community use agreement
  - (ix) over 55's housing
  - (x) before occupation of development Signalising junction works to Debden Road/Mount Pleasant Road under Section 278
  - (xii) 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
- (5) No phasing of development
- (6) No diversion of the footpath
- (7) No community use agreement
- (8) No provision of over 55's housing
- (9) No signalisation of junction works to Debden Road/Mount Pleasant Road

## CONDITIONS

1. Time limit for commencement of development
2. To be implemented in accordance with approved plans and Design and Access Statement and supporting information
3. Scheme of landscaping to be submitted and agreed  
No development shall take place until full details of both hard and soft landscape works have been 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
  - b) means of enclosure/boundary treatment
  - c) lighting
  - d) hard surfacing, other hard landscape features and materials. These shall include details of all ground surface finishes including kerbs and manholes,
  - e) existing trees, hedges or other soft features to be retained
  - f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
  - g) details of siting and timing of all construction activities to avoid harm to all nature conservation features
  - h) location and details of service runs including foul sewerage drainage and capacity details
  - i) management and maintenance details
  - j) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, also details of tree pits and planting beds
  - k) details of the 'off site' planting of the hedgerow on the boundary with the playing field
  - l) details of new habitats created

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.
4. Implementation of landscaping
5. Retention/replacement of trees
6. Retention and protection of trees and shrubs for the duration of development
7. Landscape management and maintenance plan – for the communal areas
8. Details of materials to be submitted agreed and implemented
9. Excluding all rights of permitted development within the curtilage of a dwelling house without further permission
10. Excluding conversion of garages
11. Details of external ground and internal floor levels to be submitted agreed and implemented – building(s)  
Reasons: a & b
12. Hours of construction
13. Wheel washing equipment
14. Details of sustainable construction for new residential or commercial development.
15. Internal sound insulation to flats
16. Travel Plan - School
17. Prior provision of residential communal parking (amended)
18. Acceptable survey mitigation/management plan – Implementation of scheme
19. If Protected Species discovered get licence from Natural England

20. Condition Restricting Construction Works to Specified Season to Protect Breeding Birds etc.
21. Survey required before commencement of development – Bats
22. Update the survey before commencement of development
23. Further Details on Large Scale Drawings  
 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.
24. Roof Materials on Buildings in conservation Area  
 All new roofs to the buildings within the Conservation Area shall be either hand made plain clay tiles and natural slate as appropriate in accordance with samples that have been submitted to and approved in writing by the local planning authority before the commencement of development. Thereafter the materials shall be used in accordance with the approved details and retained as such thereafter unless agreed otherwise by the local planning authority.  
 REASON: To ensure a satisfactory standard of development in the interest of visual amenity.
25. Brick Work in Conservation Area  
 All brick work where applicable to the buildings within the Conservation Area shall be laid in Flemish bond and in good quality handmade soft clay bricks in accordance with samples that have been submitted to and approved in writing by the local planning authority before the commencement of development. Thereafter the materials shall be used in accordance with the approved details and retained as such thereafter unless agreed otherwise by the local planning authority.  
 REASON: To ensure a satisfactory standard of development within the Conservation Area and in the interest of visual amenity.
26. Lighting and Security Measures  
 The development shall not commence until details of any proposed external lighting scheme and security measures to reduce the potential for crime have been submitted to and approved by the Local Planning Authority.  
 REASON: To protect the amenities of the locality by avoiding light pollution and reducing the potential for crime related activity.
27. Contamination  
 Before the commencement of development, other than the implementation of an agreed remediation scheme, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
  - (ii) an assessment of the potential risks to:
    - human health,
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
    - adjoining land,
    - groundwaters and surface waters,
    - ecological systems,
  - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR 11  
 This must be submitted to and approved by the local planning authority.

## 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

## 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition 3.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until assessment and appropriate remediation of the contamination have been agreed

## 28. Archaeology

No development or preliminary groundwork's 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.

## 29. Accessibility – Implementation of scheme (amended) - The plots allocated for wheelchair housing as Plot 6, Plot 31, and Plot 45 shall be layout required to conform to the Wheelchair Housing Standard within the SPD Accessible Homes and Play space. A lift shall be provided within block units 30-40.

## 30. Provision of Bin Storage

## 31. Parking and cycling details

Before the commencement of the development details of the car parking layout including details of cycling storage, two-wheeler parking, disabled parking and visitors parking

have been submitted to and approved by the local planning authority and thereafter implemented and retained in accordance with those approved details.

REASON: To ensure sufficient off-street parking areas are provided and not prejudice the free flow of the traffic on the adjoining highway.

32. School Car Parking Provision

Before the occupation of the school buildings hereby permitted the provision of the vehicle parking area associated with the school accessed from Mount Pleasant Road, as indicated on the approved plans, including any parking spaces for the mobility impaired shall be hard surfaced, sealed and marked out in bays. The vehicle parking area shall be retained in this form at all times. The vehicle park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.

REASON: To ensure appropriate parking is provided 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 Gen8 Vehicle Parking Standards.

33. Drainage Details to be submitted agreed and implemented – surface water from parking areas and hard standings to pass through trapped gullies

34. Maintenance Schedule of Surface Water System

Before development commences details of a maintenance schedule and identification of ownership for the surface water system for the private dwellings and roads, and affordable housing 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.

35. Foul Drainage

Before development commences details of the foul drainage for the site shall be submitted to and agreed by the local planning authority. The drainage works shall be constructed in their entirety in accordance with the approved details prior to the occupation or use of any of the buildings hereby permitted.

REASON: To ensure satisfactory drainage of the site.

36. With the exception of the dwellings hereby permitted, all other buildings subject of this permission shall be used as ancillary accommodation to the main educational use on the site, or as a juniors/children's day nursery, and for no other purpose (including any other purposes in Class D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) Such ancillary use may include public access to the facilities in accordance with the community agreement which will form part of the Section 106 Agreement linked to this permission.

REASON: To prevent alternative use of the buildings which may give rise to loss of residential amenity and highway safety issues.

~~37. C.19.1.A) The windows in the first and second floor west flank elevation of units 30-40 on the approved plan 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 window(s).~~

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

38. Details of Temporary Access

Before development commences details of the provision of suitable temporary access arrangements, including visibility splays, to the application site in connection with the land forming/construction operations, to include wheel washing facilities, any necessary traffic management, turning and off loading facilities for delivery /construction vehicles within the limits of the site together with an adequate parking area for those employed in developing the site, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter shall be implemented in accordance with those approved details before commencement of development.



REASON: In the interests of highway safety 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.

39. Details of Estate Roads and Footpaths

Before the residential development commences details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter shall be implemented in accordance with the approved details.

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 Uttlesford District Council Local Plan Policy Gen2 Design.

40. Emergency Accesses

The approved emergency accesses to the school located northeast of unit 10 and north of units 30-40 shall remain closed and locked at all times with no pedestrian access except during an emergency.

REASON: In the interest of highway safety also residential and local amenity.

41. Prevention of Discharge of surface water onto Highways

Before development commences 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 its entirety before the access becoming operational and shall be retained in accordance with those approved details 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 interest of highway safety to ensure 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.

42. Close of Existing Accesses onto Debden Road

Before residential occupation, 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 approved details that shall be before commencement of development to be submitted to and agreed in writing with the Planning Authority in consultation with the Highway Authority prior to commencement of development.

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.

43. Access Provision

Before residential occupation, the provision of the site access as shown in principle on drawing 170/340/003 Rev A, to include:

- a. clear to ground visibility splay with dimensions of 2.4m by 90m as measured from and along the nearside edge of carriageway. Such sight splays shall be provided before the road is first used by vehicular traffic and retained free of any obstruction at all times.
- b. 7.5m radius kerbs
- c. 5.5m entry width

The development shall be carried out entirely in accordance with the details thereby approved. Details to be submitted to and agreed in writing with the Local Planning Authority and implemented.

REASON: In the interests of highway safety 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.

44. Transport Information Packs

Before residential occupation of the development details of the provision and implementation of Transport Information Packs for sustainable transport, as approved by

Essex County Council shall be submitted to and agreed in writing with the Local Planning Authority and thereafter implemented in accordance with those approved details.

REASON: In the interest of accessibility and to promote the use of public transport, walking and cycling 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.

45. Unbound material/surface dressing

46. Detail of Road type Transition

Before the commencement of the residential development details of the transition between the type 4 access road and type 6 roads shall be submitted to and approved in writing by the Local Planning Authority.

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 Uttlesford District Council Local Plan Policy Gen2 Design.

47. Estate Road Detailing

Before the erection of any dwelling intended to take access the carriageways of the proposed 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 Uttlesford District Council Local Plan Policy Gen2 Design.

48. Independent Footpaths

Before residential development commences details of all independent footpaths (minimum of 2m wide) including details of lighting and drainage shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect public safety and amenity 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 Gen2 Design.

49. Estate Road Entrance Treatment

Before residential development commences details of the entrance treatment of the estate road serving plots 1-19 shall be submitted to and approved in writing by the Local Planning Authority.

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 Uttlesford District Council Local Plan Policy Gen2 Design.

50. Visibility Splays (1)

Before the occupation of plots 53, 54, 60, 61 and 62, each vehicular access shall be provided on both sides a 1.5m by 1.5m pedestrian visibility sight splay. There shall be no obstruction above a height of 600mm within the visibility sight splay in perpetuity.

REASON: In the interests of highway safety 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 Gen2 Design.

51. Visibility Splays (2)

Before residential occupation the provision of a 2m by 20m visibility splay from the private drive between plots 54 and 60, free from obstruction above a height of 600mm shall be provided within the visibility sight splay and thereafter retained  
REASON: In the interests of highway safety 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 Gen2 Design.

52. Provision of Verge Strip

A 500mm wide overhang strip shall be provided to the east of the proposed avenue carriageway.

REASON: To ensure that adequate clearance for vehicles swept paths is provided in the interests of highway safety in accordance Policy 1.2.5 of the Highways and Transportation Development Control policies and Uttlesford District Council Local Plan Policy Gen2 Design.

53. Highway Landscaping

Any trees proposed within the highway must be prior agreed with the Highway Authority and sited clear of all underground services and visibility sight splays and must be laid out to complement the street lighting scheme.

REASON: To protect services and highway safety 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 Gen2 Design.

54. Flood Risk Management Measures

55. The replacement playing field area shall be provided in accordance with the details set out in drawing nos. FJS016 & FJS017 and made available for use within 3 years from the first use of the Junior School.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision this secures a continuity of use.

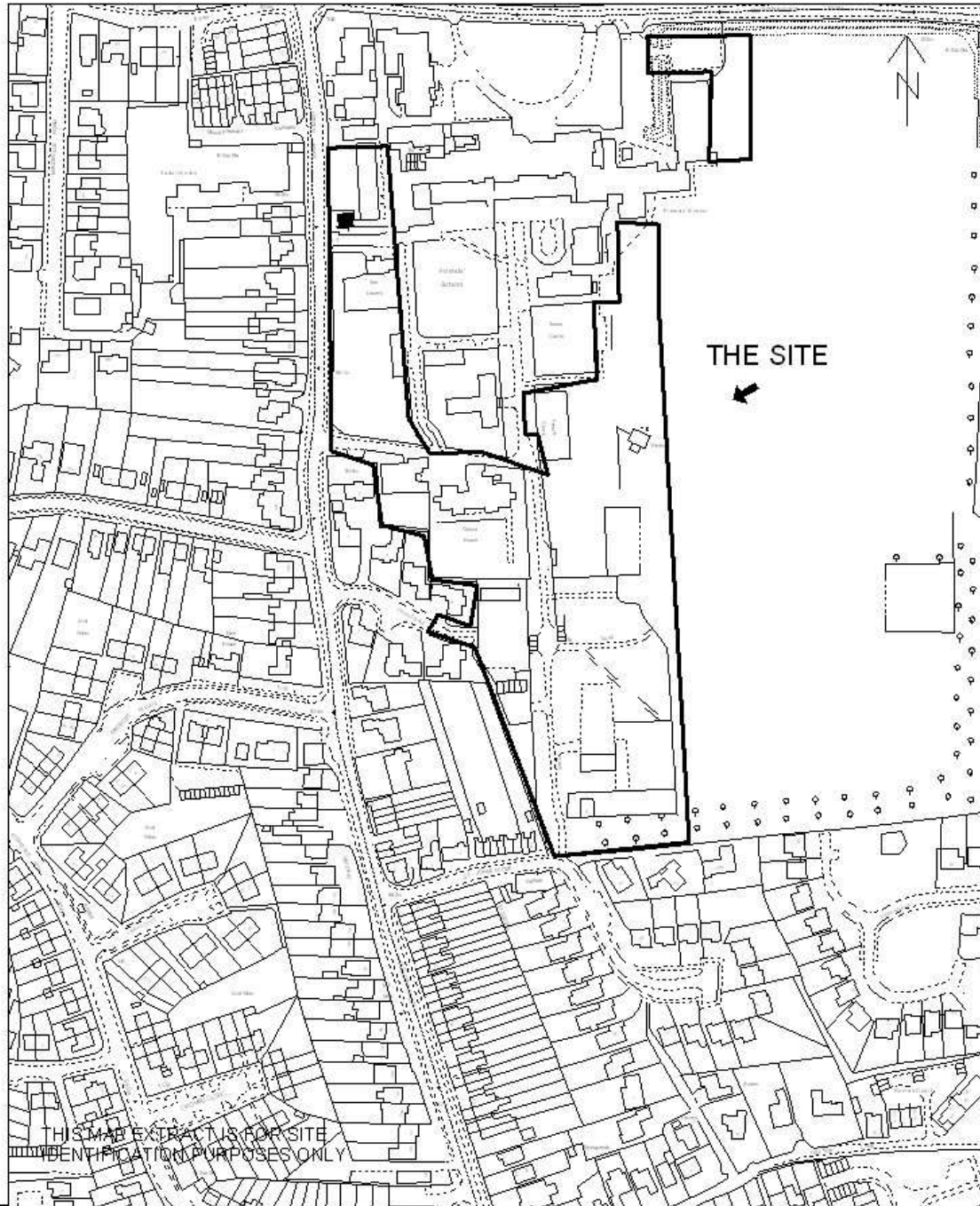
56. Restriction of 55's Housing

No persons under the age of 55 shall occupy any of the units 23-40 hereby permitted with the exception of spouses of occupiers complying with the occupancy restriction and/or warden(s), unless otherwise agreed in writing by the local planning authority.  
REASON: To minimise the need for on-site parking in the interest of highway safety, reduce the demand on education places and amenity

57. ~~Before residential development commences details of the electricity sub station shall be submitted to and approved in writing by the Local Planning Authority.~~

~~REASON: In the interest of protecting and enhancing the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.~~

[NB The recommendation is for condition nos. 37 and 57, which are ~~struck out~~ in the above schedule, to be removed.]



THIS MAP EXTRACT IS FOR SITE IDENTIFICATION PURPOSES ONLY

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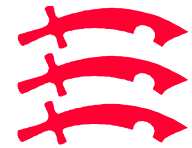
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DATE 26/01/2012

MAP REFERENCE: IL5337SE

SCALE 1:2500

Your Ref: UTT/2457/11  
Our Ref: ESH/SPD/DM/EF/UTT/2457/11  
Date:- 16 March 2012



**Essex County Council**

Robert Overall  
Executive Director for Environment,  
Sustainability & Highways

To: Katherine Benjafield  
Development Control,  
Uttlesford District Council,  
Council Offices,  
London Road,  
Saffron Walden,  
Essex, CB11 4ER

County Hall  
Chelmsford  
Essex CM1 1QH

## Recommendation of Approval

Application No. UTT/2457/11

Applicant Hill Partnerships Limited

Site Location Friends School Mount Pleasant Road Saffron Walden CB11 3EB

Proposal Removal of condition No. 37 on planning consent UTT/0188/10/FUL (C19.1 avoidance of overlooking) as this no longer applies with revised plans.  
Removal of condition No. 57 on planning consent UTT/0188/10/FUL (C.90CC Electricity sub-station) as this will not now be built.

### **Proposed installation of traffic signals at the Debden Road/Borough Lane Junction Saffron Walden in conjunction with planning application reference UTT/0188/10/FUL, Friends School, Saffron Walden.**

I refer to our meeting that took place at Uttlesford District Council's Offices at Saffron Walden on 1 March 2012.

Under usual circumstances it would not be necessary for Essex County Council as Highway Authority to provide a consultation response to the above planning application. However in this case above planning application has attracted interest from a recently formed residents group, WeAreResidents. This residents group have produced a report titled 'A Public Consultation Report about Proposed Traffic Lights on Debden Road CB11 4AL' dated January 2012 and are seeking deletion of the obligation relating to the provision of the signal controlled junction that is contained within a Section 106 Agreement relating to planning application UTT/0188/10/FUL.

Essex County Council as Highway Authority has also been contacted directly by the residents group and Highway Development Management staff from both the planning and implementation teams have attended on site on several occasions to meet with residents and members. Essex County Council have also replied to several e-mail communications from the group.

The installation of the signal controlled junction is the requirement of a Section 106 planning obligation dated 31 March 2011 pertaining to planning application UTT/0188/10/FUL for the erection of a new junior school and residential development on land at Friends School Saffron Walden.

The Highway Authority originally became involved in pre application discussions with Friends School in 2005, in advance of the 2006 planning application. At that time significant concerns were expressed regarding the traffic impact of the development proposals on the surrounding highway network, in particular the safe operation of the Debden Road/Borough Lane crossroads. This crossroad junction lacks junction visibility to the north at the Borough Lane approach to the junction and dedicated pedestrian facilities at a significant junction where pedestrians are required to cross the road to access local services and facilities, in particular schools. In the recent past the junction had been identified as an accident cluster site requiring further investigation and treatment by the Highway Authority in the form of additional road signs and markings.

In response to the issues raised regarding the Debden Road/Borough Lane crossroads the developer originally proposed a traffic calming scheme for Debden Road, however this was dismissed as being inappropriate on a bus route, unlikely to be effective and providing little benefit for increased cross town pedestrian movements. Other measures such as a mini roundabout and a change of priorities as contained in the WeAreResidents report were also considered and then subsequently dismissed as they did not satisfactorily overcome the junction visibility or deal adequately with pedestrian safety. This culminated in the current proposal to provide traffic signals at the junction which in accommodating the increased development traffic would overcome the issue regarding junction visibility and provide a controlled crossing facility for pedestrians on all arms of the crossroads.

The signal controlled crossing was subsequently incorporated into the planning application and was included in the description of the 2006 planning application reference UTT/0653/06/OP. In 2010 details of the signal controlled junction were included in the Transport Assessment prepared by Savills to support planning application reference UTT/0188/10/FUL. Both applications were subject to a statutory consultation carried out by Uttlesford District Council as Local Planning Authority.

In summary the report produced by WeAreResidents.org has been looked at but this would not change the position of the Highway Authority. Nor would the Highway Authority agree to deletion of the obligation relating to the installation of a signal controlled junction at the junction of Debden Road/Borough Lane from the Section 106 Agreement relating to planning application UTT/0188/10/FUL.

Two additional dates of 29<sup>th</sup> and 30<sup>th</sup> March have been offered today for the Highway Authority to meet representatives from WeAreResidents on site.



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