

UTT/1403/10/OP - FLITCH GREEN / FELSTED

PROPOSAL: Erection of 7 No. units, D1 non residential institution/D2 assembly and leisure unit, 2 No Class A1 retail units, parking, access and associated works

LOCATION: Land at Webb Road & Hellett Rd, Flitch Green

APPLICANT: Enodis Property Developments Ltd

AGENT: Miss J Bean (GL Hearn)

EXPIRY DATE: 25/11/2010

CASE OFFICER: Consultant (Alison Hutchinson)

APPLICATION TYPE: MAJOR

1 NOTATION

1.1 ULP: Within Settlement Boundary / Oakwood Park Local Policy 1 Area.

2 DESCRIPTION OF SITE

2.1 The site comprises some 0.25ha of land located at the junction of Ranulf Road and Hellett Road. The site was identified previously for the development of the public house to serve Flitch Green and is currently undeveloped.

3 PROPOSAL

3.1 Amended outline application with all matters reserved apart from access (i.e. leaving Layout, Scale, Appearance and Landscaping for later consideration) now proposes 7 terraced dwellings instead of 9, 2 retail units, a D1/D2 unit (non residential institutions/assembly and leisure) and car parking, access and associated works. The land proposed for the development lies outside the Cordon Sanitaire (a protective exclusion zone) which surrounds the Sewage Treatment Works (STW). Illustrative layouts have been submitted which show the A1 and D1/D2 units located facing onto the junction of Ranulf Road and Hellett Road with the 7 dwellings facing towards the village green on Ranulf Road. The dwellings are to be 3 bedroom. A small area of car parking to serve some of the dwellings would be located off Ranulf Road but the majority of car parking for the development is located to the rear of the housing and the proposed retail and D1/D2 units off Hellett Road with access from that road.

4 APPLICANT'S CASE

4.1 The applicants have provided a Planning Statement setting out the reasons for the application. The applicants refer to an existing application (UTT/1310/10) which sets out the reasons for the removal of the requirement of the public house. These are described as apathy on

behalf of the residents and that the site does not necessarily represent a solid business opportunity for a potential operator as a result of its position off the main highway and being largely dependent upon passing trade. The current proposal represents an appropriate replacement for the public house and will enable the construction of some much needed community facilities at Fritch Green and help break the current deadlock as a result of Colonnade being in administration.

- 4.2 In addition, the applicants contend that the development is consistent with national and local policies that support and promote the use of previously developed land.
- 4.3 Residential amenity has been considered and the residential units now form a continuation of the existing pattern of development along Webb Road and allow the retail/D1/D2 units to occupy the corner position. Such siting allows for the incorporation of a landmark building, clearly identifying the community centre of the settlement and places the community facilities at the centre of the settlement on land opposite the original Colonnade village centre site.

5 RELEVANT HISTORY

- 5.1 Oakwood Park/Fritch Green including the application site has an extensive planning history and the main applications relevant to this application are set out below:
- 5.2 UTT/0302/96/OP - Reclamation of despoiled land and demolition of redundant structures and redevelopment for residential purposes with associated local shopping, employment and recreational facilities, with associated works. Granted on appeal in 1998. The provision of the community facilities and the playing fields are regulated by a Section 106 tied to this permission.
- 5.3 UTT/0023/03/OP - reclamation of despoiled land and redevelopment for up to 216 dwellings (being a net addition of up to 160 dwellings following appeal decision) public house, associated highway, engineering works and landscaping.
- 5.4 UTT/0580/05/FUL - provision of 48 residential units, retail space, doctors surgery and associated car parking. Application was refused and the appeal dismissed in February 2006.
- 5.5 UTT/1816/05/OP - development of land to the south for additional residential development and sports pitches. The Secretary of State dismissed the appeal in May 2007 and a High Court Challenge brought by the appellants was dismissed in October 2008.
- 5.6 UTT/1110/07/FUL - Erection of 42 flats, 4 houses, 2 retail units, doctor's surgery, public house, and related parking on land identified in the Masterplan as the Village Centre. This received a resolution to grant permission subject to a S106 Agreement, to secure the provision of the dwellings as affordable housing, in December 2007. The agreement remains unsigned because the liquidation of the applicant company (Colonnade).

- 5.7 The following applications are also submitted and are not yet determined.
- 5.8 UTT/0355/09/OP and UTT/0365/09/OP - 168 residential units to bring the total settlement to 928 together with parkland, landscaping associated works.
- 5.9 UTT/0190/09/FUL - Development of other land to the south of the Stebbing Brook for sports pitches and a nature reserve together with a MUGA adjacent to the Community Building.
- 5.10 UTT/1310/10/FUL - the variation of Condition C901 (Not more than 650 dwellings shall be occupied in the former sugar beet works site until the doctors surgery, a public house and shopping facilities have been constructed (but not fitted out) thereon, in accordance with schemes submitted to and approved in writing by the local planning authority) on application UTT/0023/03/OP.

6 POLICIES

6.1 National Policies

National Planning Policy Framework (NPPF)

6.2 East of England Plan 2006

Policy SS1 Achieving sustainable development
 Policy H1 Regional housing provision 2001 to 2021
 Policy T8 Local Roads
 Policy T9 Walking, cycling and other non-motorised transport
 Policy ENV7 Quality in the Built Environment

6.3 Essex Replacement Structure Plan 2001

No relevant policies.

6.4 Uttlesford District Local Plan 2005

Policy S2 Development Limits/ Policy Area for Oakwood Park & Priors Green
 Policy GEN1 Access
 Policy GEN2 Design
 Policy GEN6 Infrastructure provision to support development
 Policy GEN8 Vehicle Parking Standards
 Policy H1 Housing Development
 Policy H10 Housing mix
 Policy LC2 Access to leisure and cultural facilities
 Policy RS1 Access to Retailing and Services
 Oakwood Park Local Policy 1/Masterplan (2004)

6.5 Supplementary Planning Documents

Accessible homes and play space (Nov 2005)
Energy Efficiency and Renewable Energy (October 2007)
Urban Place Supplement to the Essex Design guide (March 2007)

7 PARISH COUNCIL COMMENTS

7.1 **Fritch Green Parish Council** – Object on the basis that it is of inappropriate design and not in keeping with the surrounding area. Also the applicant does not own the whole plot of land and the proposal is a variance to the development's original masterplan.

7.2 *Revised Scheme:* The Parish Council continues to oppose this application on the grounds that it is only viable if the village's planned playing field facilities are re-sited to agricultural land in Felsted's open countryside. This application can only be considered in conjunction with the other development proposals UTT/0190/09/FUL and UTT/0365/09/OP

7.3 **Felsted Parish Council** – oppose on the grounds that it is only viable if the village's planned playing field facilities are re-sited to agricultural land in Felsted's open countryside. This application can only be considered in conjunction with the other development proposals UTT/0190/09/FUL and UTT/0365/09/OP.

8 CONSULTATIONS

Local Highway Authority None comments received to original scheme.

8.1 *Revised scheme for 7 dwellings:* The Highway Authority confirms that it would not wish to raise an objection to the application subject to the imposition of conditions and a Section 106 Agreement requiring a bond of £50,000 for any remedial measures required in the vicinity of the site as a result of construction work in relation to the application.

8.2 Uttlesford Engineer - The proposal falls within the area of the agreed Fritch Green drainage strategy and as such the surface water will be disposed of via on site balancing ponds. It would however be preferable for runoff, from the unadopted paved areas, to be returned to the ground within the site by the use of permeable pavements. This would be required along with the potential use of soakaways for roof water, if this were a new freestanding application and the developer might wish to investigate this possibility.

9 REPRESENTATIONS:

9.1 This application has been advertised and 6 letters of objection have been received.

9.2 Objection to the loss of the doctor's surgery and the failure of the developers to deliver the original plans in a timely manner but supports the location of the village centre in its original location and the removal of the public house. Concerns that the area has endured substantial

development which has put unacceptable pressure on existing services and facilities such as emergency services, schools, doctors and dentists. Concerns that the other application results in the loss of the village green.

- 9.3 Opposition to the variation to the requirement to provide a public house and doctor's surgery but appreciate that the doctors surgery could be better utilised by a multi-use unit. However, the provision of a public house is hugely important in the completion of the village development.
- 9.4 The shops are closer to residential properties than in the original Village Centre plans. Should not have to accept a 'makeshift' plan. Will cause disturbance to the nearby properties and associated traffic problems.
- 9.5 Additional comments are made on the wider development implications of the other recent proposals by the applicants to the effect that residents of Flitch Green have invested considerable money in property and bought into a Masterplan of a village community. The current application, together with the other proposals, will completely ruin the feel of the community and concerns are expressed about the density for the housing and eradication of most of the open space or non-housing area.

10 APPRAISAL

- 10.1 The main issues are whether the proposals will provide an acceptable level of service provision for the community and
- A) Principle and form of development. (RSS Policy SS1, ULP Policy S2, S7, Oakwood Park Local Policy 1, H9);
 - B) Adequacy of proposed community facilities (RSS Policies ENV1, ENV7 & ULP Policies Local Policy Oakwood Park 1, GEN2, GEN6, LC2, LC3, LC4);
 - C) Impact upon residential amenity (Local Policies GEN2, GEN4).
 - D) Highway and access implications. (RSS Policy T8, T9 & ULP Policy GEN8).
- A) Principle and form of development. (RSS Policy SS1, ULP Policy S2, S7, Oakwood Park Local Policy 1, H9);**
- 10.2 The application site forms the southern part of the land that is identified in the approved Masterplan as the village centre and was to contain the shops, a doctor's surgery and a public house to serve the village of Flitch Green. The village centre has been identified in this location through the various versions of the Masterplan and the current proposals, whilst in general conformity with the Masterplan, effectively vary the disposition and size of the centre.
- 10.3 The shops, doctor's surgery and public house are subject to a Section 106 Agreement relating to the original 1996 planning permission which requires the facilities to be provided by the time the 651st dwelling is occupied/constructed. As 690 dwellings have already been constructed at Flitch green, the applicants are in breach of the requirements of this agreement.
- 10.4 The site originally intended for the village centre has been the subject of

several planning applications and an appeal. The most recent application UTT/1110/07/FUL was considered by Committee in December 2007 and was the subject of a resolution to grant planning permission subject to a Section 106 Agreement relating to the provision of the affordable housing. That Agreement has not been signed and it is understood that Colonnade, the applicants and the main owners of the village centre site, have gone into liquidation. A meeting has been held with the Administrators and it is evident that the provision of the community facilities and the affordable housing on the village centre site, as set out in the 'Colonnade' application has become very uncertain and it seems unlikely that the facilities will come forward, certainly in the near future. The Administrators have advised that the site cannot be made financially viable if both housing and services are to be provided on the site and that they have agreed with Enodis to separate off the village facilities which are to be provided elsewhere. The Council has not yet received any firm confirmation of the viability or otherwise of the 'village centre' site but at this stage, it appears that the development of the shops and doctor's surgery is unlikely to proceed on that site.

- 10.5 Enodis formerly proposed including the shops and doctor's surgery to the south of the village in application UTT/0365/09/OP which relates to the provision of additional dwellings on land formerly identified for sports pitches in the approved Masterplan, together with parkland to the south of Stebbing Brook. The shops and D1/D2 unit were to be located on the land that now forms the car park for the Community Building and therefore within the area of the Cordon Sanitaire for the nearby sewage treatment works.
- 10.6 Those applications have been subject to several amendments, one of which was to change the doctor's surgery to the D1/D2 facility. This followed consultations with West Essex Primary Healthcare Trust who has advised that there is no longer a requirement for the doctor's surgery at the Flitch Green settlement. A D1 (non-residential institution) or a D2 (assembly and leisure) use would therefore allow some flexibility in the use of the building and would allow such uses as dentists, physiotherapists or even for its use as gym or health club. The applicants have recently submitted a separate application (UTT/1211/09/FUL) to amend Condition C.90I of permission UTT/0023/03/OP to remove the requirements for a doctor's surgery and replace it with D1/D2 uses. This remains undetermined.
- 10.7 Your officers were concerned at the proposed location of the shops and D1/D2 units as originally proposed in application UTT/0365/09/OP. These facilities would have been placed to the south of the village on the land now used as car parking for the community centre. This was contrary to the central location identified by the approved Masterplan and also placed the facilities within the Cordon Sanitaire thereby creating additional uncertainty on the timing and deliverability of the facilities. The applicants have therefore amended the above application by deleting the shops and D1/D2 units and submitting the current application to provide these village facilities closer to the approved location and outside the Cordon Sanitaire. It is considered that this relocation is generally acceptable and would provide more certainty that the facilities can be provided within Flitch Green and in a location that is more convenient to the population they are intended to serve. The proposals are therefore

more in compliance with Local Policy Oakwood Park 1.

B) Adequacy of proposed community facilities (RSS Policies ENV1, ENV7 & ULP Policies Local Policy Oakwood Park 1, GEN2, GEN6, LC2, LC3, LC4);

- 10.8 The current site was formerly the site set aside for a public house and there is now no proposal to provide the public house either on the site or elsewhere in Flitch Green. The public house was seen as a valuable facility for the community but the applicants have advanced a case that the location of a public house is not viable or appropriate in this location and have commissioned GVA Grimleys to prepare a report investigating the potential demand for a public house in Flitch Green. This report confirms that there are now only a few operators in the country who are actively looking for sites and that they have set criteria which the original public house site does not meet. The site is too small and is limited in terms of population. The report concludes that whilst GVA Grimleys cannot totally exclude the possibility of a purchaser being found for a public house at Flitch Green, they consider the possibility very remote as it is highly unlikely that there would be any demand. The proposed site does not appear to meet the criteria set out by the 4 largest operators in terms of site acreage, communication links and population numbers. Funding would be difficult for a sole operator due to the lack of historic/proven trade.
- 10.9 The Parish Council opposes the loss of the site for a pub. The Parish Council has supplied details of a survey that it carried out in August 2009 to establish how the residents regarded the provision of facilities within the village. 49% responded that they would like a family pub in Flitch Green compared with 41% saying they would not and 10% not knowing.
- 10.10 Your officers accept that there is a case for not having a public house in the village, especially as there are currently three public houses/restaurants within walking distance of Flitch Green: one in Little Dunmow and two in Felsted.
- 10.11 The layout of the shops, D1/D2 units and residential properties is illustrative at this stage but the submitted plans show that the retail/community facilities would be located on the northern part of the application site and therefore closest to the village centre identified in the approved masterplan. Furthermore, the site lies outside the Cordon Sanitaire and there are no constraints therefore upon the implementation of these facilities.
- 10.12 Whilst the application proposes a smaller floorspace for the shops and D1/D2 units than were originally proposed under application UTT/1110/07/FUL, it is considered to be acceptable and appropriate to the function of the proposed village centre. The 2007 application would provide 2 retail units with a combined floorspace of some 560 sqm and a doctors surgery of some 482 sqm over two floors. The public house would be in the region of 300 sqm. The current proposals considerably reduce the floorspace figures and would provide some 195 sqm of retail floorspace and 200 sqm of D1/D2. However, it has always been envisaged that the retail units in Flitch Green would be of a type to serve the immediate needs of the settlement rather than catering for a wider

area. The current proposals would provide the local shops required to serve Flitch Green and are more akin to many village or 'corner' type shops than the larger units proposed with the 2007 application. As a consequence, it is considered that the sizes of the units are acceptable and will provide shops that would cater more directly to the needs of the residents of Flitch Green.

10.13 The recently published NPPF confirms that the government attaches great importance to the design of the built environment and that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. ULP Oakwood Park Local Policy 1 requires that the development at Oakwood Park should provide for a local centre and that development should be implemented in accordance with the Masterplan. The community facilities as now proposed are in general conformity with the Masterplan as they are once again being located within the centre of the settlement.

10.14 The uncertainty about the Village Centre is of concern and your officers believe that there are significant problems in bringing forward the shops and D1/D2 facilities on the previously approved site. The Village Centre site, including the current application site, is now one of the few undeveloped areas at Flitch Green that are outside the Cordon Sanitaire and there are therefore few alternative locations for these facilities. Their relocation onto the pub site ensures that they are located outside the Cordon Sanitaire; that the land is within the control of the applicants and there is therefore more certainty that these facilities can be provided in the short term. In the event that planning permission is refused, there would be no immediate prospect of these facilities being delivered on either the Village centre site or elsewhere at Flitch Green.

C) Impact upon residential amenity (Local Policies GEN2, GEN4).

10.15 The 7 dwellings proposed with the application are located outside the Cordon Sanitaire. The illustrative plans show seven dwellings facing onto Ranulf Road towards the 'green'. The reduction in numbers from 9 to 7 has allowed a better relationship with the adjoining dwellings and the car park which will be located at the rear. It is considered that the relationship between the proposed retail units, the D1/D2 units and both proposed and existing dwellings is acceptable. Residents have raised issues of noise and disturbance. Whilst it is considered that the level of use of these facilities is likely to be limited, it is accepted that late night opening could give rise to disturbance to residents in the area and conditions limiting the times of opening of both shops and the D1/D2 units are appropriate.

D) Highway and access implications. (RSS Policy T8, T9 & ULP Policy GEN8)

10.16 The application is in outline with all matters reserved except for access. The application is accompanied by an illustrative plan which shows a small off road car park to serve the units and will include some parking for the residential properties as well. Access to the car park is from Hellett Road adjacent to the shop units. The indicative plans show a 17 space car park to serve the shops and D1/D2 units with a further 10 for

the residential units. A small parking bay is also shown in front of the residential units off Ranulf Road. The recommendation of refusal from the Highway Authority relates to matters of detail in terms of the dimensions of the car parking spaces only. The detail of the car parking spaces would be considered at the reserved matters stage but there is some concern at the present time that the additional space needed to meet the standards may result in an encroachment into the already limited landscaping.

11 CONCLUSION:

11.1 The application proposes the siting of some of the village facilities that are still to be provided at Fritch Green, on one of the few sites that remain outside the Cordon Sanitaire. The site is within the area shown for such facilities in the approved Masterplan for Oakwood Park and the approved Design Guide, at the heart of the settlement. Although the application would result in the public house not coming forward, there must be grave concerns as to the viability of a new public house in this rural location, especially bearing in mind the proximity of other pubs in the neighbouring villages.

11.2 The application will enable the retail and D1/D2 units to come forward and removes the uncertainty about their provision that has arisen following the liquidation of Colonnade. The size and siting of the units are appropriate for this location and would be served by a small car park at the rear. The illustrative layout also shows that seven dwellings can be accommodated on the site in an acceptable manner.

RECOMMENDATION –CONDITIONAL APPROVAL WITH AMENDMENTS TO SECTION 106 AGREEMENT.

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph II unless by 19 October 2012 the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive-Legal, in which case he shall be authorised to conclude such agreement to secure the following:
 - (i) The construction and provision for use of the shop units and the D1/D2 units before the occupation of any of the dwellings approved under UTT/0365/09/OP
 - (ii) Highway contribution
 - (iii) Pay Council's reasonable costs.
- (II) In the event of such an amended agreement being made, the Assistant Director of Planning and Building Control shall be authorised to grant permission subject to the conditions set out below.
- (III) If the freehold owner shall fail to enter into such an Agreement, the Assistant Director of Planning and Building Control shall be authorised to refuse permission for the following reasons:

- a. Lack of facilities to serve the community of Fritch Green.

Conditions

1. Approval of the details of the layout, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. (A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

(B) The development hereby permitted shall be begun later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. 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.

4. This permission relates to drawing No. 0301/FD3/101/E dated 30 March 2010 in approving access arrangements only. The permission does not convey approval for the layout, landscaping or scale on that drawing which are reserved matters and do not form part of the application.

REASON: for the avoidance of doubt as the application is in outline with all matters reserved other than access.

5. Prior to the erection of the development hereby approved (not including footings and foundations) samples of the 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. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

6. No dwelling shall be occupied until the retail and D/D2 units have been finished ready for occupation and are made available for use.

REASON: To ensure the early provision of the village facilities required by Oakwood Park Local Policy 1 of the Uttlesford Local Plan (adopted 2005).

7. The retail and D1/D2 uses hereby permitted shall not be open to the public other than between the hours of 0700 and 2300 Mondays to Saturdays and 0800 and 1700 on Sundays.

REASON: In the interests of the amenity of the area and of nearby residents 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. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage, power),
- viii. 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, ENV3 and ENV8 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, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

10. Before development commences cross sections of the site and adjoining land, including details of existing levels around the buildings hereby permitted and any changes in level proposed, together with the proposed floor levels within the buildings, 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 the appearance of the site and area in accordance with Policies GEN2 of the Uttlesford Local Plan (adopted 2005).

11. No building shall be occupied until works for the drainage/ sewage disposal works have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority.

REASON: To ensure suitable drainage for the development, in accordance with Policy GEN2 Uttlesford Local Plan (adopted 2005).

12. Construction works (including deliveries) shall not take place outside 7.30 hours to 18.00 hours Mondays to Fridays and 7.30 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)

13. 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.

14. 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 in writing by the local planning authority. This should include provision for the storage of three standard sized wheeled bins for each new residential 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 thereafter.

REASON: To meet the requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability, in accordance with Policies GEN1, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

15. The buildings shall be designed as 'Lifetime Homes' and shall be adaptable for wheelchair use.

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

16. Before development commences details of the provision of suitable temporary construction access arrangements, including appropriate visibility splays and access, temporary traffic management/signage and wheel cleaning facilities to prevent the deposition of mud or other debris onto the highway network/public areas, turning, off-loading and parking facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall subsequently be implemented as approved for the duration of the construction phase.

REASON: In the interests of highway safety and efficiency, in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

17. Before commencement of development details of how and when Condition Surveys are to be undertaken of any adopted estate roads that coincide with the site access route, including the junction of Tanton Road with Station Road shall be submitted to and approved in writing by the Local Planning Authority. Surveys to be undertaken by the developer/contractor with the Highway Authority present, to ensure any damage occurring to the existing roads as a result of construction traffic

during development be made good by the developer, to be undertaken at the following stages:

- a. A "Before" survey before to the commencement of the development
- b. An "After" survey following the completion of the construction stage of the development

The measures shall subsequently be implemented as approved.

REASON: To avoid permanent damage to the highway in the interests of highway safety in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

18. 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 prior to the access becoming operational and shall be retained at all times.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

19. Before development commences details of a dropped kerb crossover access to the parking court formed at right angles to the estate road, shall be submitted to and approved in writing by the Local Planning Authority. Such access shall include:

- a. visibility splays with dimensions of 33m by 2m by 33m, as measured from and along the nearside edge of the carriageway, such visibility splays shall be retained free of any obstruction in perpetuity.
- b. Minimum 5.5m width for the first 6m

The measures shall subsequently be implemented as approved before first occupation of the development.

REASON: To provide highway safety and adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policies GEN1, GEN2 and GEN8 of the Uttlesford Local Plan (adopted 2005).

20. The Developer shall be responsible for the provision and implementation of a Travel Information and Marketing Scheme for sustainable transport, approved by Essex County Council. The measures shall subsequently be implemented as approved before first occupation of the development.

REASON: In the interests of accessibility and to promote the use of public transport, walking and cycling in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).



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SCALE:1:5000