

UTT/0545/12/REN (Saffron Walden)
(MAJOR)

PROPOSAL: Renewal of planning application UTT/0284/05/OP for demolition of existing buildings, change of use of land from industrial to residential and erection of 12 dwellings.

LOCATION: Goddards Yard, Saffron Walden

APPLICANT: F W Goddard Limited

AGENT: Mr B Christian.

GRID REFERENCE: TL 545-382.

EXPIRY DATE: 18 June 2012

CASE OFFICER: Mr C Theobald

1.0 NOTATION

- 1.1 Within Development Limits / Residential Land Allocation SW2 (Land east of Thaxted Road) / Part of site within Area of Environmental Value - Open Space and Trees (ENV3).

2.0 DESCRIPTION OF SITE

- 2.1 The site is situated on the eastern side of Thaxted Road between Harris Yard and the former railway line and comprises a commercial yard of 0.38 ha with established vehicular access onto Thaxted Road. The site frontage contains a single storey workshop, office and showroom building set back from the road (Paxtons Glass) with informal frontage parking, whilst a single storey vehicle repair and maintenance workshop stands along the site's rear boundary. The interior of the site rises gently up from the road and contains numerous vehicles, van bodies, skips, equipment, storage tanks and a portable office unit sited along the site's southern boundary. The site's northern boundary comprises a screened chalk face abutting onto Harris Yard situated at lower level, whilst the southern boundary is tree screened where it abuts the former railway line. The site has a generally haphazard and untidy appearance associated with its working use.

3.0 PROPOSAL

- 3.1 This application seeks a renewal of the outline permission granted in 2009 under UTT/0284/05/OP for the development of Goddards Yard for the erection of a minimum of 12 dwellings with all matters relating to siting, design, landscaping, external appearance and means of access (as the reserved matters were then so defined) being reserved for subsequent approval. An indicative layout plan has been submitted showing the layout of the proposed development, which would have a residential frontage with modified vehicular access from Thaxted Road with further dwellings and garages behind leading off an internal road into the site.
- 3.2 Since the grant of that outline permission, procedural changes have taken place to the outline application process where reserved matters are now defined as *layout, scale, appearance, access and landscaping*. As such, the current application is not a straight renewal because the legislation does not make any provision to cater for the renewal of "old style" outline applications that were made prior to August 2006. Furthermore, additional changes relating to the validation of outline applications have also taken place where a Local Planning Authority can require an applicant where necessary to be more precise in the scope of the development being sought, i.e.; the number of dwellings being applied for, minimum and maximum standards in terms of the scale of development,

parking provision and so forth and require additional drawings and documents to show the additional level of information required.

- 3.3 With regard to the current proposal, the applicant has been requested to update the details as submitted with the original application for this site to “bridge the gap” in order to satisfy the new procedural requirements. As a consequence, the proposed description has now been amended to reflect a specific maximum of 12 dwellings with amended drawings, Design and Access Statement and additional supporting documents to bridge this gap accordingly. The supporting documents comprise a design, height and density parameters document showing the likely height and storey levels of the new dwellings, a speed survey report determining required visibility levels at the site entrance and a geo-environmental assessment report of site conditions.

4.0 APPLICANT’S CASE: See file.

4.1 Summary:

- Goddards Yard currently represents a “brownfield site”. The NPPF has a presumption in favour of sustainable development where it encourages effective use of previously developed land. The proposed scheme would make the best alternative use of this site;
- The site lies within an area identified for residential development in the 2005 local plan where the use of the site for housing is therefore accepted in principle;
- The Council has an indentified housing shortfall within its district for the next five years. The proposed development would help fulfil this shortfall where the site is not identified in the local plan as a protected employment site;
- The existing access into Goddards Yard has excellent visibility in both directions, which is to be retained and upgraded. Traffic speeds are now slower when approaching the Goddards Yard site entrance following the introduction of the mini-roundabout at the junction of the B184 with Harris Yard 20 metres to the north;
- The site as existing generates a high amount of commercial traffic movements, including large lorries. The replacement of this commercial traffic by domestic vehicles associated with 12 dwellings would improve highway safety;
- This part of Saffron Walden typically displays varied architectural styles, The site proposal provides an opportunity to create a development which is complimentary and sympathetic in character with the surrounding area, including the adjacent Harris Yard housing development;
- The proposal would meet the stated design objectives of the relevant design guides. The provision of 12 units on this 0.38 ha site equates to a density of 32 dph, which is within the Council’s preferred density range;
- The scheme would incorporate the necessary sustainable development and Lifetime Home features;
- The proposal would not have any negative impact upon wildlife and the site is not known to support any statutorily protected species;
- The scheme will not affect any valuable existing landscape features on the site's southern boundary and will build upon these by additional indigenous planting to help assimilate the development into the neighbourhood.

5.0 RELEVANT SITE HISTORY

- 5.1 The Goddards Yard site was originally included within a 1999 Design Brief produced by the Council that focused on land opportunities east of Thaxted Road, including Harris Yard. The brief favoured residential development of this existing commercial area with access preferred from Harris Yard, Goddards Yard or both, depending on existing site factors. Planning permission was granted in 2002 for a residential scheme at Harris Yard comprising 72 dwellings (36 houses and 36 flats) with associated garages and parking and construction of new estate road onto Thaxted Road involving the provision of a new mini-roundabout. A Section 106 Agreement was signed relating to highway

improvements for that scheme, although no provision was made in the agreement for future access relating to any re-development of Goddards Yard to be via the Harris Yard development. Furthermore, it is understood that a ransom strip exists along the northern boundary of the site with Harris Yard making access onto the internal spine road of Harris Yard situated at lower ground level complicated.

- 5.2 Planning permission granted in 2009 for the demolition of existing buildings, change of use of land from industrial to residential and erection of a minimum of 12 dwellings at Goddards Yard subject to an accompanying Section 106 Agreement to secure the cost of additional secondary school places in Saffron Walden in view of an identified shortfall in provision and a contribution to the Saffron Walden Town Centre Improvement Scheme (UTT/0284/05/OP refers). In recommending approval for that scheme, the detailed officer report to the Development Control Committee concluded that:

“The site is considered to be appropriate for residential use and the number of units proposed will achieve the minimum required density of 30 dwellings per hectare. Work has started on the adjacent Harris Yard site and the new roundabout is in place. It is considered by officers that given the condition preventing obstruction above ground floor level for the front dwellings of the Harris Yard scheme facing onto Thaxted Road, adequate visibility would be achievable at Goddards Yard subject to the removal of the existing wall” .

- 5.3 Essex County Council Highways initially raised highway objections against the proposal due to restricted highway visibility caused by the front projecting northern site boundary wall onto Thaxted Road adjacent to the then newly constructed mini roundabout to serve the Harris Yard development, although subsequently removed its objections following further submissions by the applicant that adequate sight lines could be achieved and that the wall could be removed. The S106 Agreement was eventually signed for the proposed development on 16 April 2008.

6.0 POLICIES

6.1 National Policies

- National Planning Policy Framework.

6.2 East of England Plan 2006

- Policy SS1 - Achieving Sustainable Development
- Regional Housing Provision 2001-2021
- Policy ENV7 - Quality in the Built Environment

6.3 Essex Replacement Structure Plan 2001

- None

6.4 Uttlesford District Local Plan 2005

- ULP Policy S1 - Settlement Boundaries for the Main Urban Areas
- ULP Policy H1 - Housing Development
- ULP Policy SW2 - Residential development within Saffron Walden's Built Up Area
- ULP Policy H3 - New Housing within Development Limits
- ULP Policy H10 - Housing Mix
- ULP Policy GEN1 - Access
- ULP Policy GEN2 - Design
- ULP Policy GEN8 - Parking
- ULP Policy ENV3 - Open Spaces and Trees
- ULP Policy ENV14 - Contaminated Land

7.0 TOWN COUNCIL COMMENTS

7.1 No objections.

8.0 CONSULTATIONS (re-consulted 17 July 2012)

Veolia Water:

8.1 The proposed development site is located within an Environment Agency defined Groundwater Protection Zone (GPZ) corresponding to Debden Road pumping station. The public water supply, comprising a number of chalk abstraction boreholes, is operated by Three Valleys Water. The construction works and operations of the site should be carried out in accordance with relevant British Standards and Best management Practices in order to significantly reduce the groundwater pollution risk. It should be noted that construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

Essex County Council Highways:

8.2 This authority would not wish to change its comments dated 28 April 2005 in relation to the approved outline scheme save for the removal of condition A where the payment of a financial contribution of £30,000 towards the Saffron Walden Town Centre Improvement scheme is now no longer considered relevant.

Re-consultation comments: *"I refer to your email dated 13 July 2012 with additional information for the above planning application and wish to advise that the highway authority has nothing further to add to its previous comments dated 19 April 2012".*

Essex County Council Education:

8.3 It is anticipated that there is likely to be sufficient early years, childcare places and primary school places to serve the needs of the development, but not secondary school places. The development falls in the priority admissions area of Saffron Walden County High School, which has permanent capacity to take 1,882 pupils. According to latest available data, as of January 2011 there were 2,002 pupils on roll and by 2016 it is forecast that there will be 2,029 pupils on roll. Additional provision will therefore be needed at secondary level and this development will add to that need. Any renewal of application UTT/0284/05/OP should therefore be granted subject to a Section 106 Agreement to mitigate its impact on education. Based upon the formula for calculating education contributions, a sum of £39,118 index linked to April 2012 costs should be paid by the developer in accordance with our standard s106 agreement clauses that give effect to this formula should the final development result in the suggested net increase of 12 houses with two or more bedrooms.

Environmental Health Officer (updated):

8.4 Goddards Yard has been identified as a potentially contaminated site. The additional ground investigation submitted by MLM Environmental confirms that contamination potentially harmful to human health is present on the site. Further characterisation of the hydrocarbon and vapour contamination and a detailed remediation scheme is required. The mitigation measures shall be properly identified and executed to the Council's satisfaction through the imposition of appropriate planning conditions prior to the commencement of the development.

Building Control:

8.5 B5 Access satisfactory.

Access Officer:

- 8.6 This application proposal for a minimum of 12 dwellings will require a commitment to the wheelchair accessible housing standard as set out in the SPG on Accessible Homes and Playspace. Each dwelling will be required to meet the standard as set out in that document.

Energy Officer:

- 8.7 Apply sustainable development conditions - Code for Sustainable Homes Rate of "Level 3" and 10% compliance rule (Developments of 5 or more dwellings).

9.0 REPRESENTATIONS

- 9.1 3 received. Notification period expired 19 April 2012 (re-notified 13 July 2012). Advertisement expired 26 April 2012. Site notice expired 27 April 2012.

Paxtons Home Improvements, Goddard's Yard, Thaxted Road, Saffron Walden:

- Object as one of the occupiers of the site.
- The proposal is for the change of use from industrial to residential. Whilst we appreciate that the Council needs to fulfil its requirement for land suitable for housing, it also has a need for employment land.
- The loss of this site for housing could mean the loss of employment for local residents. Paxtons employ 20 staff plus a number of sub-contractors all of whom live locally. We share this site with Gidneys Vehicle Services whose 9 staff are also local residents.
- As you know, both businesses have been actively seeking alternative premises to relocate and to date have been unsuccessful. There is a lack of available sites in Saffron Walden that are suitable for these types of business.
- We therefore ask that this renewal application be refused and the site to remain as employment land providing both jobs and investment in the local economy where jobs will be given as higher priority as houses".

7 Harris Yard, Thaxted Road, Saffron Walden:

- Concerned about the effect the new dwellings would have on an already very busy and congested road (Thaxted Road and junction and the Thaxted Road/Radwinter Road traffic lights).
- This area has already been highlighted as an air pollution hotspot and the additional traffic generated by these new dwellings will only make this matter worse.
- Already parking issues along Thaxted Road, which will make it difficult to pass by car and very difficult to pass on the pavement with prams, mobility scooters and wheelchairs. Additional traffic and parking needs will only make this matter worse.
- Will the existing screened northern boundary between Goddards Yard and Harris Yard remain in place?

44 Thaxted Road, Saffron Walden:

- No objections in principle to the proposed development as my current property was part of a new development in 2005 and a small residential area next door would be aesthetically more appealing than an industrial yard.
- Have concerns regarding the proposed layout where a new dwelling would abut directly up to my property boundary.
- The location of the shown dwelling would cause loss of sunlight and overshadowing to my rear garden and kitchen.
- Goddards Yard is built up and is significantly higher than my property and will exacerbate any overshadowing issue if new dwellings are built at this higher level.

10.0 APPRAISAL

10.1 This proposal is for a renewal of a previously granted outline permission where specific matters concerning layout, scale, appearance, access and landscaping are all reserved. The main issues to consider in the determination of this renewal application are therefore:

- A Principle of residential development at this commercial site location (NPPF and ULP Policies S1, H1 and SW2);
- B Access arrangements (albeit that detailed access considerations are reserved (ULP Policy GEN1);
- C Design, mix and tenure of the development (albeit that layout, scale, appearance and landscaping are reserved matters (ULP Policies GEN2 and H10);
- D Parking (ULP Policy GEN8);
- E Other relevant issues - contaminated land (ULP Policy ENV14).

A Principle of residential development (NPPF and ULP Policies S1, H1, SW2)

10.2 The application site is located within development limits and represents a longstanding commercial yard where the site has been previously identified by the Council as being an appropriate site for alternative land use as residential development along with the now developed adjacent Harris Yard site where this is reflected by ULP Policy SW2 of the currently adopted local plan. Outline planning permission was previously granted in 2009 after some considerable delay relating to the signing of the S106 Agreement for the erection of up to 12 dwellings for Goddards Yard where the proposal was considered to be in accordance with local plan policy under the 2005 adopted local plan and therefore acceptable in principle.

10.3 The main consideration is therefore whether there have been any material changes in national or local plan policy which would affect the outcome of the current renewal application following the grant of the 2005 application where a different decision would be reached on the proposal today. Since the original application, Planning Policy Guidance Notes (PPG's) and Planning Policy Statements (PPS's) have been replaced by The National Planning Policy Framework (NPPF) (March 2012) which, for the purposes of considering the principle of residential development at this site has replaced PPS1 (Sustainable Development), PPS3 (Housing) and PPG13 (Transport). The NPPF has a favour in presumption of sustainable development where it encourages the effective use of land by re-using land that has been previously developed (brownfield land), providing that it is not of high environmental value. It further adds that residential development can play an important role in ensuring the vitality of town centres and for local planning authorities to set out policies to encourage residential development at appropriate sites.

10.4 The site at present has a rather run down appearance and has no environmental value notwithstanding the adjacent linear Protected Open Space of Environmental Value (ULP Policy ENV3) where this forms the old railway line and its re-use for housing as previously approved would enhance the appearance of this eastern side of the town within existing development limits along Thaxted Road. The site is considered to be in a sustainable frontage location just to the east of the town centre on a principal road into the town (B184) and also on a bus route and the proposal is considered to meet the sustainable development objectives of the NPPF in this respect.

10.5 The relevant local policy context for the proposal remains the 2005 approved local plan under which the previous outline application for this site was determined. ULP Policies S1, H1, H3 and SW2 of the plan therefore also still apply as before. Given this, the proposed development of Goddards Yard for housing re-use by way of this renewal application for 12 dwellings is therefore still acceptable in principle where the number of dwellings proposed at this residential housing allocation site has already been saved against the Council's existing district housing allocation requirements and where the

housing density this would represent (30 dwellings per hectare) would also be acceptable at this location.

B Whether access arrangements would be satisfactory (ULP Policy GEN1)

- 10.6 Although this renewal application is in outline form with the means of access reserved for subsequent approval, it is important as with the original application to identify whether the proposed access arrangements are satisfactory as this will affect the overall viability of the scheme.
- 10.7 In the officer report for the original outline application for Goddards Yard, the main issue identified was the feasibility of vehicular access into the site from Thaxted Road in view of the adjacent Harris Yard development where the mini-roundabout for that scheme had then recently been constructed as part of necessary highway improvements. The current renewal proposal for Goddards Yard shows the existing vehicular access being utilised and improved with the existing front most section of the 3 metre high northern boundary wall where it projects forward to the road edge beyond Paxtons Glass being cut back. It was highlighted in the officer report for UTT/0284/05/OP that this access point would be the most practical as a chalk face which exists along the northern boundary of the site with Harris Yard would make vehicular access from this side technically difficult and in view of legal difficulties. It was highlighted in the report that it was not a requirement of the Section 106 Agreement for the Harris Yard highway improvements to have vehicular access from this side.
- 10.8 ECC Highways have commented that they wish to stand by their previous and final comments made in connection with application UTT/0284/05/OP by not raising any highway objections to the current renewal application where no additional highway issues have arisen since the grant of the original application for this site subject to highway conditions requiring a new bellmouth junction with Thaxted Road with the provision of footways and that the internal road layout being designed and constructed to appropriate design standards. Such details can be dealt with as part of any subsequent reserved matters application.

C Design, mix and tenure

- 10.9 Matters concerning site layout, design, scale, housing mix and tenure together with landscaping are all matters which are reserved for detailed application stage and which fall outside the scope of this renewal outline application. However, the updated indicative plans and Design and Access Statement submitted show that the dwellings would be two, "two and a half" and three stories in height with steeped pitched roofs to reflect the design of neighbouring properties west of the site and in Harris Yard. A high boundary screen is indicated to the northern site boundary to protect the residential amenities of Harris Yard situated at lower level.
- 10.10 ULP Policy H10 of the local plan seeks a significant proportion of market housing comprising smaller properties where the number of dwellings to be erected is greater than three or on a site area exceeding 0.1 hectares. The site is 0.38 ha in size and clearly this policy would take effect on this site where this requirement would be addressed at reserved matters stage. With regard to affordable housing, it would not be possible through this outline application as before to require a proportion of the dwellings proposed, i.e., 12, to be affordable where current ULP Policy H9 states that the Council will seek a 40% affordable housing provision on sites of 0.5 ha or more or where the proposal exceeds 15 dwellings for Saffron Walden.

- 10.11 There have been no Supplementary Planning Documents issued subsequent to the original grant of planning permission for this scheme which are relevant to the proposal.

D Parking

- 10.12 The indicative drawings show that parking for the scheme would be a mixture of integral garaging and small parking courts. Parking provision and layout for the site would also be addressed at the reserved matters stage where new parking standards would be applied.

E Other relevant issues – contaminated land

- 10.13 The site has a commercial history with the presence of oil storage facilities. The report findings by MLM Environmental detail the previous contamination which has occurred at this site, current ground conditions and the remedial requirements necessary to remove potential risk to controlled waters and human health, including potential gas monitoring. The Environmental Health Officer has recommended that full remediation compliance measures through the imposition of appropriate planning conditions be imposed on any grant of planning permission based upon the report findings and knowledge of the site to provide for future residential use.

11.0 CONCLUSION

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

- 11.1 The principle of residential development of this commercial site has already been accepted by the grant of the previous outline application and the current renewal proposal is also considered acceptable where it would be consistent with the sustainable development aims of the NPPF and would comply with adopted local planning policies S1, H1 and H3 where the site is identified in the current local plan under ULP Policy SW2 as a residential allocation site and where Harris Yard to the immediate north has already been developed for housing purposes. With the exception of the introduction of the NPPF, there have been no material changes in planning policy since the granting of the original outline application for this site under UTT/0284/05/FUL that influence the acceptance of this renewal scheme and no highway objections are raised.

RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO A S106 LEGAL OBLIGATION

The applicant be informed that the committee would be mindful to refuse planning permission for the reasons set out in paragraph (III) unless within 6 months of being invited to do so the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive - Legal, in which case he shall be authorised to conclude such an agreement to secure the following:

1. Prior to development commencing a payment of appropriate contribution to secondary school education as stated within the Essex Developers' Contribution Guidance 2010 (or equivalent at time of commencement of development).

It should be noted that a further sum was payable by the developer under the original S106 Agreement terms for highway improvements for the then proposed Saffron Walden Town Centre Improvement scheme relating to highway improvements at the Thaxted Road/Radwinter Road junction. However, under the three tests imposed under the Community Infrastructure Levy Regulations 2010 (as amended), namely 1) the obligation is necessary to make the development acceptable in planning terms, 2) the obligation is

directly related to the development and 3) the obligation fairly and reasonably relates in scale and kind to the development, it is considered that it is no longer relevant or justified under these three tests for this extra sum to be requested from the developer where the scale of the development proposed (12 dwellings) would not be commensurate with the improvements which would have been carried out under the improvements scheme.

CONDITIONS

1. Approval of the details of the layout, access, 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. 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.
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 begun no 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.
4. Drawing No.2B dated August 2003 date stamped as received 19 March 2012 showing the siting and design of the proposed dwellings is submitted for indicative purposes only.
REASON: The application is in outline form only with all matters reserved for subsequent approval.
5. Prior to commencement of development samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.
REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).
6. Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-
 - a) proposed finished levels [earthworks to be carried out]
 - b) means of enclosure

- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

7. A new bellmouth junction with Thaxted Road with 7.5 metre radius kerbs returning to a width of 5.5 metres to a design and specification shall be provided at the site as part of any approved scheme in accordance with drawings which have been approved by the Highway Authority prior to commencement of the development.
REASON: In the interest of highway safety in accordance with GEN1 of the Uttlesford Local Plan (adopted 2005).
8. 1.8 metre footways around the bellmouth junction up to the tangent point of the new estate road to link up with new footways shall be provided at the site as part of any approved scheme in accordance with drawings which have been approved by the Highway Authority prior to commencement of the development.
REASON: In the interest of highway safety in accordance with GEN1 of the Uttlesford Local Plan (adopted 2005).
9. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, before the commencement of the erection of any residential development intended to take access there from. Furthermore, the carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwellings and an existing highway which shall thereafter be maintained in good repair until the final surface is laid. Until such time as the final surfacing is completed, footway base course shall be provided and maintained in good repair 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 commensurate with the frontage of each dwelling shall be fully completed with final surfacing within twelve months from the occupation of the dwelling.
REASON: In the interest of highway safety in accordance with GEN1 of the Uttlesford Local Plan (adopted 2005).
10. Prior to commencement of development, details of parking provision to serve the new dwellings in accordance with the criteria set out in the Essex County Council Parking Standards – Design and Good Practice September 2009 shall be

submitted to and approved by the local planning authority as part of the reserved matters application.

REASON: To secure adequate on site car parking in accordance with GEN8 of the Uttlesford Local Plan (adopted 2005).

11. The car parking pursuant to condition 10 above shall be fully laid out and surfaced to the satisfaction of the local planning authority before any dwellings are first occupied and shall be retained and made available for that purpose at all times.
REASON: To ensure adequate on site parking and to avoid congestion on the adjoining highway in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).
12. All vehicular hardstandings shall have a minimum size of 5.5 metres x 2.9 metres and all garages shall have a minimum size of 7 metres x 3 metres (internal dimensions).
REASON: In the interests of providing adequate parking arrangements for the development and in the interests of highway safety in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).
13. 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), the garages hereby approved shall be retained for the parking of domestic vehicles in connection with the use of the properties and shall not be converted to another use including conversion to habitable accommodation, without the prior approval in writing of the local planning authority.
REASON: To ensure that off-road parking is provided and maintained in the interest of traffic safety on the adjoining highway and to avoid the requirement for further buildings for this purpose in accordance with Policies GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).
14. Prior to commencement of the development details of foul and surface water drainage for the site shall be submitted to and approved in writing by the local planning authority.
REASON: To ensure satisfactory drainage of the site in accordance with Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005).
15. Before development commences, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the local planning authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.
REASON: To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).
16. Before development commences (including demolition) wheel cleaning apparatus must be provided within the application site in accordance with details to be submitted to and approved in writing by the local planning authority, 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 with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

17. The developer shall provide sufficient turning and off-loading facilities for delivery vehicles within the limits of the site together with an adequate parking area for those employed in developing the site.
REASON: In the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
18. Unless expressly exempted, all existing buildings on the site shall be demolished and all the materials arising from such demolition shall be completely removed from the site within 1 month of the completion of the development hereby permitted.
REASON: The removal of the existing buildings are required as part of the visual improvement benefits arising from the proposal in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).
19. Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of investigation or remediation must not commence until parts 1 to 4 of this condition have been complied with. 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 condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

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 contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of hydrocarbon contamination beneath the existing buildings and tar fume condenser plinths;
- (ii) results of recent monitoring of organic vapour concentrations at the existing monitoring wells
- (iii) 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,
 - archaeological sites and ancient monuments;
- (iv) 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'.

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.

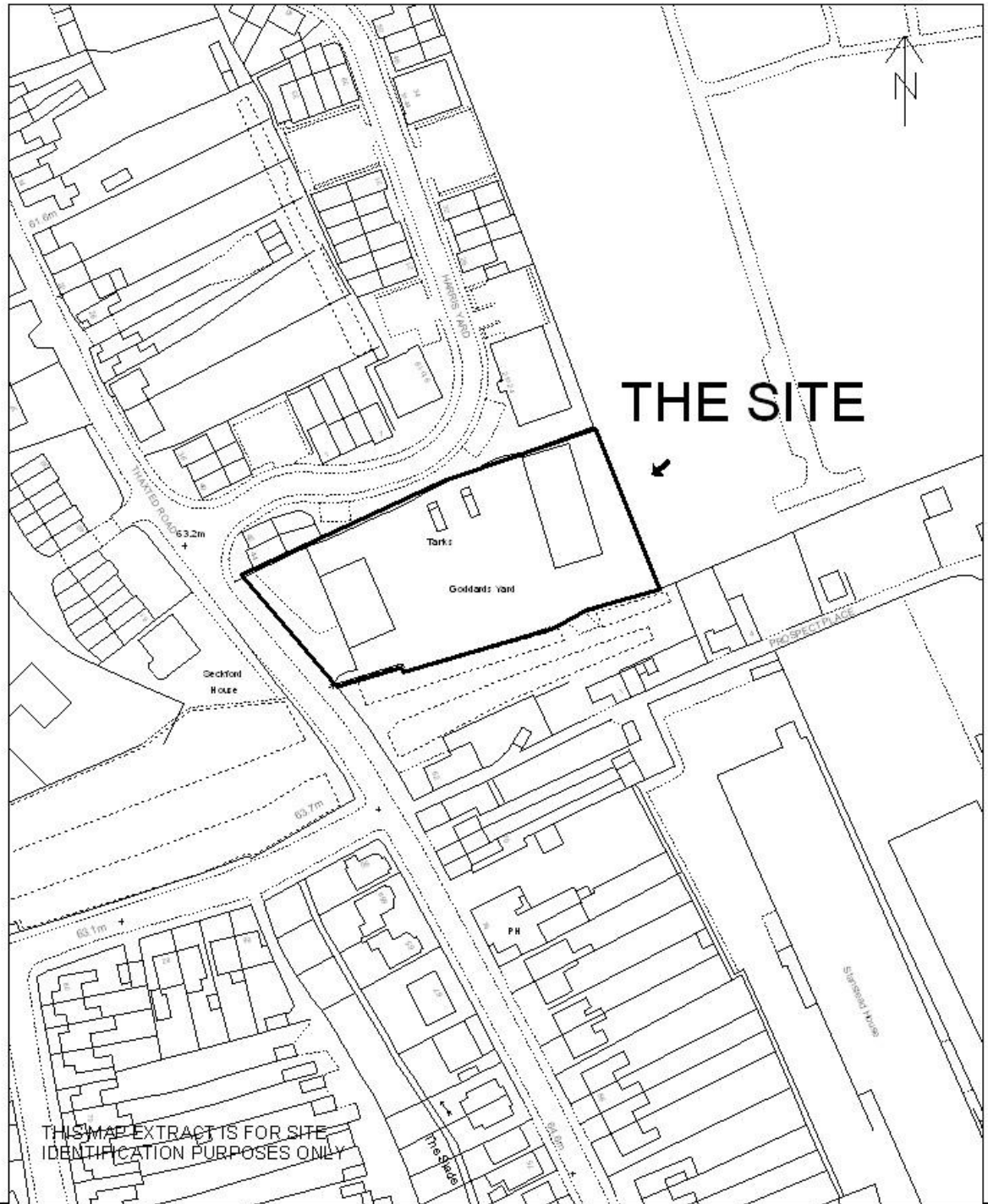
REASON (common to all parts): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy ENV14 of the approved Uttlesford Local Plan (adopted 2005).

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

REASON: The further extension or alteration of the dwellings hereby permitted may have a detrimental impact on the amenity of adjoining neighbours in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

21. No development shall take place until cross-sections of the site and adjoining land, including details of existing levels around the dwellings hereby permitted and any changes in level proposed, together with the proposed floor levels within the dwellings, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed development will not have an overpowering effect in the streetscene or upon neighbouring properties in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).



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DATE:09/08/2012

MAP REFERENCE:IL5438SE

SCALE:1:1250