

UTT/1127/12/DC – (SAFFRON WALDEN)

(Application by UDC)

PROPOSAL: Reduction of raised ground

LOCATION: Land at Elizabeth Way

APPLICANT: Uttlesford District Council

AGENT: Uttlesford District Council

GRID REFERENCE: TL 549-386

EXPIRY DATE: 25 July 2012

CASE OFFICER: Mrs S Heath

1.0 NOTATION

1.1 Within development limits.

2.0 DESCRIPTION OF SITE

2.1 The application site comprises an area of land situated to the east of Elizabeth Way. It is covered predominantly by wild grasses. The site is elevated from the road and adjacent to St James Court and Lavender Field both residential areas, to the rear of the site is Saffron Walden Community Hospital. The proposed site area is 0.075 hectares. The land is owned by Uttlesford District Council as a result of a section 106 agreement with the developer of the former Multiflora site in the late 1980's which was a mixture of residential and industrial use. The soil was deposited there as part of the landscaping works when the Multiflora site was developed.

3.0 PROPOSAL

3.1 The land in question is to the east of the site. The application proposes the reduction of a mature earth bund, this will require engineering works to remove topsoil and subsoil from the land. This will involve up to 100 eight wheeled tipper lorry movements. The soil will be excavated by a large 360 degree tracked excavator. It is proposed to reduce the level of the land by two metres. Approximately 900 cu M. of soil will be removed. This is part of necessary excavation works to implement the reconstruction of the Slade culvert beneath this land for which permission has been applied for from the Environment Agency

4.0 APPLICANTS CASE

4.1 A design and access statement has been submitted as part of the application and is available on file. The culvert which is situated beneath the land has become unstable and requires replacement. Where the culvert lies beneath the raised ground it is up to six metres deep and by reducing the elevation of the earth, loading to the replacement culvert will be significantly reduced. The contractor will be under duty to clear any debris from the highway within a kilometre radius of the site with a mechanised street sweeper. Any damage to made to the pavement, kerbs or road surface will be put right at the end of the job. The wild grasses and natural fauna will be reinstated once the works are complete, the restored site would soon blend into the existing landscape. The soil will be taken away to land fill.

5.0 RELEVANT SITE HISTORY

5.1 UTT/0465/81 Change of use from disused nursery to residential, commercial and layout of roads and sewers to serve industrial development. Approved 01.06.81

UTT/0217/83 Proposed erection of 67 dwellings and light industrial premises. Approved 16.08.83.

UTT/0170/94/OP Detailed application for the erection of 13 dwellings and provision of public open space. Approved 08.12.94

6.0 POLICIES

6.1 Uttlesford District Local Plan 2005

- NPPF
- Policy S1
- Policy GEN1
- Policy GEN2
- Policy GEN7
- Policy GEN 3

7.0 PARISH/TOWN COUNCIL COMMENTS

7.1 As Councillors had an interest in the application the plans were not discussed. Expired 09.07.12.

8.0 CONSULTATIONS

8.1 Oil Pipelines – no apparatus situated within the vicinity of the proposed works. Expired 02.07.12.

8.2 Environment Agency - no objections. The drawings submitted in support of the planning application have already been agreed and consented as part of our Flood Defence Consent process.. Expired 27.07.12

9.0 REPRESENTATIONS

9.1 None received. Expired 02.07.12.

10.0 APPRAISAL

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

- Visual impact, impact on landscaping (ULP Policies S1 and GEN2)
- Access (ULP Policy GEN1)
- Flood risk (ULP Policy GEN3)
- Nature Conservation (ULP Policy GEN7)

10.1 Visual impact

The proposed excavation works are necessary to implement the reconstruction of the Slade culvert beneath this land. The key consideration is to ensure that new development is satisfactory in relation to the character the appearance of the existing and the wider locality. The proposal will result in the removal of approximately 900 cu M of soil and covers an area of 0.075 hectares, visually there will be a significant reduction in gradient, with an approximate reduction in the level of the land of 2 metres. Currently the land is covered with wild grasses and natural fauna which are proposed to be reinstated once the works are completed. The area of land to be excavated is to the rear (east) of the site and is not readily visible from the highway. It is considered that the proposed works are compatible with layout and appearance of the surrounding area, apart from the reduction in land level the site will look very similar and will not have a detrimental effect on the street scene.

Access

Access to the site during the works will involve up to 100 eight wheeled tipper lorry movements and the soil will be excavated by a large 360 degree tracked excavator. The applicant has stated that the contractor will be under duty to clear any debris from the Highway within a kilometre

radius of the site and any damage to the pavement, kerbs or road surface will be put right. These are issues that can be dealt with by way of condition. Access will be required to the site during construction and following completion access is required for pedestrians and grounds maintenance vehicles such as lawn mowers. It is considered that the proposed reduction to the bund will be of benefit to users due to the reduction in gradient.

Flood risk

The site is not within an area of flood risk however it is within 20 metres of a watercourse, the Slade. The Environment Agency were consulted and the drawings submitted in support of the planning application have already been agreed and consented as part of their Flood Defence Consent process.. Expired 27.07.12

Surface water will be disposed of via the existing watercourse.

Nature Conservation

It is not considered that the proposed works will have a harmful effect on wildlife or geological features. The site does not contain protected species or habitats for protected species. Currently the land is covered with wild grasses and natural fauna which are proposed to be reinstated once the works are completed. A condition can be imposed to ensure that this is adhered to.

7.0 CONCLUSION

7.1 The proposal is considered to be necessary in order to implement the reconstruction of the Slade culvert and is in accordance with the relevant ULP Policies. The proposal is considered to be acceptable and is recommended for approval.

RECOMMENDATION – APPROVAL WITH CONDITIONS

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

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

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

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

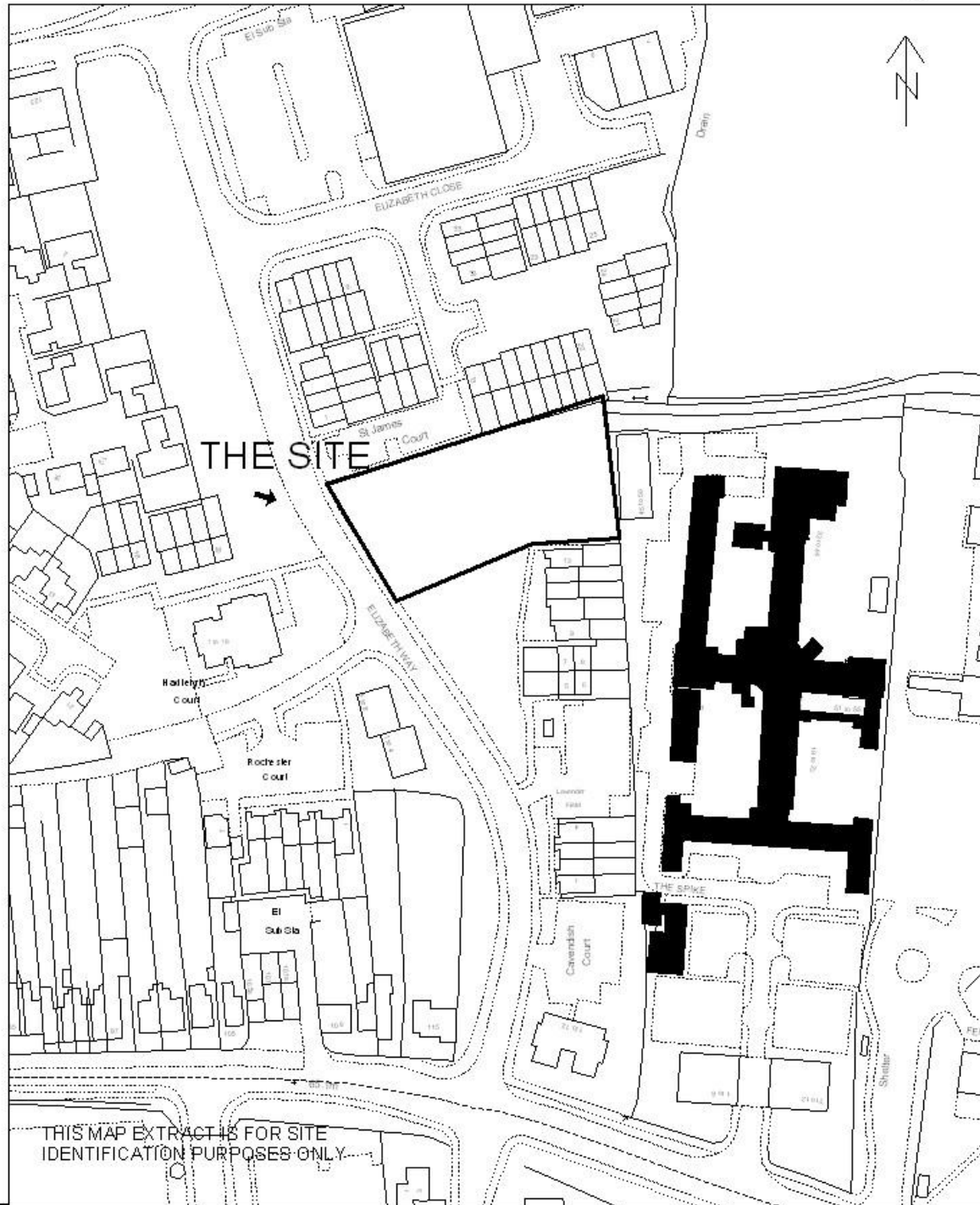
3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

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).

4. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.

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



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DATE:09/08/2012

MAP REFERENCE: TL5438 NE

SCALE:1:1250