

**UTT/12/5235/DFO (Saffron Walden)**

**PROPOSAL:** Submission of reserved matters pursuant to outline planning permission UTT/0400/09/OP with regard to the creation of an access road to serve the land approved for employment uses.

**LOCATION:** Land at Ashdon Road, SAFFRON WALDEN

**APPLICANT:** Persimmon Homes

**AGENT:** JCN Designs

**EXPIRY DATE:** 14.12.12

**CASE OFFICER:** Nigel Brown

**APPLICATION TYPE:** MAJOR

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**1. NOTATION**

- 1.1 Within Development Limits. SW3 Land South of Ashdon Road. SW4 Land adjoining the Saffron Business Centre. Within HSE Risk Zone. Archaeological site (part of site adjacent Ashdon Road)

**2. DESCRIPTION OF SITE**

- 2.1 The application site relates to access to the employment element of the greater Ashdon Road site that has outline planning permission for mixed residential and employment use. This site of 5.35ha is located on the eastern edge of the town, south of Ashdon Road, the Ashdon Road commercial centre and De Vigier Avenue. It is also bounded to the west by dwellings of Elizabeth Close and the Saffron Walden Business Centre, to the south by a Grade II listed complex of flats named 'The Spike' and Saffron Walden Hospital and to the east by Ashdon Road fuel storage depot.
- 2.2 The land is used for agriculture is undulating and falls in height north to south from Ashdon Road to Saffron Walden Hospital by just over ten metres and also falling down east to west. There are trees and hedgerows to meet boundaries except for a field access onto Ashdon Road near De Vigier Avenue a short section near to Elizabeth Close and to the oil storage depot whose boundaries are marked by two metre high chain link fencing and a small group of tall conifers. The Slade watercourse follows the southern boundary of the site.
- 2.3. The proposed access is directly onto Ashdon Road and serves the eastern part of the general Ashdon Road site. The proposed access, the subject of this application, lies on the eastern extreme of the site and is separated from the residential element of the site by a landscape buffer. This buffer and the residential development to the west of this proposal was considered under planning reference UTT/1572/12/DFO at this Committee on 14 November 2012.

### **3. PROPOSAL**

- 3.2 The proposed scheme comprises the creation of an estate road with the land approved for employment uses, the road is 6.75 metres wide, with a 2.0 metre wide footway on either side, and will be built to adoptable standards, including a blacktop finish,. The road is just over 190 metres long, with a drop of just over six metres as it heads downhill from Ashdon Road.
- 3.3 The junction between the road and Ashdon Road was approved as part of the outline planning permission UTT/0400/09/OP, including 4.5 metres by 90.0 metre sight splays in either direction and asymmetrical kerb radii (15.0 metres to the east and 17.0 metres to the west) 2.0 metre wide footways flank the road from the Ashdon Road frontage, connecting the new footway that will be added as part of the works within the residential land and running the entire length of the road. The road tapers from the junction to a width of 6.5 metres and follows the eastern boundary of the residential land until the boundary turns due south, at which point the road turns eastwards and a turning head is formed in the space created.
- 3.4 A scheme for the development of the employment has not been drafted beyond the illustrative scheme that forms part of the Design and Access Statement that accompanied the application for outline planning permission, but the road is designed so that it can be extended eastwards as far as the site boundary, or be accessed via spur roads at any point along its length.

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

- 4.1 The applicant has submitted a Design and Access Statement (dated September 2012), in support of the planning application.

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

UTT/0400/09/OP, Mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works, Granted subject to Section 106 Obligation, 24.7.12

UTT/1572/12/DFO, Details following outline (Mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works) Considered at Planning Committee 14.11.12

### **6. POLICIES**

#### **6.1 National Policies**

NPPF

## **6.2 Essex Replacement Structure Plan 2001**

No policies relevant.

## **6.3 Uttlesford District Local Plan 2005**

Policy ENV 8- Impact on other landscape elements

Policy GEN1 – Access

Policy GEN2 – Design

Policy GEN8 – Parking

Policy H4 – Backland Development

Policy S7 – The Countryside

## **6.4 Supplementary Planning Policy**

SPD Parking

## **7. TOWN COUNCIL COMMENTS**

### **7.1 Saffron Walden Town Council**

7.2 No objections

## **8. CONSULTATIONS**

### **8.1 Essex County Highways**

The previous outline planning application UTT/0400/09/OP was subject to Section 106 legal agreement dated 24.7.12 which required highway related financial contributions and works.

On the basis that this legal agreement is considered to be in place and the secured financial contributions and works are forthcoming the highway Authority would not wish to raise an objection to the above application.

### **8.6 Fisher German (Gas Pipelines)**

Standing Advice

## **9 REPRESENTATIONS**

None received

## **10 APPRAISAL**

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

A The principle of development (ULP PolicyS7, NPPF)

B The visual impact and residential amenity (ULP Policy GEN2)

C Access and Parking (ULP Policies GEN1 and GEN8)

- A The principle of development (ULP Policies S7, H4, H10, NPPF)
- 10.1 Outline planning permission has been granted for the erection of 130 dwellings, 3800 square metres of B1 units and associated Access Points, Play Areas, Open Space, Landscaping and associated Ancillary Works through reference UTT/0400/09/OP dated 24.7.12. Access was approved at the outline stage with appearance, landscaping, layout and scale reserved.
- 10.2 This submission considers solely the dedicated access with respect of the employment element of the mixed development. The provision of a separate access was in response to Planning Committee's request for a separated access between the residential and employment element of the development.
- B The visual impact and residential amenity (ULP Policies GEN2 & GEN4)
- 10.3 The proposed employment element and the dedicated employment access is located to the west of the site adjacent and opposite to existing business activities at the Ashdon Road Commercial Centre and oil storage depot. The proposed business access would therefore not change or harm this important entrance to the town.
- 10.4 The considered reserved matters planning application for the housing element of the development (reference UTT/1572/12/DFO), does include an approved landscape buffer between the housing development and the employment element. As such it is considered that the proposed access for the employment development would respect and reflect the well planned and landscaped elements of the mixed development.
- C Access and Parking (ULP Policies GEN1 and GEN8)
- 10.5 Essex County Council Highways have raised no objections to the proposed access onto Ashdon Road. It should be highlighted that approved outline planning permission for the mixed development (UTT/0400/09/OP) did include a Section 106 Obligation securing a financial contribution of £250,000 towards highway improvement works in the vicinity of the site.

## **CONCLUSION**

- 10.18 It is concluded that the proposed development is considered acceptable in terms of the access and layout reserved matters of UTT/0400/09/OP are considered satisfactory.
- 10.19 Suitable conditions regarding landscaping, highways, materials, levels, energy efficiency, bin storage, parking, accessibility, construction, ecology drainage and specific conditions regarding the delivery of the football pitches and footpath link are included within the outline planning permission UTT/0400/09/OP and do not need to be repeated here. No further detailed conditions are required specifically for this reserved matters planning application.

## **RECOMENDATION- UNCONDITIONAL APPROVAL**

1. The permission shall be read in conjunction with the outline planning approval granted under UTT/0400/09/OP, and the obligation made under Section 106 of the Town & Country Planning Act 1990, relating to this site..