

UTT/12/5226/FUL (SAFFRON WALDEN)

PROPOSAL: **Erection of 31 sheltered apartments including communal facilities, access, car parking and landscaping.**

LOCATION: **Lodge Farm, Radwinter Road, Saffron Walden**

APPLICANT: **Churchill Retirement Living Ltd**

AGENT: **Planning Issues Ltd**

GRID REFERENCE:

EXPIRY DATE: **7/12/2012**

CASE OFFICER: **Consultant (Alison Hutchinson)**

APPLICATION TYPE: MAJOR

1. NOTATION

1.1 Within development limits. Partially within Conservation Area.

2. DESCRIPTION OF SITE

2.1 The application site, located on the southern side of Radwinter Road is currently partially used as a coach depot and for the storage of plant and machinery. The site is mostly open and slopes upwards to the south with single storey structures along the eastern and northern boundaries. A two storey building is located gable end onto Radwinter Road and the site is screened from the road by a high, prominent flint and stone wall of some 4 metres in height. To the west, the site is located adjacent to the former gas works which is currently being redeveloped for residential development. To the east, is a veterinary surgery whilst to the south are the modern residential properties in Harris Yard. Opposite the site on the northern side of Radwinter Road are residential properties and the junction with Hollyhock Road.

3. PROPOSAL

3.1 This application seeks full planning permission for the redevelopment of the site to provide 31 sheltered apartments for the elderly. The apartments would be provided in a T shaped building fronting onto Radwinter Road and extending back into the site. The building will be predominantly two and a half storeys providing accommodation on three floors but dropping down to two storeys on the east and western wings. The building will provide self-contained 1 and 2 bedroom apartments with a communal lounge and laundry and will be designed for lifetime homes.

3.2 Externally, the building will be constructed mainly of brick and flint with a slate coloured roof and will incorporate projecting bays and set backs in the main building to introduce visual interest within the massing of the development. The building will be elevated above Radwinter Road due to the slope within the site and it is intended to retain the frontage wall but at a reduced height of 3.1m.

3.3 The existing vehicular access from Radwinter Road would be repositioned towards the eastern boundary of the site and access into the site would be via an underpass

with car parking for 11 cars at the rear. The remainder of the site would be landscaped and retained for communal garden.

- 3.4 A separate application has been submitted for Conservation Area Consent for the demolition of the existing buildings within the site and for the reduction in height of the wall. (UTT/5227/12/CA) That application is the subject of a separate report to this committee.

4. APPLICANT'S CASE

- 4.1 The applicants specialise in the provision of purpose built apartments specifically designed for the elderly and have built similar developments throughout the country. The proposal is designed to meet the needs of independent retired people and the apartments are sold with a lease containing an age restriction which ensures that only people over 60 years of age or over, or those with a partner of at least 55 can live in the development. A management company will employ a lodge manager to provide on-site security and assistance for the residents.
- 4.2 A Transport Statement is submitted which confirms that the site is within a highly sustainable location near to the town centre. As a consequence, the provision of 11 parking spaces is considered to be adequate and is in line with the applicants' normal provision on these sites.
- 4.3 The applicants have been asked to provide more information in respect of the number of car parking spaces required at this site and at others that they operate and also information about service vehicles. They have advised that parking surveys have been undertaken at other Churchill Retirement Living Lodge sites which have confirmed that the parking levels provided are sufficient to accommodate the demands of the development residents. The surveys show that most of the sites have free parking spaces and provide levels of parking similar to that proposed on the application site.
- 4.4 The proposed parking area will accommodate the vast majority of the service vehicles that visit the site. The provision of a free Churchill Retirement Living moving service means that large removal vehicles will not need to visit the site and this will help to protect the operation of Radwinter Road.
- 4.5 Staff are not allowed to park on site, the Lodge Manager is employed from the local area and they are encouraged to use sustainable modes of transport to get to work. They are only allowed to park on site if there are vacant spaces allowing for this and must always use the furthest space away from the entrance.

5. RELEVANT SITE HISTORY

- 5.1 There are no recent relevant planning applications. The most recent applications for the site were in 1976 and 1975:
- 5.2 UTT/0029/76 - Application for the open and enclosed storage of plant and other materials used in connection with the business. Approved
- 5.3 UTT/0618/75 - Proposed erection of 14 no maisonettes (2 person) and 6 no houses (3 person) Approved.

6. POLICIES

6.1 National Policies

- The 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 H2 Affordable Housing
- Policy ENV7 Quality in the Built Environment

6.4 Uttlesford District Local Plan 2005

- Policy S1 Development Limits for the Main Urban Areas
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN6 Infrastructure provision to support development
- Policy GEN7 Nature Conservation
- Policy GEN8 Vehicle Parking Standards
- Policy ENV1 Design of Development within Conservation Areas
- Policy ENV12 Protection of Water Resources
- Policy ENV14 Contaminated Land
- Policy H3 New Houses within Development limits
- Policy H9 Affordable Housing
- Policy H10 Housing mix
- Policy SW2 Residential Development within Saffron Walden's Built Up Area

6.5 Supplementary Planning Documents

- Parking Standards: Design and Good Practice
- Accessible homes and play space (Nov 2005)
- Energy Efficiency and Renewable Energy (October 2007)

7. TOWNCOUNCIL'S COMMENTS

7.1 The Committee has no objections to the proposed development.

8. CONSULTATIONS

Highways Authority (Essex County Council): No objections to the development subject to conditions.

Environment Agency: Consider that planning permission should only be granted to the proposed development as submitted if the planning conditions set out in the EA's letter are imposed. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and the EA would wish to object to the application. The conditions required relate to remediation of contamination and to protecting groundwaters.

Natural England: The presence of bats has been found. The scale of impact is low and mitigation is proposed that is appropriate and proportionate to the scale of impact. Permission can be granted subject to appropriate conditions including detailed mitigation and monitoring strategy for bats.

Environmental Health Officer Air quality would be satisfactory. However, there is potential for noise and dust to adversely affect nearby properties during the demolition and construction phases and conditions are requested relating to this part of the development. In addition, the Phase 1 Environmental Report indicates that there is a moderate risk of contamination and conditions are required relating to further investigation and appropriate remediation. These are similar to those required by the EA.

Affinity Water: The site is within the Environment Agency's defined groundwater Source Protection Zone corresponding to Debden Road Pumping Station. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and best Management practices.

9. REPRESENTATIONS

9.1 No letters of representation have been received.

10. APPRAISAL

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

- A. The principle of redevelopment of this site for residential development (ULP Policies S1, S3, SW2 and GEN2)
- B. Design of the Proposals and whether they are in keeping with the character of the area including the Conservation Area (ULP Policies GEN1, GEN2, GEN8 and ENV1, SPD: Parking Standards – Design and Good Practice; Development Management Policies, adopted by Essex County Council February 2011 and adopted by Uttlesford District Council 17 March 2011)
- C. Whether the proposal would adversely affect the amenity values of future and neighbouring residents (ULP Policy GEN2)
- D. Affordable Housing and Mix of Dwellings (ULP Policies H9 and H10)
- E. Contamination (ULP Policy ENV12, ENV14)
- F. Other material considerations

A. The principle of redevelopment of this site for residential development (ULP Policies S1, S3, SW2 and GEN2)

10.2 The application site forms part of the area identified for residential purposes on the Proposals Map of the Uttlesford Local Plan 2005 and under Policy SW2 as the Land to the East of Thaxted Road. The Local Plan confirms that the area in question comprises uses which are not good neighbours and that their removal and the redevelopment of the site for housing would represent a planning gain. To date, redevelopment has already taken place to the south on Harris' Yard and planning permission has been granted and is currently being implemented for residential redevelopment of the land to the west of the current application site on the old gas works site. Apart from Jessaumes Yard to the south, the application site represents the last part of this allocated site to come forward for redevelopment.

The principle of development of this site is already established and is in accordance with Policy SW2 together with Policies S1 and S3 of the Local Plan

B Design of the Proposals and whether they are in keeping with the character of the area including the Conservation Area (ULP Policies GEN1, GEN2, GEN8 and ENV1, SPD: Parking Standards – Design and Good Practice; Development

Management Policies, adopted by Essex County Council February 2011 and adopted by Uttlesford District Council 17 March 2011)

Access to the site would improve and relocate the existing access into the site to a slightly more easterly position. There are no objections from the local highway authority and the proposal is in accordance with ULP Policy GEN1.

Policy GEN2 requires good design and for development to comply with the criteria set out in that policy as well as the Council's SPG's and SPD's. Furthermore, the northern part of the site is located within the Conservation Area and there is therefore a need ensure that the development preserves or enhances the character and appearance of the Area.

The application proposes the demolition of the existing buildings on the site including the two buildings within the Conservation Area but will retain the frontage flint wall at a reduced height of 3.1m. The report on the application for Conservation Area Consent is included on the Committee Agenda recommends approval of the proposals for demolition.

The proposed sheltered units are accommodated within a single building that will present its main frontage onto Radwinter Road and therefore will be viewed from within the Conservation Area. The main frontage of the building is predominantly two and a half storey and incorporates projecting bays and set backs, creating visual interest within the massing of the building. Materials reflect the local context with a combination of orange facing brick, flint and darker red feature brickwork combined with slate colour roofing. Cream/white weather boarding is used as a contrast both on the frontage above the and elsewhere on the building.

Due to the difference in levels within the site, the building will be elevated above the level of Radwinter Road by some 2 metres and has the potential for dominating this section of Radwinter Road. However, the building is set back into the site by approximately 6.5metres. This, combined with the retention of the flint wall along the road frontage at 3.1 metres and the building of a further section of wall on the eastern side of the access, will reduce the impact of the building from Radwinter Road and it is considered that the building will not be significantly higher than its neighbouring properties. Sections have been provided to show the relationship with adjoining buildings and show that the application proposal is in scale with the neighbouring buildings.

The return elevations are predominantly two and a half storey with a middle three storey section. Flint is used less often, being replaced by ivory render but the elevations continue with the use of projecting bays, contrasting materials and detailing and varying height.

It is considered that the design is in keeping with the character of the area and the development will provide a positive enhancement to this part of the Conservation Area. The application is therefore in accordance with Policy ENV1 and GEN2.

Car parking on the site is limited to 11 spaces for the 31 units and a bay for parking mobility scooters. The applicants have advised that this is their normal ratio (0.33parking spaces per unit) and from their experience of operating other similar sites where they are located close to town centres, there is no need to provide additional parking. The adopted parking standards would require a total of 31 car parking spaces together with cycle and powered two wheeler spaces and mobility scooters. However, the adopted standards allow for a reduced parking standard in

urban areas where there is frequent and extensive public transport and cycle and walking links to facilities.

The applicants have confirmed that the site is well served by public transport with bus stops nearby and is highly accessible in relation to local shops and other local services. Few of the residents in sheltered accommodation retain their cars and studies of other developments owned and operated by the applicants show that traffic movements are limited to around 45 movements a day. The applicants have advised that whilst the accommodation is available to purchase by residents aged 60 and above, in actual fact, the average age of occupiers is 78 and few drive or own cars. On the basis of this evidence and the proximity of the site to the town centre, it is considered that a reduced car parking standard could be adopted in this instance.

The parking spaces measure 2.4 x 4.8m and are therefore smaller than the parking bay sizes set out in the adopted Parking Standards – Design and Practice. The applicants have been asked to amend the plans to reflect the adopted parking standards but have stated that there is no need and that the size proposed works perfectly well and is used on other sites within the district.

The building design is such that the underpass with first floor over will limit the height of vehicles that can access the site. The site is located close to the junction of Radwinter Road and Thaxted Road where there is frequent congestion and queues at the traffic lights. There is therefore the potential for additional congestion if any larger vehicles that need to visit the site are not able to pull off the road.

The applicants have explained that deliveries will be limited to 3 ton vans and that part of the offer and attraction for future residents is that the apartments can come ready furnished avoiding the necessity of residents having to move furniture. As a consequence, it is not necessary to make provision for furniture lorries or other larger vehicles within the site. The bin store is located at the front of the site behind the newly constructed flint section of wall and will not require refuse vehicles to enter the site.

It is considered that there is some justification for the limited provision of parking on the site, bearing in mind the specialist nature of the accommodation. Whilst the underpass is relatively low and will prevent the larger vehicles from entering the site, the feature provides an attractive element in the design of the building and helps to limit views into the rear, more private area. It is considered that the application proposals comprise an attractive and acceptable redevelopment of this currently unattractive site and will contribute to the character of the area and will provide a positive enhancement of this part of the Conservation Area in accordance with Policies ENV1 and GEN2 of the Local Plan.

C Whether the proposal would adversely affect the amenity values of future and neighbouring residents (ULP Policy GEN2)

The proposed sheltered accommodation has been specifically designed to meet the needs of its future residents. The apartments are all self-contained but residents have access to communal areas and facilities and the building and apartments are to be designed as lifetime homes. A lodge manager will be present at the site during the daytime and will have an office close to the entrance of the building. An emergency call system would be fitted in each of the units and communal areas for use outside the manager's working hours. There are no private garden areas and the land around the building will be laid out as landscaped communal garden. Parking and the main access into building will be on the eastern side.

The Thaxted Road/Radwinter Road junction is an acknowledged Air Quality Management Area (AQMA) and also suffers from congestion. Due to the site's proximity to the designated AQMA and the possible implications that the scheme could have, an Air Quality Impact assessment has been submitted with the application. This confirms that the air quality would be satisfactory for the proposed development.

The proposals have been the subject of preliminary discussions between your officer and the applicants and issues of amenity have been raised in respect of the potential of overlooking and the loss of light and overshadowing of the adjacent neighbouring properties.

The proposal does not provide the 25m back to back distance with the existing residential properties in Harris Yard as set out in the Essex Design Guide. However, there would be no direct overlooking between the properties as windows are omitted from all habitable rooms on the rear (southern) elevation and the only windows are those serving the corridor to the apartments. Furthermore, there is a significant difference in levels between the properties in Harris Yard and the site with the result that the new building would be set at a level some 3m lower than the existing houses. The new development would not, therefore, have an overbearing impact upon those properties.

The former gas works site to the west of the application site is currently under construction for nine dwellings (Spring Mews). The nine dwellings are arranged in rows and are positioned at right angles to the current application site. Two of the gables of these dwellings will be adjacent to the boundary but contain no windows and there will be no direct overlooking into the properties from the sheltered accommodation. However, the western elevation of the current proposal is 2.5/3 storey with main accommodation windows and some balconies. The majority of these rooms and balconies will look towards the properties in Spring Mews but will overlook the public areas of the road and front gardens. There is the potential however, for some overlooking of the garden of Plot 4 from the sheltered unit and it is considered that care will be needed to ensure an acceptable landscaping and boundary treatment at this point.

It is not considered that there would be any significant adverse loss of privacy or overshadowing of adjacent dwellings and that in many cases, the properties will have an improved environment with the removal of the existing uses on the site. The development of purpose built sheltered units will provide an acceptable level of accommodation and amenity for the future residents and it is considered that the proposals comply with Policy GEN2 of the Local Plan.

D Affordable Housing and Mix of Dwellings (ULP Policies H9 and H10)

Policy H9 requires that 40% affordable housing is provided on sites having regard to market and site conditions. In this instance, the affordable housing requirement would be some 12 units. The applicants have submitted that the provision of affordable housing within a development of this nature is not appropriate. There is insufficient room within the site to provide the housing and the nature of the site and the proposed development does not lend itself well to the separation of tenures. Similarly, it would not be possible or appropriate to provide the affordable units within the building. The applicants have therefore offered an off-site contribution.

Your officers agree that it would be inappropriate for affordable housing to be provided on site and the Council has therefore been in discussions with the applicants to agree an acceptable level of contribution. It has been agreed between the parties that a sum of £395,000 towards off-site affordable housing would be acceptable and the applicants are in the process of preparing a Unilateral Undertaking to facilitate this.

It is considered therefore that the specialist nature of the development warrants the relaxation of the requirement for on-site affordable housing in this instance and that subject to receiving the Unilateral Obligation, planning permission should be granted contrary to the provisions of Policy H9.

The proposal is for private owned sheltered accommodation. Based upon the applicants report on the need for sheltered accommodation in Uttlesford, the district has a far greater provision of sheltered housing by Registered Providers (81.6%) compared to the private sector (18.4%). The current proposal will therefore contribute to the mix and range of housing within the district as required by Policy H10.

E Contamination (ULP Policy ENV12, ENV14)

The Phase 1 Desk Top Study submitted with the application indicates the potential for contamination within the site and there will be a need for investigation work to take place to establish whether there is contamination and the extent of it. The Environment Agency has been consulted on the proposals and has confirmed that subject to their recommended conditions being imposed on any planning permission they do not object to the proposal. The site is situated within a Source Protection Zone 2 of the EA's groundwater protection document and therefore the conditions are also required to ensure that the potential for contamination to spread to the groundwater is mitigated. The conditions are therefore considered necessary to ensure the proper treatment of the land and to ensure that the site is made safe for future and existing residents. The application therefore complies with Policy ENV14.

D Other material considerations

The preliminary Ecological Appraisal highlighted the presence of bats within the site. A Bat Survey has therefore been undertaken and has confirmed that the site supports a roost for a small number of Long-eared and occasional Pipistrelle bats. Mitigation and enhancement measures are therefore proposed as part of the development and include the provision of a new loft space in the new building with bat access features. Subject to the implementation of the mitigation and enhancement measures set out in the Report, the application is considered to be acceptable and in accordance with Policy GEN7 and permission can be granted.

It is considered that there are no other material considerations.

11. CONCLUSION

- 11.1 The proposed redevelopment of the Lodge Farm site for residential purposes is acceptable and will facilitate the improvement and enhancement of the site and remove an unacceptable use close to residential properties. The proposals will also enhance the character and appearance of this part of the Conservation Area. As such the proposal complies with relevant Development Plan policies and the NPPF.

RECOMMENDATION – CONDITIONAL APPROVAL Subject to the submission of a Unilateral Undertaking relating to the provision of £395,000 towards off-site affordable housing contribution.

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. Each unit of the residential home hereby permitted shall be occupied only by:
 - i. persons of 60 years of age or over;
 - ii. persons living as part of a single household with such a person or persons;
 - iii. persons who were living as part of a single household with such a person or persons who have since died.

REASON: In the interests of the special circumstances surrounding the approval, highway safety, parking provision and educational contributions for school places in accordance with Policies H3 GEN1, GEN2, and GEN8 of the Uttlesford Local Plan (adopted 2005) and ECC Parking Standards (adopted 2009).

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

Topographical Survey	210417/SU-01	
Location Plan	40010SW-	PL01
Site Plan	40010SW-	PL02 Rev A
Floor Plans	40010SW-	PL03
Elevation Sheet 1	40010SW-	PL04 Rev A
Elevation Sheet 2	40010SW-	PL05 Rev A
Elevation Sheet 3	40010SW-	PL06 Rev A
Computer Generates Images	40010SW-	PL07
Site Plan - Distances to Boundaries	40010SW-	PL08 Rev A
Tree protection Plan	11346-BT2	.

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. 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 and ENV1 of the Uttlesford Local Plan (adopted 2005).

5. Prior to the erection of the development hereby approved 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 means of enclosure;
- iii 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).

6. 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 brought into use and any apartment 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).
7. Before any work hereby authorised begins a scheme shall be submitted to the local planning authority setting out the method and steps to be taken to reduce the flint wall along the frontage of Radwinter Road to 3.1m in height, its repair and any coping and the measures to be taken to secure the safety and stability of that part of the flint wall which is to be retained. Such steps shall, where necessary, include measures to strengthen the wall and to provide protection for the structure against the weather during the progress of the works.
REASON: In the interests of the appearance of the development and conservation area, in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).
8. The new section of wall to the west of the new access shall be constructed in accordance with a plan indicating the design, height and materials of this section of wall and which shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and the new wall shall be completed prior to the occupation of the dwellings hereby approved.
REASON: In the interests of the appearance of the site and to preserve and enhance the character and appearance of the Conservation Area in accordance with Policies GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).
9. Demolition or construction works (including deliveries) shall not take place outside 7.30 hours to 18.00 hours Mondays to Fridays and 8.30 hours to 14.00 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)
10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing

by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of the amenity of surrounding residential premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

11. The dwellings shall achieve Level 3 of the 'Code for Sustainable Homes'. No dwelling shall be occupied until the final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

REASON: In the interests of the promotion of sustainable forms of development and construction and to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy adopted October 2007.

12. The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved development in-use.

The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed.

Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed.

REASON: In the interests of the promotion of sustainable forms of development and construction and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

13. 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).

14. The development hereby permitted shall be implemented in all respects in accordance with the scheme of mitigation/enhancement contained in the Bat Survey Report dated August 2012 submitted with the application and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

15. If the development hereby approved is not commenced within one year of the date of this consent a further wildlife survey of the site shall be carried out to update the information on the species and the impact of development and the survey, together with an amended mitigation strategy as appropriate, shall be submitted to and be approved in writing by the local planning authority and implemented as agreed.

REASON: To comply with the requirements of the Habitats Regulations and to protect species of conservation concern in accordance with Policy GEN7 and PPS9 of the Uttlesford Local Plan (adopted 2005).

16. Prior to the commencement of development 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 Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

17. The building shall not be occupied until the parking area shown on the plan number 40010SW-PL02 Rev A has been laid out and surfaced and that area shall not thereafter be used for any purpose other than for the parking of vehicles of the residents or visitors of the development hereby permitted.

REASON: To ensure that there are adequate parking spaces available at all times and in the interests of highway safety in accordance with Policies GEN1, GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005).

18. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:

1. A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site
2. A further site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to controlled waters.
3. The results of the site investigation and detailed quantitative risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: to ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with the approved details in the interests of protection of Controlled Waters in accordance with Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

19. No occupation of any part of the permitted development, shall take place until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance shall be implemented as approved.
REASON: to ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with the approved details in the interests of protection of Controlled Waters in accordance with Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).
20. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
REASON: to ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with the approved details in the interests of protection of Controlled Waters in accordance with Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).
21. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality. A scheme for surface water disposal shall be submitted to and approved by the local planning authority. The scheme shall be implemented as approved.
REASON: to ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with the approved details in the interests of protection of Controlled Waters in accordance with Policies ENV12 and EV14 of the Uttlesford Local Plan (adopted 2005).
22. Using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
REASON; To protect and prevent the pollution of controlled waters in line with Environment Agency Groundwater Protection (GP3:2008) position statement P10-3. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater in accordance with Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).