

UTT/12/5881/FUL - WIMBISH

PROPOSAL: **Erection of 175 units of single living accommodation for officers, Senior Non-Commissioned Officers (SNCOs) and Junior ranks with associated plant room and parking**

LOCATION: **Carver Barracks, Elder Street, Wimbish**

APPLICANT: **Defence Infrastructure Organisation**

AGENT: **HLM Architects**

GRID REFERENCE: **556945/234587**

EXPIRY DATE: **21 March 2013**

CASE OFFICER: **Maria Tourvas**

APPLICATION TYPE: **Major**

1. NOTATION

1.1 Outside Development Limits, Contaminated, Military Land, Safeguarding Zone, Grade II* Listed Bunker.

2. DESCRIPTION OF SITE

2.1 The application site is located approximately 1.7m south of Saffron Walden and lies between Thaxted Road and Elder Street, outside development limits.

2.2 There are family houses to the east, northeast and south of the application site, to the north is Thaxted Road, towards the south is Elder Street and private residential dwellings, and to the west of the site is a disused airfield, which is under Military ownership, with the countryside beyond.

2.3 The Barracks consists of a number of Military buildings facilitating its function together Officer accommodation. Each building on site consists of a relatively large footprint with open voids framing them.

3. DESCRIPTION OF PROPOSAL

3.1 The application is for the provision of new living accommodation for 125 Junior rank personnel, 16 Junior Officers, 4 Senior Officers and 30 Senior Non-Commissioned Officers which equates to a total of 175 units. The proposed scheme would see associated plant rooms, landscaping and parking spaces. These would be provided in the form of 4 separate buildings.

3.2 The Senior Non-Commissioned Officers building would be located southwest of the site between building no. 41, 87, 203, and 205. The building would consist of 3 storeys with a hipped roof. There would be an external emergency staircase, and a single storey plant room attached to the northwest elevation. The main dimensions of the building is 24.6m (l) x 15.9m (d) with an overall height of 12.1m. A total area of 425.7sqm would be covered.

- 3.3 This would provide 30 self-contained Officer rooms, 10 on each level with utility rooms.
- 3.4 The ground levels here are relatively level. The proposed building would match highest point of building 87.
- 3.5 To accommodate this building an additional 71 car parking spaces will be provided to the west of this building, behind building 205. These spaces would measure at 2.4m x 4.9m. A disabled parking space would be allocated outside the building together with a drop off point.
- 3.6 Three trees would need to be removed to accommodate the development. Some areas would need to be resurfaced and there would be the inclusion of cycle and bin stores.
- 3.7 A new Officers building is proposed to the north of the application site and Building 75, adjacent to an assault course. The proposed building would be two-storeys having total height of 9.2m and dimensions of 27.8m (l) x 18m (d) with a single storey side plant room. This would cover a total area of 440.9sqm. The building would consist of 20 Officer and 4 Senior Office self-contained rooms on the ground and first floor with utility rooms. There would be an external emergency staircase to the west elevation.
- 3.8 A new car park providing an additional 120 spaces is proposed to the north framed around an area of green. There would also be the provision of a disabled parking area to the front of the Officer's building together with a drop off area. A bin and cycle store will be provided adjacent and opposite the building.
- 3.9 The building would be framed by a newly landscaped area providing new trees and hedging. A tree will be lost to the proposed car parking area.
- 3.10 Two Junior Rank Officer blocks are proposed within the centre of the site, between buildings 75, 45, 49 and 23, 47. Each of these blocks would form a 'T' shape and would be similar to other existing buildings in this location 80, 82, 83, 84, and 85.
- 3.11 The proposed Junior Rank Buildings would be both approximately 10.9m in height and 3 storeys in height, with external emergency staircases at each end of the buildings with a plant room that would be located between the two blocks.
- 3.12 The buildings would be 43.4m (l) x 35.2m (d) (Block A) and 53.1m (l) x 30.4m (d) (Block B). Block A has 20 self-contained bedrooms, 3 common rooms and utility rooms on each level. Block A would provide a total of 60 bedrooms. Block B has a similar layout however the ground floor consists of 21 bedrooms, first and second floor has 22 bedrooms each. Block B would provide a further 65 bedrooms.
- 3.13 The proposed plant room would be 13m (l) x 4.4m (d) x 5m (h) that would be constructed out of the same material as the main buildings. Cycle and bin stores, also disabled parking spaces and drop off points are proposed outside the 2 blocks.
- 3.14 A number of trees would be removed from the field to accommodate the 2 blocks, however a new landscaping scheme is proposed as a compensation measure.
- 3.15 The buildings are proposed to be constructed out of smooth buff brick and Brown Marley roll interlocking roof tiles which would match other existing buildings on site. On each of the proposed buildings there would be a curtain wall which would be configured of an alternative brick that would define the main entrances to the buildings.

4. APPLICANT'S CASE

- 4.1 In support of the application a Design and Access Statement (November 2012), Ecological Risk Appraisal and Bat Roost Potential (4 October 2012 & 25 January 2013), Geotechnical Design (26 February 2013), Flood Risk Assessment (23 November 2013).

5. RELEVANT HISTORY

- 5.1 There are numerous previous planning applications relating to the above site of which those more recent or relevant have been listed below;
- 5.2 UTT/1834/03/GD - Retention of existing Building 57 identified to be demolished on consent UTT/1155/01/GD – No objection
- 5.3 UTT/0482/05/GD - Erection of building for training, storage and offices – No objection
- 5.4 UTT/0791/05/GD - Erection of a 3 storey, 46 bed (SNCO) accommodation & linked SNCO Mess building & kitchens – No objection
- 5.5 UTT/0211/08/GD - New vehicular and pedestrian access, alteration to existing access – Refused 2008
- 5.6 UTT/0935/09/GD - Proposed 3 storey modular temporary accommodation block – Granted 2009
- 5.7 UTT/0938/09/GD - Proposed single storey temporary office block – Granted 2009
- 5.8 UTT/1525/09/FUL - Erection of 1 No portakabin and 2 No storage containers and relocation of existing marquee – Granted 2010
- 5.9 UTT/2278/10/FUL - Proposed open fronted vehicle store – Granted 2011
- 5.10 UTT/12/5849/LB - Erection of 1.2m high chain link fence to be attached to retaining wall around bunker building – Granted 31.01.2013

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

Policy S7 - Countryside
Policy GEN1 – Access
Policy GEN2 – Design
Policy GEN3 - Flood Protection
Policy GEN4 - Good Neighbourliness
Policy GEN7 - Nature Conservation
Policy GEN8 - Vehicle Parking Standards
Policy ENV14 - Contaminated Land
Policy ENV15 – Renewable Energy

Other Adopted SPD:

- ECC Parking Standards (Design and Good Practice) September 2009 updated since the determination of the application by Uttlesford Local Residential Parking Standards December 2012 which is currently undergoing consultation (consultation expiry January 2013)
- Essex Design Guide
- Accessible Homes and Playspace
- Energy Efficiency and Renewable Energy

7. CONSULTATIONS

Highway Authority

- 7.1 Verbal Response: No objections due to nature of site and its self containment.

ECC Ecology

- 7.2 Initial holding objection regarding insufficient information has since been lifted.

Further to additional information received 29/1/2013, the applicant has now provided full ecology information and consider that the holding objection can be lifted. Therefore no objection raised subject to conditions regarding the protection of breeding birds, prevention of bat roost disturbance, mitigation for the loss of wild bird habitat, and enhancement.

Conservation Officer

- 7.3 Verbally Response: No objections as the scheme would not affect the setting of the Listed Building (Grade II Listed Bunker).

Environmental Health

- 7.4 Further work and information required on Phase 1 desktop study.

NB: This additional information has been since submitted. Any further comments will be verbally reported to the Planning Committee.

NATS

- 7.5 No safeguarding objection

Environment Agency

- 7.6 No objection subject to conditions.

Landscaping Officer

- 7.7 The general arrangement of proposed soft landscaping consisting principally of grassed areas with tree and hedge planting is considered appropriate in its formal simplicity. There are a number of existing trees which would be required to be felled to accommodate the development; however, these would be compensated for by proposed new tree planting.

Recommended that any approval granted is subject to a landscaping condition requiring submission for approval of detailed planting plans, including species, size, and planting centres.

8. PARISH COUNCIL COMMENTS

8.1 No comments received.

9. REPRESENTATIONS

9.1 85 neighbouring properties have been notified of the planning application and the application has been advertised on site. To date one representation has been received. Notification period expired 29 January 2013

Freemans Farm – Concerns raised about drainage and flash flooding. There are issues with the current drainage design on Elder Street. Surface water fall outs from the site. The increase in the development of the Barracks has contributed to these concerns.

10. APPRAISAL

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

- A) Whether the proposed development is acceptable in principle in the countryside;
- B) Whether the propose design and impact is acceptable;
- C) Highways;
- D) Ecology and Landscape;
- E) Contaminated Land;
- F) Flood Risk;
- G) Other material consideration

A) Whether the proposed development is acceptable in principle in the countryside;

- 10.1 The application site is located outside the development limits and the village envelope, where there is a presumption against development. Local Plan Policy S7 states that the countryside should be protected for its own sake, permission will only be given for development that needs to take place there or is appropriate to a rural area and there will be strict control on new buildings. In addition permission would only be granted where there are special reasons as to why the development proposed needs to be there. GEN1 of the local plan emphasises that developments would need to be accessible, with access to main road network and encourages movement by other means of transport than private car. The National Planning Policy Framework has a presumption in favour of sustainable development, seeking a stronger economy, and support rural economy.
- 10.2 The site current is home to 2 squadrons, 33 and 101, with approximately 1000 troops on site at any one time. There is a rotation of teams training at Carver and going out to Afghanistan.
- 10.3 The proposed development has come forward following an in depth review of the accommodation at the Barracks for those who are in temporary accommodation (block no 47) which is due for demolition in 2015 and for personnel which is in transit accommodation already listed for demolition. Some of the accommodation requirement is stated to have stemmed from changing in the manning of the regiment

to meet current operational needs, but primarily this is due to the condition of some of the older elements of accommodation on site at present.

- 10.4 The proposed new living accommodation is procured under the Defence Estates Project SLAM (Single Living Accommodation Modernisation) Prime Contact.
- 10.5 The prime purpose of Project SLAM is to *“deliver Grade 1 accommodation and “Coming Home” is at the core of the design philosophy supporting the ethos of SLAM which is to create a high quality living environment with supporting facilities to come home to, a space able to be personalised with living community creating a strong feeling of “home” and a personal base for the serving soldier, sailor or airman. The greatly improved living conditions are having a beneficial impact on the recruitment and retention of service personnel with a consequential enhancement in their operational effectiveness”*.
- 10.6 The application site is located outside the village envelope which is linked by rural roads with varying speed limits. The site is special by nature due to its function, it is existing and generally self-contained to fulfil its needs and there is an adjacent village shop which serves the local area and a local bus service which stops outside the main entrance on Water Lane.
- 10.7 The proposed development would fulfil an existing shortage in accommodation and replacing existing poor accommodation. A total of 175 units are required following the review of the site
- 10.8 Whilst the overall application site is located within countryside the proposed development need has been outlined and justified within the application submission. Due to the fact that the proposed site is Ministry of Defence land there is an overarching national need for the proposed scheme and therefore it is considered that there are very special reasons for the proposed development to occur on this site. Any resultant impact from the proposed development is considered would be minimal. The proposed scheme is therefore considered to be in accordance with Local Plan Policy S7, GEN1 and NPPF.

B) Whether the propose design and impact is acceptable;

- 10.9 Policy GEN2 requires development to be compatible with the scale, form, layout, appearance and materials of surrounding buildings. Policy GEN2 also requires development to respect the residential amenities of neighbouring properties. Policy GEN4 seeks to ensure that development would not cause material disturbance or nuisance to occupiers of surrounding properties. With the NPPF also seeking good design.
- 10.10 The location of the proposed new accommodation has been pre-determined by the existing accommodation block as well as safety set backs that are required from security fencing (100m) and any parking areas (25m). It has been stated within supporting information that it is essential to place new accommodation blocks adjacent to existing to avoid fragmentation of the ranks, which is stated to have a deleterious effect on moral, command and control.
- 10.11 The overall scale, size, design, heights and materials proposed for the blocks match other buildings on site and therefore it is considered that proposed buildings would be in keeping, in accordance with Local Plan Policy GEN2.
- 10.12 It has been outlined within the accompanying Design and Access Statement that the

construction of the buildings would be the BREEAM equivalent DREAM (Defence Related Environmental Assessment Methodology). It has been emphasized in supporting documents that efforts are made under the SLAM project to ensure that the buildings achieve 'excellent' ratings. Modular construction off site ensures a higher quality construction with minimal waste creation, saving in energy and reduction in carbon footprint. This is in accordance with Local Plan Policy GEN2 and ENV15.

- 10.13 The proposal design and siting of the development avoids any harm being caused to the residential amenities of occupiers of properties located adjacent to the application site. This has been ensured through the orientation and siting of the proposed buildings. This is in accordance with Local Plan Policies GEN2 and GEN4 of the Uttlesford Local Plan (2005).
- 10.14 The siting of the proposed buildings will also not affect the setting of the listed, in accordance with Local Plan Policy GEN2 and ENV2. The Conservation Officer raised no objections to the proposed scheme.
- 10.15 The development proposes the ground floor to be Part M of the Building Regulations compliant which would include main access, WC and bedroom sized to allow for adaption to suit a wheelchair user if required, in accordance with Local Plan Policy GEN1. Due to the personnel fitness requirement to carry out their duties it is stated that there is no requirement for the rest of the blocks above ground level to meet Part M.

C) Highways;

- 10.16 ULP Policy GEN8 requires the parking provision to be in accordance with current adopted standards.
- 10.17 The current adopted standards has a required size for parking bays inline with the increased sized of modern vehicles seeking parking bays of 2.9m x 5.5m plus 1m either side for disabled bays. The proposal provides parking bays of 2.4m x 4.5m and 2.4m x 4.9m which would be below the required standard sizes. However the scheme would generally meet the disabled parking bay requirement at 3.5m x 6.5m.
- 10.18 The Barracks is a Sui Generis (in class of its own) use whereby there is no specified number of parking bays outlined. The scheme would see 120 car parking spaces plus 2 disabled drop off spaces by the proposed Officers' building, 71 car parking spaces and 1 disabled drop off parking space by the SNCO building and the Junior ranks building would have a total of 6 disabled drop off spaces outside. This would provide a total of 191 additional car parking spaces with 9 disabled spaces.
- 10.19 When a scheme does not accord with this the adopted standards it is appropriate to consider whether this is an exceptional case, as referred to by the Parking Standards. Whilst the scheme falls below the park space sizes the number of parking space provision proposed exceeds 1 bed space per 1 space. This is considered acceptable on such a site considering its containment and its overall nature in operation and purpose; and therefore an exceptional case. Ample cycle stores would be provided on site
- 10.20 As the scheme is proposed to serve the existing population of the Barracks minimal additional impact is considered upon the highway network.

D) Ecology and Landscape;

- 10.21 Policy GEN7 state that development which has a harmful effect on wildlife, geological features, protected species or their habitats should not be permitted, particularly where an application site includes protected species or habitats suitable for protected species. Policy GEN7 outlines the requirement for an ecological survey to be submitted. Phase 1 Ecological Assessment has been submitted as part of the application of which further work has been undertaken during the course of assessing the application. The Ecological assessment of the study has outlined the following sensitivities;
- 10.22 The proposed removal of 21 trees and shrubs which have the potential to support breeding birds, the survey work submitted was unable to rule out the possible presence of bat roost in building 10 which is stated to have moderate bat roosting potential. Priority butterflies species have been recorded on the Barracks.
- 10.23 The ECC Ecologist has been consulted of the application, further to additional information being submitted no objections are raised subject to conditions, in accordance with Local Plan Policy GEN7.

E) Contaminated Land;

- 10.24 With regards to land contamination due to the historical use of the site there is an identified potential for contaminates. A Geotechnical and Geo-environmental Report has been submitted with the application. Further information has been sought by Environmental Health relating to the Desktop Study. This further information has been since submitted (26.2.2013) and has been forwarded to Environmental Health for further assessment. Any comments shall be verbally report to the Planning Committee. However, as a security measure should planning permission be granted it is considered necessary to impose a condition seeking mitigation measures to be set out should contamination be identified, in accordance with Local Plan Policy ENV14 relating to contaminated land.

F) Flood Risk;

- 10.25 The application site is located within Flood Zone 1 whereby having a low probability of flooding. Whilst the site is outside the floodplain for sites greater than 1 hectare which can generate significant volumes of surface water runoff a Flood Risk Assessment is required to be undertaken, in accordance with the NPPF. Local plan Policy GEN3 seeks the protection and prevention from flooding. A Flood Risk Assessment has been submitted as part of the application. This concluded that the development will not adversely affect on site, neighbouring or down stream developments and their associated residual flood risk. The report identified sources of potential risk and identified mitigation measures, with emphasis on sustainable surface water management. A series of mitigation measures is stated are incorporated into the design of the proposed development, such as permeable paving, and a new cellular storage facilities which will have enough storage capacity to cater for the proposed development. The storage facility is state would be managed through hydrobrakes for all rainfall events. The final drainage scheme has not been finalised or the included proposed SUDS devices which would require further soakage testing. The surface water drainage will ensure that the flood risks associated with the site will be reduced to acceptable levels, with the residual risk being assessed as low to zero. This accords with Local Plan Policy GEN3 and the NPPF.

10.26 The Environment Agency has been consulted of the application and raised no objection subject to conditions relating to details of the surface water drainage.

G) Other material consideration;

10.27 With regards to the proposed demolition of an existing building on site to accommodate the proposed Junior Rank B block minimal impact is considered would arise due to its locality and distance from outside barrack residential properties. However, as there are Officers on site and temporary residential accommodation near this (building 47) therefore demolition and soil movement during the construction stage would need to have consideration for dust mitigation and pollution management, in accordance with Local Plan Policy GEN4.

11. CONCLUSIONS:

11.1 The proposed development has come forward following an in depth review of the accommodation at the Barracks. The proposed development would fulfil an existing shortage in accommodation and replacing existing poor accommodation. There is an overarching national need for the proposed scheme and therefore it is considered that there are very special reasons for the proposed development to occur on this site. The proposed scheme is therefore considered to be in accordance with Local Plan Policy S7, GEN1 and NPPF.

11.2 The overall scale, size, design, heights and materials proposed for the buildings match other buildings on site and they are considered to be acceptable and would be in keeping with its surroundings, in accordance with Local Plan Policy GEN2.

11.3 Due to the siting of the proposed development no impact is considered upon residential amenity of neighbouring occupiers, in accordance with Local Plan Policy GEN4.

11.4 Whilst the scheme falls below the parking space sizes the number of parking space provision proposed exceeds 1 bed space per 1 space. This is acceptable on such a site considering its containment and its overall nature in operation and purpose; and therefore this is considered to be an exceptional case.

11.5 Further to additional information being submitted relating to ecology and contamination the details are considered acceptable subject to conditions. Similarly, with regards to the Flood Risk Assessment this is also considered acceptable subject to conditions. This accords with Local Plan Policy GEN3, Policy ENV14, GEN7 and the NPPF.

RECOMMENDATION – CONDITIONAL APPROVAL

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 Policy SW5, SW6, ENV13, ENV14, GEN1, GEN2, GEN3, GEN7 and ENV12 of the Uttlesford Local Plan (adopted 2005).

- 3) Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include;

- i) Detail of the proposed cycle and bin stores;

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]. The landscape plan shall utilise native plant species, incorporating some of the scarce plants listed in the Datasearch Report as being recorded in grassland nearby. A management plan for these areas of native planting should also be provided.

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, GEN7, and ENV3 of the Uttlesford Local Plan (adopted 2005).

- 4) If within a period of 5 years from the date of planting the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.

REASON: To ensure the suitable provision of landscaping within the site in accordance with Policies GEN2, and GEN7 of the Uttlesford Local Plan (adopted 2005).

- 5) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

REASON: To protect and prevent pollution of controlled waters in accordance with local Plan Policies GEN3, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 6) If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To protect and prevent pollution of controlled waters in accordance with local Plan Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 7) Prior to the commencement of the development, a scheme for the provisions and implementation of surface water drainage, incorporating sustainable drainage principle and an assessment of the hydrological and hydrogeological context of the development, shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of the proposed development.

REASON: To ensure a satisfactory method of surface water drainage in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF

- 8) No vegetation clearance shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. If such permission is given for scrub or tree removal between 1st March and 31st August inclusive, a detailed hand-search of the affected area must be carried out by a suitably qualified ecologist at least 48 hours prior to work commencing. If any nests are found, a 10m buffer zone must be established around each nest and works must be halted in this zone until all chicks have fledged.

REASON: To protect roosting birds which use the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005). All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

This makes it an offence to:

- kill, injure or take a wild bird
- take, damage or destroy the nest of any wild bird while that nest is in use or being built
- take or destroy the egg of any wild bird
- possess or control any live or dead wild bird or any part of, or anything derived from a wild bird, or an egg or any part of the same.

- 9) No construction shall take place within 10m of Building 10 and lighting shall not be directed at the gable ends of Building 10, either during construction or as part of the final development lighting. Any car park lighting should be directed inwards towards the car park, and be low pressure sodium lights or alternatively high pressure sodium lights with UV filters.

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

- 10) 10 bird boxes selected from the designs in the second half of Appendix 5 of the Ecological Risk Appraisal (p.35) (dated 25 January 2013) shall be erected on remaining mature trees or on buildings around the site. These should be maintained, outside of the bird breeding season, and replaced if/when damaged.

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

NB: Please note that a sparrow terrace equates to 1 box.

- 11) 5 bat boxes selected from the designs in Appendix 5 of the Ecological Risk Appraisal (p.33 and 34) (dated 25 January 2013) shall be erected on retained mature trees and buildings, which shall be monitored for two years, surveyed once annually by a suitably licensed ecologist. The bat boxes should be in a location where they will not be lit at night.

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

- 12) Before the commencement of demolition a detail plan of work for demolition, also detailing measures to control dust shall be submitted to and agreed by the local planning authority.

REASON: In order to safeguard and protect the amenity of neighbouring residential occupiers and the locality, in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

Background papers: see application file.

Informative

- 1) Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately in that area and an ecological consultant or the Council's ecologists contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
- 2) It is recommended that some areas of grassland are left unmowed during the growing season underneath mature trees and around parking areas. This will provide additional habitat for reptiles and invertebrates.

- 3) There are records of a Priority butterfly species (Small Heath), from Carver Barracks itself. There are many other records of Priority Species from the 2 grid squares covering the Carver Barracks site (Ecological Risk Appraisal – Appended Datasearch Report, p. 4). It is recommended that some areas of new planting in the areas currently proposed as ‘proposed amenity grass seeding’ in the landscape plan utilise native plant species, incorporating some of the scarce plants listed in the Datasearch Report as being recorded in grassland nearby. Plants that provide food sources for the rare Red Listed butterflies and moths that have been found on or nearby the site would be particularly beneficial, for those species and other scarce invertebrates. An ecologist would be able to provide advice on the most suitable species mix for the site conditions to achieve this.