

## **UTT/13/1041/FUL - MANUDEN**

**PROPOSAL:** Application to vary condition 2 (approved plans) on application UTT/0692/12/FUL regarding plot 6 (no. 6 Langlands)

**LOCATION:** Land at The Street

**APPLICANT:** West Whittle Properties Ltd

**AGENT:** Pelham Structures Ltd

**GRID REFERENCE:** TL 487-271

**EXPIRY DATE:** 17 July 2013

**CASE OFFICER:** Maria Tourvas

**APPLICATION TYPE:** Major

### **1. NOTATION**

- 1.1 Outside development limits, adjacent to Grade II Listed Building (88 The Street), small part of contamination on site, TPO

### **2. DESCRIPTION OF SITE**

- 2.1 The site is adjacent to the settlement boundary on land classed as countryside. The southern part of the site accommodates two grassed sports pitches, the existing changing room and associated buildings, a formal children's play area and a group of trees to the south-west. Dwellings border the site along part of the south and south-west boundaries; the northern part of the site comprised an agricultural field, which is currently being development following planning permission being granted for Erection of village hall/changing rooms, multi-use games area, sports pitches, car parking and 14 no. dwellings with access road off Clavering Road. Access is from The Street.

### **3. DESCRIPTION OF PROPOSAL**

- 3.1 The application is for the variation of condition 2 which was attached to the initial consent (UTT/0692/12/FUL). Condition 2 seeks for the scheme to be built in accordance with the approved plans;

*"The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule, unless otherwise varied by the following conditions below.*

*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.”*

- 3.2 The application involves the amendment to Plot 6 which would include a reduction in the car port by removing a projecting store element, and the construction of a part single and part two storey rear extensions. The proposed extensions would be sited across the whole rear elevation of the dwelling set in from the flank wall/corner by 300mm, which is currently under construction. The single-storey rear element would have a depth between 1.6 and 2.1m from the rear wall of the dwelling, and would consist of a mono-pitched roof. The proposed two-storey element would also have a projection of 2.1m with a double pitched, gabled roof. The application also proposes the omission of windows which were approved on the southern flank elevation and the omission of a rear dormer window on the originally approved subordinate side element. As a result of an internal layout reconfiguration the dwelling would change from a 3 bedroom to a 4 bedroom house.
- 3.3 The proposed extension would provide an extended sitting room and master bedroom area, a garden and utility room.
- 3.4 The dwelling would be constructed from flint façade (Kingswood Orange mixture, feature brickwork), Kingswood Orange brick work, white painted timber windows and plain roof tiles (Tudor commercial multi coloured). These approved materials would also be reflected within the proposed construction of the rear extensions.

#### **4. APPLICANT’S CASE**

- 4.1 The proposed extensions have been requested by the purchaser of Plot 6. The extensions would have been permitted development if constructed after the construction and occupation of the approved dwelling. For ease of construction, cost and sustainability the extension would be better built if at the same time as the main dwelling.

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

- 5.1 Reference UTT/1731/00/OP established the principle of a new community and sports centre, formation of parking, new access and multi use games area on the playing field.
- 5.2 Planning permission was resolved to be granted at the 30 June 2010 Planning Committee meeting for “Outline planning application for a village hall/changing rooms, multi-use games area, sports pitches, car parking, fourteen dwellings with access road off Clavering Road, with all other matters reserved” (UTT/1443/09/OP) subject to a Section 106 Agreement which still remains to be signed.
- 5.3 Planning permission was granted in 12 February 2013 for the “Erection of village hall/changing rooms, multi-use games area, sports pitches, car parking and 14 no. dwellings with access road off Clavering Road” (UTT/0692/12/FUL), which was subject to a Section 106 Agreement. This application went before the 22 August 2012 Planning Committee meeting.
- 5.4 A non-material amendment to UTT/0692/12/FUL (UTT/13/0373/NMA) for the reposition garage to plot 3, reposition dwellings plot 6 and 9 was

granted in March 2013.

## **6. POLICIES**

### **6.1 National Policies**

National Planning Policy Framework

### **6.2 Uttlesford District Local Plan 2005**

Policy S7 - Countryside  
Policy GEN2 - Design  
Policy GEN4 - Good Neighbourliness  
Policy GEN6 - Infrastructure Provision to Support Development  
Policy GEN7 - Nature Conservation  
Policy GEN8 - Vehicle Parking Standards  
Policy ENV2 - Development Affecting Listed Buildings  
Policy ENV3 - Open Spaces and Trees

ECC Parking Standards (September 2009)

## **7. CONSULTATIONS**

N/A

## **8. PARISH/TOWN COUNCIL COMMENTS**

8.1 No comments received as the initial applicants to the proposed scheme.

## **9. REPRESENTATIONS**

9.1 The neighbouring properties were notified of the application. The scheme was also advertised on site and within the local press, expiry date 23 May 2013. No letters have been received.

## **10. APPRAISAL**

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

- A Whether the proposed development is acceptable in terms of design (ULP Policy GEN2 Design);
- B The impact of the proposal in terms of residential amenity and visual impact (ULP Policies GEN2 Design, & GEN4 Good neighbourliness) and SPD Accessible Homes & Playspace);
- C The parking arrangements (ULP Policies GEN1 Access and GEN8 Vehicle Parking standards);
- D Other material considerations

### **A Whether the proposed development is acceptable in terms of design;**

10.2 The site lies beyond the Development Limits on land classed as countryside where policies are generally restrictive, under Local Plan Policy S7. The principle of the main development has already been agreed under the previous planning application as outlined in Section 5 and therefore this is not for consideration under this application. Under this application whether the

proposed development is acceptable in terms of design would need to be considered.

- 10.3 Policy GEN2 states that the proposal must be compatible with the scale, form, layout and appearance of the surrounding buildings; in addition the SPD requires that all development should respect the scale, height and proportions of the original house. The proposed extension would be minimal in terms of proposed maximum depth of 2.1m. The design of the scheme would be subordinate to the main dwelling by having a two-storey element that would be set down and contrasting double pitched gabled appearance. The single-storey element would have a mono-pitched roof sited below the roof of the subordinate side element of the dwelling and also below the first floor rear window.
- 10.4 The materials and finishing is proposed to match that of the main approved dwelling, and would continue to provide a traditional appearance. Therefore the proposed extensions in terms of design are considered to be modest and sympathetic, in accordance with Local Plan Policy GEN2 and the SPD for Home extensions.
- 10.5 With regards to the proposed mix of the dwelling this will alter as a result of the proposed amendments. Local Plan Policy H10 seeks that residential schemes provide a mixture of house sizes. The approved 14 dwellings comprised a mixture of 2, 3, 4 and 5 bedroom units (3 x 2 bedrooms, 6 x 3 bedrooms, 3 x 4 bedroom, and 2 x 5 bedrooms). The amendments proposed as part of this application would alter that mix to provide 5 x bedrooms and 4 x 4 bedrooms. Due to this subtle change it is considered that the scheme would still be balanced in this respect and accord with Local Plan Policy H10.

## **B The impact of the proposal in terms of residential amenity and visual impact;**

- 10.6 The siting of Plot 6 had been amended under the application for a minor amendment which was approved in March 2013 (UTT/13/0373/NMA). This saw the dwelling pushed forward (eastwards) towards the road frontage by 2.1m. With this and together with the proposed extensions the dwelling would still retain a private amenity area of 222.8 square metres which would accord with Local Plan Policy GEN2 and the Essex Design Guide (2005).
- 10.7 By reasons of the orientation, siting and design of the proposed dwellings, including the subject of this application, Plot 6, there would be no additional impact from any overlooking, overshadowing or loss of outlook as result of the proposed amendments. This would accord with Local Plan Policies GEN2 and GEN4.

## **C The parking arrangements**

- 10.8 The current approved scheme indicates that Plot 6 has a parking provision for 2 spaces for the original 3 bedroom unit. This accorded with Local Plan Policy GEN8 and ECC Parking Standards (2009) at the time of assessing the application. As a result of the scheme now being amended to a 4 bedroom unit and the recently amended local parking standards Plot 6 now generates a need for 3 car parking spaces. At the time of writing this report only 2 car parking spaces were being provided and the applicant was in the process of amending the application. Therefore any amendments that are made will be

verbally reported at the Planning Committee meeting.

**D Other material considerations;**

10.9 As any variation of the original planning consent would result in a new consent being issued the previously sign Section106 Agreement under planning application UTT/0692/12/FUL relating to the following;

1. Provision of the 4 affordable housing;
2. Restriction to prevent market homes without provision of community elements;
3. Post completion financial assessment and identification of excess funding and its retention for reinvestment in the development (or similar);
4. Payment towards early years and childcare provision as stated within Essex Developers' Contribution Guidance 2010 after the first £100, 000 of profit goes to the New Charity set up to manage the village/sport hall and pitches. Payment contribution towards education to be agreed particularly if the total end profit is below £160, 307;

These heads of terms would need to be transferred over to this application should planning permission be resolved to be granted.

**11. CONCLUSIONS**

11.1 Therefore the application is considered to be acceptable and generally in accordance with Local Plan Policies subject to the transfer of all the original conditions, updated and a legal agreement as per UTT/0692/12/FUL.

**RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106 LEGAL OBLIGATION**

(I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph II unless by 15<sup>th</sup> July 2013 the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive-Legal, in which case he shall be authorised to conclude such agreement to secure the following

1. Provision of the 4 affordable housing;
2. Restriction to prevent market homes without provision of community elements;
3. Post completion financial assessment and identification of excess funding and its retention for reinvestment in the development (or similar);
4. Payment towards early years and childcare provision as stated within Essex Developers' Contribution Guidance 2010 after the first £100, 000 of profit goes to the New Charity set up to manage the village/sport hall and pitches. Payment contribution towards education to be agreed particularly if the total end profit is below £160, 307;

(II) In the event of such an agreement being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out below

(III) If the freehold owner shall fail to enter into such an agreement, the Divisional Head of Planning and Building Control shall be authorised to refuse permission for the following reasons:

1. No provision of affordable housing;
2. No provision of community elements;
3. No provision of education contribution;
4. The application was granted planning permission as enabling development which has failed to be demonstrated.

**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 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 [for example]:-

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. 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.);
- ix. retained historic landscape features and proposals for restoration, where relevant.

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).

- 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).

- 5 No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction - Recommendations has been submitted to and approved in writing by the local planning authority. The scheme shall include:
- (a) All tree work shall be carried out in accordance with British Standard BS3998 - Recommendations for Tree Work.
  - (b) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within [1-5 years] from [the date of the occupation of the building for its permitted use], other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.
  - (c) If any retained tree is cut down, uprooted or destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and planted, in accordance with condition (3), at such time as may be specified in writing by the local planning authority,.
  - (d) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
  - (e) No equipment, machinery or structure shall be attached to or supported by a retained tree.
  - (f) No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
  - (g) No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

The development shall be carried out in accordance with the approved details.

REASON: To ensure the protection of trees within the site in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 6 Prior to the commencement 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 of the Uttlesford Local Plan (adopted 2005).

- 7 Prior to the commencement of development a scheme of sound insulation shall be submitted to and approved by the local planning authority. Thereafter the development shall be implemented in accordance with the approved details, until that time the building shall not be used for entertainment purposes.

REASON: In the interest of protecting residential amenity in accordance with Policy GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

- 8 No development of the playing fields hereby permitted shall commence until the following documents have been submitted to and approved in writing by the local planning authority (after consultation with Sport England);

A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and

Based on the results of the assessment to be carried out above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full accordance with timeframe agreed with the local planning authority (after consultation with Sport England). The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

REASON: To ensure that the playing field is prepared to an adequate standard and is fit for purpose, in accordance with Policies GEN2, LC1, LC3 and LC4 of the Uttlesford Local Plan (adopted 2005).

- 9 Before the first occupation or use of any building or facility hereby approved the following shall be provided on the site and shall thereafter remain as such:
- a) The vehicle access shall be constructed at right angles to the existing carriageway. The width of the access at its junction with the highway boundary shall not be less than 5 metres and retained at that width for 15 metres within the site. The first 15 metres of the new access road as measured from the channel of the main road is to remain straight.
  - b) Clear to ground visibility splays of 2.4 metres by 110 metres are to be provided to the south of the access;
  - c) The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter;
  - d) All independent footpaths should be provided a minimum of 2 metres wide and lit;

REASON: To ensure that vehicles can enter and leave the highway in a safe and controlled manner, to provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access and to protect public safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).



- 10 Before development commences details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details before the first use or occupation of any building or facility hereby approved and shall thereafter remain as approved.

REASON In the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 11 The carriageway of the proposed estate road shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The shared surface shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed the footway base course shall be provided in a manner to avoid any up stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed within three months from the occupation of such dwelling.

REASON: To ensure roads/footways are constructed to an acceptable standard and in the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 12 Before development commences cross-sections of the site and adjoining land, including details of existing levels around the building(s) hereby permitted and any changes in level proposed, together with the proposed floor levels within the building(s), shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To protect the amenities of neighbours and in order to minimise the visual impact of the development in the street scene, in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 13 No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPG25 (or any subsequent version), and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided the submitted details shall: provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving ground water and/or surface waters; include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To control the risk of flooding to the development and adjoining

land, in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

- 14 Before development commences, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved in writing by the local planning authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained thereafter.

REASON: To meet the requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability, in accordance with Policies GEN1, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 15 Before the development hereby permitted commences, an accessibility statement/drawing shall be submitted to and approved in writing by the local planning authority. The details submitted shall set out measures to ensure that the building is accessible to all sectors of the community. The buildings shall be designed as 'Lifetime Homes' and shall be adaptable for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.

REASON: To ensure that the district's housing stock is accessible to all and to meet the requirements contained in adopted SPD Accessible Homes and Playspace Adopted November 2005.

- 16 The existing building shall be demolished and all the materials arising from such demolition shall be completely removed from the site prior to the first occupation of any dwelling hereby approved.

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

- 17 No development, or preliminary groundworks, of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the Local Planning Authority.

REASON: The Essex Historic Environment Record shows that the proposed development site lies immediately adjacent to a number of known sites (HER 4697, 19461). Large scale trenching has taken place for the Priors Green site which found extensive archaeological deposits of prehistoric to medieval date. The development also fronts onto the Roman road from Braughing to Colchester (HER 4697). It is likely that deposits of multi-period date will be identified in the development area.

- 18 All flood risk management measures identified in the approved Flood Risk Assessment shall be incorporated into the development prior to the occupation or first use of the development hereby permitted.

REASON: To reduce the risk and effect of flooding to the development and ensure neighbouring property is not put at greater risk as a result of the development, in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

- 19 The development as designed, specified and built shall achieve a 'Code for Sustainable Homes' rating of 'Level 3'. The applicant will provide the planning authority with a Code for Sustainable Homes design-stage assessment of the rating of the proposed development, carried out by an accredited assessor, before work commences on-site. The developer will provide a Code for Sustainable Homes post-construction assessment of the rating of the as-built development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007 and in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 20 The Village Hall as designed, specified and built shall achieve the equivalent of a BREEAM 'very good' rating, namely the building emissions rate (BER) achieved shall be at least 25% lower than the target emissions rate (TER) as calculated by the Building Regulations 2006 Part L2A SBEM methodology, and will incorporate other water saving and environmental features agreed with the planning authority.

The applicant will provide the planning authority with a design SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as details of water saving and other environmental features. Within four weeks following its completion, the applicant will provide a SBEM rating of the as-built building and details of water saving and other environmental features incorporated.

REASON: In the interests of the promotion of sustainable forms of development and construction, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 21 Before development commences a timetable for the provision of the playing field hereby approved and a management plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate that the proposed playing field shall be available for use within 2 years of the commencement of the proposed residential development unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.

REASON: To ensure that the replacement playing field is implemented within an acceptable timescale in order to ensure the continuity of playing field provision, in accordance with Policies GEN2, GEN1, LC1, LC3 and LC4 of the Uttlesford Local Plan (adopted 2005).

- 22 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principle and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The

drainage strategy should demonstrate the surface water run off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To prevent the increase risk of flooding, both on and off the site in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

- 23 Before development commences (including demolition) wheel cleaning apparatus must be provided within the application site in accordance with details to be submitted to and approved in writing by the local planning authority, and which shall be operated and maintained as approved during construction of the development hereby approved.

REASON: In order to ensure that the wheels of the vehicles are cleaned before leaving the site in the interests of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 24 Before development commences details of the floodlighting to include design, illumination and any necessary shielding and lighting design, noise control and security measures shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details and shall thereafter remain as such unless otherwise agreed in writing by the Local Planning Authority. Once approved the floodlighting shall not be operated except between the hours of 0900 and 2200 unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interests of residential and visual amenity, in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

- 25 The community/sports centre and multi-use games area uses hereby permitted shall not be carried on except between the hours of 08.00 and 24.00 unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interests of residential and visual amenity in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

- 26 The development hereby permitted shall be implemented in accordance with the scheme of mitigation/enhancement submitted with the application in all respects 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 of the Uttlesford Local Plan (adopted 2005).

- 27 If at any time during the course of construction of the development hereby approved, a species of animal or plant (which include bats and great crested newt) that is protected under the Conservation (Natural Habitats &c) Regulations 1994) is discovered, all construction or other site work shall cease until a licence to disturb any protected species has been granted by Natural England.

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).

Protected species' are those species of plants and animals that are afforded legal protection, for example under the European Union Birds Directive and Habitats Directive (these "European Protected Species" are the highest priority for protection), or under Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended), and the Protection of Badgers Act 1992. Developments which compromise the protection afforded European Protected Species will almost invariably require a licence from Natural England. This applies to Bats (all species) Great Crested Newt, Otter, and Dormouse.

- 28 The development shall not commence until details of any proposed external lighting scheme and security measures to reduce the potential for crime have been submitted to and approved by the Local Planning Authority.

REASON: To protect the amenities of the locality by avoiding light pollution and reducing the potential for crime related activity in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).