

**UTT/14/2514/FUL (SAFFRON WALDEN)**

**PROPOSAL:** The demolition of existing garages (40 no.) and the erection of residential units. The proposal shows 6 units in total. 4 no. 2 bed house and 2 no. 1 bedroom houses, with associated car parking, and private and shared amenity space

**LOCATION:** Garage site at Catons Lane Saffron Walden

**APPLICANT:** Uttlesford District Council

**AGENT:** Saunders Boston Limited

**EXPIRY DATE:** 17 October 2014

**CASE OFFICER:** Maria Shoesmith

**APPLICATION TYPE:** Minor

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**1. NOTATION**

1.1 Within Development Limits, and Stansted Airport Safeguarding Zone

**2. DESCRIPTION OF SITE**

2.1 The application site forms a parcel of land which consists of approximately 40 redundant Council garages. The site is in the form of a peculiar 'dog leg' shape.

2.2 The site is bound by the gardens of residential properties which are located on Little Walden Road, The Green, Catons Lane and the new affordable dwellings which have been recently constructed in Lime Avenue. The site is accessed through an existing access track to the west of 14 Catons Lane.

2.3 The ground levels on the site all away from the houses on Little Walden Road towards the dwellings on Lime Avenue by approximately 1m to 1.5m. The application site being on almost a middle plateau. There are various mature trees within the application site and hedges which form part of the some of the shared boundaries. There is an existing right of way for the residents of 21-29 (odd) Little Walden Road and a public footpath which runs through the site from The Green which are both proposed to be retained.

**3. PROPOSAL**

3.1 The application is for the demolition of garages (40no.) and the erection of residential units. The proposal shows 6 units in total. 4no. 2 bed house and 2 no. 1 bedroom houses, with associated car parking, and private and shared amenity space.

3.2 The proposed dwellings would replace the garages for the proposed Council proposed

affordable dwellings. 4 x 2 bedroom dwellings are proposed and 2 x 1 bedroom dwelling. The 2 bedroom units would have 2 off-street parking spaces each and the 1 bedroom would have a single space each opposite the dwellings. A visitor's parking space would also be provided. The proposed dwelling would have a ridge height of 7m.

3.3 The proposed dwellings would form a cul-de-sac and maintain the public rights of way. An element of the side boundary of 14 Catons Lane would be utilised enlarge the entrance into the site to a 5m wide shared surface. There would be a multi turning head to the end of the close.

3.4 Each of the dwellings would have the following;

Plot no.	No. bedrooms	Garden Sizes m2	Parking Spaces
1	2	137.7	2
2	2	58.75	2
3	1	45.1	1
4	1	54	1
5	2	74.92	2
6	2	54.72	2
Total:			31.5 dph
			+1 visitor parking space

3.5 The proposed scheme indicates landscaping which would lead up to the dwellings along the access paths/road. 1.8m high close boarded fencing is proposed within the dwellings' gardens and existing along the western and south-western shared boundaries is proposed to match existing/retained. A gated access is proposed for the gardens and also for the pedestrian access to the rear of no. 21-29 Little Walden Road gardens.

3.6 The proposed dwellings would be designed to Code Level 3, Secure By Design and to Lifetime Homes Standards.

#### 4. APPLICANT'S CASE

4.1 As part of the application submission the following supporting statements have been submitted;

- Design and Access Statement (Saunders Boston, August 2014);
- Ecological Survey (The Design Partnership, July 2014);
- Stage 1 Utility Appraisal (Frith Blake Consulting Ltd, August 2014);
- Flood Risk and Drainage Assessment (Frith Blake Consulting Ltd, August 2014);
- Phase 1 Geo-Environmental Assessment ( Frith Blake Consulting Ltd, August 2014);
- Geo-environmental Survey (emapsite, 26 August 2014);
- Arboricultural Implications Assessment and Arboricultural Method Statement (Andrew Belson Arboricultural Consultant, August 2014);

4.2 In total there 40 garages on site of which 10 are currently used and leased to local residents. Many of the garages are in poor state of repair having been broken into and

suffering from vandalism. The garages are increasingly difficult to rent due to their poor state of repair and small size which makes them unsuitable for modern cars. People have been using them for storage which is not the purpose of a garage. Talking to locals nobody is using these garages for day to day parking. As a result people have been advised to register for alternative garages.

- 4.3 The pedestrian footpath through the site is stated to be an important as a short cut for residents.
- 4.4 A gas main runs through the north eastern corner of the site and the scheme has been designed to cater and avoid this.
- 4.5 The site and the proposed scheme face the following constraints;
- Existing context is small scale, fine grained, two storey buildings - and any proposal would need to respond to this context;
  - Existing context uses a limited pallet of materials (red/buff brickwork, profiled roof tiles) and simple detailing;
  - Communal gardens in close proximity to the north of the site - any proposal should avoid overlooking and overshadowing this space;
  - Existing flats in close proximity to the north of the site - any proposal should avoid compromising the privacy of existing residents, or overshadowing of existing windows;
  - Extent of construction over existing gas main limited to soft landscaping and footpaths;
  - Long gardens of houses to the east reduce potential overlooking by any new proposal;
  - Rear access to no 21 -rear access to be maintained;
  - Existing access road into the site is narrow;
  - Private gardens in close proximity to the south of the site - any proposal should avoid overlooking and overshadowing these spaces;
  - Existing mature trees add character to the site and acts as screens for the neighbouring houses - retain as many mature trees as possible;
  - Rear gardens and houses in close proximity to the western boundary - care needs to be undertaken when arranging the site to avoid overshadowing and overlooking of rear gardens. Window to window distances to be carefully controlled to avoid overlooking of existing windows.
- 4.6 The dwellings have been designed to respond to the two storeys, low density, and pitched roof context whilst creating its own sense of place with careful use of materials and detailing. All of the houses on site would take a similar form with a majority being narrow frontage design. A single wide frontage one bedroom house is proposed in order to make efficient use of the space on the site. Window and door openings have been carefully thought through in order to prevent any overlooking. Materials of plain roof tiles and brick plinths are proposed.
- 4.7 As there are limited front gardens with low defensive planting proposed timber bollards are proposed to provide boundary definition and prevent any unauthorised parking. Mature landscaping is proposed to be retained in order to provide a sense of place with only one tree proposed to be removed. There scheme provides a high level of natural surveillance in accordance with the principles of Secure by Design principles.
- 4.8 Consideration has been given within the design of the proposed development with regards to pedestrian and cyclist safety and priority.

## **5. RELEVANT SITE HISTORY**

5.1 Nothing relevant.

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

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

- Policy ENV3 - Open Spaces and Trees
- Policy ENV4 – Ancient Monuments and Sites of Archaeological Importance
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN4 - Good Neighbourliness
- Policy GEN 5 – Light Pollution
- Policy GEN8 - Vehicle Parking
- Policy H3 - New Houses within Development Limits
- Policy H9 - Affordable Housing
- Policy H10 – Housing Mix
- Policy S1 - Development Limits for Main Urban Areas

### **6.3 Uttlesford District DRAFT Local Plan**

- Policy SP1 Presumption in Favour of Sustainable Development
- Policy SP2 Development within Development Limits
- Policy SP6 Meeting Housing Need
- Policy SP7 Housing Strategy
- Policy SP11 Protecting the Natural Environment
- Policy SP12 Accessible Development
- Policy SP14 Infrastructure
- Policy HO1 Housing Density
- Policy HO2 Housing Mix
- Policy HO5 Affordable Housing
- Policy HO6 Housing Mix
- Policy HO7 Affordable Housing
- Policy EN1 Sustainable Energy
- Policy EN5 Pollutants
- Policy EN10 Sustainable Energy and Energy Efficiency
- Policy DES1 Design
- Policy HE4 Protecting the Natural Environment
- Policy HE5 Traditional Open Spaces and Trees
- Policy TA1 Parking

## **7. PARISH COUNCIL COMMENTS**

7.1 No comments received.

## **8. CONSULTATIONS**

### **ECC SuDs**

- 8.1 Site is not large enough and falls outside of remit therefore no comments are offered.

### **ECC Ecology**

- 8.2 No objection subject to condition.

### **ECC Highways**

- 8.3 No objection subject to conditions.

### **UDC Landscape Officer**

- 8.4 No objection (verbal comments)

### **UDC Environmental Health**

- 8.5 An initial assessment of contamination has been carried out by the applicant, which has identified potential sources of contamination due to the current usage of the site, which is likely to be from vehicle waste, unknown storage of materials and the potential presence of made ground. Further information obtained from intrusive examination of the ground is needed to ensure any contamination can be adequately addressed, therefore suggest conditions.

## **9. REPRESENTATIONS**

- 9.1 The neighbouring properties have been consulted of the current application. 2 letters have been received raising the following points;
- Generally in support of the applications
  - The mature trees should be retained, their removal would dramatically change outlook;
  - Shared boundary to be removed and want assurance that a fence will be erected for garden security;
  - Will inspection chambers within site be retained and accessible?
  - Whilst the scheme would provide parking for the development worried about on street parking onto Catons Lane Little Walden Road which already suffers from commuters parking, can something be done in the form of road markings or a residents parking scheme;
  - Whilst I note that a footpath is being improved within the site there is a footpath along Catons Lane which needs improving can anything be done about this?
  - Increase in levels of noise in area which has a negative impact on our lives

Consultation Expiry 30<sup>th</sup> September 2014

## **10. APPRAISAL**

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

- A Principle of the development (ULP S1, H3, and NPPF);**
- B The design, impact upon residential and visual amenity (ULP Policies GEN2, GEN4);**
- C Highway Issues (ULP Policies GEN1 & GEN8);**
- D Other Material Considerations (ULP GEN6 & GEN7)**

#### **A Principle of Development**

- 10.1 The application site falls within the development limits of Saffron Walden covered by Local Plan Policy S1. Policy S1 states that development in main urban areas such as Saffron Walden will be permitted if it is a major urban extension or development within existing built-up areas, if compatible with the character of the settlement. Policy H3 for new houses within development limits which states that new houses would be permitted on land identified subject to meeting the listed criteria;

*“a) The site comprises previously developed land;  
b) The site has reasonable accessibility to jobs, shops and services by modes other than the car, or there is potential for improving such accessibility;  
c) Existing infrastructure has the capacity to absorb further development, or there is potential for its capacity to be increased as necessary;  
d) Development would support local services and facilities; and  
e) The site is not a key employment site.  
f) Avoid development which makes inefficient use of land.”*

- 10.2 The National Planning Policy Framework (NPPF) has a strong presumption in favour of sustainable development. The application site is within close proximity to the town centre and the services which it provides. Nonetheless, to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously. It is therefore necessary to consider these three principles.
- 10.3 Economic role: The NPPF identifies this as contributing to building a strong, responsive and competitive economy, supporting growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure. Whilst the proposed development does not directly provide employment it would provide short term employment for locals during the construction of the site, however it would also support existing local services. The improved pedestrian footpath as a result of the proposed development would facilitate ease of movement and links to the town centre. This proposal would help deliver a degree economic role.
- 10.4 Social role: The NPPF identifies this as supplying required housing and creating high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The proposal would make a contribution towards the delivery of the affordable housing needed for the district, and housing designed to Lifetime Homes Standards. The

design reflects the character of the locality. Landscaping would be used to reduce the visual impacts and some landscaping elements and the upgraded footpath would improve the permeability of the scheme. This proposal would help to deliver a social role.

- 10.5 Environmental role: The NPPF identifies this as contributing to protecting and enhancing our natural, built and historic environment, including, inter alia, improvements to biodiversity and minimising waste. The proposed landscaping and biodiversity would be enhanced and preserved as a result of the proposed development. This proposal would help to deliver an environmental role.
- 10.6 The proposals would help to fulfil the three principles of sustainable development. As such the proposals would comply with the positive stance towards sustainable development as set out in the NPPF and the presumption in favour of approval, unless material considerations indicate otherwise.
- 10.7 The principle of the development is considered acceptable as the site lies within the development limits of Saffron Walden, within a sustainable location making full efficient use of underused, removing dilapidated garages which are no longer fit for purpose. The proposed development would provide six x Council built affordable dwellings which will meet an identified need. The scheme accords with Local Plan Policies S1 and H3, Policies SP1, SP2, SP6, SP7 and HO5 of the Draft Local Plan, also the trust of NPPF in terms of sustainable development.

## **B The design, impact upon residential and visual amenity**

- 10.8 Policy GEN2 of the local plan seeks amongst other things that any development should be compatible with the surrounding area, reduce crime, energy reduction, protecting the environment and amenity. The policies aim to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole seeking high quality design. This is also reflected in Draft Local Plan Policies SP1 and DES1.
- 10.9 The proposed development density of 32dph is considered to be acceptable in proposed setting considering the locality's surroundings, in accordance with Policies GEN2, DES1, and HO1. It has been confirmed within the application submission that the proposed development would be constructed in line with the principles of Secure by Design and also to at least Code Level 3, in accordance with Local Plan Policy GEN2, and Draft Local; Plan Policies DES1, EN1 and EN10. Whilst the dwellings would need to accord with Lifetime Home Standards under Building Regulations this has not been overtly expressed within the application submission. Should planning permission be granted a condition could be imposed to secure this in accordance with Local Plan Policy GEN1, GEN2 and Draft Local Plan Policies DES1 and SP12.
- 10.10 The proposed development would be sited along the north and east of the site. The buildings would be low lying two-storey dwellings at 7m in height. The buildings have been orientated to get effective use of the site and to create minimal impact upon existing neighbouring occupiers. The proposed heights of the scheme have been sensitively designed to respect the existing neighbouring dwellings and the change in ground levels, having consideration for the site's constraints.

- 10.11 There would need to be a distance of 25m back to back, in accordance with the Essex Design Guidance and Policy GEN2 – Design of the Local Plan, in order to prevent direct overlooking. Plots 1 to 4 have been designed to be orientated at an angle from the dwellings located on Little Walden Road (no.19 to 29). These properties would have in excess of 25m back to back and at least 31m. There would also be retained trees that would create screening between the dwellings. Distances between the front elevations of these properties and the rear elevations of the recently built dwellings on Lime Avenue would be between 24-25m. Again the properties would be orientated at an angle to each other. Plots 5 and 6 have been located to avoid the gas main pipes that are located to the east of them. Plot 5 and 6 would be located at an angle from the maisonettes located on The Green.
- 10.12 The scheme has been designed to avoid habitable rooms facing existing neighbouring habitable rooms, and/or overlooking windows through sensitive sighting of smaller windows. The first floor windows have been located to avoid direct overlooking by predominately serving non habitable rooms with only a total three first floor windows serving bedrooms to the rear of the properties.
- 10.13 The proposed design of the dwellings would reflect the new dwellings which have been built on Limes Avenue. The low height of the dwellings together with the wide fascia boards would provide a cottage feel and appearance. The materials proposed have been identified on the elevational plans in the form of red/orange plain tile roof finish, cream render and buff/cream brickwork.
- 10.14 Amenity space requirement for 3 bed plus dwellings should be at least 100 square metres and 1 and 2 bed dwellings at least 50 square metres. Five of the six dwellings would fundamentally meet and exceed this criteria, apart from Plot 3, (one bedroom dwelling) which is marginally short by 5 sqm.
- 10.15 A predominate amount of landscaping would be retained on site including mature trees. One tree is proposed to be removed along the south of the south to allow for Plot 1; also a hedge is proposed to be removed along the boundary of 14 Catons Lane to allow for suitable and a wider access into the site. This is considered to be acceptable and the minimum which would be required to allow for the proposed development. The scheme also proposes landscaping enhancement through the site as part of the development which will soften and remove the current urban harshness of the site. The existing pedestrian footpath which comes through the site would be also widened and softened with landscaping. This is considered that it would make the footpath more pleasant and safer. Plot 5 would provide natural surveillance over the footpath, to create a deterrent for any antisocial behaviour and crime. This accords with Local Plan Policy GEN2 and the principles of Secure by Design.
- 10.16 The proposed development would not result in impact upon residential amenity due to the proposed nature, design, the siting and orientation of the properties. No undue impact on amenity, both in term of residential, and visual amenity, in accordance with Local Plan Policy GEN2 and GEN4.



## **C Highway Issues**

10.17 Local Plan Policy GEN8 and the ECC Parking Standards (adopted 2009) and locally amended March 2013 creates a requirement for 1 bedroom dwellings to provide 1 off-street parking space, and 2 off-street parking spaces for 2 + bedroom units. There is also a requirement of 0.25 visitor parking spaces. The scheme accords with the above parking space requirement.

10.18 In terms of vehicle movements this would be far lower than if the site were to be currently used to its full potential. No objections have been raised by the Highways Authority in terms of highway or pedestrian safety, access/road layout, vehicle movement, or parking subject to conditions. The scheme accords with Local Plan Policies GEN1 and GEN2 in terms of access and design, GEN8 and the ECC Parking Standards (adopted 2009) and locally amended March 2013.

## **D Other Material Considerations**

10.19 Policy GEN7 of the Local Plan states that development that would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature of nature conservation. Where the site includes protected species, measures to mitigate and/or compensate for the potential impacts of development must be secured.

10.20 In addition to biodiversity and protected species being a material planning consideration, there are statutory duties imposed on local planning authorities. Section 40(1) of the Natural Environment and Rural Communities Act 2006 states "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This includes local authorities carrying out their consideration of planning applications. Similar requirements are set out in Regulation 3(4) of the Conservation (Natural Habitats &c) Regulations 1994, Section 74 of the Countryside and Rights of Way Act 2000 and Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010. Recent case law has established that local planning authorities have a requirement to consider whether the development proposals would be likely to offend Article 12(1), by say causing the disturbance of a species with which that Article is concerned, it must consider the likelihood of a licence being granted.

10.21 The tests for granting a licence are required to apply the 3 tests set out in Regulation 53 of the Habitats Regulations 2010. These tests are:

- The consented operation must be for "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"; and
- There must be "no satisfactory alternative"; and
- The action authorised "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range".

10.22 The ecological survey which has been undertaken concluded that apart from birds the site has no protected species. The birds which have been recorded on site are associated with the trees and hedges, one tree and hedge of which is proposed to be removed east along the access road. A number of recommendations have been made in order to mitigate and enhance biodiversity. No objections have been raised by ECC

Ecology regarding the submission subject to a condition being imposed. The scheme therefore is considered to accord with Local Plan Policy GEN7, NPPF and Circular 11/95.

- 10.23 Policy GEN6 seeks for infrastructure provision to support development. The scheme is a 100% Council affordable housing development and there would not be profit that would result from the scheme and would be developed from money from the public purse. It is therefore considered unreasonable to seek for an education contribution in this instance.
- 10.24 Utility appraisal outlined that it appears to be viable in relation to the cost of necessary diversions of the existing services and the supply of proposed services.
- 10.25 A contamination survey has been submitted as part of the application. Due to the nature of the use of the site there is potential for contamination to be present as well as asbestos materials. The report identifies this risk as being low to medium, and the foundation complexity on site which would result in disturbing earth and is considered low therefore unlikely to cause potential risk to the Principle Aquifer on which the site is located on. UDC Environmental Health has been consulted of the application and requires further information. No objection has been raised subject to conditions, in accordance with Local Plan Policy ENV14.
- 10.26 The Flood Risk Assessment which has been undertaken as the site falls within Flood Risk Zone 1 where there is low probability of flooding from tidal or fluvial sources. The site falls below the 1 ha area whereby a FRA is actually required. Nonetheless, the FRA states that the proposed development would provide betterment as the site at present has low probability as there is just hardstanding. As part of the scheme sustainable drainage such as permeable paving and would be incorporated as well as increased finished floor levels. No objection is raised in this respected and it is in accordance with Local Plan Policy GEN3.

## **11. CONCLUSION**

- 11.1 The principle of the development is considered acceptable as the site lies within the development limits of Saffron Walden, within a sustainable location making full efficient use of underused land in order to provide affordable Council accommodation to meet an identified need. The scheme accords with Local Plan Policies S1 and H3, Policies SP1, SP2, SP6, SP7 and HO5 of the Draft Local Plan, also the trust of NPPF in terms of sustainable development.
- 11.2 The proposed design, layout, size and scale of the proposed development are considered sensitively designed and acceptable. The scheme would not have a detrimental impact upon the residential and visual amenity of neighbouring residential occupiers, in accordance with Local Plan Policies GEN1, GEN2, GEN4 and Draft Local Plan Policies SP1, SP12, DES1, HO1, EN1 and EN10.
- 11.3 Sufficient parking has been provided in accordance with parking standards. No objections have been raised by the Highways Authority subject to conditions. This accords with Local Plan Policy GEN1, GEN2, GEN8 and the ECC Parking Standards (adopted 2009), and locally amended March 2013.
- 11.4 The ecological survey which has been undertaken concluded that apart from birds

the site has no protected species. The birds which have been recorded on site are associated with the trees and hedges, one tree and hedge of which is proposed to be removed east along the access road. A number of recommendations have been made in order to mitigate and enhance biodiversity. No objections have been raised by ECC Ecology regarding the submission subject to a condition being imposed. The scheme therefore is considered to accord with Local Plan Policy GEN7, NPPF and Circular 11/95.

- 11.5 With regards to a financial contribution towards education, the scheme is a 100% Council affordable housing development and there would not be profit that would result from the scheme and would be developed from money from the public purse. It is therefore considered unreasonable to seek for a contribution in this instance.
- 11.6 There are no flood risk issues which are raised as part of this application, in accordance with Local Plan Policy GEN3.
- 11.7 With regards to the contamination survey UDC Environmental Health further information obtained from intrusive examination of the ground is needed to ensure any contamination can be adequately addressed in accordance with Local Plan Policy ENV14. Therefore no objection has been raised subject to conditions.

**RECOMMENDATION – APPROVES SUBJECT TO THE FOLLOWING 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. hard surfacing materials;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A-F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: In the interests of protecting the character and amenities of the locality and neighbouring residential occupiers in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

5. Before development commences cross-sections of the site and adjoining land, including details of existing levels around the building hereby permitted and any changes in level proposed, together with the proposed floor levels within the extension, 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: In order to minimise the visual impact of the development in the street scene, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

6. No external floodlighting or other illumination shall be installed until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of the height of the lighting posts, intensity of the lights (specified in Lux levels), spread of light including approximate spillage to the rear of the lighting posts or disturbance through glare and the time when such lights would be illuminated. The development shall be carried out in accordance with the approved details.

REASON: In the interests of local amenity and highway safety, in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

7. The development hereby permitted shall be implemented in accordance with the Ecological Survey (dated July 2014) in all respects unless otherwise agreed in writing by the Local Planning Authority. The mitigation and enhancement measures shall thereafter be maintained and retained.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Local Plan policies GEN2 and GEN7. Paragraph 109 of the NPPF states that the planning system should seek to enhance the natural environment by providing net gains in biodiversity wherever possible, and incorporating biodiversity in and around developments should also be encouraged under Paragraph 118.

8. Prior to commencement of the development details of the estate roads and footways to accord with the Essex Design Guide (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and agreed in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety, efficiency and accessibility, in accordance with Local Plan Policies GEN2 and GEN1 of the Uttlesford Local Plan (adopted 2005).

9. The carriageway(s) of the proposed estate road(s) 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 from that road(s). The carriageways and footways 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 upstands 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 with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.

REASON: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety, in accordance with Policies GEN2 and GEN1 of the Uttlesford Local Plan (adopted 2005).

10. No development (with the exception of demolition works to facilitate the site investigation) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site, and must include:
  - (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to:  
Human health, the water environment, property (existing or proposed), service lines and pipes, adjoining land and any other receptors identified as relevant.

REASON: To ensure that the proposed development does not cause pollution of Controlled Waters or harm to human health, and in the wider interests of safety and residential amenity, in accordance with Policy GEN2, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

11. If found to be necessary as a result of part 1, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The scheme must include all works to be undertaken, proposed remediation objectives, an appraisal of remedial options, a timetable of works and site management procedures.

REASON: To ensure that the proposed development does not cause pollution of Controlled Waters or harm to human health, and in the wider interests of safety and residential amenity, in accordance with Policy GEN2, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

12. The remediation scheme for each phase shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report demonstrating that the

remediation objectives have been achieved must be submitted to and approved by the Local Planning Authority.

REASON: To ensure that the proposed development does not cause pollution of Controlled Waters or harm to human health, and in the wider interests of safety and residential amenity, in accordance with Policy GEN2, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

13. In the event that contamination that was not previously identified is found at any time after the development of any phase has begun, development must be halted on that part of the site affected by the unexpected contamination. The contamination must be reported in writing within 3 days to the Local Planning Authority. An assessment must be undertaken in accordance with the requirements of paragraph 1, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with paragraph 3.

REASON: To ensure that the proposed development does not cause pollution of Controlled Waters or harm to human health, and in the wider interests of safety and residential amenity, in accordance with Policy GEN2, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

14. 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.

Application No. : UTT/14/2514/FUL

Address: Catons Lane  
Saffron Walden



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