

## UTT/14/3182/FUL (SAFFRON WALDEN)

This matter was deferred from Planning Committee on 14 January 2015 for further discussion about the purpose of extra care schemes.

**PROPOSAL:** Demolition of existing buildings and the erection of part two storey and part three storey building comprising 73 extra care apartments with associated communal facilities, hard and soft landscaping and parking spaces together with single storey sub-station to serve application and adjacent site.

**LOCATION:** Site at 119 Radwinter Road Saffron Walden

**APPLICANT:** East Thames Group

**AGENT:** Hunters Architects

**EXPIRY DATE:** 20 January 2015

**CASE OFFICER:** Emmanuel Allanah

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### 1. NOTATION

1.1 Safeguarded Employment Land.

### 2. DESCRIPTION OF SITE

2.1 The site is approximately 0.66 hectares and it is located on the northern side of Radwinter Road. It is bounded at the western side by Saffron Walden Community Hospital; to the east and north by proposed care home from an existing Ministry of Defence Fuel Depot to the east. And the southern part is bounded by Radwinter Road and Tesco store. The area is characterised by mixed use development comprising of different scale and mass of residential buildings, community hospital, retail store and other light industrial buildings.

2.2 There is a substantial tree/hedgerow along the western boundary providing good screening between the site and the community hospital which is set at lower level.

2.3 The current access to the site is at the south western alongside the boundary with the community hospital with a gated access.

### 3. PROPOSAL

3.1 The proposal would involve the demolition of existing buildings and the erection of part two storey and part three storey building comprising 73 extra care apartments with associated communal facilities, hard and soft landscaping and parking spaces together with single storey sub-station to serve application and adjacent site.

3.2 For the benefit of the update on this proposed application the Planning Officers liaised with the applicant and the provider of this proposed Extra care 73 apartments to secure the understanding of the meaning behind "Extra Care Housing" and such scope of definition have been provided below in the remaining paragraphs for Planning Committee consideration.

- 3.3 Extra Care housing is for people who want to remain as independent as possible living in their own self-contained apartment, but who are no longer able to live completely without some care or support. The most important fact though, is that extra care housing is very much housing first. In an Extra Care Housing tenants have their own self-contained flats (one or two bedroom usually) and there are Carers on site 24/7 to help with washing and dressing, getting into and out of bed/bath/shower, shopping, laundry, cleaning and meals as agreed in the residents individual support plan.
- 3.4 Residents within extra care scheme will have differing levels of care and support requirements. Emergency support is available on site at all times. There are numerous communal facilities for residents such as communal lounge, dining room/café, hobby rooms, treatment rooms, hair and beauty salon, assisted bathing facilities and accessible outside spaces. These facilities can be used as and when the residents so desires.
- 3.5 In some schemes where flats can be bought outright or on a shared ownership basis, support charge are then paid for separately by the individual. Where the properties are rented, the tenants pay their rent with an additional charge for the extra support they receive. More commonly, extra care schemes provide the full range of tenure options under the same roof. People in extra care sheltered accommodation continue to be eligible for benefits such as housing and council tax benefits, attendance allowance, pension credits and winter warmth payment. Extra Care Accommodation sits between sheltered housing and care homes.
- 3.6 The proposed access would be from the south eastern side off Radwinter Road.

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

4.1 The application is the result of several pre-application discussions with the local planning authority and local stakeholders.

4.2 The applicant has submitted the following supporting documents:

- Design and Access Statement
- Air Quality Assessment
- Site Waste Management Plan (re the demolition and clearance of the site)
- Archaeological desk based assessment
- Phase 1 Habitat Survey
- Bat survey
- Breeding Bird survey
- Groundwater Investigation report
- Geo-Environmental Assessment
- Contamination Assessment

4.3 The entire supporting documents demonstrate how the proposed development is sustainable and would help to provide the supply for such types of residential dwellings, social and health support services in accordance with the adopted development plan.

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

5.1 UTT/13/1981/OP: Approved subject to Section 106 Agreement. Outline proposal with all matters reserved, for 60 units extra-care home facility including demolition of existing buildings. Not implemented.

5.2 UTT/1808/06/FUL: Approve with condition. Demolish cycle shed and erection of exterior spiral staircase for means of escape from the first floor.

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

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

- Policy S1 - Development Limits for the main urban areas
- Policy GEN1 - Access
- Policy GEN2 – Design
- Policy GEN4 – Good Neighbourliness
- Policy GEN6 – Infrastructure provision to support development
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking
- Policy E2 – Safeguarding Employment Land
- Policy ENV14 – Contaminated Land
- Policy H1 – Housing Development
- Policy H3 – New Housing within Development Limits
- Policy H9 – Affordable Housing
- Policy H10 – Housing Mix
- Policy SW6 – Safeguarding of Existing Employment Areas

## **7. TOWN COUNCIL COMMENTS**

7.1 Saffron Walden Town Council – No objection.

## **8. CONSULTATIONS**

### **ECC Highways Authority**

8.1 No objection.

### **BAA Aerodrome Safeguarding**

8.2 There are no aerodrome safeguarding concerns.

### **Affinity Water**

8.2 The site lies within a groundwater Source Protection Zone (GPZ) corresponding to Uttlesford Bridge Pumping Station. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.

### **Natural England**

8.3 No objection.

### **Sports England**

8.4 Does not wish to comment on this particular application.

#### **Minerals and Waste Planning**

8.5 No comments.

#### **Flood and Water Management (SuDS)**

8.6 As the current application is less than 1ha there is no separate Flood Risk Assessment and therefore we cannot provide further comments.

#### **GPSS**

8.7 No implication to GPSS apparatus in the vicinity.

#### **NHS Property Services**

8.8 Proposal would add pressure to existing health care facilities in addition to GP services. In order to mitigate the impact applicant would need to make a financial contribution of £14,680. This would be secured through Section 106 Agreement.

#### **Anglia Water**

8.9 In order to protect and safeguard Anglia Water infrastructure and the amenity of the area the following condition should be placed on any planning permission:

#### **CONDITION**

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

#### **REASON**

*To prevent environmental and amenity problems arising from flooding.*

#### **Access and Equality Officer**

8.10 Welcome the attention to detail regarding the internal colours to be used to support residents with dementia. This will meet the requirements of the SPD on Accessible Homes and Playspace.

### **9. REPRESENTATIONS**

#### **9.1 Neighbouring properties**

9.2 Two letters of objection and concerns received regarding the following issues:

- Proposed access point
- Traffic generation

### **10. APPRAISAL**

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

- A The principle of the proposed development (ULP Policies S1, E2, H9, SW6 and GEN2)
- B Whether the scale, mass, form, layout and appearance would harm the character of the area or the living condition of the adjoining occupiers. (ULP Policy GEN2)
- C The impact on heritage assets (ULP Policy ENV4)
- D Impact on nature conservation (ULP Policy GEN7)
- E The highways impact (ULP Policy GEN1)
- F Impact on local infrastructure (ULP Policies H9 and GEN6)

**A The principle of the proposed development**

- 10.1 In land use terms the application site lies within a designated employment site area; although following the review of the emerging Local Plan process this site has been granted planning permission for the development of 52 dwellings in addition with another separate outline planning permission for 60 bed Extra Care Unit.
- 10.2 Given the planning history of the site involving the redevelopment of the site for residential development; the principle of the current proposed development involving the development of 73 extra care apartments is therefore considered acceptable. Hence, the principle of the development of the current proposed development can be considered acceptable subject to the evaluation of its impact on the character and amenity of the area.

**B Impact of the scale, form, layout, appearance and materials to the surrounding buildings**

- 10.2 Policy GEN2 affirms that development will not be permitted unless for example; it is compatible with the scale, form, layout, appearance and materials of the surrounding buildings...; it would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing...”
- 10.3 The application site area is characterised by different scale, form, layout, appearance and materials designed buildings with their different land use activities. The scale of the buildings in the area range from single, two and part three storey detached and semi-detached buildings including other commercial buildings and the nearby community hospital.
- 10.4 The applicant and his agent had a series of pre-application discussion and explored different options of scale, mass and design approach which help to reflect the character and appearance of the existing buildings in the area. It is against such rationale the proposed new extra care housing scheme design evolution incorporated features of nearby existing buildings both in terms of the scale, layout and appearance for example; ranging from two to three storey buildings. The massing of the proposed development is 3 storeys high. It is stepped in the middle to accommodate the level change across the length of the site.
- 10.5 In order to address different housing needs the internal layout has been designed to accommodate sufficient circulation space. And the proposed accommodation range from 49 one bed apartments to 24 two bed apartments bringing the total to 73. All

designed to Lifetime Homes Standards; wheelchair accessible with built in facilities. For example; the typical apartment layout for a 1 bed apartment is approximately 54sq.m and a 2 bed apartment is approximately 68sq.m respectively.

- 10.6 The lower ground floor would include 15 apartments, plant room, laundry, buggy charging store and access to communal garden. The ground floor consist of 21 apartments, central communal areas (lounge, multifunction room, restaurant and café, hair salon, shop, treatment room, assisted bath etc; buggy charging stores and access to communal terrace via the lounge and multifunction room. The first floor would comprise of 26 apartments, staff room, Jacuzzi, bath, guest room, buggy charging stores. Whilst the second floor would comprised of 11 apartments, buggy charging store, and access to communal roof terrace; in addition with long institutional corridors that characterise development of this scale are prevented by introduction of a number of fully glazed break out areas and atriums.
- 10.7 In order to make the buildings sustainable and energy efficiency the scheme adopts a modern design with high quality materials that reflects the adjacent residential buildings. With solar PV panels on the roof hidden behind the parapet walls and assist in reducing the carbon footprint of the development. This is welcome and in accordance with Policies GEN2 and ENV15.
- 10.8 The façade of the main building materials would be constructed with red multi brick; charcoal brick; white silicone based render; grey composite windows and doors; frameless glass balustrade. And full height windows are proposed to allow maximum natural light and unobstructed views out. These facing materials are considered sympathetic to the character of the area and in accordance with Policy GEN2.
- 10.9 The scale, mass and layout of the buildings and their orientation has been carefully considered along with the topography of the ground level in order to ensure it would not lead to overlooking, overbearing or overshadowing to other nearby existing buildings including the community hospital, hence on balance the proposed development would not harm the living conditions of the adjoining occupiers. The proposal therefore is not in conflict with Policies GEN2 and H3.

### **C Impact on heritage assets**

- 10.10 Policy ENV4 states that “where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ...in situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decisions to be made...”
- 10.11 The application site lies within archaeological priority zone area and the applicant has commissioned a specialist agent to that effect in order to ascertain the likely archaeological findings within the proposed site in order to put forward a mitigation measure in place to protect and safeguard any such heritage assets in accordance with Policy ENV4.
- 10.12 In conclusion the desk-based assessment has established that study site does not contain any sites designated as Scheduled Monuments. There is one Scheduled Monument within the study zone, relating to a medieval turf maze (SM EX25). This monument and its setting would not be affected by any development within the study site.

10.13 The Essex Historic Environment Record identifies two archaeological monuments within the site boundary. These relate to a 19<sup>th</sup> Century railway line and later, 20<sup>th</sup> Century, railway sidings; and both of these monuments are considered to be of little archaeological interests. The proposal on balance is not in conflict with Policy ENV4.

#### **D Impact on nature conservation**

10.14 Policy GEN7 affirms development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be required. Measures to mitigate and or compensate for potential impacts of development, secured by planning obligation or condition will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be sought.

10.15 Given the derelict state of the application site in addition with the unattended plants and trees, the biodiversity mitigation and enhancement plan submitted concluded that some of the habitats on site, such as the semi-improved grassland and scattered trees, have some ecological value as they currently help support a population of reptiles and badgers. The calcareous grassland is also important habitat for biodiversity supporting a number of herbaceous species, providing insects with nectar and pollen resources. The proposed development will have a direct impact on these habitats and therefore an impact on foraging and sheltering reptiles, badgers and invertebrates. There will also be a direct risk of injury and death to reptiles and badgers utilising the site.

10.16 Details of the mitigation measures to protect and safeguard wildlife within the site would be updated verbally during planning committee.

#### **E Highway impact**

10.17 Policy GEN2 affirms that “development will only be permitted if it access to the main road network must be capable of carrying the traffic generated by the development safely; the traffic generated by the development must be capable of being accommodated on the surrounding transport network; the design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired; it must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access; and the development encourages movement by means other than driving a car”.

10.18 Policy GEN8 objective includes “development will not be permitted unless the number, design and layout of vehicles parking places proposed is appropriate for the location...”

10.19 The proposed access would be from the south eastern side off Radwinter Road. The proposed details of the access and car parking layout has been considered by the Highway Authority and have no objection subject to recommended planning conditions in order to protect and safeguard traffic within the area.

#### **F Impact on local infrastructure**

10.20 Policy GEN6 states that development will not be permitted unless it makes provision at the appropriate time for community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are made necessary by the proposed

development. In localities where the cumulative impact of developments necessitates such provision, developers may be required to contribute to the costs of such provision by the relevant statutory.

10.21 The proposal would involve 73 extra care apartments and in consultation with the NHS property services, they confirmed that the proposal would add pressure on health care facilities in addition with General Practitioner services within the area. In order to mitigate the impact applicant would need to make a financial contribution of £14,680. This would be secured through Section 106 Agreement. This is welcome and in accordance with Policy GEN6.

10.22 The outline approval for the Extra Care site is 100% affordable housing therefore the provision across the wider development sites (including adjacent 52 dwellings development) equates 53.6%.

10.23 To ensure the financial viability of this scheme, it is proposed this application for example; would include an additional 13 apartments for private sale. The development will provides 60 affordable housing units on the site (82% of total units), split into 40 social rented (67% and 20 intermediate (33%). This results in a 48% provision of affordable housing units across the wider development sites, which still exceeds the Council's requirement at 40%. The tenures will be spread throughout to promote a mixed community and the proposal will provide much needed accommodation for older people within Uttlesford District Council area. This is welcome and in accordance with Policies H9 and GEN6.

## 11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The principle of the proposed 73 extra care apartments with associated communal facilities are considered acceptable considering the site is currently derelict and vacant for some time, has been marketed with no interest in bringing it back to employment use. Given that the acceptability of this proposed scheme would not be prejudicial to Local Plan policy protecting designated employment site area, the principle of the proposal is therefore acceptable because the benefit of the proposal to local communities and elderly citizens extra care apartments outweigh the harm.
- B The design approach taken including the mass, height, form, layout, appearance and materials are considered sympathetic to the character of the area and it would not harm the living condition of the adjoining occupiers in terms of overlooking, overbearing, overshadowing or lead to loss of sunlight.
- C Notwithstanding that the application site lies within a designated archaeological zone and with appropriate mitigation measures in place such as through the means of planning conditions; it is considered that the proposal is acceptable and it would not adversely harm any archaeological remains within the site area.
- D Given the existing derelict state of the site in addition with existing hedgerows and plants, in order to protect and safeguard the existing wildlife within the site appropriate planning conditions would be put in place following the findings of the ecological survey within the site.
- E Despite the proposal is acceptable the additional pressures on local infrastructure has been identified and the applicant agreed to make some financial contributions recommended by NHS Property Services; in order to support local health facilities and



General Practitioners services that would be required to deliver the effective services associated with the proposed scheme. Such financial contribution and the provision of affordable housing units from this proposed development would be secured through the completion of Section 106 Agreement.

**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 (III) unless by the 27 February 2015 the freehold owner enters into a binding obligation 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 an obligation to secure the following:**
- (i) **Transfer of cleared land to the Council, free from contamination and with services and infrastructure, including access provided to the boundary of the site.**
  - (ii) **In the event that a care home cannot be built on the site, that the site should be used for affordable housing.**
  - (iii) **Pay monitoring costs**
  - (iv) **Pay Councils reasonable costs**
- (II) **In the event of such an obligation 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 obligation, the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reason:**
- (i) **Lack of provision of Care Facility**
  - (ii) **Lack of affordable/social housing**

Conditions/Reasons:

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. Before development commences samples of 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. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the adopted Local Plan (2005).

3. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety in accordance with the adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

4. Prior to commencement of any development, the provision of suitable access arrangements to the application site in connection with the construction of the development, to include wheel and under body cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for delivery /construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site.

REASON: In the interests of highway safety and efficiency in accordance with the adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

5. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with the adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

6. Prior to occupation of the proposed development, any redundant vehicle access width shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the reinstatement/provision to full height of the footway and kerbing, to the satisfaction of the Highway Authority immediately the proposed new access is brought into use.

REASON: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety in accordance with the adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

7. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent environmental and amenity problems arising from flooding in accordance with Policy GEN2 of the adopted Local Plan (2005).

8. Notwithstanding the details submitted in support of the application , the following conditions are recommended to ensure the site is suitable for the intended use:
- (a) Prior to the commencement of the development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority
  - (b) A preliminary risk assessment which has identified;
    - all previous uses;
    - potential contaminants associated with those uses and any adjacent uses;
    - a conceptual model of the site indicating sources, pathways and receptors;
    - potentially unacceptable risks arising from contamination at the site.
  - (c) A site investigation scheme, based on ( 1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - (d) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - (e) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action .

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

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).

9. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

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).

10. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to

the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long- term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing 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).

11. 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, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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. Prior to the commencement of any works, a Construction Method Statement shall be submitted in writing to, and approved by Uttlesford Planning Authority. The statement shall include details relating to:

- the control of noise and vibration emissions from construction activities including operating and delivery times and arrangements to monitor noise emissions from the development site during the construction phase
- the control of dust including arrangements to monitor dust emissions from the development site during the construction phase
- measures to reduce mud deposition offsite from vehicles leaving the site.

REASON: Development shall be carried out in compliance with the approved Construction Method Statement, and adhered to throughout the construction period unless otherwise approved in writing by Uttlesford Planning Authority in order to protect and safeguard the amenity of the area in accordance with Policy GEN2 of the adopted Local Plan (2005).

13. The acoustic specification for all fixed plant and equipment including the electricity substation and building services, and a scheme of attenuation and mitigation where found to be necessary shall be submitted to and approved by Uttlesford Planning Authority prior to installation. The scheme shall ensure that noise emitted from the equipment cumulatively shall not exceed the existing background noise level at any time. The measurements and assessment shall be made according to BS 4142: 2014.

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

14. No fixed lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by Uttlesford Planning Authority. The details shall ensure the lighting is designed in such a way to minimise potential impacts upon nearby light sensitive premises. The lighting shall

thereafter be erected, installed and operated in accordance with the approved details.

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2, GEN4 and GEN5 of the adopted Local Plan (2005).

15. Prior to the commencement of the development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), details of the measures for the provision of an electric vehicle charging point in the car park area, facilitation of cycling and provision of travel information to staff, visitors and residents shall be submitted and approved by the Local Planning Authority.

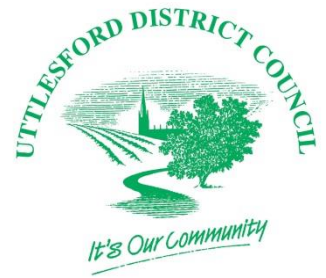
REASON: In order to ensure that the Council is satisfied that the approved development is sustainable and environmental friendly in order to protect and safeguard the air quality in the vicinity and Saffron Walden town centre in accordance with Policies GEN2, GEN4 and GEN5 of the adopted Local Plan (2005).

16. No development shall take place, including any ground works or demolition until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development
  - iv. wheel and underbody washing facilities

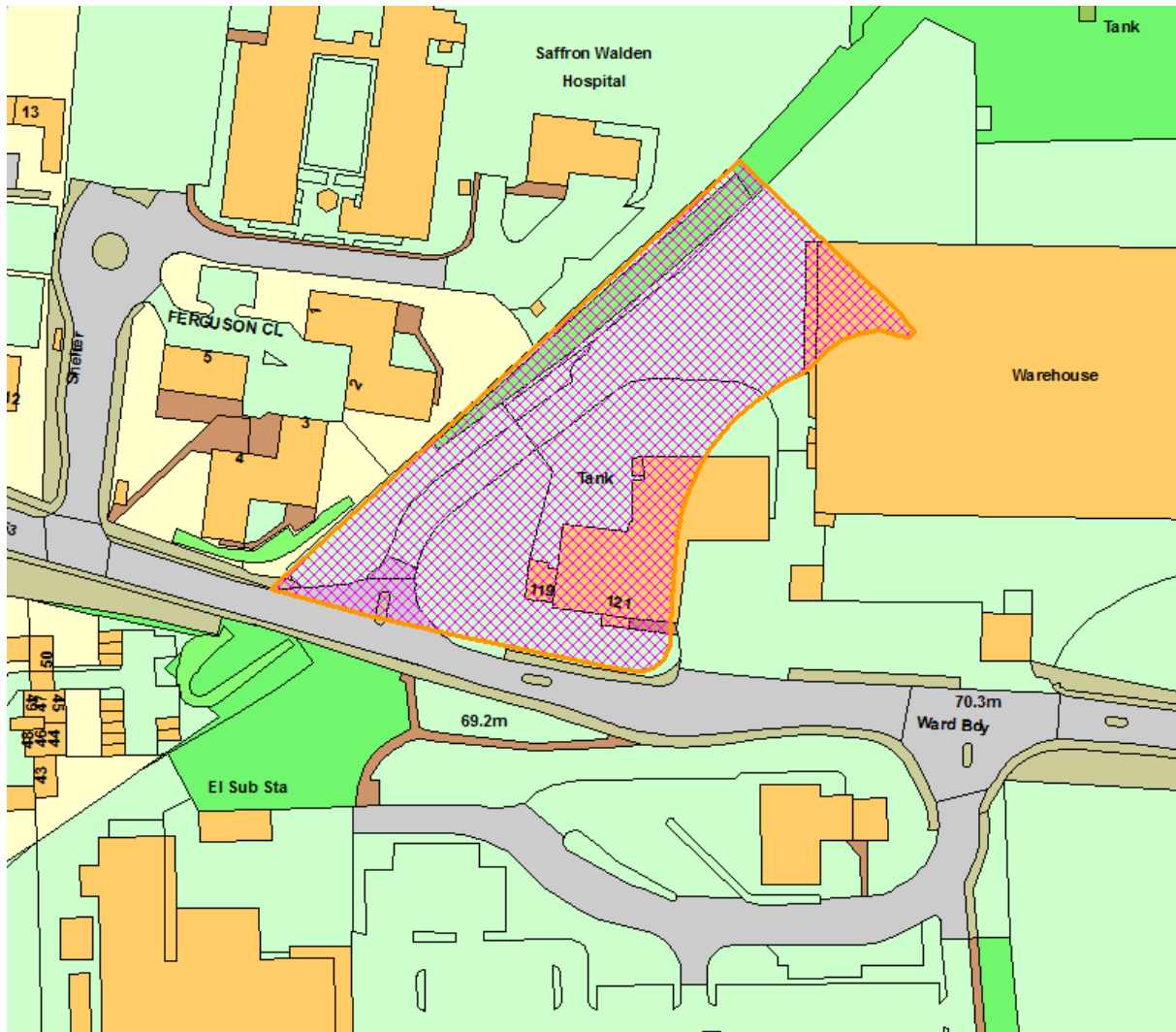
REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

### **Informative**

An informative is recommended to advise that the method for removal and disposal of asbestos containing material must comply with the Control of Asbestos Regulations 2012 and to refer the developer to the Uttlesford District Code of Development Practice which covers wider issues.



Application no.: UTT/14/3182/FUL  
Address: Site at 119 Radwinter Road Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

Date: 29 December 2014

SLA Number: 100018688