

UTT/14/3655/FUL (Newport)

(MAJOR APPLICATION)

PROPOSAL: Demolition of current sheltered accommodation and replacement with sheltered accommodation scheme including 41 residential flats, 1 guest suite, communal accommodation, 13 parking spaces and new landscaped grounds.

LOCATION: Reynolds Court Gaces Acre Newport

APPLICANT: Uttlesford District Council

AGENT: Saunders Boston Limited

EXPIRY DATE: 9 March 2015

CASE OFFICER: Maria Shoesmith

1. NOTATION

1.1 Within Development Limits, Airport Safeguarding Zone, within 500m & 2km of SSSI, adjacent to Protected Open Space for Informal Recreation

2. DESCRIPTION OF SITE

- 2.1 The application site is located west/northwest of Newport's Cambridge Road, south of the Grammar School on Gaces Acre, covering an area of 0.3ha. The application site currently consists of a two-storey residential block which has 31 residential units that are stated to be partly occupied.
- 2.2 The site is bound by access roads to the north and south. This provides current parking for the residential block and access to the rear of properties located to the north, no. 56-59 Gaces Acre, which are two-storey dwellings. Gaces Acre is to the east and a recreation field with public footpaths to the west of the site. To the south the front elevations of bungalows 23-24 overlook what is currently the front of the application site.
- 2.3 There are a mixture of two-storeys dwellings and bungalows along Gaces Acre. With two storey dwellings located predominately to the north and the east of the application site. There is a large verge between the subject building and Gace's Acre measuring approximately 4.8m.
- 2.4 St Marys Church, a Grade I Listed Building, is located to the south of the site at the end of the road. The ground levels steeply fall from south to north, by approximately 1.8m.
- 2.5 There is a Council owned public car park located to the rear of 15-19 Gaces Acre, consisting of 11 car parking spaces, which appeared to be underused at the time of the site visit.
- 2.6 The ground levels rise again in the distance when viewing the Grammar school buildings and dwellings towards the north. Wicken Water lays between this views

whereby there is a huge drop in ground levels, approximately more than 5-6m.

3. PROPOSAL

- 3.1 The application is for the demolition of the existing sheltered accommodation and the erection of a replacement sheltered accommodation which would provide 41 residential flats, 1 guest suite communal accommodation, 13 parking spaces and new landscaped grounds.
- 3.2 The scheme would provide Category 2 sheltered accommodation, which is a purpose built scheme for older people. This is usually with communal facilities and a scheme manager.
- 3.3 The proposed building would be predominately three storeys with elements of two-storey and single storey along the northern, eastern, western and southern elevations.
- 3.4 A net gain of 10 residential units would be created and 5 car parking spaces, with 6 cycle spaces.
- 3.5 On the ground floor of the proposal there would be the cycle parking facilities, mobility scooter store and charging area, 11 flats, a guest suite, a public hair/beauty room, main reception office, communal lounge area with kitchenette and a communal garden room. The first floor will consist of 19 flats and the second floor 11 flats.
- 3.6 A number of the proposed flats would have their own private amenity area in the form of a balcony. The proposed scheme indicates communal landscaped amenity areas to the west of the building adjacent to the playfields. The building would frame an existing center communal court yard area, which is proposed to be retained.
- 3.7 The highway verge to the front of the building is also proposed to be landscaped.
- 3.8 Five flat formats are proposed to be used. There will be 34 x 1 bedroom flats and 7 x 2 bed flats, which would replace 8 x 1 bedroom flats, 1 x 3 bed flat and 22 x 1 bedroom bedsit/studios.
- 3.9 The proposal would range by 2.4m to 10.6m in height. The roof would be an arched green roof consisting of Sedum. Other materials that proposed are grey UPVC windows and doors, mix of weatherboarding, render and masonry.

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, December 2014);
 - Energy and Sustainability Statement;
 - Transport Statement (SLR, December 2014);
 - BREEAM Report;
 - Ecological Report;
 - Drainage Statement;
 - Consultation and presentation material feedback forms
- 4.2 Additional accommodation is required due to a growing aging population and which would significantly increase over the next 20 years. UDC currently has 39% of residents that are aged between 50-85 (census count 2011).

- 4.3 A Housing Needs Survey was commissioned for residents over the age of 50 to determine the level of housing required. The survey outlined the following;
- Considerable need for new over 60s housing in Uttlesford;
 - Long term older persons Housing Strategy should be produced that contains plans on how to upgrade, expand and develop stock that is more suited to the demands of the residents.
- 4.4 Within the 'Housing Our Aging Population: Plan for Implementation 2012' it identified that by developing more retirement housing it could reduce under occupation and make more family homes available for younger people and mitigate the governments space room subsidy.
- 4.5 Following a 'Sheltered Housing Asset Management Review' of all UDC owned sheltered housing schemes. Reynolds Court was identified as not fit for purpose. There is a high proportion of bedsit accommodation which does not meet older people's needs and expectations making them difficult to let. The 31 units have been difficult to let for some time. The rooms are inadequate in terms of space for manoeuvrability, living and storage. Windows are high level restricting views; kitchen space is small and outdated being unable to accommodate modern appliances. Bathrooms have restricted movement and inefficient individual boilers using up valuable space. Internal steps also restrict movement with no lifts only a retrofitted stair lift, internal ramps that do not comply with today's Building Regulations and compromised communal space.
- 4.6 As part of the consultation process two other schemes have been visited a re-modelled site and a redeveloped site. Following further consultations with Reynolds Court residents they supported the redevelopment option, and this has been ratified by UDC Cabinet.
- 4.7 The proposed scheme has been designed to meet the needs of residents currently and for in the future. It would provide high quality independent living for the older people plus provision of additional need housing.
- 4.8 There are a number of design objectives for the proposed development;
- Provision of a sustainable development;
 - Creating a design that is attractive, has quality materials, amenity and landscaped spaces;
 - Has easy internal mobility;
 - Provision of communal areas;
 - Promote inclusive community hair salon open to public;
 - Provide a safe and secure scheme with surveillance;
 - On-site parking;
 - High quality accommodation with generous space standards;
 - Sustainable scheme that is flexible to meet the diverse needs of the residents;

Statement of Community Involvement

- 4.9 Supporting information has been submitted as part of the application demonstrating community involvement through consultation with neighbouring residents and occupiers of the building, and Newport Parish Council, also holding a two day public exhibition.

4.10 Consultation was also held with Planning in the form of pre-application advice, UDC Street Services, ECC Highways, and Archaeology, also the Essex Police Architectural Liaison Officer.

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 ENV2 - Development Affecting Listed Buildings
- Policy ENV3 - Open Spaces and Trees
- Policy ENV4 - Ancient Monuments and Sites of Archaeological Importance
- Policy ENV15 - Renewable Energy
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN3 - Flood Protection
- Policy GEN4 - Good Neighbourliness
- Policy GEN 5 – Light Pollution
- Policy GEN7 - Nature Conservation
- Policy GEN8 - Vehicle Parking
- Policy H3 - New Houses within Development Limits
- Policy H9 - Affordable Housing
- Policy H10 – Housing Mix
- Policy S3 - Other Settlement Boundaries

7. PARISH COUNCIL COMMENTS

7.1 The Parish Council opposes the above application for the following reasons:

- The main entrance should be level. We feel that use of steps and ramps as currently set out are not acceptable and particularly discriminate against the disabled. The use of the ramps for the removal of waste would be inconvenient and dangerous for residents.
- There is no provision on the plans to facilitate proper access for paramedics, ambulances, fire tenders, refuse vehicles or community coaches. We would refer you to McCarthy & Stone for provision of these facilities.
- The whole demolition and building process will have a significant impact on the residents of Reynolds Court and Gaces Acre, in the village and going to and from the shops. The access road is narrow and careful management will be required during demolition and construction, particularly for contractors parking, and vehicles delivering and removing materials. The appointed contractors should, in their construction method statement, clearly define their mode of operation during the construction process.
- Undertaking the work in two phases will cause considerable pain and misery to the residents.

- The current road, sewage and water infrastructure we understand is already at maximum capacity.
- There are no details of solar panels on the plan.
- The boiler room is not shown. We assume the flues will exit through the roof. We have received concerns from a neighbouring property.
- Car parking is inadequate for residents and visitors. Parking provision should be made for the hair salon if this is open to the public. There are currently parking problems in Gaces Acre, and specific spaces will need parking restrictions to maintain them for the use of Reynolds Court rather than others. The existing grass verges should not be used for parking. All parking provision should be contained within the site. The present plans indicate you are grabbing grass verge and an existing residents' car park for this scheme.
- The design is extremely contemporary and is not in keeping with the village. We have received comments from other people in the village (non-residents of Reynolds Court) and your proposals have not been well received because of the elevation treatments and sedum roof i.e. brickwork/rendered blockwork, boarding, cladding etc. The sedum roof is out of keeping an alternative roof covering should be investigated.
- It is not clear how the windows on the north elevation can be opened. Their protrusion from the face of the building is unattractive.
- The laundry room should not be placed internally.
- The kitchen and living room window sills in the ground floor flat on the S.W. corner are at pavement level. There is a similar issue with the seating area. Therefore, these should be omitted.
- The atrium on the north west corner should be removed; an unnecessary architectural embellishment.
- The glazed link between the two blocks is an expensive and unnecessary element for such a scheme.
- The resident of No. 58 Gaces Acre has informed us that the building encroaches on to her land and would prevent her gaining access to her rear garden. A map of the entire area should be provided to clarify ownership and confirmed with all local residents so that matters such as boundaries can be addressed. The current plan is entirely inadequate in this regard. We have examined the plan and the resident's view is incorrect. Lucy Brown of UDC has offered to visit the resident to assure her this is not the case.
- According to the resident of No. 58, there is no access road for emergency or refuse vehicles to No. 58. This is incorrect.
- In view of the height of the building No. 58 will be overlooked and light will be severely obstructed on the south side. The resident of No.58 has resided there for in excess of twenty years. The report enclosed in the proposal documents states light will be obscured for 7 months of the year. Neighbouring properties, No. 56, 57 and 59 will also suffer significant loss of light. This is not acceptable.

- We are somewhat surprised that these proposals have gone through due process at Uttlesford District Council and submitted before planning without taking into account any of the issues raised above. We suggest the entire scheme is put back on the drawing board.

Comments:

- The proposal will comply with Part B Emergency Access, and Part M relating to accessibility of the Building Regulations in terms of accessibility. No objection has been raised by the UDC Access and Equalities Officer.
- The management of the demolition process and the decanting of residents have been taken into account by the applicant. Nonetheless this is not a material planning consideration.
- Regarding sewage Anglia Water has been consulted of the application see below.
- Details of plant including solar panels would be conditioned should the planning application be acceptable.
- Please see main assessment regarding design and parking.
- Matters regarding encroachment have been clarified with a clearer location plan.

8. CONSULTATIONS

Environment Agency

- 8.1 This proposal presents a low environmental risk; therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

The developer should address risks to the water environment from contamination at the site, following the requirements of the NPPF and the EAs Guiding Principles for Land Contamination.

ECC Ecology

- 8.2 No objections, it is noted that the site is of low ecological value; dominated by buildings, hard standing, amenity lawn and young trees. Also, note that a bat survey was undertaken and no bats were seen to be emerging from the buildings on site. The recommendations in relation to:

- a) site supervision when removing soffits, and
- b) undertaking demolition works outside of the nesting season;

Should be adhered to.

ECC Highways

- 8.3 No objection subject to conditions.

Housing Enabling Officer

- 8.4 The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more units; 20% on schemes 5-14 units and a commuted sum on schemes of 1-4 units.

This scheme is part of the Council's development programme to upgrade and improve Council owned sheltered housing stock. This scheme will deliver 41 1 and 2 bed units, a net increase of 10 units.

Environmental Health

- 8.5 Reynolds Court is closely surrounded by residential properties on three sides. Demolition and construction work could cause noise and dust problems unless carefully managed. There is potential for external lighting to affect neighbouring properties. No objection subject to conditions

Anglia Water

- 8.6 There are no assets owned by AW on site. The foul drainage from this development is in the catchment of Newport Water Recycling Centre that will have available capacity for these flows.

Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Natural England

- 8.7 No objection.

Equalities and Access Officer

- 8.8 Verbally – No objection.

Conservation Officer

- 8.9 Verbally - No impact considered upon the setting of the listed church, however materials should be conditioned for further approval.

9. REPRESENTATIONS

- 9.1 The neighbouring properties have been consulted of the current application. The development has been also advertised in the local press and on site. Two representations have been received raising the following points;

- Object to access to rear of property blocked, preventing access to service road,

- refuse collection and emergency access;
- Replacement of fencing;
- Distance of development from property;
- Overlooking, is the northwest balcony necessary?
- Loss of light;
- Loss of light to garden;
- Right to light act;
- Obscures view from;
- Noise/vibration from plant;
- Object in terms of second floor addition;
- Loss of privacy

Consultation Expiry 30 January 2015

10. APPRAISAL

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

- A Principle of the development (ULP S3, H3, and NPPF);
- B The design, impact upon residential and visual amenity (ULP Policies GEN2, and GEN4);
- C Highways (ULP Policies GEN1 & GEN8);
- D Other Material Considerations such as Flooding (ULP GEN3, GEN6 and GEN7)

A Principle of Development

- 10.1 The application site falls within the development limits of Newport covered by Local Plan Policy S3. Policy S3 states that development compatible with the settlement's character and countryside setting will be permitted within these boundaries. 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 services in the form of schools, a shop with post office, other local shops, pharmacy, a petrol garage and a train station. Nonetheless, whilst the application site is considered to be sustainably located in terms of proximity to services, in order 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. The proposed development would provide an opportunity for some

employment in the form of the hair/beauty salon, warden and some service provision i.e. maintenance etc. It would provide short term employment for locals during the construction of the site; however it would also support existing local services. This proposal would therefore help deliver to a degree an 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 by providing improved accommodation to meet current and adaptable to meet future resident's needs, provide a net increase of ten units, and housing designed to Lifetime Homes Standards. Landscaping would be used to reduce the visual impacts and enhance the scheme. The nearby footpaths would facilitate the permeability of the scheme. The development would provide not only communal areas, but also private amenity space for residents vastly improving the amenity quality of the flats and in turn the resident's wellbeing. 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, through the inclusion of improved landscaped areas and the provision of a green roof. 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 Newport, within a sustainable location which will make full efficient use of land, removing accommodation that is no longer fit for purpose and to now be able to meet the current sheltered housing requirements. The proposed development would provide 41 Council built affordable dwellings which will meet an identified need. The scheme accords with Local Plan Policies S3 and H3, 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.
- 10.9 It has been confirmed within the application submission that the proposed development would be constructed in line with the principles of Secure by Design through the provision of natural surveillance, defensible spaces and internal security. The Essex Police Architectural Liaison Officer has been consulted through the design stage of the scheme whereby comments have been incorporated into the development. This has been demonstrated through the pre-application community involvement process statement. The building will be

designed to BREEAM (Building Research Establishment Assessment Method) 'Very Good' rating with a 10% reduction in carbon emissions through improved thermal efficiency and the use of improved mechanical heating/cooling plant and energy efficiency lighting. The Energy and Sustainability Statement outlines that the proposal can achieve a Building Emissions Rate approximately 20% below the Target Emissions Rate. This is in accordance with Policy GEN2.

10.10 The flats would be designed to and need to accord with Lifetime Home Standards under Building Regulations. It has been stated within the Design and Access Statement that "*whilst not designated as full wheelchair housing, all occupant areas are wheelchair accessible and in many respects the scheme achieves the key standards set out in the wheelchair design guidance. For example, shower rooms in each flat are configured as 'wet rooms' for wheelchair use and there is potential for direct communication to the main bedroom from the bathroom to facilitate easy transfer by an overhead hoist, which can be retrofitted as required. The overriding principle of the scheme is to provide a scheme which is fully accessible but which can also be readily adapted to suit increasing levels of mobility.*"

10.11 The design of the scheme would be of a contemporary design, whilst this would be obviously different from the buildings which would surround it and that of the existing building, this is not a reason for refusal or can planning stifle innovative design. What needs to be considered is the overall scale, mass and bulk, its relationship with its surrounding neighbouring properties and whether this causes an unacceptable impact upon amenity.

Bulk and Mass

10.12 The proposed development would be effectively sited on a similar foot print to the existing building; however there would be a gross internal floorspace increase of 957square metres. The scheme would be three storeys in nature. The third storey would be staggered along the northern, eastern, western and southern elevations where it would be recessed behind two-storey and single storey elements. This approach has been undertaken to achieve optimum accommodation whilst reducing the schemes bulk and massing along the more sensitive elevations.

10.13 The proposal would have a third storey height of 9.2m to 10.6m. The second storey would range between 6m to 8m, and the single storey to the south would range in height between 2.4m and 3.6m. The heights vary throughout the site dependant on ground levels and the arched, varying roofs. The existing building has a height of 7.2m in comparison. Both the existing and the proposed buildings are sunk into the ground by 1m; further reducing its bulk and mass. As a gauge a two storey building with a traditional pitched roof would be 9m in height.

10.14 The development will be large in scale and appearance, and slightly unrelated within its setting. However, the scheme has been mitigated through the use of staggering, use of arched roofs, the use of the ground levels and materials to reduce the bulk and massing. The third storey along the sensitive elevations North, East and South have been set back where a large proportion would not be seen particularly on the north and eastern elevations.

10.15 To the south the proposed scheme would see the two ends of what would be an upside down 'U' form, with a single storey link securing the courtyard area. The third storey would be set back from the bungalows opposite, no. 23 and 24, by

21.5m, whilst the immediate elevations would be 2 ½ storey and be set at an angle, with the single storey link being immediately opposite. A further three storey block would be set at a distance the other side of the proposed courtyard.

- 10.16 The west elevation of the scheme is considered the least sensitive by overlooking the recreation ground. This elevation is predominately two storeys with balconies and a three storey in the back drop. Minimal impact is considered from this elevation, and its relationship with its surroundings and adjacent two storey dwellings is considered to be acceptable.

Overlooking and Loss of light

- 10.17 The Essex Design Guide stipulates a distance of 25m back to back in order to prevent direct overlooking. To the north of the site are the rear gardens of 56-58 Gaces Acre would have a back to back distance of 19.6m. This distance is interrupted by an existing service road which would be retained and continue to provide access to proposed car parking spaces, including 2 disabled parking spaces, and access to the rear gardens. There are existing windows on the northern and north west elevation of Reynolds Court, however the proposal whilst would see an increase in the number of windows on this elevation the windows have been designed to be angled away to provide and prevent direct overlooking with the neighbouring properties. No. 58 and 59 are at oblique angles to the proposed development. Number 58 has a first floor flank window, but it is unclear whether this serves a habitable room. Amendments have been sought to alter the nearest Juliet balcony to a window, as there is an existing window in a similar position so there would not be an additional detrimental harm caused. The proposed balcony to the north-western corner of the scheme has been sought to be omitted and replaced with a window and Juliet balcony to mitigate any direct overlooking.

- 10.18 The eastern elevation looks onto two-storey houses. The proposed frontage would stagger in and out of the existing building line having a recessed third storey element and a protruding two storey. There would be a distance of 20.4 to 26m from the frontage to the existing dwellings sited opposite. Again this distance would be interrupted by Gaces Acre itself and proposed landscaping. The balconies here are not considered to cause unacceptable level of overlooking, and it is not considered too different to the existing relationship.

- 10.19 The third storey to the north would have high level windows which prevents any direct overlooking. This is the same for the non-habitable areas to the south.

- 10.20 The internal courtyard back to back distance for the balconies meets the Essex Design Guide.

- 10.21 A daylight study has been submitted as part of the application. This illustrated a 3D model to demonstrate the level of overshadowing during noon at any given month. This highlighted that sun path, in strong direct sunlight, during the winter months would see the neighbouring properties to the north and south in shade, and not shaded during spring, summer and early autumn.

- 10.22 Whilst there would be an increase in footprint, the communal garden areas would be maintained and improved. The quality of living accommodation would also be enhanced through the introduction of private amenity space for a number of the flats.

10.23 The proposed heights of the scheme have been designed to respect the existing neighbouring dwellings and minimise impact. The proposed development would not result in detrimental impact upon residential and visual amenity due to the proposed nature, design, the siting and orientation of the properties, in accordance with Local Plan Policy GEN2 and GEN4. On balance weighing the size and scale of the scheme in relation to the improved quality of accommodation, a much needed net gain in the number of flats provided and the mitigating design measures used the scheme is considered to be generally acceptable in design terms, in accordance with Local Plan Policy GEN2 and the NPPF.

10.24 Whilst the proposal does not affect the setting of the church by reason of its siting, distance and design, no objection has been verbally raised by the Conservation Officer in this respect however has raised concern regarding the proposed materials. This is consider to be addressable through the imposition of a condition should planning permission be granted, in accordance with Local Plan Policies ENV2, and GEN2, also in line with Circular 11/95.

C Highway Issues

10.25 Local Plan Policy GEN8 and the ECC Parking Standards (adopted 2009) and locally amended March 2013 creates a requirement for the provision of 48 car parking spaces as part of the scheme. The proposed scheme would provide a total of 13 car parking spaces, including 2 disabled spaces, designed to car parking standard sizes. There would be a net gain of 5 car parking spaces as a result of the net increase of 10 flats. A breakdown of a car parking survey of similar sheltered accommodation schemes within Uttlesford has been submitted as part of the application, see below. This has outlined that in such schemes there is a lower car ownership rate and therefore much lower demand in car parking space provision. These findings have been reflected in work undertaken by McCarthy and Stone developments whereby the average age of occupiers in sheltered accommodation is 76 years of age. This together with the fact that the site is located in a sustainable area, in terms of transport and service provision, contributes towards a low car ownership and parking space demand.

Address	Number of Properties	Car Owners	Parking Spaces (allocated to scheme)	Ratio of Car Spaces	Ratio of Car Owners to Development
The Close Broomfields	58	21	25	0.43	0.36
Alan Hasier House Dunmow	30	7	9	0.30	0.29
Alexia House Dunmow	20	4	0	0	0.13
Priors Wood Takeley	31	14	14	0.45	0.45

Four Acres Saffron Walden	40	11	0	0	0.28
John Dane Player Court Saffron Walden	23	0	9	0.39	0
Vicarage Mead Thaxted	27	9	9	0.33	0.33
Reynolds Court Newport	31	8	8	0.29	0.29
Norman Court Stansted	23	4	8	0.35	0.17
Hatherley Court Saffron Walden	26	5	16	0.62	0.19
Parkside Saffron Walden	18	5	6	0.33	0.28
Walden Place Saffron Walden	28	5	0	0	0.18

10.26 In consideration of the above and the nature of the development adequate car parking provision is proposed in accordance with policy. However, in the event that further car parking is required there are further 11 car parking spaces available in the public car park behind number 15-19 Gaces Acre opposite. Space has also been highlighted to the north of Gaces Acre, near no. 4 Gaces Acre, subject to planning permission.

10.27 A Transport Statement has been submitted as part of the application. This has outlined that the vehicle movement from the proposed development including the net increase in accommodation and on-site service provision is unlikely to be perceptible and is likely to integrate into the daily vehicle movements. No objections have been raised by the Highways Authority subject to conditions.

D Other Material Considerations

10.28 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 a contribution in this instance.

10.29 Whilst the application site falls within Flood Risk Zone 1, whereby there is low probability of flooding and the site is less than 1ha, a Drainage Statement has been

submitted with the application demonstrating that the run off from the site would not be more than the current rate, and restricting the flow from the site for the 1 in 100 year storm, plus an extra 30% allowance. This has been achieved through the use of Sustainable Drainage Systems (SuDs) in the form of a green roof to slow runoff and an underground drainage network to cater for a storm event. This is in accordance with Local Plan Policy GEN3. The Environment Agency has raised no objection whilst Anglia Water has recommended conditions are imposed should planning permission be granted.

10.30 An Ecology report has been undertaken and submitted as part of the application. Common Pipistrelle bats and hawking were seen flying around lights. No other wild mammals were seen on site. This concluded that no bats were using the buildings forming part of the application, although some of the soffits had gaps suitable for bats to roost but not to hibernate in. It is recommended within the report that the soffits are removed outside the hibernation period (November to Mid-March) and be supervised by a licensed bat worker. Eight species of birds have been recorded. Some limited suitable habitat for nesting birds exists on site, with some nesting material belonging to a Starling visible between the soffit and the building wall. Again, similarly it is recommended that the works occur outside nesting season, and if nesting birds are found then the project should be delayed until the breeding season is finished. The site is not suitable for reptiles. The nearest water body is Wicken Water which is 75m away. It is stated that due to the maintained nature of the site it is not suitable for Great Crested Newts. A number of recommendations for enhancing the site are contained within the report. ECC Ecology has been consulted and has raised no objection subject to the recommendations within the Ecological Report being adhered to. This is in accordance with Local Plan Policy GEN7, NPPF

11. CONCLUSION

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

- A The principle of the development is considered acceptable as the site lies within the development limits of Newport, within a sustainable location making full efficient use of land in order to provide improved replacement accommodation and additional accommodation to meet an identified need. The scheme accords with Local Plan Policies S3 and H3, also the thrust of NPPF in terms of sustainable development.
- B The proposed design, layout, size and scale of the proposed development are considered acceptable. The scheme would not have a detrimental impact upon the residential and visual amenity of neighbouring residential occupiers, and no unacceptable harm or impact the setting of the nearby listed church, in accordance with Local Plan Policies GEN2, GEN4 and ENV2.
- C Further to the submission of a traffic survey as part of the application it had been concluded that based on the nature of the housing the proposed number of allocated parking spaces would be adequate to cater for the development, in accordance with policy. There are alternative parking possibilities should these be required. No highway safety concerns have arisen taking into account the existing highway network parameters and the proposal would not have an adverse traffic impact with the increased vehicular movement unlikely to be perceptible. No objections have been raised by the Highways Authority subject to conditions. This accords with Local Plan Policy GEN8 and the ECC Parking Standards (adopted 2009), and locally amended March 2013.

- D 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.

Whilst the site is located within a low probability of flood zone 1, the scheme has been designed to incorporate SuDs elements in to the design to ensure the run off run is would not be more than the current rate, and restricting the flow from the site for the 1 in 100 year storm, plus an extra 30% allowance. Also, an underground drainage network is proposed to be provided to cater for a storm event. This is in accordance with Local Plan Policy GEN3. The Environment Agency has raised no objection whilst Anglia Water has recommended conditions are imposed should planning permission be granted.

Whilst some wildlife opportunities have been identified this are capable of being addressed through recommended mitigation identified within the Ecological Report. ECC Ecology has been consulted of the application and has raised no objection subject to the recommendations within the Ecological Report being adhered to, in accordance with Local Plan Policy GEN7, and the NPPF.

RECOMMENDATION – APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

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

4. 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 building, shall be submitted to and approved by the local planning authority in writing. The development shall thereafter 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).

5. 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), and 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 thereafter be carried out in accordance with the approved details.

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

6. Prior to the erection of the development hereby approved (not including footings and foundations) samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall thereafter 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 the development the details of the number, location and design of cycle parking facilities and mobility scooter storage area with charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be secure, convenient and covered, and be provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle and mobility scooter parking is provided in the interest of highway safety and amenity, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

8. Prior to commencement of any development, details of 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 shall be submitted to and agreed in writing with the Planning Authority. Thereafter the approved details shall be implemented and retained during the duration of the construction works.

REASON: In the interests of highway safety and efficiency, also the amenity of the locality in accordance with Policies GEN1 and GEN4 of the Uttlesford Local Plan

(adopted 2005) and the NPPF.

9. The development as designed, specified and built shall achieve BREEAM rating of 'very good'. The applicant will provide the planning authority with a BREEAM 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 BREEAM 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 Policy GEN2 and ENV15 of the Uttlesford Local Plan (adopted 2005).

10. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy as approved unless otherwise approved in writing by the Local Planning Authority.

REASON: To prevent environmental and amenity problems arising from flooding, in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

11. 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 shall be constructed until the works have been carried out in accordance with the surface water strategy as 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 GEN3 of the Uttlesford Local Plan (adopted 2005).

12. Details, including acoustic specification, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a like installed within the site, shall be submitted to and approved in writing by the Local Planning Authority in writing before installation. The scheme shall be thereafter implemented in accordance with the approved details.

REASON: To protect the amenities of the occupiers of the adjoining properties and the future residents of the development, also safeguarding the appearance of the development, in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

13. External lighting will be designed in accordance with the Institute of Lighting Engineers (ILE) guidance for the reduction of obtrusive light and for domestic security lighting

REASON: To protect the amenities of the occupiers of adjoining properties, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

14. The development hereby permitted shall be implemented in accordance with the ecological mitigation measures as identified within the submitted Ecological Reports, namely;

- a) site supervision when removing soffits, and
- b) undertaking demolition works outside of the nesting season

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in

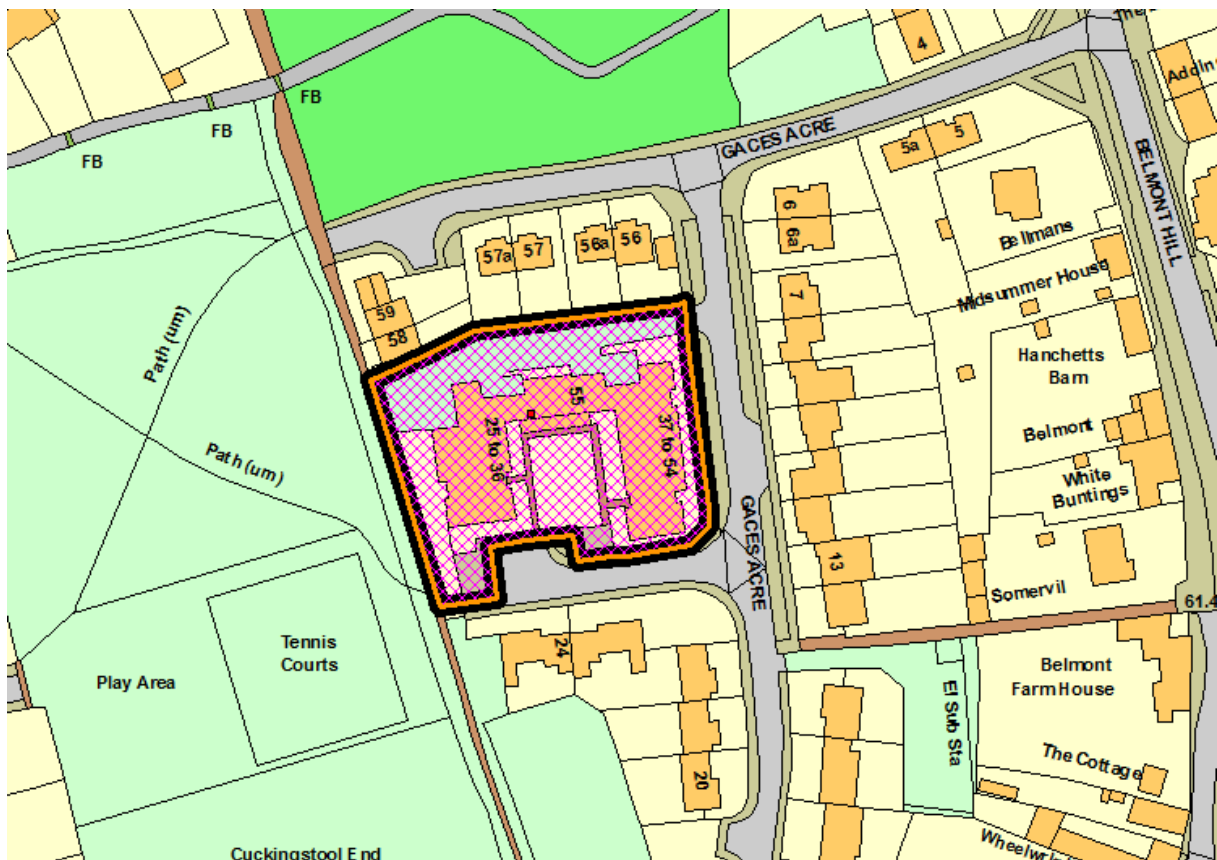
accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

- 15 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 Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1 (adopted 2005).

Application no.: UTT/14/3655/FUL

Address: Reynolds Court Gaces Acre Newport



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Organisation: Uttlesford District Council

Department: Planning

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