

**UTT/17/2334/FUL - (GREAT CHESTERFORD)**

(More than five dwellings)

**PROPOSAL:** Variation of conditions 2 and 14 of approved application UTT/14/0174/FUL. Variation of condition 2 to amend drawing to all plots and increase the total units from 42 to 45. Variation of condition 14 to change wording to "The 2 m wide footway shown on Drawing Nos. C-100 Rev C1, C-101 Rev C1 and C-102 Rev C1 must be constructed prior to occupation of any dwelling".

**LOCATION:** New World Timber Frame and Graveldene Nurseries, London Road, Great Chesterford

**APPLICANT:** Enterprise Property Group

**AGENT:** PiP Architecture

**EXPIRY DATE:** 30 November 2017

**CASE OFFICER:** Luke Mills

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**1. NOTATION**

1.1 Within Development Limits; Employment Land; Employment Land to be Safeguarded.

**2. DESCRIPTION OF SITE**

2.1 The application site is located off London Road, Great Chesterford. It has been cleared of previous development, and construction has begun in connection with planning permission UTT/14/0174/FUL.

**3. PROPOSAL**

3.1 The application is to vary conditions 2 and 14 of planning permission UTT/14/0174/FUL, which are worded as follows:

*2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule below.*

*14. Prior to occupation of the development, the provision and implementation of section 1.2 (opposite Granta Close to station approach) of the Great Chesterford to Little Chesterford Cycle Route (Phase 1) 2 metre wide shared footway/cycleway.*

3.2 The proposed variation to Condition 2 is to substitute revised drawings, which would allow for minor alterations to the design of the development and the insertion of an additional three apartments in the roof spaces of the approved apartment buildings.

- 3.3 The proposed variation to Condition 14 would amend the condition to read as follows:

*The 2 m wide footway shown on Drawing Nos. C-100 Rev C1, C-101 Rev C1 and C-102 Rev C1 must be constructed prior to occupation of any dwelling.*

- 3.4 A schedule of accommodation is provided at Appendix A.

#### **4. ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

#### **5. APPLICANT'S CASE**

- 5.1 No case has been submitted.

#### **6. RELEVANT SITE HISTORY**

- 6.1 The site has an extensive planning history. Nevertheless, the most relevant application is that which resulted in a full planning permission for the erection of 42 dwellings (UTT/14/0174/FUL).

#### **7. POLICIES**

- 7.1 S70(2) of The Town and Country Planning Act 1990 requires the local planning authority, in dealing with a planning application, to have regard to:

(a) the provisions of the development plan, so far as material to the application, (aza) a post-examination draft neighbourhood development plan, so far as material to the application,  
(b) any local finance considerations, so far as material to the application, and  
(c) any other material considerations.

- 7.2 S73 of the Act requires the local planning authority, in dealing with an application to develop land without compliance with conditions previously attached, to consider only the question of the conditions subject to which planning permission should be granted.

- 7.3 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 7.4 Relevant development plan policies and material considerations are listed below.

##### **Uttlesford Local Plan (2005)**

- 7.5
- S3 – Other Development Limits
  - GEN1 – Access
  - GEN2 – Design
  - GEN3 – Flood Protection
  - GEN6 – Infrastructure Provision to Support Development
  - GEN7 – Nature Conservation
  - GEN8 – Vehicle Parking Standards

- E1 – Distribution of Employment Land
- E2 – Safeguarding of Employment Land
- ENV2 – Development affecting Listed Buildings
- ENV4 – Ancient Monuments and Sites of Archaeological Importance
- ENV10 – Noise Sensitive Development and Disturbance from Aircraft
- ENV14 – Contaminated Land
- H1 – Housing Development
- H3 – New Houses within Development Limits
- H9 – Affordable Housing
- H10 – Housing Mix
- Great Chesterford Local Policy 1 – Safeguarding of Existing Employment Area
- Great Chesterford Local Policy 2 – London Road Employment Site

### **Supplementary Planning Documents/Guidance**

- 7.6
- SPD – Accessible Homes and Playspace (2005)
  - Developer Contributions Guidance Document (Feb 2016)
  - The Essex Design Guide (2005)
  - Parking Standards: Design and Good Practice (2009)
  - Uttlesford Local Residential Parking Standards (2013)

### **National Policies**

- 7.7
- National Planning Policy Framework (NPPF) (2012)
  - paragraphs 14, 17, 22, 32-39, 47-49, 55, 58, 100-104, 111, 118, 120-123 & 128-135
  - Planning Practice Guidance (PPG)
  - Conserving and enhancing the historic environment
  - Design
  - Flood risk and coastal change
  - Housing: optional technical standards
  - Land affected by contamination
  - Natural environment
  - Planning obligations
  - Rural housing
- House of Commons Written Statement: Sustainable drainage systems (HCWS161) (2014)
- Planning Update: Written statement (HCWS488) (2015)

### **Other Material Considerations**

- 7.8
- West Essex and East Hertfordshire Strategic Housing Market Assessment (SHMA) (2015)
  - Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)
  - Housing Trajectory 1 April 2017 (August 2017)

## **8. PARISH COUNCIL COMMENTS**

- 8.1
- “Great Chesterford Parish Council wishes to record a strong objection to the above application.

The wording of condition 14 should retain the phrase "shared footway/cycleway". This is an integral part of the cycle route and is essential for children living on the development to gain safe access to open spaces elsewhere in the village.

We are also concerned that there is insufficient extra parking space for the proposed increased number of dwellings, and that the visitors' parking spaces need to be more evenly distributed around the site to avoid casual parking on pavements.

We have further concerns that the lack of play area and reduced amenity area will seriously diminish the quality of communal living on the development.

We believe Condition 14 was originally imposed in error - it should have referred to section 1.1 of the cycle path, not 1.2.”

## **9. CONSULTATIONS**

### **Highway Authority (Essex County Council)**

- 9.1 “The highway authority has considered the documents submitted for the variation of condition 2 UTT/17/2334/FUL (amended drawing and increase of total units from 42 to 45 ) of planning consent UTT/14/0174/FUL and has the following comments to make: It is not possible to locate the cycle parking for the apartments on the revised plans. In order to conform with Essex Parking Standards a convenient, secure, covered cycle parking should be provided for each dwelling. We would not want this condition varied until the plans show the location of the cycle parking spaces of a number and design that conform with the Essex Parking Standards.

The highway authority has considered the application for the variation of condition 14, provision and implementation of a 2m footway. This is a change from provision of a 2m shared use cycleway. Discussion has taken place with the Essex Highways Development Management Engineers and the Essex Cycling Officer, the plans have been reviewed and while a cycle facility along this road is still a part of the strategy for Uttlesford, it is now considered that this is not the best way to provide it, as the constraint of width could lead to unnecessary conflict and safety issues, especially with a footway remaining either side. The developer is still complying with the condition to widen that stretch of footway to 2m. In addition it is recommended that the funding that would have been spent on Traffic Regulation Orders (TRO) (£6000) should be secured so that feasibility, design work or TROs are funded for a future cycle facility along this stretch of road.

Therefore the highway authority has no objection to condition 14 being varied in accordance with proposed wording and the submitted plans but would recommend that the S106 is varied to so that a contribution of £6000 (indexed linked from the date of this recommendation) for use in feasibility, design work or TROs of a cycle facility is paid before first occupation of the development.”

### **Highways England**

- 9.2 No objections.

### **Education Authority (Essex County Council)**

- 9.3 No change to education contributions.

### **Stansted Airport**

- 9.4 No objections.

## **Essex Police**

9.5 Would like the applicant to seek a Secure by Design award.

## **10. REPRESENTATIONS**

10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press.

10.2 The following concerns have been raised among the submitted representations:

- 1) Inadequate parking provision
- 2) Adverse effect on road safety
- 3) Loss of cycleway
- 4) Inadequate amenity space for the additional dwellings
- 5) Inadequate accessibility to new flats
- 6) Loss of privacy at 13 Ash Green, Lyndene
- 7) Poorly designed elements e.g. skylights, dormers, fencing
- 8) Lack of surveillance of the parking court in the western corner
- 9) Increased demand on local infrastructure
- 10) An additional affordable home is necessitated
- 11) The S106 agreement contains an error regarding eligibility for affordable housing

10.3 The following comments are made in relation to the above points:

1) – 10) Covered in the below appraisal.

11) The S106 agreement has been completed. Changes can only be made if necessitated by the amendments in the current application, which is not the case with affordable housing eligibility.

## **11. APPRAISAL**

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

- A Location of housing (S3, H1, H3, 55 & PPG)
- B Character, appearance and heritage (S3, GEN2, ENV2, 58, 128-134 & PPG)
- C Transport (GEN1, GEN8, 32-39 & HCWS488)
- D Accessibility (GEN2, 58 & PPG)
- E Amenity (GEN2, ENV10, 17 & 123)
- F Flooding (GEN3, 100-104, PPG, HCWS161 & SFRA)
- G Infrastructure (GEN6)
- H Biodiversity (GEN7, 118 & PPG)
- I Employment safeguarding (E1, E2, Local Policy 1, Local Policy 2 & 22)
- J Archaeology (ENV4, 128-135 & PPG)
- K Land contamination (ENV14, 120-122 & PPG)
- L Affordable housing (H9 & PPG)
- M Housing mix (H10 & SFRA)
- N Housing land supply (47-49)
- O Previously developed land (111)

**A Location of housing (S3, H1, H3, 55 & PPG)**

11.1 The proposed amendments do not affect the development's accordance with policies on the location of housing.

**B Character, appearance and heritage (S3, GEN2, ENV2, 58, 128-134 & PPG)**

11.2 The proposed amendments to the design of the scheme are relatively minor. The most significant changes to the buildings include the addition of dormer windows to the apartment blocks, smaller chimney structures and the increase in height of the two apartment blocks by 0.5 and 0.3 m. The most significant changes to the site layout include small adjustments to the parking space locations.

11.3 It is noted that the proposed changes would have no material effect on the setting of the nearby Grade II listed building, Stanley House. In drawing this conclusion, regard has been had to the Council's statutory duty under S66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

11.4 Overall, it is considered that the proposed changes to the approved scheme would not have a significant effect on the character and appearance of the area. It is therefore concluded that the proposal accords with the above policies insofar as they relate to character, appearance and heritage.

**C Transport (GEN1, GEN8, 32-39 & HCWS488)**

11.5 The highway authority supports the proposed variation of Condition 14. However, it requests a payment of £6000 towards a potential future cycle route. As no specific project has been identified and the need for a cycle route would not be a direct result of the proposed development, it is considered that this request is both unreasonable and unnecessary.

11.6 All dwellings would have suitable off-street parking provision, in accordance with the minimum residential parking standards. It is noted that the spaces and garages have the same dimensions as those already approved.

11.7 As the additional three apartments necessitate an increase of one visitor space, the total has been increased from six to seven. It is noted that the spaces marked 'X', which were allocated to visitors in the approved scheme, are not counted as visitor spaces due to the unsuitable tandem arrangement.

11.8 It is noted that the highway authority has raised concerns regarding the cycle storage provision. However, this aspect of the proposal was addressed by Condition 7 of the original planning permission. It is considered that the additional three spaces could be provided within the approved cycle stores.

**D Accessibility (GEN2, 58 & PPG)**

11.9 The approved scheme was designed in accordance with the Lifetime Homes standards, as required by the Council's adopted SPD. As the additional flats would be at third storey level, the standards require the provision of a lift. However, accessibility standards have effectively been superseded by the optional requirements at Part M of the Building Regulations, as explained in the PPG.

11.10 Requirement M4(2) requires the provision of a lift for all apartment buildings with more than one storey. As the proposed flats would be located inside an approved

building with no lift, application of the updated standards to the new dwellings would effectively mean retrospectively applying them to the approved building. It is considered that this would be inappropriate.

## **E Amenity (GEN2, ENV10, 17 & 123)**

11.11 The proposal generally accords with the minimum garden size standards in The Essex Design Guide. The non-compliances are addressed below:

- Plots 1, 2, 10, 13 and 26 fall below the relevant standard. However, upon measuring the respective gardens in the approved scheme, it is found that the gardens were already under-sized.
- Plot 5 would have a garden of 88 sq m – below the 100 sq m minimum standard. Nevertheless, it is considered that the regular, usable shape of the garden ensures that the level of provision would be reasonable.
- The flats at Plots 15 – 20 b would have a communal garden, providing the equivalent of 22 sq m each. This is considered sufficiently close to the 25 sq m standard to ensure a reasonable level of amenity for the occupants.
- Plots 25, 29 and 32, all two-bedroom houses, would have 36 sq m of private amenity space – below the 50 sq m minimum standard. Nevertheless, it is considered that the regular, usable shape of the gardens and the limited needs of a two-bedroom household ensure that this level of provision would be reasonable.

11.12 The apartment block containing Plots 15 – 20 b would have an additional dormer window facing south-east, giving rise to the potential for overlooking of 9 Ash Green. However, it is considered that the impact would be no greater than that caused by the approved lounge/diner window at Plot 20, on the first floor.

11.13 It is noted that the proposed amendments would not affect the level of noise disturbance from the railway, for which mitigation measures were secured by the original permission.

## **F Flooding (GEN3, 100-104, PPG, HCWS161 & SFRA)**

11.14 The proposed amendments do not affect the development's accordance with policies on flooding.

## **G Infrastructure (GEN6)**

11.15 The original planning permission was accompanied by a S106 agreement, which secured financial contributions towards education provision and off-site open space and play area infrastructure. The education authority has confirmed that no further education contributions are required, and it is considered that there is no policy basis to seek further contributions towards open space and play area infrastructure.

## **H Biodiversity (GEN7, 118 & PPG)**

11.16 The proposed amendments do not affect the development's accordance with policies on biodiversity.

## **I Employment safeguarding (E1, E2, Local Policy 1, Local Policy 2 & 22)**

11.17 The proposed amendments do not affect the development's accordance with policies on employment safeguarding.

**J Archaeology (ENV4, 128-135 & PPG)**

11.18 The proposed amendments do not affect the development's accordance with policies on archaeology.

**K Land contamination (ENV14, 120-122 & PPG)**

11.19 The proposed amendments do not affect the development's accordance with policies on land contamination.

**L Affordable housing (H9 & PPG)**

11.20 As explained in detail in various appeal decisions, including UTT/15/3599/FUL, the Developer Contributions Guidance Document must not be given weight when considering affordable housing requirements. Therefore, the basis for seeking affordable housing provision is Policy H9 and its preamble.

11.21 Policy H9 indicates that 40% of the 45 dwellings must be affordable homes. This equates to 18 units, which is an increase of one unit compared with the approved scheme. Plot 38 a has been identified as the additional affordable home, and its tenure would be secured through a variation of the S106 agreement.

**M Housing mix (H10 & SFRA)**

11.22 Policy H10 requires residential developments to include a significant proportion of small market dwellings with no more than three bedrooms. The development would remain in accordance with this policy because only one of the 45 dwellings would contain more than three bedrooms.

**N Housing land supply (47-49)**

11.23 Paragraphs 47-49 of the NPPF describe the importance of maintaining a five-year supply of deliverable housing sites. As identified in the most recent housing trajectory document, Housing Trajectory 1 April 2017 (August 2017), the Council's housing land supply is currently 3.77 – 4.2 years. Therefore, the proposed addition of three units must be regarded as a positive effect.

**O Previously developed land (111)**

11.24 The proposed amendments do not affect the development's accordance with policies on the reuse of previously developed land.

**12. CONCLUSION**

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

A The proposed amendments to the approved scheme do not cause conflict with the development plan or the NPPF, and no material considerations indicate that the application should be refused. It is therefore recommended that approval be granted.

**RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106 LEGAL AGREEMENT:**

- (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder 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 Head of Legal Services, in which case he shall be authorised to conclude such an obligation to secure the following:**
  - (i) the on-site provision of one additional affordable housing unit**
  - (ii) payment of the Council's reasonable legal costs**
  
- (II) In the event of such an obligation being made, the Assistant Director Planning 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 by 29 November 2017 the Assistant Director of Planning shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:**
  - (i) inadequate affordable housing provision**

**Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule below.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC:

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 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).

4. The windows shown as being obscure glazed at first floor level on the south-eastern elevations of Plots 1, Plots 19, 20 and 23 shall be retained with obscure glazing at all times.

REASON: To avoid overlooking in the interests of the amenity of the neighbouring residential properties in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

5. Prior to occupation of the development, the provision and implementation of an upgrade of the existing central island on London Road to the south of the site, to a pedestrian refuge.

REASON: In the interest of highway safety in accordance with Policy GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

6. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC:

No development shall take place, including any works of 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 times of demolition and construction work
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

7. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC:

Prior to the erection of the development hereby approved full details of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- i. proposed ground floor levels of the dwellings;
- ii. means of enclosure and boundary treatments;
- iii. hard surfacing materials;
- iv. Cycle stores
- v. minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, Street Lighting, etc.);
- vi. proposed and existing functional services above and below ground (e.g. drainage, power)
- vii. communications cables, pipelines etc. (indicating lines, manholes, supports.).

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).

8. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC:

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

REASON: To enhance the sustainability of the development through better use of water, energy and materials.

9. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC:

Prior to the commencement of development, a scheme for the provision and implementation of rainwater harvesting shall be submitted and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of the proposed development.

REASON: To enhance the sustainability of the development through efficient use of water resources.

10. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC:

- 1) No development or preliminary groundworks can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.
- 2) A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of the trial trenching work and prior to any reserved matters submission.
- 3) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.
- 4) The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: To ensure the adequate protection/recording of archaeological remains in accordance with Policy ENV4 of the Uttlesford adopted Plan 2005.

11. The dwellings shall be constructed so that the windows to all habitable rooms identified within the submitted Noise Impact Assessment prepared by 24 Acoustics and dated 23 January 2014, as being within Zone 1 shall achieve the sound reduction indices set out in the Assessment. A means of ventilation other than opening windows shall be provided to the bedrooms of those dwellings as set out in Noise assessment Fig 2. Ventilators in bedrooms will achieve a minimum attenuation performance of 39 dB Dne,w.

REASON: To protect the occupiers from noise from the railway in the interests of amenity in accordance with Policies GEN2, GEN4, and ENV10 of the Uttlesford Local Plan (adopted 2005).

12. A 1.8m high close boarded timber barrier comprising 18mm thick timber with 25% overlap and no holes or openings shall be erected at the site boundary with the railway.

REASON: To protect the occupiers from noise from the railway in the interests of amenity in accordance with Policies GEN2, GEN4, and ENV10 of the Uttlesford Local Plan (adopted 2005).

13. DETAILS APPROVED UNDER APPLICATION UTT/17/0873/DOC, WITH RESPECT TO '1. SITE CHARACTERISATION' ONLY:

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until condition 4 has been complied with in relation to that contamination.

#### 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- o adjoining land,
- o groundwaters and surface waters,
- o ecological systems,

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's

'Model Procedures for the Management of Land Contamination, CLR 11'.

## 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

## 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with condition 3.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy ENV14 of the Uttlesford Local Plan (adopted 2005).

14. The 2 m wide footway shown on Drawing Nos. C-100 Rev C1, C-101 Rev C1 and C-102 Rev C1 must be constructed prior to occupation of any dwelling.

REASON: In the interest of highway safety in accordance with Policy GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

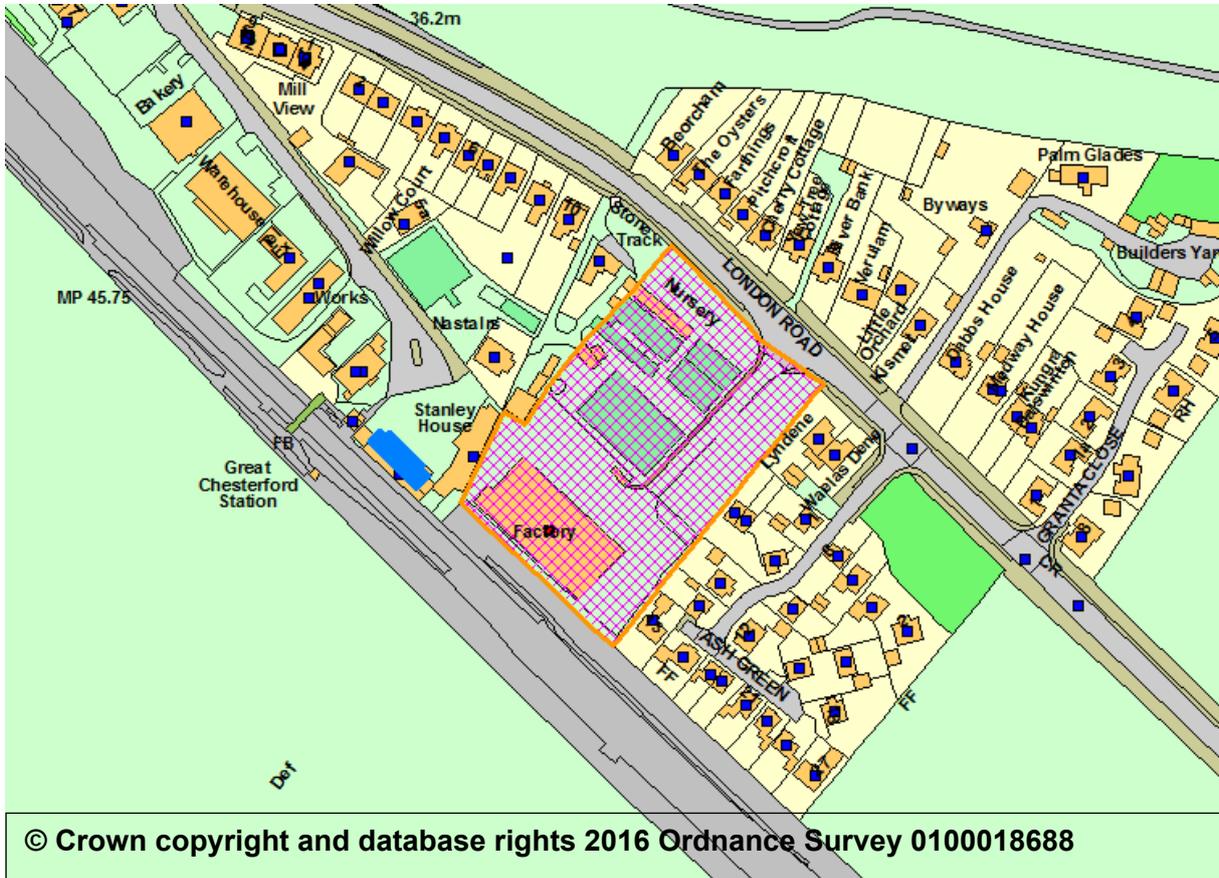
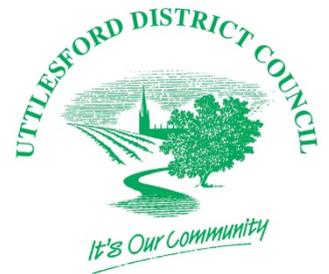
## Appendix A - Schedule of Accommodation

Plot	Bedrooms	Parking	Garden (sq m)	Tenure
1	3	2	74	Affordable
2	3	2	72	Affordable
3	3	2	95	Market
4	3	2	98	Market
5	4	3	88	Market
6	3	2	99	Market
7	3	2	97	Market
8	2	2	82	Affordable
9	2	2	53	Affordable
10	2	2	44	Affordable
11	2	2	45	Market
12	2	2	61	Market
13	2	2	39	Affordable
14	2	2	56	Affordable
15	2	2	22	Market
16	2	2	22	Market
17	2	2	22	Market
18	2	2	22	Market
19	2	2	22	Market
20	2	2	22	Market
20 a	1	1	22	Market
20 b	1	1	22	Market
21	2	2	53	Affordable
22	2	2	54	Affordable
23	2	2	73	Affordable
24	2	2	50	Affordable
25	2	2	36	Market
26	2	2	43	Market
27	2	2	48	Market
28	2	2	64	Market
29	2	2	36	Market
30	2	2	49	Market
31	2	2	47	Market
32	2	2	36	Market
33	1	1	23	Affordable
34	1	1	23	Affordable
35	1	1	23	Affordable
36	1	1	23	Affordable
37	1	1	23	Affordable
38	1	1	23	Affordable

38 a	1	1	23	Affordable
39	3	2	119	Market
40	2	2	72	Market
41	3	2	98	Market
42	3	2	148	Market
Visitors	-	7	-	-

Application: UTT/17/2334/FUL

Address: New World Timber Frame and Graveldene Nurseries, London Road,  
Great Chesterford



Organisation: Uttlesford District Council

Department: Planning

Date: 9 November 2017