

UTT/17/2822/FUL – (GREAT DUNMOW)

(MAJOR)

PROPOSAL: Removal of conditions C.8.29 (Code for Sustainable Homes) and C.8.32 (Renewable or low-carbon energy technologies) on planning application UTT/0406/08/FUL and variation of condition C.28.1 of planning permission UTT/0406/08/FUL seeking removal of lift relating to the erection of 34 no. affordable dwellings, car parking, cycle and bin stores, boundary treatment, landscaping and foul and surface water drainage (as an amendment to planning permission UTT/0392/05/DFO).

LOCATION: Sector 3 Woodlands Park, Great Dunmow

APPLICANT: Wickford Developments Ltd

AGENT: Melville Dunbar Associates

EXPIRY DATE: 2 January 2018

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Within Development Limits / GD5 Urban/Settlement Expansion (Woodlands Park).

2. DESCRIPTION OF SITE

2.1 The application site comprises part of a large swathe of cleared open land approved for additional housing at Sector 3 Woodlands Park to the north of Elm Road, east of Briar Road and to the west of an as yet fully constructed linking estate perimeter road leading from Elm Road to Sector 4 to the north and forms the site area of a, previously approved but as yet constructed, affordable housing scheme comprising 34 no. affordable housing units with associated site works, including a three storey block of 6 x 1 bed affordable apartments.

3. PROPOSAL

3.1 This full application seeks firstly the removal of two planning conditions imposed on approved application UTT/0406/08/FUL relating to the code for sustainable homes (C.8.29) and renewable or low carbon technologies (C.8.32) and secondly the variation of a planning condition imposed on the same said permission relating to occupier accessibility (C.28.1).

3.2 Condition C.8.29 as imposed reads as follows:

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

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in the adopted SPD “Energy Efficiency and Renewable Energy” adopted October 2007.

3.3 Condition C.8.32 as imposed reads as follows:

“The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved development in-use.

The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on site as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed. Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed”.

REASON: In the interests of the promotion of sustainable forms of development and construction.

3.4 Condition 28.1 as imposed reads as follows:

“The development hereby permitted shall incorporate all measures set out in the accessibility statement / drawing which accompanied the application”.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with national and local planning policies.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The application site has a site area of 0.69 ha. Therefore, the scheme as submitted would strictly fall under Schedule 2 Development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Section 10 Infrastructure Projects – “Urban development projects”. Whilst the development would result in some environmental impacts, these impacts would be localised and the scheme, which has originally been approved by the Council under ref UTT/0406/08/FUL would not result in significant environmental impacts.

5. APPLICANT’S CASE

- 5.1 The application is accompanied by a supporting letter from the applicant’s agent, Melville Dunbar dated 2 October 2017 which makes the planning case regarding the requested removal and discharge of the planning conditions the subject of the current application (note: the variation of condition C.28.1 (Accessibility) was added subsequent to initial receipt of the application).The letter states the following;

“The application seeks to remove two conditions which are no longer considered relevant in terms of current planning policy and therefore relevant to construction of the development. These conditions relate to the Code for Sustainable Homes (C.8.29) and the provision of on-site renewable energy (C.8.32). The Code for Sustainable Homes has been consumed into the Building Regulations, particularly with regard to energy conservation through the fabric of the building (Part L). The building is being designed to meet current building regulations and therefore will

meet the enhanced standards with regard to energy conservation. As such, it is considered reasonable to remove these conditions from the planning permission and is consistent with UDC's current approach to sustainable construction"

- 5.2 The application is also accompanied by a separate supporting letter from Estuary Housing Ltd (affordable housing provider) with reference to the requested removal of condition C.28.1 relating to Accessibility, which states the following.

"In order to achieve best value for our residents, we attempt to ensure the costs of their homes are kept to a minimum and to eliminate any unnecessary costs to the weekly budget. From our experience, capital costs for installation of lifts and service charge levels are high in terms of maintenance and upkeep. Lifts are open to vandalism and are costly to maintain, particularly in a relatively small block of just 6 apartments. We would therefore welcome consideration to remove the lift to this particular block".

- 5.3 A further supporting letter has since been received from Estuary Housing Ltd dated 29 January 2018 following discussions between the Council, the applicant and the housing provider relating to condition C.28.1 which sets out the capital costs involved for the provision of a lift into an affordable housing block of this kind and subsequent annual maintenance and servicing costs as well as likely service charge "add-on" costs which would accrue to tenants whereby the capital cost of a lift and associated construction is put at £57,000. The full text of Estuary Housing's letter (full costings removed for commercial sensitivity) is as follows:

"Following recent discussions, I write to confirm Estuary's support for the above scheme and the intention of removing the lift from the 3 storey block of accommodation.

Estuary are fully supportive of meeting people's needs, particularly those that are not able-bodied, but this must be balanced against costs and maximising housing delivery. Budgets within Estuary and other Registered Providers remain challenging in terms of procuring and delivering new properties. With this in mind, the principal aim is to ensure that best value for money is achieved in delivering the maximum amount of affordable housing. As such, budgets for each new development are critically assessed to ensure there is no unnecessary cost in delivering new affordable housing.

These properties will be affordable rent and as such any on-going costs (i.e. service charges) should be minimised wherever possible. For these tenants, meeting rents is often a struggle. Therefore, adding a service charge provides another layer of costs which in reality make the properties unaffordable.

In this instance, and with reference to the proposed flatted block, there is not a sufficient critical mass in terms of the number of tenants to justify the capital and on-going costs. Bearing in mind the number of apartments that a lift would serve, the cost per property is substantial. Typical Affordable Rent for a 1 bed flat is approximately £133.32 per week/£577.72 per month; the provision of a lift would increase the cost per month by approximately 5% in addition to all other service charges that are due.

With this in mind, Estuary would support the removal of a lift in this instance. Please do not hesitate to contact me if you require any further clarification".

- 5.4 SAP energy ratings have since been supplied to the Council by the applicant's

planning agent (received on 30 January 2017) at the request of UDC Building Control in consideration of the removal of conditions C.8.29 and C.8.32.

6. RELEVANT SITE HISTORY

- 6.1 Outline planning permission was granted in 2002 under ref; UTT/0450/02/OP for the erection of 300 dwellings at Sector 3 Woodlands Park. The subsequent reserved matters submission (UTT/0392/05/DFO) included the provision of 54 no. affordable dwellings as part of the 300 dwellings total. Revised application UTT/0406/08/FUL “re-planned” part of that approved affordable housing allocation whereby of the 54 approved affordable units, 27 remained unaltered with the balance of units being replaced by 34 dwellings in a mix of house sizes, including the provision of 6 no .x 1 bed flats in a three storey building block with a lift to all floors at the rear of the site. It is this building as part of the 34 approved units which is the subject of the current application for the variation of C.28.1 of UTT/0406/08/FUL (see application description above).
- 6.2 A non-material amendment (NMA) request by the applicant (Wickfords) seeking the removal of the lift as shown on the approved drawings for UTT/0406/08/FUL) was refused by the Council on 27 November 2017 on the basis that the removal of the lift was deemed a material change to the approved plans (UTT/17/2852/NMA). The current full application for the variation of C.28.1 of UTT/0406/08/FUL (and also the removal of conditions C.8.29 and C.8.32) arises through the refusal by the Council to grant this NMA request.
- 6.3 Also relevant to the current application (with specific reference to condition C.28.1) is application UTT/17/1652/FUL for the erection of 20 x 2 bed affordable apartments, parking, amenity space and landscaping at Sector 3, Woodlands Park submitted as a revised layout scheme to approved application UTT/0392/05/DFO which related to 27 x 1 bed apartments which Members resolved to approve subject to a S106 agreement at their meeting on 20 December 2017 (Applicant: Wickford Developments Limited). That application relates to the site adjacent and in front of the affordable housing site the subject of the current application and shows on the approved drawings two opposing blocks of 3 and 4 storey 2 bed flats each served by a dedicated lift to all floors.

7. POLICIES

Uttlesford Local Plan (2005)

- 7.1 ULP Policy GEN2 - Design

Supplementary Planning Documents/Guidance

- 7.2 SPD “Energy Efficiency and Renewable Energy” (adopted 2007).
SPD “Accessible Homes and Playspace” adopted (2005)

National Policies

- 7.3 National Planning Policy Framework

Other Material Considerations

- 7.4 Great Dunmow Neighbourhood Plan.

8. TOWN COUNCIL COMMENTS

8.1 No Comment.

9. CONSULTATIONS

UDC Building Control

9.1 (Email response dated 30 January 2018):

If the developer builds to the standards which they state they are going to in their letter of 2 October 2017 based upon the SAP ratings recently submitted to the Council then they will exceed the standards of energy efficiency required by Condition C.8.29. As such, this condition can be removed.

Renewables condition C.8.29 was relevant to impose at the time of the original 2008 grant of planning permission for the development when it was necessary to promote new technologies. However, renewable technology has since evolved whereby development schemes now regularly imbed such technologies into the build process and it is now not relevant to impose the condition as previously where new energy standards can be met without the need for such “ad-on” renewables to be incorporated “retrospectively” by condition. As such, this condition can also be removed.

UDC Housing Enabling Officer

9.2 This application is for the removal of the condition requiring a lift in a block of flats that are 3 storeys high. The removal of a lift is contrary to the Council’s Supplementary Planning Document “Accessible Homes and Playspace” (Nov 2005).

This policy is in place to ensure equal access to housing on upper floors of flatted developments. The policy ensures access for residents who have poor health or mobility. The removal of the lift may act as a disincentive for residents seeking housing which could incur a loss of rent for the housing association.

9.3 (Revised UDC Housing Enabling Officer comments dated 18 January 2018 with follow up email):

“It is the view of Housing after re-considering this housing developer request that the Council’s policy on lifts for flatted schemes refers principally to the provision of 2 bed flats where there are more likely to be children in the home. Having discussed this, we would like to suggest that the council’s position is made clearer and that lifts in schemes over 2 storeys only refer to 2 bed flats. If you agree with this interpretation, I will discuss it further with Planning in response to the proposed 6 x 1 bed flatted scheme at Woodlands park whereby the developer is seeking to have the requirement of the lift removed by condition.

9.4 I think the original SPD intentions come from a pragmatic consideration for parents and carers with children as well as an understanding that life changing accidents do happen and cause people to lose their mobility. The fact that the policy does not state bedroom sizes can be seen as a double edged sword, but is also a focus on the mobility issues of residents, especially those who are older. However, the policy was written 12 years ago before the Council was aware of extra care for older people, so in one respect the need for lifts in flats is slightly (and I use that term lightly) reduced because of (for example) Reynolds Court, Cornell Court and the

extra care provision in Dunmow that are in the pipeline.

If the Council required homes that were larger and better designed given the number of 1 & 2 bed flats or maisonettes and bungalows that have been delivered over the past couple of years, the mobility needs of residents could be met. However, that is above Housing's remit at this time I suspect.

10. REPRESENTATIONS

10.1 None. Neighbour notification period expires 27 October 2017.

11. APPRAISAL

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

- A Whether the removal of Conditions C.8.29 and C.8.32 of approved application UTT/0406/08/FUL would be acceptable in terms of design (energy efficiency / renewable energy) (ULP Policy GEN2 & SPD "Energy Efficiency and Renewable Energy" (adopted 2007).
 - B Whether the variation of Condition C.28.1 seeking the removal of the lift as previously shown for approved application UTT/0406/08/FUL would be acceptable in terms of access and design (ULP Policy GEN2 and SPD "Accessible Homes and Playspace" adopted (2005).
- A Whether the removal of Conditions C.8.29 and C.8.32 of approved application UTT/0406/08/FUL would be acceptable in terms of design (energy efficiency / renewable energy) (ULP Policy GEN2 & SPD "Energy Efficiency and Renewable Energy" (adopted 2007).**
- 11.1 The request by the applicant to remove the Sustainable Homes condition and Renewable or Low-Carbon Energy Technologies condition from planning permission UTT/0406/08/FUL have been considered by UDC Building Control who have advised that these two conditions can be removed for the reasons stated in their internal consultation response dated 30 January 2018 given the advancements which have been made in energy efficiency and renewables in the building industry since 2008 as reflected in the updated Building Regulations. As such, the removal of these conditions is recommended by this report.
 - B Whether the variation of Condition 28.1 seeking the removal of the lift as previously shown for approved application UTT/0406/08/FUL would be acceptable in terms of access and design (ULP Policy GEN2 and SPD "Accessible Homes and Playspace" adopted (2005).**
- 11.2 The Council's SPD "Accessible Homes and Playspace" was adopted by the Council in 2005 and is intended as a supplementary planning document to inform ULP Policy GEN2 of the adopted local plan whereby GEN2 c) states that development will not be permitted unless "*It provides an environment which meets the reasonable needs of all potential users*". In this respect, the SPD was originally intended by its guidance and usage to link with Lifetime Homes introduced around the same time, which included reference to all new housing, including blocks of flats, and also to wheelchair accessible housing and also accessible play space. Since adoption, Lifetimes Homes have been replaced by the accessible housing requirements of the new Building Regulations standards, most notably the "Optional requirement M4 (2): Category 2 – Accessible and adaptable dwellings".

- 11.3 The SPD in its introduction states that *“It is not just the disabled who encounter problems in getting around. Many people may experience mobility problems at some point in their life, e.g. as a result of injury, age, pregnancy, coping with prams or heavy shopping. Although accessibility requirements are covered by Building Regulations, the Government requirements to develop inclusive and sustainable communities, meaning the needs of people with disabilities and mobility problems is a planning concern”*. With regard to flatted developments in particular, the SPD states that;

“A significant amount of new housing being provided within the District is in the form of flats. This is expected to continue with the pressure to deliver high density development. The provision of lifts in such developments would improve accessibility and increasing housing choice for a number of groups, including those with disabilities. Lifts must be provided in all new developments of flats above 2 storeys.

- 11.4 It should be emphasised that the adopted SPD does not make specific reference to bedroom numbers per flat; i.e. it does not discern between 1 and 2 bedroom flats and would appear in this regard to have been intentionally left non-prescriptive to allow for all potential occupant circumstances which may arise (i.e., whether for single persons or small families, disabled (including wheelchairs), elderly or those persons with life-changing events either prior to moving into a flat or subsequent to moving into one etc). As such, the SPD should be viewed as being particularly relevant to the most vulnerable in society where most frequently it is used in the context of affordable housing schemes.
- 11.5 Condition C.28.1 of UTT/0406/08/FUL requires that this approved affordable housing development at Sector 3 Woodlands Park involving the erection of 34 dwellings, including the 6 no. x 1 bed unit housing block unit for the development be designed and constructed to accessible homes standards in general conformity with the aforementioned SPD, albeit that Appendix 1 relating to Lifetime Homes Standards now has to be read in conjunction with the new accessibility standards as previously mentioned. The applicant seeks to vary the wording of this previously imposed condition by removing reference to the lift shown on the approved drawings for that approved development for the commercial reasons as stated in both the applicant’s planning supporting letter and the likely housing provider’s letter as referred to above; namely on the grounds of cost viability of having to provide a lift for just a small number of 1 bed flat units. It should be emphasised that the other accessibility requirements of the approved affordable scheme for UTT/0406/08/FUL would still be met by the applicant, including for the ground floor of the block of flats concerned whereby the applicant has offered to install automatic external and internal doors as suggested by the Council’s Housing Enabling Officer by way of some compensation for the removal of the lift.
- 11.6 To expand on the applicant’s case, it is stated that to continue to keep the lift as shown for the scheme for what would be just 6 no. x 1 bed units would be cost prohibitive as set out in Estuary Housing’s detailed costings letter to the Council dated 29 January 2018 whereby the Council has requested the housing provider to quantify and fully justify the non-financial viability argument originally put forward whereby it will be noted from their letter that the installation of the lift as currently required is almost certainly to give rise to higher service charge costs to the tenants of the building to their weekly/monthly financial outgoings detriment. In an email dated 3 November 2017, it is stated by the applicant that the original Design & Access Statement states the approved block was to provide accommodation for 3 no wheelchair users, two of which “undoubtedly would be located on the ground floor and a third on the first floor meaning in reality that lift provision would be for the

benefit of one user". The email adds that Estuary Housing would require these flats to be re-classified as general needs and do not wish to burden their tenants with unnecessary maintenance and service charge costs and add that disabled provision could still be met across the 34 housing units for the approved development as a whole.

- 11.7 To advance the applicant's case further, the applicant has stated that the insistence by the Council for the lift to be kept in place is likely to jeopardise the ability for Estuary Housing to build out the approved development with the likely scenario that the housing provider would "walk away from the scheme" with the result that the Council would very likely end up with low cost market housing for the site which could be done under the terms of the original S106 agreement which would not be subject to a lift requirement. A current "long-stop" contractual agreement to be signed between the applicant and Estuary Housing regarding the transfer of land at Sector 3 Woodlands Park is currently on hold dependent on the Council's decision in this matter for the current application. In a separate letter from the applicant's solicitors, Holmes and Hills, it is stated that "One advantage of an early transfer for Estuary is that the 34 units of affordable housing will undoubtedly be constructed and completed earlier than the 200th Open Market dwelling within Sector 3 and so affordable housing will be provided earlier than strictly required under the S106. However, such an outcome appears to be wholly reliant on the application being allowed insofar as the removal of the lift is concerned.
- 11.8 Members will recall resolving to refuse a housing scheme at planning committee on 22 November 2017 relating to the New World Timber and nursery site at London Road, Great Chesterford in respect of the variation of condition 2 of UTT/17/2334/FUL to amend drawings to all plots and increase the total units from 42 to 45 to include the conversion of the roofspace of the building at second storey level to 3 no.1 bedroomed flats. This decision was made contrary to an officer recommendation for approval for the scheme on the grounds that the three third storey apartments would not be served by a lift access and would not therefore be compliant with the Council's adopted SPD "Accessible Homes & Playspace. The officer report for this issue for the report stated that "As the proposed flats would be located inside an approved building with no lift, application of the updated [building regulation] standards to the new dwellings would effectively mean retrospectively applying them to the approved building. It is considered that this would be inappropriate".
- 11.9 Whilst this refused application was not submitted on the same basis as the application now before Members for their consideration, it does clearly indicate Members' current attitude towards the Council's adopted SPD and the way in which it is considered it should be properly interpreted for all planning applications relating to accessibility, including lift provision. Of course, Members may still wish to continue to pursue this general Council policy approach to the SPD and consider that the potential/reality of an affordable housing provider of not being able to build an accessible housing scheme on quantified and justified financial grounds with cost implications to its tenants should a lift be required to be provided should not overtly influence their thinking and decision making on accessibility grounds.
- 11.10 The applicant has requested on this occasion that the Council takes a pragmatic and holistic approach to this application proposal for the reasons as set out in this committee report. Bearing in mind the change in housing policy stance by the Council's Housing Department to how the SPD should be reasonably interpreted 12 years on from its initial adoption where this stance is reflected in their revised consultation response to the current application proposal, it is considered that the

commercial argument put forward by the applicant for the variance of C.28.1 of UTT/0406/08/FUL to remove the lift carries significant weight in the planning balance when weighing up the two opposing arguments. It is therefore recommended by this report that the variation request be agreed.

12. CONCLUSION

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

- A** Condition C.8.29 (Code for Sustainable Homes) and C.8.32 (Renewable or low-carbon energy technologies) imposed on application UTT0406/08/FUL can be removed as the applicant has satisfied the Council that the approved development would be built to updated Building Regulations and that it would no longer be reasonable to impose a renewables condition on residential developments today given that they are often incorporated into the build process.
- B** It is considered that strong commercial justification has been put forward by the applicant seeking the variance of Condition C.28.1 of UTT/0406/08/FUL to allow the three storey affordable housing block approved as part of the affordable housing scheme for this residential site to be constructed without a lift with the existing condition re-worded accordingly to reflect the remainder of the development to be built to accessible standards in accordance with ULP Policy GEN2 and the SPD "Accessible Homes and Playspace..

RECOMMENDATION – Approval subject to conditions and Section 106 Agreement

- (I) The applicant be informed that the committee be minded to refuse planning permission for the reasons set out in paragraph (III) unless by 31 March 2018 the freehold owner enters into a binding agreement to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Head of Legal Services, in which case he shall be authorised to conclude an agreement to secure the following:**
 - (i) Provision of affordable housing (by way of linkage to the original S106 Agreement dated 10 June 2003).**
- (II) In the event of such an agreement 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 agreement, the Assistant Director Planning shall be authorised to refuse permission in his discretion at any time thereafter for the following reason:**
 - (i) Provision of affordable housing (by way of linkage to the original S106 Agreement dated 10 June 2003).**

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. C.17.1: (Size 3 turning head). This condition has previously been discharged in full as confirmed by Uttlesford District Council in accordance with submitted drawing Drwg. No.1987/E/1 revised to show a Type 3 Turning Head.
3. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level prior to the commencement of the erection of any residential development intended to take access therefrom. Furthermore, the carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated carriageway and footway between the dwellings and an existing highway which shall thereafter be maintained in good repair until the final surface is laid. Until such time as the final surfacing is completed, footway base courses shall be provided and maintained in good repair in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths commensurate with the frontage of each dwelling shall be fully completed with final surfacing within twelve months from the occupation of each dwelling.

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

4. The first six metres of any private access way as measured from the proposed highway boundary shall be treated with a bound surface dressing as approved in writing by the local planning authority and thereafter retained in that form.

REASON: To prevent the tracking out of materials onto the highway in the interests of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

5. C.10.7. (Visibility site splays) This condition has previously been discharged in full as confirmed by Uttlesford District Council in accordance with submitted drawing Drwg. No.1987/E/1 amended to show 1.5m x 1.5m pedestrian sight splays.
6. The development hereby permitted shall incorporate all measures set out in the accessibility statement/drawing which accompanied the application except for those amended by drawings 498-P502 A Rev A Sept 2017 and 498 -P503 A Rev A Sept 2017 which removes the lift provision for access to the proposed dwellings at first and second floor level for plots 459-462.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).and the Council's adopted SPD "Accessible Homes and Playspace".

7. No dwelling shall be occupied until the car parking spaces, garage forecourts and hardstandings to which it relates as shown on layout no. 498-P500 dated January 2008 hereby approved have been hard surfaced, laid out and made available for use. Thereafter, these areas shall remain available for the parking of domestic vehicles in connection with the normal residential use of the dwellings to which they relate and shall not be built over or similarly developed, notwithstanding Permitted Development Rights of extensions contained in the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification).

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

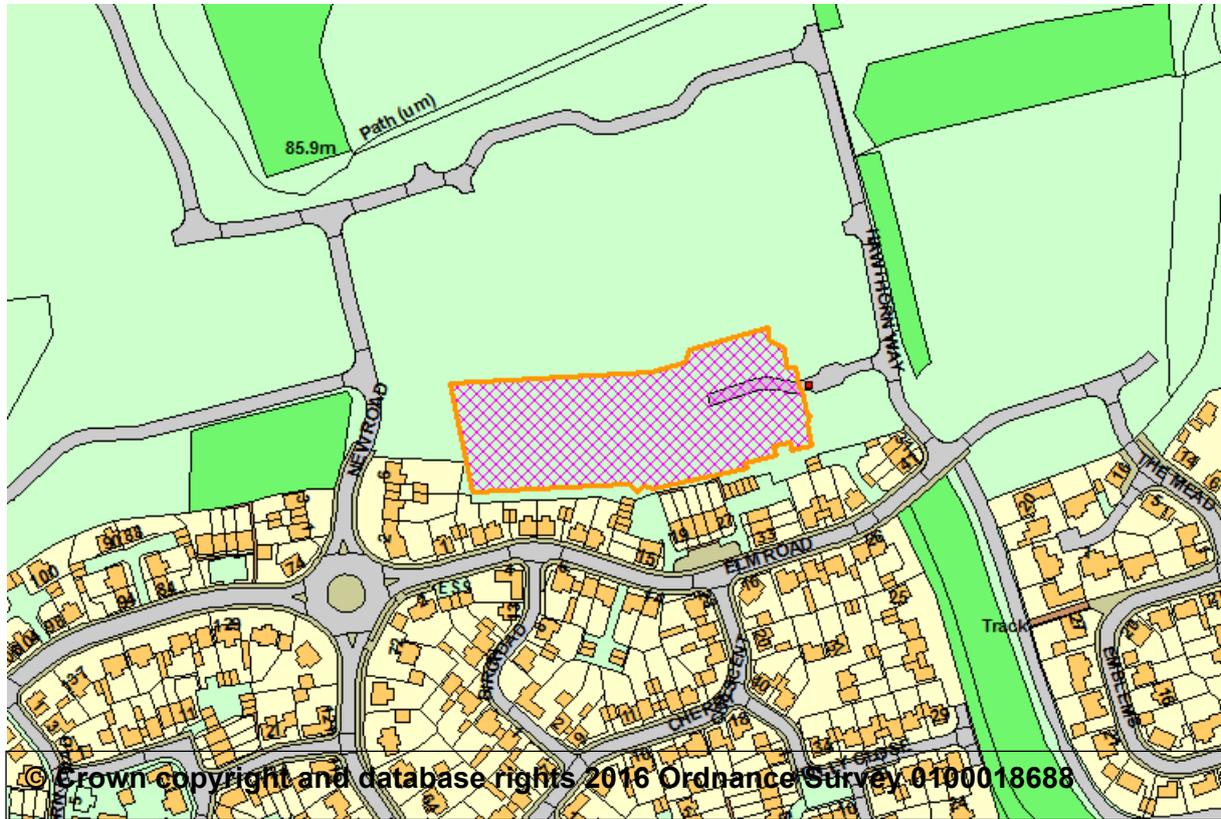
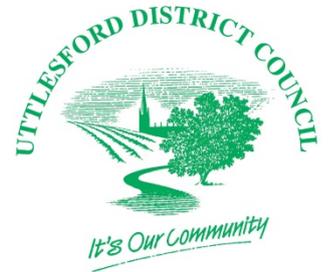
8. C.90B (Measures to improve occupants' and visitors' safety and security in accordance with Secured by Design). This condition has been discharged in full as confirmed by Uttlesford District Council in accordance with submitted annotated 1:200 scale layout plan demonstrating compliance with Secured by design as confirmed by Essex Police dated 22.04.2010.
9. C.4.1. (Details of hard and soft landscape measures). This condition has been discharged in full as confirmed by Uttlesford District Council in accordance with the submitted landscaping details set out on drawing Drwg. No. 498. P400. L2.
10. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

11. C.8.30 (Details of location and design of refuse bin and recycling materials storage areas and collection points). This condition has been discharged in full as confirmed by Uttlesford District Council in accordance with submitted drawing Drwg. No. 1987/E/1 and letter accompanying the application form – Note: Providing the road is to an adoptable standard for 26 tonne lorries and the bins are put on the curb side, the condition is satisfied.

Application: UTT/17/2822/FUL

Address: Sector 3 Woodlands Park, Great Dunmow



Organisation: Uttlesford District Council

Department: Planning

Date: 1 February 2018