



ITEM NUMBER: 7

PLANNING COMMITTEE DATE: 26 October 2022

REFERENCE NUMBER: UTT/22/1939/DFO

LOCATION: Land North of Ashdon Road, Ashdon Road, Saffron Walden.

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: October 2022**

PROPOSAL: Details following outline application UTT/17/3413/OP - details of layout, appearance, landscaping and scale, for the development of 55 dwellings together with associated open space, landscaping, parking and supporting infrastructure

APPLICANT: Stonebond Properties (Chelmsford) Ltd

AGENT: Carter Jonas LLP

EXPIRY DATE: 14 October 2022

EOT Expiry Date: 28 October 2022

CASE OFFICER: Mr Lindsay Trevillian

NOTATION: Within Development Limits, Flood Zones 1, Country Wildlife Park abutting Ashdon Road, Oil Pipeline, Adjacent Gas Pipeline. Employment Site.

REASON THIS APPLICATION IS ON THE AGENDA: Major Application

1. EXECUTIVE SUMMARY

- 1.1** This application seeks approval of details following the granting of outline planning under reference UTT/17/3413/OP (allowed on appeal – ref: APP/C1570/W/18/3218383) whereby permission was approved for the erection of 55 dwellings along with associated open space, landscaping, parking, and supporting infrastructure
- 1.2** The principle of the development along with the details of Access have been approved at outline stage, leaving the details for consideration as part of this reserve matters application being Appearance, Layout, Scale and Landscaping.
- 1.3** The applicant has undertaken pre-application discussions prior and post submission of the application with officers of Uttlesford Council and Essex County Council which has helped to enhance the quality of the scheme in complying with the standards and guidance as per local and national policy and to achieve a sense of better place making whilst

ensuring that future occupants have a quality development that provides reasonable enjoyment to all.

- 1.4 The proposals generally comply with the indicative illustrative masterplan that formed part of the outline consent in respect to layout, number of units and housing mix. The design and appearance of the buildings generally conform to the required standards with each residential unit provided with appropriate parking and amenity provision to meet the needs of future occupants. Appropriate areas of informal public open space are provided throughout the site.
- 1.5 The proposals comply with the guidance and standards as set out within the Adopted Local Plan (2005), the Saffron Walden Neighbourhood Plan, relevant supplementary planning documents and the National Planning Policy Framework. It has therefore been recommended that this Reserved Matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with the Outline permission reference UTT/17/3413/OP, subject to conditions.

2. **RECOMMENDATION**

That the Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The area of land subject to this planning application relates to the land known as 'Land North of Ashdon Road, Ashdon Road, Saffron Walden, Essex.' The extent of the application site is as shown by the land edged in red on the site location plan submitted in support of this application.
- 3.2 The application site is located on the northern side of Ashdon Road and the eastern side of Miller Street within the town of Saffron Walden. The site itself is irregular in shape. It is long and narrow to the southern half whilst it is more rectangular in shape to the north. The southern section of the site is relatively level before a considerable incline across the mid-section of the site to the raised area to the north of the site. The site has an area of approximately 2.17 hectares.
- 3.3 The site was historically used for commercial purposes and was initially developed as part of a steelworks in the late 1960's. In recent years it has been left vacant with areas of hard standing and cleared ground.
- 3.4 There are no buildings within the site boundary. The only built features comprise of hard standing across the southern half of the site and there

are two retaining walls in the centre of the site either side of the hard standing sloping uphill. The site is generally free of any established vegetation to the south whereby it is overgrown in places, however mature trees, hedges, and shrubs are located to the north of the site along its boundaries. No vegetation is covered by Tree Preservation Orders.

3.5 Abutting the southern boundary of the site is Ridgeon's Buildings Merchant Warehouse. This estate comprises a large warehouse building with car parking and a yard storing building materials. Residential development constructed recently by Bloor Homes is located to the west of the site opposite Miller Street. Buildings within this development mainly comprise of two storey detached and semi-detached houses. Large arable fields used for agriculture are located to the north and east.

3.6 Access to the site is via a single point off Ashdon Road which shortly after forks off into two roads that both adjoin the application site. To the west the road turns into Miller Street that flows into the residential development, whilst a road to the east provides access to Ridgeons and other commercial units.

3.7 The site is not in or abutting a conservation area and there are no listed buildings or other heritage assets near the application site. The site lies within Flood Zone 1 as identified by the Environmental Agency. There are no local natural designations that cover the site, however, Whitehill Wood and Pounce Wood is located approximately 200m and 300m to the east and southeast retrospectively defined as important woodlands. Whitehill Wood is also defined as a wildlife site, whilst Pounce Wood is also defined as an ancient woodland.

4. PROPOSAL

4.1 Prior to establishing the details of the application, it is important to understand the site history of the site and its surroundings.

4.2 An application was originally granted in 2014 that covered both the application site and the land to the south and west under planning application ref: UTT/13/2423/OP for mixed employment uses and residential. The site was split into several phases as shown in Figure 1 below.

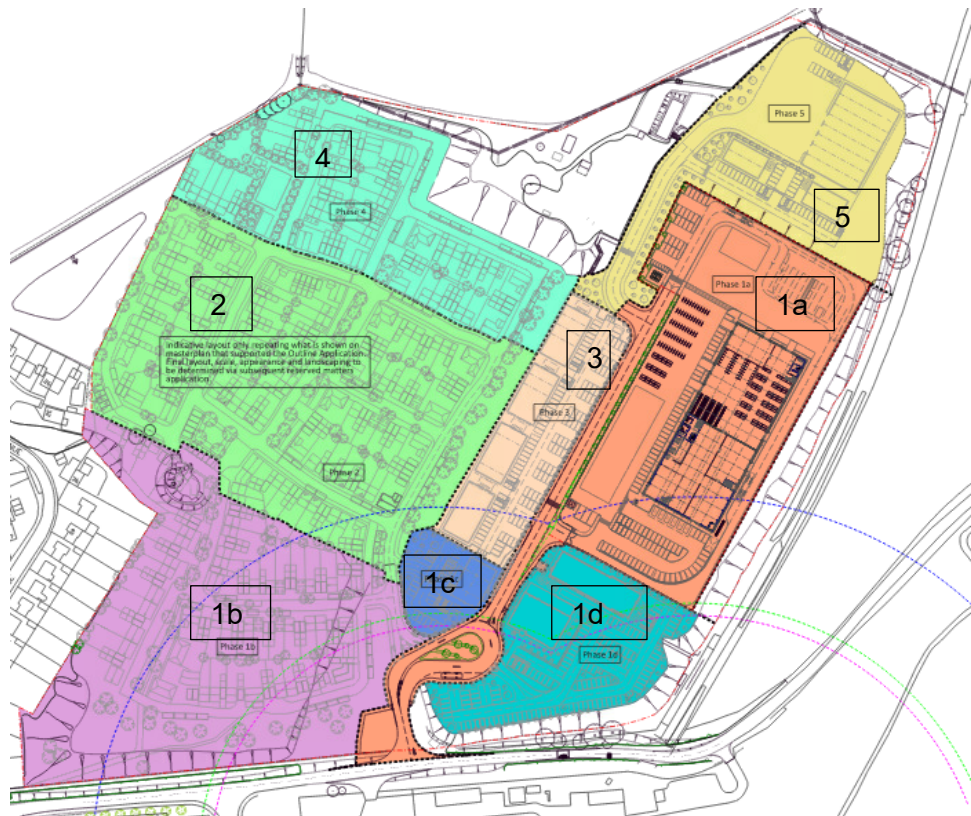


Figure 1: Plan showing site split into different phases as per approved application ref: UTT/13/2423/OP

- 4.3** Phase 1b, 2 and 4 are located to the west of the application site and have recently been developed for 160 dwellings by Bloor Homes under reserve matters permission UTT/16/2701/DFO. The remaining Phases were subject to different commercial and employment uses.
- 4.4** The remaining Phases were thereafter subject to an outline application ref: UTT/17/3413/OP that sought the reduction of the employment provision and increasing the residential provision to include up to 55 dwellings and allowing for some commercial space. The description of the development was for:
- 4.5** *“Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m² of B1, B2 and or D2 floorspace in the alternative, (with the maximum GIA of the D2 floorspace not to exceed 940m²) and the erection of up to 335m² of A1 floor space (with the net retail sales area not to exceed 279m² GIA) together with associated open space, landscaping, parking and supporting infrastructure”*
- 4.6** This application was granted in October 2019 (allowed on appeal – ref: APP/C1570/W/18/3218383) subject to conditions and to a Section 106 Agreement which secured various obligations and outlined specifications for the proposed development. Figure 2 below highlights the changes to the Phasing Plan.



Figure 2: Extract of Phasing Plan attached to allowed on appeal – ref: APP/C1570/W/18/3218383) relating to planning application’s UTT/17/3413/OP redline

- 4.7** The approved outline application allowed for Phases 3 and 5 (highlighted in yellow) as identified in Figure 2 above to be changed from commercial uses to residential for up to 55 dwellings. Phases 3 and 5 form the basis of this application. The remaining commercial Phases identified as 1c and 1d in Figure 2 above have been acquired by a separate developer and do not form part of the proposals. However, it should be noted that Phase 1d has detailed planning permission for commercial use and should be in the process of construction.
- 4.8** As such, this application relates to the reserved matters following the granting of outline planning permission reference UTT/17/3413/OP associated to Phases 3 and 5.
- 4.9** Access to the development was approved as part of the outline application which established access to the site to from Ashdon Road.
- 4.10** The reserved matters for consideration relates to Appearance, Layout, Scale and Landscaping for the erection of up to 55 dwellings.
- 4.11** The proposal incorporates a range of housing types including 1 to 4 bedroom houses. 40% of the proposed housing will be affordable units (22no. dwellings) with the tenure split of 70% (15 dwellings) provided as

affordable rent and 30% (7 Dwellings) provided as a shared ownership dwelling). The proposed residential mix is set out below.

Unit Type	Affordable	Market	Total
1 – bed dwelling	1	0	1 (2%)
2 - bed dwelling	11	8	19 (34%)
3 - bed dwelling	10	16	26 (47.3%)
4 - bed dwelling	0	9	9 (16.7%)
Total	22 (40%)	33 (60%)	55 (100%)

4.12 The scale of the dwellings would provide a mixture of 2 and 2.5 storeys. In addition, 3 of the affordable rented units will be single storey bungalows designed to M4(3) accessibility standards. The bungalows are positioned on Plots 17, 18, and 19 within a central location of the site. Building styles within the development would range from detached and semi-detached buildings that contain different sizes and scale and have an assorted use of externally finishing materials and detailing. Each of the dwellings within the development has been provided with off street parking spaces and its own private amenity space.

4.13 The net area of the development is 1.67ha which represents a density of 33 dwellings per hectare.

4.14 Access to the site will be taken from Miller Street which will include a primary road entering the site and travelling both north and south.

4.15 The proposed development includes areas of open space around the boundaries of the site and in the northwester corner which includes a small informal play area.

5. ENVIRONMENTAL IMPACT ASSESSMENT

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

6. RELEVANT SITE HISTORY

6.1 A search of Councils records indicates the following relevant recorded planning history for the application site.

- UTT/13/2423/OP - Outline application for redevelopment of the site to provide up to 1.25 hectares of land to be used as a Builders Merchant and Yard (Use Class B8), up to 0.47 hectares of land to be used as Offices (B1(a)), up to 0.4 hectares of land to be used for Offices and/or Research and Development and/or Light Industrial (Use Class B1 (a), (b) and (c)), up to 1.16ha of land for use as Business, General Industrial and Storage and Distribution uses (Use Classes B1, B2 and/or B8), a Local Centre of up to 0.86ha for uses

falling within Use Class A1, including a local retail store (with the net A1 retail floor space limited to 279m²), a cafe/restaurant/public house (Use Classes A3 and A4), a hotel (Use Class C1), up to 167 dwellings including affordable housing (Use Class C3) to be provided on 4.78 ha of land, together with public open space, landscaping and the provision of supporting infrastructure including replacement substations, and the demolition of existing buildings, with all matters reserved except for access. (Approved November 2014)

- UTT/17/3413/OP - Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m² of B1, B2 and or D2 floorspace in the alternative, (with the maximum GIA of the D2 floorspace not to exceed 940m²) and the erection of up to 335m² of A1 floor space (with the net retail sales area not to exceed 279m² GIA) together with associated open space, landscaping, parking and supporting infrastructure. (Allowed on appeal – ref: APP/C1570/W/18/3218383 – October 2019)
- There are other applications not listed here which relate to Phases 1a, 1b, 1d, 2 and 4, plus a triangle parcel of land located north/northwest relating to another housing scheme which Members are aware of.

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

- 7.1** Paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties and that good quality pre-application discussions enable better coordination between public and private resources, and improved results for the community.
- 7.2** This has included pre-application engagement (ref: UTT/21/2680/PA) including a programme of meetings between the Applicant and officers of Uttlesford District Council. In summary, the applicant has discussed their emerging proposals with officers to clarify and seek advice on planning policy and an appropriate design strategy for the proposals. The proposals have been positively revised prior and post submission as a result of these discussions.
- 7.3** The Applicant also advised that a separate presentation was delivered to Saffron Walden Town Council on the 24th March 2022 following pre-application advice with the Local Planning Authority to discuss the proposals. A further meeting with the Town Council was conducted on the 27th September 2022 whereby the applicant provided a presentation in respect to some minor changes to the design and layout of the scheme following negotiations with planning officers during the applications assessment.
- 7.4** A leaflet drop consultation was undertaken with residents between 4th May and 18th May 2022. The leaflets were dropped to all residents in the

adjacent estate to the east of the site. Responses were collected from a website and emails. The key concern raised by residents related to the proposals to take access from Miller Street.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority – No Objection

8.1.1 This application has been reviewed by the Highway Authority in conjunction with a site visit and internal consultations. The Highway Authority liaised with the applicant to ensure improved permeability for pedestrian and cyclist and facilities for pedestrian within the site and at the access. The location and form of access is acceptable to the Highway Authority and the design has been subject to swept path analysis and will be subject to further technical review at the detailed design stage. From a highway and transportation perspective, the impact of the proposals is acceptable to the Highway Authority subject to suggested conditions. These conditions have been included in Section 17 of this report.

8.2 Local Flood Authority – No Objection

8.2.1 Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission.

8.3 Environment Agency – No Objection

8.3.1 Thank you for your consultation dated 18th July 2022. We have inspected the application as submitted and have no objection providing that you carefully consider our comments relating to Pilling and our suggested condition. The suggested condition has been added to the suggested listed of conditions as highlighted in Section 17 of this report.

9. TOWN COUNCIL COMMENTS

9.1 The Committee of Saffron Walden Town Council were generally supportive of the scheme and were pleased to see air source heat pumps will be installed and the landscaping had a courtyard feel.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer – No Objection

10.1.1 The affordable housing provision on this site will attract 40% policy requirement as the site is for 55 units which equates to 22 affordable properties. It is also Council's policy to require 5% of the whole scheme to be delivered as wheelchair accessible and the application meets this requirement. I confirm that the proposed mix and tenure split of the

affordable properties meets the need identified within the SHMA 2017 and has been agreed with me as part of the application process.

10.2 UDC Environmental Health – No Objection

10.2.1 Having reviewed the contents of this application, there are no Environmental Health implications and therefore this service has no further comments.

10.3 UDC Landscape Officer/Arborist – No Objection

10.3.1 The submitted detailed planting and hard landscaping proposals (including boundary walls and fencing), I consider to be comprehensive and appropriate. The low-key play provisions are considered appropriate.

10.4 UDC Natural Science Office and Special Roadside Verges Coordinator – No Objection.

10.4.1 The Special Verges is found on the north side of Ashdon Road on each side of the entrance to Ashdon Road Commercial Centre. The verge is also part of a larger area of Local Wildlife Site. The special roadside verge supports rare calcareous (chalk) grassland plants. The Special Verge and LoWS are some distance from the application site and there would be no direct effect on the sites. The revised CEMP addresses my initial concerns about protecting the Special Roadside Verge and LoWS during period of construction.

10.5 ECC Place Services (Ecology) – No Objection

10.5.1 No objection subject to securing biodiversity mitigation and enhancement measures by way of conditions. These conditions have been suggested in Section 17 of this report.

10.6 ECC Crime Prevention Officer – No Objection

10.6.1 Whilst there are no apparent concerns with the layout, to comment further we would require that final details such as the proposed lighting and physical security measures. Measure of providing appropriate lighting and security have been incorporated into the scheme and checked by the Council's Urban Design Officer with regards to appropriate layout.

10.7 Anglian Water – No Objection

10.7.1 Confirmed that they have reviewed all documentation and that they have no comments to make as there is no connection to the Anglian Water Sewers.

10.8 London Stansted Airport (MAG) - No Objection

10.8.1 The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have no objections to this development.

10.9 NATS Safeguarding – No Objection

10.9.1 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS has no safeguarding objections to the proposal.

10.10 Cadent Gas – No Objection

10.10.1 After receiving the details of your planning application, we have completed our assessment. We have no objections to your proposals from a planning in general area, but we do have high pressure assets in the vicinity of the work area. We have high pressure pipelines in the vicinity of the works area. These will need to be protected at all times. They have easements in place which must not be encroached upon.

10.11 UK Power Network – No Objection

10.11.1 Provided their records which show the electrical lines and/or electrical plant and a fact sheet for the applicant's information. Should any excavation works affect their extra high voltage equipment, the applicant is advised to contact UK Power and obtain a copy of the primary route drawings and associated cross sections.

10.12 Defence Infrastructure Organisation – No Objection

10.12.1 Our records indicate there may be a redundant pipeline in the area. Advice is provided to the applicant that if they are working in close proximity to the pipeline, then it is recommended that the applicant seeks advice of a specialist pipeline contractor. This pipeline has been declared redundant by the Ministry of Defence and the necessary legal charges have been removed. If the landowner wishes to remove the pipeline from the land they must do so at their own cost.

10.13 Exolum – General Comments

10.13.1 We confirm that our client Exolums apparatus will be affected by your proposals as indicated on the plans. As per the Energy Act 2013, this prohibits any development and most intrusive activities within the Easement Strip with specific consent from Exolum. Exolum's Easement Strips are 6 metres wide and can incorporate other associated Exolum facilities. The Applicant should not undertake any work or activity without first contacting Exolum for advice and, if required, a Works Consent.

11. REPRESENTATIONS

11.1 The application was notified to the public by displaying a site notice on site, sending letters to nearby residents and advertising the application in the local paper. A number of representations were received who objected to the proposals for the following reasons:

11.2 Object

- 11.2.1**
- Highways/Access - The proposals as a result of increase traffic generation would result in harm to highway safety and traffic congestion along the surrounding highway network.
 - The existing access is already tight and results in a bottleneck of traffic. The proposals would add to this problem.
 - The access into Miller Street is an accident waiting to happen.
 - Miller Street can't accommodate the additional traffic movements.
 - A more sensible solution would be a better designed access from the Ridgeon's Road onto the new development.
 - Unsustainable – There is a need for more local services in this part of the town and not just housing.
 - Air Pollution – Increase traffic would result in increased impacts upon air pollution.

11.3 Comment

11.3.1 The above concerns raised within the representations have been fully considered and are addressed in the main assessment of this report.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the "Considerations and Assessments" section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act 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,;
- (a) 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.

12.3 The Development Plan

- 12.3.1 Essex Minerals Local Plan (adopted July 2014)
- Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
- Uttlesford District Local Plan (adopted 2005)
- Felsted Neighbourhood Plan (made Feb 2020)
- Great Dunmow Neighbourhood Plan (made December 2016)
- Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
- Thaxted Neighbourhood Plan (made February 2019)
- Stebbing Neighbourhood Plan (made 19 July 2022)
- Saffron Walden Neighbourhood Plan (made 11 October 2022)

13. **POLICY**

13.1 **National Policies**

- 13.1.1 National Planning Policy Framework (2021)

13.2 **Uttlesford District Plan 2005**

- 13.2.1 The relevant policies in relation to the application proposals are as follows:

- S1 – Settlement Boundaries of the Main Urban Areas
- GEN1- Access Policy
- GEN2 – Design
- GEN3 - Flood Protection
- GEN4 - Good Neighbourliness
- GEN5 – Light Pollution
- GEN6 - Infrastructure Provision
- GEN7 - Nature Conservation
- GEN8 - Vehicle Parking Standards
- H9 - Affordable Housing
- H10 - Housing Mix
- ENV3 - Open Space and Trees
- ENV10 - Noise Sensitive Development
- ENV12 – Groundwater Protection
- ENV13 - Exposure to Poor Air Quality
- ENV14 - Contaminated Land
- SW6 Safeguarding of Existing Employment Areas

13.3 **Saffron Walden Neighbourhood Plan**

- 13.3.1 The Saffron Walden Neighbourhood Plan was submitted to the Full Council on 11th October 2022 whereby it was agreed to be 'Made'. As such the following relevant policies of the SWNP can be given full weight in the assessment of the scheme.

- SW5 – Affordable Housing
- SW7 – Design
- SW8 – Parking on new developments

SW19 – Ecological Requirements for all New Domestic and Commercial Development
SW20 – Promoting Walking and Cycling
SW21 – Travel Planning
SW23 – Vehicular Transport
SW27 – Opens Space for Informal Recreation
SW29 – Land Value to the Natural Environment

13.4 Supplementary Planning Document or Guidance

13.4.1 Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document- Accessible homes and play space homes Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

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

14.2

- A) Whether the layout, design and appearance of the proposal is acceptable**
- B) Dwelling mix and Affordable Housing provisions**
- C) Access to the site and highway issues**
- D) Landscaping and open space**
- E) Biodiversity and Protection of Natural Environment**
- F) Flooding and Drainage**
- G) Whether the proposal would cause harm to the amenities of adjoining property occupiers Planning Obligations**

14.3 **A) Whether the layout, design and appearance of the proposal is acceptable**

14.3.1 In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan positively for the achievement of high quality and inclusive design for the wider area and development schemes. Section 12 of the NPPF highlights that the Government attaches great importance to the design of the built development, adding at Paragraph 124 'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve'. These criteria are reflected in Policy GEN2 of the Adopted Local Plan and Policy SW7 of the Saffron Walden Neighbourhood Plan.

14.3.2 The design and access statement provides details of the rationale behind the proposed development. This follows an assessment of the constraints and opportunities of the site, the design and appearance of the residential units, landscape objectives, noise assessment mitigation measures and surface water drainage strategies.

14.3.3 Layout:

14.3.4 Due to the site constraints with the southern half of the site being long and narrow in shape and the northern half being more rectangular, and along with the significant changes in levels from north to south, the proposed housing is generally split across two distinct areas to the southern and northern portions of the site. Apart from the construction of the main internal road, this leaves an area free of any established built form centrally within the site whereby it raises in levels at its steepest point.

14.3.5 Dwellings in the south of the site are to some extent arranged in courtyard forms whilst the dwellings to the north are more regimented fronting onto the highway.

14.3.6 Along the western boundary, the oil pipeline prohibits any development or any substantial planting. The easement strip along this boundary is proposed to be landscaped as chalk species rich grassland for ecological enhancement and to create an attractive entrance/edge to the development. There is however a landscaping scheme that has been approved as part of the Phase 1b, 2 and 4 residential scheme which has since been built out.

14.3.7 The site is characterised by a single spine road extending from the new vehicle access off Middle Street at the western edge of the site. The access and spine road will form the main ingress point for vehicles. The layout which effectively creates a main road extending through the site reaching out to the south and north of the site with private driveways leading off it. The layout in this form is not at odds to the general character and layout of the area and particular those new dwellings built out by Bloor Homes to the west of the site.

14.3.8 The spine road and footpaths within provide good connections for both pedestrians and cyclists offering convenient links to surrounding highways which are accessible for all users as confirmed by the Highway Authority.

14.3.9 The frontage of the buildings largely follows other development in the vicinity with the new buildings along the internal highways being sited at the back edge of the public footways allowing for car parking to be sited where possible between houses or within garages reducing the visual impact of on-site parked cars and allows as much private rear gardens as possible to the rear of the dwellings. It is noted that there is some parking towards the front of some dwellings which is not ideal, however, this hard standing area is broken up with soft landscaping and thereby on balance the visual impact within the street scene is minimal. In addition, the siting of the dwellings within the development have been arranged to follow the curve of the highways within the site which allows more harmonious street scene appearance.

- 14.3.10** The proposals provide an active street frontage throughout the site and the houses have been designed to overlook streets and open spaces offering natural surveillance. The scheme will be generally internally facing due to the landscaping buffers around the perimeters of the site.
- 14.3.11** The layout positively responds to the site constraints and the arrangement of buildings has considered the site's specific context, specifically with respect to providing an appropriate interface between the proposed residential development and the surrounding built and natural environment.
- 14.3.12** Scale:
- 14.3.13** The applicant has applied careful consideration in the design rationale behind the scale of the development considering the constraints of the site, the surrounding buildings, and the natural environment. In terms of the height, the scale of the dwellings will provide a mixture of 2 and 2.5 storeys with single storey garages. In addition, three single storey bungalows are proposed.
- 14.3.14** The southern area of the site proposes two storey dwellings in keeping with the housing development to the west. The bungalows are located to the centre of the site and the 2.5 storey dwellings are to be located to the north of the site.
- 14.3.15** It is acknowledged that the dwelling types are generally plain in form lacking projecting features such as gable ends, enclosed porches, or dormer windows to help break up the facades and to provide articulation which can be preferable for better place making. However, it is also acknowledged that in some instance over-elaborate details can be of an unsuitable scale and spoil a pleasantly proportioned building. The proposed dwellings have a simple dominant form which is based on a rectangular plan and have a pitched roofs with a central ridge.
- 14.3.16** The scale of the dwellings is appropriate in relation to the character and appearance of the surrounding area. The dwellings have been sensitively integrated within the tradition-built context using proportions, roof forms and details similar to surrounding buildings ensuring a subservient and well-proportioned buildings.
- 14.3.17** Appearance:
- 14.3.18** It is worth noting that unpretentious new designs which are sensitively integrated with their landscape setting often have steeper symmetrically pitched roofs and strong simple roof shapes together with a simple long narrow plan form with minimally articulated facades are typical of most rural locations.
- 14.3.19** The dwellings are more contemporary in design rather than of a traditional appearance. The dwellings will utilise materials and finishes

which can be found in the surrounding locality. External materials will range from facing brickwork of varying colours, clay pantiles roofs and timber. With the lack of articulation of the built form of the dwellings themselves, it is important that the use of different external materials is used across the site to break up any strict rhythm or repetitive. The proposed materials plan ref: 304.07 submitted in support of the application confirms that each dwelling will have its own sense of individuality because of different external finishing, and to provide a coherent street scene.

- 14.3.20** Window and door openings have been arranged to emphasise the visual strength of the facades by allowing as much as possible wide solid piers as between openings and to help provide a symmetrical and balanced appearance.
- 14.3.21** The architectural treatment has been designed to provide a cohesive development, whilst creating individuality to the dwellings and interest in the local area and is considered to comply with existing policy.
- 14.3.22** The scheme proposes to interpret the Essex vernacular in a modern way, using contemporary building forms and materials, but applying them to buildings that meet 21st Century Building Regulations and performance standards.
- 14.3.23** The proposals seek to respond to the location of the site on the edge of the town and provide a good quality development.
- 14.3.24** Quality of Accommodation:
- 14.3.25** All the proposed dwellings have been designed to provide a layout that has been designed to ensure attractive residential environments for new residents.
- 14.3.26** Considering this, the new homes comply with the Nationally Described Space Standard (NDSS). Each of the new homes will meet internal space standards and have acceptable levels of daylight and privacy as shown by the floor and elevation plans. They would ensure that the new homes will function, be adaptable and cater to changing lifestyles that meet the needs of families, children, and older people.
- 14.3.27** For a one or two-bedroom dwelling units, the provision of 50sqm of amenity area and 100sqm for a three bedroom or more dwelling units has been found to be acceptable and a workable minimum size that accommodates most household activities in accordance with the Essex Design Guide. In addition to the minimum size guidance, the amenity space should also be totally private, not be overlooked, provide and outdoor sitting area and should be located to the rear rather than the side.

14.3.28 Each residential dwelling has been provided with the minimum amenity space as per the above guidance.

14.3.29 Sustainable Design:

14.3.30 The applicant submits that the proposed housing will provide a high standard of sustainability within the design of the proposals as demonstrated within the 'Sustainability Statement' submitted in support of the proposals. Measures to be adopted in the final design of the housing include:

- Building fabric to exceed minimum standards in part L of the Building Regulations (insulation and ventilation)
- Air Source Heat Pumps to be used for dwelling heating
- Low energy light fittings
- Water saving measures including rainwater harvesting (water butts) and water meters to be installed on the mains to all buildings.

14.3.31 To provide best practice and in accordance with the Council's Climate Change SPD, a condition is suggested to be imposed on the decision notice if permission is approved that all measures including that outline above to be carried in accordance with the 'Sustainability Statement'.

14.3.32 The approach to design of the scheme complies with Policy GEN2 of the Adopted Local Plan and Policy SW7 of the Saffron Walden Neighbourhood Plan.

14.4 B) Dwelling Mix and Affordable Housing provisions

14.4.1 In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out Council's approach to housing provisions. The Council commissioned a Strategic Housing Market Assessment (SHMA) which identified the need for affordable housing market type and tenure across the district. Paragraph 62 of the Framework requires that developments deliver a wide choice of high-quality homes, including affordable homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities.

14.4.2 The S106 agreement attached to the Outline planning permission specifies the number and type of affordable housing to be provided. It also states that the affordable housing shall be positioned in separate groups which will not be contiguous and will not comprise more than 10 affordable housing units and 5% of these units shall be for bungalow provision. In addition, it also stipulates that 40% of the development should be affordable in which the tenure mix should be 70% Affordable Rented and 30% Shared Ownership Units.

14.4.3 The affordable house type tenure mix complies with the S106A in that 22 of the residential units are to be affordable units which amounts 40% of the total units. 15 of these units are to be rented affordable units and

7 are to be shared ownership affordable units which amounts to a 70%-30% split. Furthermore, the proposed bungalows are proposed as shared ownership units and are wheelchair accessible which amounts to 5% of the total units and thereby complies. The proposed affordable housing provision meets the requirements of the S106 and is therefore acceptable in this instance.

14.4.4 As shown on drawing ref: 307.08, the clusters of affordable units are spread across the site in separate groups. Although there is a large cluster of affordable units containing 15 units, however, this is separated by an internal highway. Furthermore, the scheme provides other smaller clusters containing 2 and 5 affordable units and the clusters of affordable units are well spread out.

14.4.5 Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2 and 3 bedroom market dwellings. However, since the policy was adopted, the Council in joint partnership with Braintree District Council have issued the 'Housing for New Communities in Uttlesford and Braintree (ARK Consultancy, June 2020)'.

14.4.6 The study recommends appropriate housing options and delivery approaches for the district. It identifies that the market housing need for 1 bed units is 11%, 2-bed units 50%, 3-bed units 35.6% and 4 or more bed units being 3.4% although this can be flexible. The mix of housing is outlined in paragraph 4.11 of this report. Pre-application discussions were held with the Council's Housing Officer and although the mix of market housing does not strictly comply to the above study, the mix of housing is appropriate to meet local needs and for all users.

14.4.7 It is also the Councils' policy to require 5% of the whole scheme to be delivered as fully wheelchair accessible (building regulations, Part M, Category 3 homes). The proposed bungalows that are located on Plots 17, 18 and 19 will comply with Category M (3) standards which amounts to 5% of the total amount of dwellings being wheelchair accessible.

14.4.8 The proposals accord with Policies H9 and H10 of the Adopted Local Plan and Policy SW5 of the Saffron Walden Neighbourhood Plan.

14.5 C) Access to the site and highway issues

14.5.1 Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and encourages movement by means other than a vehicle.

14.5.2 Access

14.5.3 The details of vehicle access to the site were approved as part of the outline permission ref: UTT/17/3413/OP. Figure 3 below is an extract of the indicative 'Access and Movement Parameters Plan' submitted in support of the outline application. It is advised that the details of access forming part of the outline application specifically related to vehicle access off Ashdon Road as shown indicatively dotted in purple below. As indicatively indicated and dotted in black, the primary road for the residential element of the scheme was to be accessed via Miller Street. Although access is shown at the southern end, access could be provided anywhere along the lower western boundary from Miller Street.

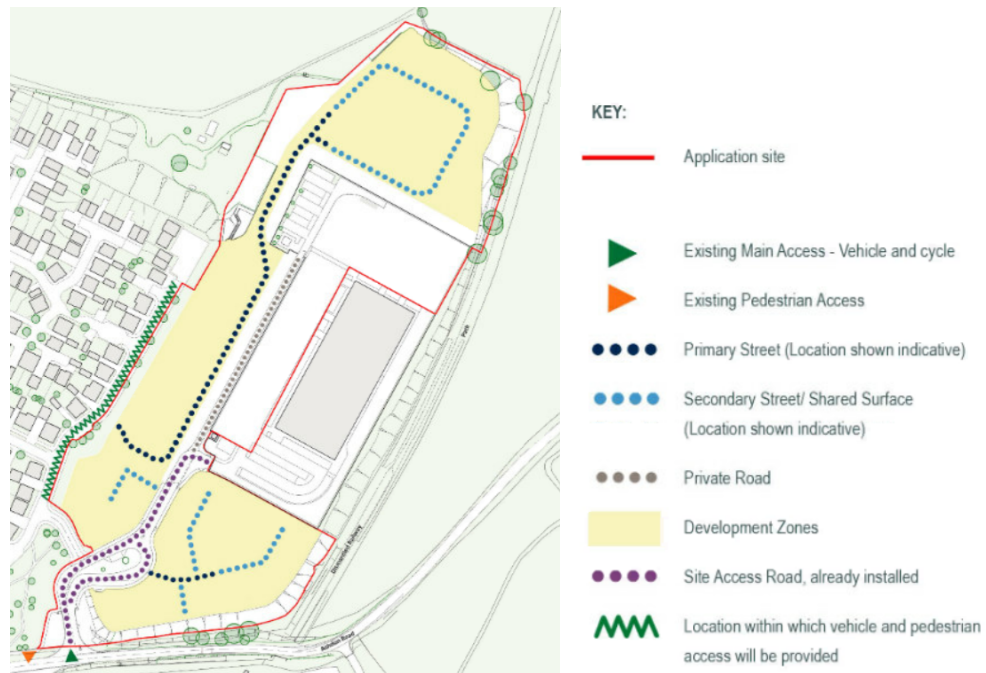


Figure 3: Extract of the indicative 'Access and Movement Parameters Plan' attached to UTT/17/3413/OP.

14.5.4 The proposals as such include a new vehicle access from Miller Street, and slightly further north from the access shown on the outline approval. The applicant has stipulated that they have a clear agreement / contract with Exolum which allows them to construct a standard access road link including a footpath across the pipe easement to design guide standards with a blacktop surface. A primary spine road will then enter the site and extend through the narrow section and into the northern half of the site. From here a secondary shared surface road serves the remaining development. It also allows for a secondary road heading south from the main access.

14.5.5 A secondary emergency vehicle access via the industrial site to the east is proposed adjacent the bungalows to the centre of the site.

14.5.6 Essex County Council was consulted who are the lead local Highway Authority who confirmed that they have reviewed all supporting documentation including the Transport Statement. The Highway Authority confirm that they have no objections to the proposals from a

highways and transportation perspective and that adequate accessibility and permeability has been provided without result in detrimental harm upon highway safety.

- 14.5.7** It is acknowledged that some representations made concerns regarding the position of the vehicle access point from Miller Street in that it would result in further congestion and detrimental to highway safety. These concerns have been carefully considered with the highway authority being made aware. However, and as confirmed above, the Highway Authority has assessed all potential impacts including the increase intensification of vehicle movements and the technical specifications of the new access and have concluded that all is appropriate. For each iteration of the design, the roads and turning heads have been tracked to ensure highway safety and usability across the proposals.
- 14.5.8** Parking
- 14.5.9** Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning guidance 'Vehicle Parking Standards'.
- 14.5.10** The Adopted Council Parking Standards recommended for at least 1 vehicle space for each 1-bedroom unit and at least 2 vehicle spaces for dwellings consisting of two or three bedroom dwellings and three spaces for a four or more bedroom dwelling house along with additional visitor parking. In addition, each dwelling should be provided with at least 1 secure cycle covered space.
- 14.5.11** On the basis of the accommodation mix provided, a minimum of 118 off street parking spaces would be required across the development. A total of 110 off street parking spaces are provided. There is a slight shortfall as the 4-bedrooms homes, (9 dwellings in total) have been provided with 2 spaces each rather that the required 3. However, given the sustainable location of the site on the edge of the town centre, and need to promote sustainable modes of transport, which is high on the Governments agenda, it is considered that this slight shortfall is appropriate. Nonetheless, it is considered that the parking accords with the Essex Parking Standards (2009) based on the number of proposed 4 bedroom dwellings.
- 14.5.12** The off-street parking spaces would be accommodated within a range of options including integral and detached garages, and off-street parking. Each dwelling will be provided with electrical vehicle charging points.
- 14.5.13** There are 14 visitor parking spaces across the site which are fully integrated within the street scene and provide relevant bay sizes in accordance with the relevant standards.

14.5.14 In addition, secure cycling would be provided for each residential unit within the site. Houses and bungalows will have small sheds located in rear gardens.

14.5.15 All appropriate size vehicles including emergency and refuse vehicles would be able to access the site. Rear access, bin storage and refuse collection points provide the means for efficient servicing. These will ensure appropriate, safe, and convenient collection of refuse as confirmed by vehicle tracking analysis and in compliance with local policy. All refuse storage points would be located within 25m carry distance.

14.5.16 The proposal complies with Policies GEN1, GEN8 of the Adopted Local Plan, and Policies SW8, SW21 and SW23 of the Saffron Walden Neighbourhood Plan.

14.6 D) Landscaping Arboriculture and open space

14.6.1 Landscaping:

14.6.2 Landscaping forms a reserve matter to be assessed as part of this application. All larger development should be designed around a landscape structure. The landscape structure should encompass the public open space system but should also provide visual contrast to the built environment and constitute a legible network based, where appropriate, on existing trees and hedgerows.

14.6.3 The proposals include a landscaping scheme, incorporating both private and public open space areas. The vegetation along the northern and eastern boundaries of the site will be retained as much as possible with additional planting proposed with hedges and shrubs to the top edge of the site to provide overall screening to the development. Additional planting will also be proposed along the eastern boundary shared with Ridgeons. Along this part of the site chalk grassland, evergreen climbers and extra heavy standard trees will help to reduce visual blight providing natural screening between the dwellings and Ridgeon's estate.

14.6.4 The general landscape layout particularly that of the plot landscaping has been designed to help enhance the overall character and appearance of the development and creates a pleasant environment to live in. Extensive grassed areas and garden beds along with street trees will provide an open and attractive aspect to the front of dwellings. In addition, the soft landscaping would be easily maintained and allow for future growth. The landscaping is appropriate in that it will help soften the built form of the development and reflect its wider setting.

14.6.5 Arboriculture:

14.6.6 The application is supported by an Arboriculture Impact Assessment. This confirms that the development will result in the removal of 12

individual trees of moderate to low quality and 4 areas of natural regeneration including hedgerows and shrubs.

14.6.7 The majority of the proposed removals are trees situated within the northern half of the site, which is to facilitate and create a developable area. By way of mitigation, it is proposed as part of the landscaping proposals, 120 new trees will be planted including field maple, birches, hornbeams, and dawycck birch are to be planted for compensation of the vegetation proposed to be removed. The loss of the vegetation can be mitigated with new tree planting which will deliver a significant net gain in tree numbers and diversity.

14.6.8 All other trees to be retained will be protected during construction works by way of tree protecting fencing and ground protection.

14.6.9 Open Space:

14.6.10 Open space areas should be suitably located and have appropriate proportions to their use and setting. Narrow or peripheral areas, which are difficult to access or maintain will not be considered appropriate. Open space provisions should form an integral part of the design and layout and meet the need generated by the development.

14.6.11 The proposed development includes informal areas of open space around the boundaries of the site, along the pipeline easement which adjoins Miller Street and in the north-western corner where a small informal play area is proposed. The play area will include benches and informal paths, natural play spaces and play equipment.

14.6.12 The size and amount of the open space and play equipment is acceptable, and it will be within convenient locations to the housing and help encourage healthy living.

14.6.13 The proposed landscaping of open spaces including street frontages is appropriate.

14.6.14 Having regard to all the above, the proposal complies with Policies ENV3 and ENV8 of the Adopted Local Plan and Policy SW27 of the Saffron Walden Neighbourhood Plan.

14.7 E) Biodiversity and Protection of Natural Environment

14.7.1 Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.

- 14.7.2** Existing ecology and natural habitats found on the site must be safeguarded and enhanced and new opportunities for increasing the biodiversity should be explored.
- 14.7.3** The applicant has submitted a Preliminary Ecological Appraisal and an Ecological Mitigation & Enhancement Plan. The supporting documentation stipulates that the proposed development would not have a harmful effect on wildlife, designated sites, or other landscape elements of importance to nature conservation and includes measures to secure biodiversity enhancements.
- 14.7.4** The application site itself is not subject of any statutory nature conservation designation being largely an overgrown previously developed site. Place Services Ecologist have reviewed the supporting documentation submitted in support of the proposals in detail and has assessed the likely impacts on protected and priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.
- 14.7.5** The planting scheme has been designed to increase the ecological benefits of the site.
- 14.7.6** They also stipulated that they support the proposed reasonable biodiversity enhancements including permeable fencing for hedgehogs, installation and integrated bird boxes, size integrated bat boxes, installation of six integrated bird boxes, six integrated bat boxes, five reptile hibernacula and butterfly banks as well as chalk grassland mitigation area and wildlife tree and hedgerow planting and that these net gain and mitigation measures should be secured by way of imposing conditions on the decision if permission were to be approved.
- 14.7.7** It is put forward that the proposals will not result in harm to protected species or their habitats and that it will deliver enhancements in ecological terms. The proposal therefore complies with Policy GEN7 of the Adopted Local Plan and SW19 of the Saffron Walden Neighbourhood Plan.

14.8 F) Flooding and Drainage

- 14.8.1** The NPPF states that inappropriate development in areas of high-risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 14.8.2** Flooding:
- 14.8.3** The site is shown on the Environmental Agency Flood Map for Planning as lying entirely in Flood Zone 1 and thereby has a low probability of flood risk either on or surrounding the site. The proposals are acceptable

in terms of potential flood risk in accordance with Policy GEN3 of the Adopted Local Plan.

14.8.4 Drainage:

14.8.5 Additionally, all major developments are required to include sustainable drainage to ensure that the risk of flooding is not increased to those outside of the development and that the new development is future proofed to allow for increased instances of flooding expected to result from climate change.

14.8.6 A Sustainable Urban Drainage System (SuDS) is proposed that would drain surface water into the ground via on-plot soakaways, permeable paving, and an infiltration basin in the area to the south of the site that would sustainably accommodate surface water run-off from the site. This ensures water management for 1:100-year storm event, plus a further 40% storage capacity to account for climate change and 10% urban creep.

14.8.7 Essex County Council who are the Lead Local Flooding Authority stipulate that having reviewed the Flood Risk Assessment and Drainage Strategy which accompanied the planning application, that they do not object to the granting of planning permission as the proposed development would meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application are implemented.

14.8.8 The proposals, for this reason is thereby comply with to Policy GEN3 of the adopted Local Plan and the NPPF.

14.9 **G) Whether the proposal would cause harm to the amenities of adjoining property occupiers**

14.9.1 The NPPF requires a good standard of amenity for existing and future occupiers of land and buildings. Policies GEN2, GEN4 and ENV10 of the Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

14.9.2 Due consideration has been given in relation to the potential harm cause to the amenities enjoyed by adjoining residential property occupiers.

14.9.3 The proposed dwellings will not result in significant overlooking to restrict daylight or sunlight to existing neighbouring properties as the closest properties on the Bloor Homes development to the west will be separated by the access road and the landscaping strip over the existing pipeline. The setback distances from neighbouring properties and the positioning of dwellings and their orientation relative to one another will also avoid unnecessary overbearing of visual impacts.

14.9.4 In relation potential impacts at the construction stage, particular in relation to air quality, noise and vibration, a condition attached to the outline consent requiring a Noise Impact Assessment and Construction Traffic Management Plan would ensure to address these points when the details are submitted.

14.9.5 It is concluded that the development would not result in excessive harm to the amenities enjoyed by adjoining residential property occupiers and that the proposal would comply with Local Plan Policies GEN2, GEN4 and ENV10.

14.10 H) Planning Obligations

14.10.1 Paragraph 56 of the NPPF sets out that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. This is in accordance with Regulation 122 of the Community Infrastructure Levy (CIL) Regulations. This is also reflected in Local Plan Policy GEN6. The following identifies those matter that the Council would seek to secure through a planning obligation, if it were proposing to grant it permission.

14.10.2 The Section 106 Agreement to permission UTT/17/3413/OP specifies several obligations/requirements in which proposals need to comply with. The proposal has been checked against of the S106 Agreement and it is confirmed that the proposals have been designed to facilitate the necessary obligations/requirements as highlighted in the S106 Agreement.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

15.1.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

15.1.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

15.1.3 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

16.1 CONCLUSION

16.1.1 The proposed layout of the site generally accords with the approved indicative masterplan that was granted permission under the outline application. The layout, size and scale of the proposals is considered appropriate to reflect the character and appearance of the characteristics of the site and its wider context. It would integrate well with the surrounding built form and the natural environment whilst at the same time providing a sense of well-being for future occupiers. The proposed landscaping and open space including street frontage is appropriate.

16.1.2 The proposed affordable housing meets the requirements of the S106 agreement and is therefore acceptable and it is considered that the mix of homes across the development is appropriate.

16.1.3 It is concluded that the proposed development would cause no harm in relation to highway safety. In addition, appropriate parking provision has been incorporated into the scheme that will meet the needs of future occupiers including visitor parking.

16.1.4 The living conditions of future occupiers of the new dwellings would be appropriate and the proposals would not lead to excessive harm upon the amenities of adjoining property occupiers surrounding the site.

16.1.5 The proposals comply with the guidance and standards as set out within the Uttlesford District Council's Adopted Local Plan (2005), the Saffron Walden Neighbourhood Plan, relevant supplementary planning documents and the National Planning Policy Framework. It is thereby recommended that this reserve matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/17/3413/OP subject to the conditions outline below.

17. CONDITIONS

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

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.

- 2** The external finishing materials of the development hereby approved shall be constructed in accordance with the details indicated on Drawing No. 304.07 unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of preserving the character and appearance of the surrounding area in accordance with Policy GEN2 of the Adopted Local Plan, Policy SW7 of the Saffron Walden Neighbourhood Plan, and the National Planning Policy Frameworks.

- 3** Prior to the occupation of the development, the access as shown in principle on submitted drawing 11511-00-8003 P5 with a one 2 metre wide footway and clear to ground visibility splays with dimensions of 2.4 metres by 43 metres in both directions as measured from and along the nearside edge of the carriageway shall be provided. The vehicular visibility splays shall be retained free of any obstruction at all times thereafter.

REASON: To ensure that vehicle can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Policy GEN1 of the Adopted Local Plan, Policies SW21, SW23 of the Saffron Walden Neighbourhood Plan, and the National Planning Policy Guidance.

- 4** There shall be no discharge of surface water onto the highway.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Policy GEN1 of the Adopted Local Plan and the National Planning Policy Guidance.

- 5** Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed, and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any other purpose other than the

parking of vehicles that related to the use of the development unless otherwise agreed by the Local Planning Authority.

REASON: To ensure that on street parking of vehicle in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Local Policy GEN8 of the Uttlesford District Council Local Plan as Adopted (2005), Policy SW8 of the Saffron Walden Neighbourhood Plan, and the National Planning Policy Guidance.

- 6** Dwelling shall not be occupied until such time as their associated cycle parking indicated on the approved plans has been provided.

REASON: To ensure appropriate bicycle parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Local Policy GEN8 of the Uttlesford District Council Local Plan as Adopted (2005), Policy SW8 of the Saffron Walden Neighbourhood Plan and the National Planning Policy Guidance.

- 7** Prior to the occupation of any dwelling to the north or west of the road, the pedestrian access adjacent to Plots 10 and 11 and the secondary emergency access/pedestrian/cycle access opposite Plot 18, as shown in principle in drawing number 11511-00-884 P5, shall be provided and thereafter retained. The access opposite Plot 18 shall have suitable infrastructure to stop vehicle access (accept emergency vehicle) but allow use by pedestrians and cyclists.

REASON: To provide safe and convenient walking and cycle access in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Local Policy GEN1 of the Uttlesford District Council Local Plan as Adopted (2005), Policy SW20 of the Saffron Walden Neighbourhood Plan and the National Planning Policy Guidance.

- 8** Prior to the Occupation of Plots 1 – 7, the pedestrian access as shown in principle in drawing number 11511-00-884 P5 from the south-east corner of the site to the shared surface shall be provided and thereafter retained.

REASON: To provide safe and convenient walking and cycle access in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, Local Policy GEN1 of the Uttlesford District Council Local Plan as Adopted (2005), Policy SW8 of the Saffron Walden Neighbourhood Plan and the National Planning Policy Guidance.

- 9** Pilling or any other foundation designs and investigation boreholes using penetrate methods shall not be permitted other than with the express

written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: To protect and prevent pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework paragraphs 174, 183, 184, the Environmental Agency Groundwater Protection Position Statements, and Policy ENV12 of the Adopted Local Plan.

- 10** The development hereby approved shall be constructed in accordance with the carbon reduction requirements and energy strategy as set out within the Energy & Sustainability Statement' prepared by Abby Consultants dated July 22 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with the adopted Uttlesford Local Plan Policies ENV15 and GEN2, as well as Uttlesford District Council's Interim Climate Change Policy document (2021) and the Uttlesford Climate Change Strategy 2021-2030.

- 11** No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

REASON: To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties in accordance with Policies GEN1, GEN2 and GEN4 of the Adopted Local Plan and the National Planning Policy Framework.

- 12** All mitigation and enhancement measures and/or works in relation to the proposals shall be carried out in accordance with the details contained in the Ecological Mitigation & Enhancement Plan, drawing no CSA/5831/105 Rev A (CSA Environmental, September 2022) and letter dated 22nd September 2022 (CSA Environmental Ref: 5831/2022/0922) as already submitted with the planning application and agreed in principle with the local planning authority.

This may include the appointment of an appropriately competent person e.g an ecological clerk of works (ECoW) to provide on site ecological expertise during construction. The appointed person shall undertake all

activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve and enhance protected and priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and S40 of the NERC Act 2006 (Priority habitats & species) and Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

13 Prior to commencement of the works hereby approved a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following.

- a. Purpose and conservation objectives for the proposed works.
- b. Review of site potential and constraints.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives.
- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i. Details for monitoring and remedial measures.
- j. Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.” REASON: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

Appendix 1 – Statutory Consultee Responses

Lead Local Highway Authority

Your Ref: UTT/22/1939/DFO
Our Ref: HT/TPD /SD/KW/9996/4B
Date:- 05 October 2022



CC: Cllr Gadd
Essex Highways DM

Paul Crick
Director for Highways and Transportation

To: Uttlesford District Council
Assistant Director Planning & Building Control
Council Offices
London Road
SAFFRON WALDEN
Essex CB11 4ER

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. UTT/22/1939/DFO
Applicant Stonebond Properties
Site Location Land North Of Ashdon Road Ashdon Road Saffron Walden
Proposal Details following outline application UTT/17/3413/OP - details of layout, appearance, landscaping and scale, for the development of 55 dwellings together with associated open space, landscaping, parking and supporting infrastructure

Note

This response is based on the plans submitted on the 16th September 2022.

This application has been reviewed by the highway authority in conjunction with a site visit and internal consultations. The assessment of the application was undertaken with reference to the National Planning Policy Framework 2021 and in particular paragraphs 110 – 112, the following was considered: access and safety; the opportunities for active travel within the site and connections with the surrounding area.

The highway authority liaised with the applicant to ensure improved permeability for pedestrians and cyclists and facilities for pedestrians within the site and at the access. The location and the form of access is acceptable to the highway authority and the design has been subject of swept path analysis and will be subject to further technical review at the detailed design stage. The construction access will not be in this location but will be situated to the east of the site away from the residential development.

It is noted that the site is not being offered to the highway authority for adoption.

All housing developments in Essex which would result in the creation of a new street (more than five dwelling units communally served by a single all-purpose access) will be subject to The Advance Payments Code, Highways Act, 1980. The Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance

with acceptable specification sufficient to ensure future maintenance as a public highway.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following mitigation and conditions:

1. **Access:** Prior to occupation of the development the access, as shown in principle on submitted drawing 11511-00-8004 P5 with one 2m width footway and clear to ground visibility splays with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway shall be provided. The vehicular visibility splays shall retained free of any obstruction at all times thereafter. **Reason:** To ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
 2. There shall be no discharge of surface water onto the Highway. **Reason:** To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
 3. Dwellings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas 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 Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
 4. Dwellings shall not be occupied until such time as their associated cycle parking indicated on the approved plans, has been provided. **Reason:** To ensure appropriate bicycle parking is provided In accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
 5. Prior to occupation of plots 1 -7 the pedestrian access as shown in principle in drawing number 11511-00-8004 P5 from the south-east corner of the site to the shared surface shall be provided. **Reason:** To provide safe and convenient walking and cycle access in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
 6. Prior to occupation of any dwelling to the north or west of road 1 the pedestrian access adjacent to plots 10 and 11 shall be and the secondary emergency access/pedestrian/cycle access opposite plot 18, as shown in principle in drawing number 11511-00-8004 P5, shall be provided, this access opposite plot 18 shall have suitable infrastructure to stop vehicle access (accept emergency vehicles) but allow use by pedestrians and cyclists. **Reason:** To provide safe and convenient walking and
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cycle access in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

The above conditions are required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

Informatives:

- (i) The highway authority is unlikely to adopt the proposed layout.
- (ii) All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.
- (iii) Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.
- (iv) The Applicant should provide for agreement, information regarding their drainage proposals i.e. draining by gravity/soakaways/pump assisted or a combination thereof. If it is intended to drain the new highway into an existing highway drainage system, the Developer will have to prove that the existing system is able to accommodate the additional water.
- (v) The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
- (vi) Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the [Essex Climate Action Commission](#) proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the [Essex Developers' Group Climate Charter \[2022\]](#) and to view the advice contained in the [Essex Design Guide](#). Climate Action [Advice guides](#) for residents, businesses and schools are also available.

Lead Local Flooding Authority

Essex County Council
**Development and Flood Risk
Waste & Environment**
C426 County Hall
Chelmsford
Essex CM1 1QH



Lindsay Trevillian
Uttlesford District Council
Planning Services

Date: 11 August 2022
Our Ref: SUDS-006139
Your Ref: UTT/22/1939/DFO

Dear Ms Trevillian,

Consultation Response – UTT/22/1939/DFO – Land North Of Ashdon Road Ashdon Road Saffron Walden

Thank you for your email received on 18 July 2022 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we **do not object** to the granting of planning permission.

- The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application are implemented as agreed.

We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features

effectively. The link can be found below. <https://www.essex.gov.uk/protecting-environment>

- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. planning application with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/flood-risk-assessments-climate-change-allowances)

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

INFORMATIVES:

- Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.

- The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.
- We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

Yours sincerely,

Alison Vaughan, Development and Flood Risk Officer

Team: Development and Flood Risk

Service: Environment, Climate & Customer Services

Essex County Council

Internet: www.essex.gov.uk

Email: suds@essex.gov.uk

Appendix 1 - Flood Risk responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

- Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.

- Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.

Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.

Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications '[Preparing for Floods](#)' and '[Improving the flood performance of new buildings](#)'.

- Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.

Environmental Agency



Ms Lindsay Trevillian
Uttlesford District Council
Development Control
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Our ref: AE/2022/127284/01-L01
Your ref: UTT/22/1939/DFO
Date: 24 August 2022

Dear Ms Trevillian

DETAILS FOLLOWING OUTLINE APPLICATION UTT/17/3413/OP - DETAILS OF LAYOUT, APPEARANCE, LANDSCAPING AND SCALE, FOR THE DEVELOPMENT OF 55 DWELLINGS TOGETHER WITH ASSOCIATED OPEN SPACE, LANDSCAPING, PARKING AND SUPPORTING INFRASTRUCTURE

LAND NORTH OF ASHDON ROAD ASHDON ROAD SAFFRON WALDEN

Thank you for your consultation, dated 18 July 2022. We have inspected the application, as submitted, and have no objection to this application providing that you carefully consider our comments relating to Piling, and our condition, as set out below in the Water Environment section, be appended to any permission granted. Without this condition we would object to the reserved matters stage of this application.

Please note, our position relates to the importance of ensuring the protection of controlled waters. Without a Piling foundation works risk assessment, we are unable to assess the risk posed to the water environment. It should be noted that we have chosen not to object at this stage, in order to assist the applicant with the progress of their applications.

We take the opportunity to highlight that we did in fact request a piling condition at the outline application stage (our letter AE/2017/122349/01-L01 dated 04 January 2018) but this does not appear on the outline planning permission granted through appeal. We therefore, consider requesting a condition again at this stage to be consistent. However, we wish to raise again, should you consider approval of this application contrary to our advice, we ask to be re-consulted for further comment before a decision is made.

We have also provided informative advice relating to Land Contamination, Sustainable Drainage Systems, Permitting and other aspects of this reserved matters application, as submitted.

Water Environment

We have reviewed the following documents for this consultation:

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 508 508

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- PRL, Geo-environmental Assessment, 101145/GEA/001 Rev 1, 30/06/2022
 - PRL, Controlled Waters Quantitative Risk Assessment, 101145/DQRA/001, 13/06/2022
 - PRL, Remediation Implementation Plan, 101145/RIP/001, 29/06/2022
 - Brand, Flood Risk Assessment, 11511/02, 15/07/2022

We have the following comments to make on the proposed details of the development as they relate to controlled waters protection and to relevant conditions on outline planning permission UTT/17/3413/OP:

Piling

Details of the proposed building foundation design have not been provided, although we understand that sheet pile retaining walls are proposed. The applicant should be aware that we expect it to be demonstrated, via a contamination remediation strategy and a foundation works risk assessment, that any piling on the site will not result in contamination of groundwater.

We requested a piling condition at the outline application stage (our letter AE/2017/122349/01-L01 dated 04/01/2018) but this does not appear on the outline planning permission.

We are therefore requesting this condition again, be appended to any permission granted. The condition request is set out below, updated with relevant NPPF paragraph references. Without this condition, we would object to this reserved matters application.

Condition Request 1 – Piling

Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason for Condition

To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 174, 183, 184 and Environment Agency Groundwater Protection Position Statements.

Contamination

Condition 10 of Outline Appeal Permission

Information pertinent to Condition 10 (contamination) has been submitted. We note the details do not fully satisfy our requirements for controlled waters protection. However, we will be providing our full review comments, and recommendations, under the relevant discharge of condition planning application (UTT/22/1898/DOC);

Condition 14 of Outline Appeal Permission

Information pertinent to condition 14 (infiltration of surface water drainage) has been

General Advice to Applicant

Land Contamination Assessment

Our expectations for undertaking land contamination assessments are laid out in our [Land contamination risk management \(LCRM\)](#) guidance.

The PRA should include historical plans of the site, an appraisal of the environmental setting (including geology, hydrogeology, location and status of relevant surface water and groundwater receptors, identification of potential contaminants of concern and source areas), an outline conceptual site model (CSM) describing possible pollutant linkages for controlled waters and identification of potentially unacceptable risks. Pictorial representations, preferably scaled plans and cross sections, will support the understanding of the site as represented in the CSM.

Land contamination investigations should be carried out in accordance with BS 5930: [Code of practice for ground investigations](#) and BS 10175: [Investigation of potentially contaminated sites – code of practice](#). Site investigation works should be undertaken by a suitably qualified and experienced professional. Soil and water analysis should be fully MCERTS accredited.

Investigation, demolition, remediation, or construction works on the site must not create new pathways or linkages to controlled waters as these would generate new liabilities for the developer. Clean drilling techniques may be required for boreholes, piles etc. that penetrate contaminated ground.

Sustainable Drainage System (SuDS)

Soakaways and other infiltration SuDS must comply with statements G1 and G9 to G13 of our [Groundwater Protection Position Statements](#). They must not be constructed in contaminated ground where infiltration could re-mobilise contaminants to pollute groundwater. They should be constructed in line with good practice and guidance documents including the [CIRIA C753](#) SuDS Manual and the [Susdrain website](#).

We do not consider deep infiltration systems (>2.0m below ground level) to be routinely acceptable. Exceptionally, we may approve the use of deep infiltration provided that the scheme satisfies all of the criteria in position statement G9. However, the use of deep infiltration systems may require an environmental permit.

All infiltration SuDS should be designed to maintain a minimum 1.2m clearance above peak seasonal groundwater levels. The acceptability of schemes with reduced clearances will be assessed on a site-by-site basis and in the context of the overall pollution risks to controlled waters. However, direct inputs to groundwater are not acceptable except for clean roof water, as per position statements G1 and G9. Only clean roof water can be directly discharged to infiltration SuDs or watercourses. Systems for the discharge of surface water from hard-standing, roads and impermeable vehicle parking areas must incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment components in line with the environmental sensitivity of the receiving waters. An oil separator/interceptor (or equivalent device) may be required to remove oil from water draining off hard surfaces with a risk of oil contamination, such as: lorry parks; car parks with a surface area exceeding 800m² or

with 50 or more parking spaces; small car parks discharging to a high sensitivity environmental receptor; vehicle maintenance areas; refuelling facilities; roads. Clean roof water shall not pass through the interceptor/device.

Requirement for an Environmental Permit

The removal/abstraction of water in order to locally lower water levels could impact upon local wells, water supplies and/or nearby watercourses and environmental interests. Most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence prior to the commencement of dewatering activities. Relevant guidance is available at <https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>.

We recommend that developers:

1. Refer to our [Groundwater Protection](#) webpages, which include our [Groundwater Protection Position Statements](#)
2. Refer to our [Land Contamination Technical Guidance](#), including our [Land contamination risk management \(LCRM\)](#) guidance, when dealing with land affected by contamination and for the type of information required in order to assess the risks to controlled waters. The Local Authority can advise on management of risks to human health
3. Consider using the [National Quality Mark Scheme for Land Contamination Management](#) which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
4. Refer to British Standards BS 5930 [Code of practice for ground investigations](#) and BS 10175 [Investigation of potentially contaminated sites – code of practice](#)
5. Refer to our [Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination](#) National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a Foundation Works Risk Assessment Report, guidance on the production of which can be found in Table 3 of [Piling Into Contaminated Sites](#)
6. Refer to [Position Statement on the Definition of Waste: Development Industry Code of Practice](#)
7. Refer to our [Good Practice for Decommissioning Boreholes and Wells](#)
8. Refer to our [Dewatering building sites and other excavations: environmental permits](#) guidance when temporary dewatering is proposed

We trust that this advice is useful.

Yours sincerely