

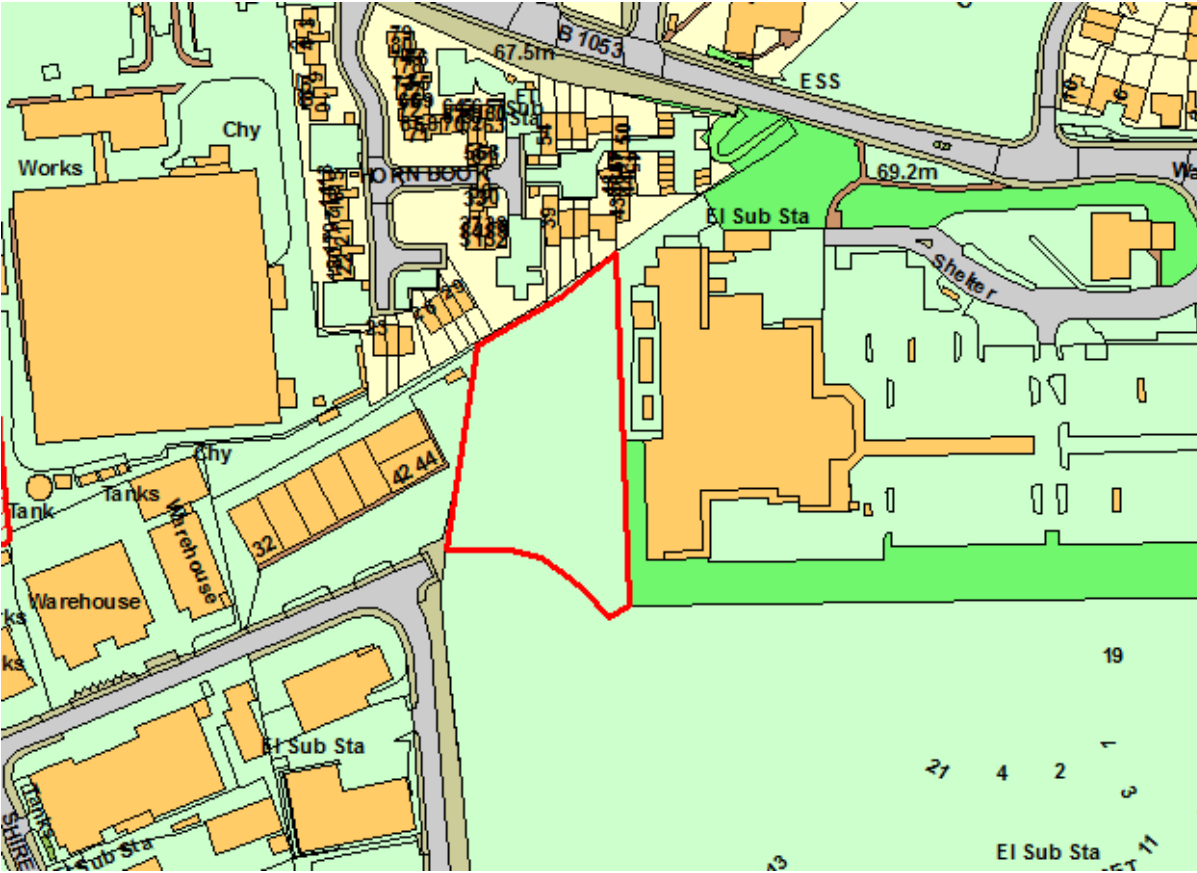
**ITEM NUMBER:** 14

**PLANNING COMMITTEE DATE:** 5 April 2023

**REFERENCE NUMBER:** UTT/22/2977/DFO

**LOCATION:** Land To The East Of Shire Hill, Saffron Walden,

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council - Date: 16/2/2023

**PROPOSAL:** Details following outline application UTT/17/3429/OP (allowed under appeal reference APP/C1570/W/19/3227369) - details of appearance, landscaping, layout and scale.

Application to discharge conditions  
4 (Surface Water drainage),  
6 (Maintenance plan for storm water drainage),  
8 (Ecological mitigation),  
9 (External lighting),  
13 (Cycle and PTW parking),  
14 (Parking spaces),  
15 (Vehicle charging points),  
18 (Water pollution control),  
19 (Foul water strategy)

Attached to UTT/17/3429/OP (allowed under appeal reference APP/C1570/W/19/3227369) and imposed on Appeal B.

**APPLICANT:** Mr Maurice Mills (Saffron Building Society)

**AGENT:** Mr Chris Jennison (Derrick Wade Waters)

**EXPIRY DATE:** 7/2/2023

**EOT Expiry Date:** 7/4/2023

**CASE OFFICER:** Chris Tyler

**NOTATION:** Outside Development Limits

**REASON THIS APPLICATION IS ON THE AGENDA:** Major Planning Application

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## 1. EXECUTIVE SUMMARY

1.1 The proposal considers the reserved matters details of appearance, landscaping, layout and scale following the allowed appeal APP/C1570/W/19/3227369. The application was for outline planning application, with all matters reserved except for access, for Business Use (Use Class B1) together with associated infrastructure including roads, drainage, access details from Shire Hill.

1.2 The layout, scale, appearance and landscaping of the development is considered appropriate. The proposed access and parking provisions are acceptable. The development accords with ULP Policies S7, GEN1 GEN2, GEN8 and the NPPF.

1.3 The proposal accords with the development plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

## 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 application site comprises 0.482 ha (1.192 acres) of undeveloped land located to the west of Tesco's and to the north east corner of Shire Hill. Shire Hill employment area is to the west and residential to the south of the site.

3.2 The northern boundary abuts the "Horn Book" residential area. The site is accessed through Shire Hill and also through Leverett Way. The west, north and east boundary of the site include mature vegetation, the south boundary of the site is open to the highway.

## 4. **PROPOSAL**

4.1 The proposal considers the reserved matters details of appearance, landscaping, layout and scale following the allowed appeal APP/C1570/W/19/3227369)

4.2 This application also considers the following conditions imposed by the Planning Inspector:

- 4 (Surface Water drainage),
- 6 (Maintenance plan for storm water drainage),
- 8 (Ecological mitigation),
- 9 (External lighting),
- 13 (Cycle and PTW parking),
- 14 (Parking spaces),
- 15 (Vehicle charging points),
- 18 (Water pollution control),
- 19 (Foul water strategy)

- 4.3 The proposal includes a two-storey building, with the layout providing a building which has a main frontage on to Leverett way. The building will include gross internal floor space of 1787sqm<sup>2</sup>. The roof height is 9.2m with a high with an overall height of 11.2m including the roof plant room.
- 4.4 The proposal includes onsite parking and the provision of a cycle store and electric vehicle charging points. 172 solar panels are to be installed on the roof of the proposed development, in addition to air source heat pumps providing heating and cooling requirements.
- 4.5 The external materials to be used will include a mix of opaque and clear glazing and metal cladded walls.

## 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.
- 5.2 The application site comprises 0.482 ha, therefore the site this application is considering for reserved matter does not fall within either Schedule 2 of the above Regulations - Class10 (a) or 10(b).

## 6. **RELEVANT SITE HISTORY**

### 6.1 UTT/17/3429/OP

Outline planning application, with all matters reserved except for access, for Business Use (Use Class B1) together with associated infrastructure including roads, drainage, access details from Shire Hill.

REFUSED,  
ALLOWED AT APPEAL- 29<sup>TH</sup> November 2019

## 7. **PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

- 7.1 Pre application advice was sought prior to the submission of the planning application. It was concluded the outline planning permission is still extant and provides 3 years for the approval of reserved matters, as such this will require the application to be submitted for reserved matters prior to the 29th November 2022.
- 7.2 Furthermore, the pre application advice, considered the following:
- The contemporary design of the building may likely be considered acceptable and not out of place within the site or surrounding areas.
  - Due consideration should be made to the proposed parking, pedestrian access, sustainable travel.

- Given the nature of the site due consideration should be given to ecology mitigation and enhancement.
- The impact to neighbouring residential properties should be considered in regards to loss of privacy.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

### **8.1 Highway Authority**

8.1.1 No comments received

### **8.2 Lead Local Flood Authority**

8.2.1 No objections, having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the discharge of conditions 4 and 6 of Appeal B of UTT/17/3429/OP.

## **9. TOWN COUNCIL**

9.1 Pleased to see solar panels have been added to the scheme and make no further comments

## **10. CONSULTEE RESPONSES**

### **10.1 Anglian Water**

10.1.1 No objections in regards to foul water.

### **10.2 UDC Environmental Health**

10.2.1 No Objections.

### **10.3 UK Power Networks**

10.3.1 No objections raised, informative recommended.

### **10.4 Cadent Gas**

10.4.1 No Objections.

### **10.5 Place Services (Ecology)**

10.5.1 Objection- additional information required to discharge condition 9.

### **10.6 National Air Traffic Services**

10.6.1 No safeguarding objections

**10.7 Stansted Airport Safeguarding**

10.7.1 No objection

**11. REPRESENTATIONS**

11.1 A site notice was displayed on site and 162 notifications letters were sent to nearby properties. An application notification was also advertised in the press.

**11.2 Support**

11.2.1 No comments received

**11.3 Object**

11.3.1 No comments received

**11.4 Comment**

11.4.1 N/A

**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,

(aza) a post-examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

**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 July 2022)  
Saffron Walden neighbourhood plan (made October 2022)  
Ashdon Neighbourhood Plan (made December 2022)  
Great and Little Chesterford neighbourhood Plan (made February 2023)

## **13. POLICY**

### **13.1 National Policies**

**13.1.1** National Planning Policy Framework (2021)

### **13.2 Uttlesford District Plan 2005**

**13.2.1** S7 – The countryside  
GEN1- Access  
GEN2 – Design  
GEN3 -Flood Protection  
GEN4 - Good Neighbourliness  
GEN5 –Light Pollution  
GEN7 - Nature Conservation  
GEN8 - Vehicle Parking Standard  
ENV11- Noise Generators

### **13.3 Saffron Walden Neighbourhood Plan (SWNP)**

**13.3.1** SW3- Design  
SW4- Parking on new developments  
SW9- Development of new and existing commercial spaces  
SW11- Ecological requirements for all new domestic and commercial developments  
SW12 - Promoting walking and cycling

### **13.4 Supplementary Planning Document or Guidance**

**13.4.1** Uttlesford Local Residential Parking Standards (2013)  
Essex County Council Parking Standards (2009)  
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) Layout of the development including the design, impact to amenity and Parking - Principle of development**
  - B) Scale and appearance of the development, including the design and impact to amenity**



- C) Landscaping
- D) Nature Conservation
- E) Climate Change and Renewable Energy
- F) Consideration of Conditions

**14.3 A) Layout of the development including the design, impact to amenity and Parking - Principle of development**

**14.3.1** The application site is outside of the development limits of Saffron Walden, as such ULP Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. The principle of the development has been established under the allowed appeal attached to planning application UTT/17/3429/OP.

**14.3.2** The building is located to the south east section of the site and follows the building lines of the neighbouring sites and positioned as far as possible from the residential properties to the north of the site. The scheme incorporates new landscaping and the planting of new trees, hedges, shrubs and ornamental planting. The proposal will assimilate the surrounding area and will provide a contemporary design that would not be out of place sited close to the existing Shire Hill industrial estate and Tesco's supermarket.

**14.3.3** The layout of the development includes the access, parking and associated development within the site. The proposed access, internal access road provides a safe access and egress point into the site, for both pedestrian and vehicular traffic, and respects the gradients across the site. ECC Highways have been consulted in regards to the proposal and no comments have been raised. As the access was considered a part of the outline planning permission it is the local highway network will have sufficient capacity to accommodate the development proposals in a safe manner.

**14.3.4** The proposed parking layout includes as per the Essex County Council Parking Standards:

- Cars based on 1 space per 30 sqm of floor area = 61 spaces
- Disabled parking at 5% of total bays = 3 spaces
- Cycle spaces at 1 space per 100 sqm for staff plus 1 space
- per 200 sqm for visitors = 30 spaces
- PTW at 1 space + 1 per 20 car parking spaces = 4 spaces
- Parking space size 2.9m x 5.5m

The Highways Authority have been consulted in regards to the development, no comments of further recommendation have been raised. Due to the appropriate provision of parking it is not considered the proposal will result in any parking on the highway network that would

result in a highway safety impact. As such in regard to parking the proposal is considered to accords with ULP Policy GEN8 and the Essex County Council Parking Standards and SWNP Policies SW4 and SW12.

**14.3.5** Policy GEN3 contains the Local Plan policy for flooding, although this has effectively been superseded by the more detailed and up-to-date flood risk policies in the NPPF and the accompanying PPG.

**14.3.6** The site lies within Flood Zone 1 for which development is deemed appropriate for Flood Zone 1 as stated within the NPPF, however due to the size of the site a Flood Risk Assessment (FRA) is duly required. The application includes a drainage report, confirming that the Sustainable Drainage Strategy provided successfully demonstrates an available and workable solution for managing surface water in accordance with applicable sustainable drainage guidance. The Local Lead Flood Authority who are responsible to provide advice on SUDS on major developments, do not object to the proposal and as such it is considered the development is in accordance with ULP Policy GEN3, the NPPF.

**14.3.7** The introduction of the building will result in an increase of noise and disturbance, mainly due to the increase of vehicular movements and some operational noise from within the site. That being said this would be consistent to the other nearby businesses at Shire Hill industrial area. The Council's Environmental Health officer has been consulted in regards to the development and has not raised any objections in regards to noise and disturbance. As such I do not consider the layout of the development would result in any significant harmful level of to the residential amenity of the existing neighbouring residential sites regarding noise and disturbance. As such the proposal is in accordance with ULP Policies GEN4 or ENV11.

**14.4 B) Scale and appearance of the development, including the design and impact to amenity**

**14.4.1** Policy GEN2 considers the design of the development to ensure the development is compatible with its surroundings. The design rationale in regards to the appearance of the development is ensuring a scheme that respects the local vernacular and scale of the existing and surrounding areas using high quality building materials from sustainable sources. This is also consistent with the aims of SWNP Policy SW3.

**14.4.2** The adjacent industrial warehouse accommodation is typical of the generic cladding (elevations and roofs) evident across the wider estate. In the main, elevations are finished glazed and metal panels which have been chosen to meet the corporate design of the future occupier of the building. The design and materials of the building have been chosen to provide a modern business appropriate to the time.

**14.4.3** The two-storey building is designed with a flat roof and parapet to be sympathetic to the overall height of other nearby buildings, whilst also

maximising opportunities to deliver sustainability benefits, including the incorporation of air source heat pumps and photovoltaics, all located behind a parapet wall.

- 14.4.4** It is noted the adjacent residential accommodation in Horn Book and Saffron View is generally of traditional construction and design. Walls are typically clad with facing brickwork or painted cement render. Roofs are most often pitched and ridged, frequently with hip or gable end details, and are clad with either slate tiles or machined clay tiles. The style and appearance of the residential accommodation fairly reflects a local residential vernacular.
- 14.4.5** The adjacent industrial warehouse accommodation is typical of the generic cladding (elevations and roofs) evident across the wider estate. In the main, elevations are finished with either profiled steel cladding or fibre-cement sheeting. Occasionally there are brickwork elevations to either full, first floor, or dado height. Roofs are similarly clad and typically incorporate roof-lights.
- 14.4.6** As such the proposed development of the site attempts to successfully marry or blend these relatively disparate styles, finishes and forms together, so that the resulting scheme does not either jar or sit uneasily in its surroundings.
- 14.4.7** The flat roof with integral parapet wall will provide a platform to discreetly accommodate photovoltaic solar panels and will ensure that the proposed development retains a modest height relative to its surroundings. In this respect, the absence of a pitched and ridged roof in conjunction with a finished floor level aligned with the rear not front boundary, results in a proposed building that is not overly dominant or intrusive in appearance.
- 14.4.8** Careful consideration has been given to the relationship between the proposed building and neighbouring properties that are in close proximity to north boundary of the site. This includes ensuring the distance between the application site and neighbouring residential properties is appropriate, also that the orientation of the proposed dwellings ensures any overlooking or loss of privacy. Taking into consideration the comments from the Council environmental health officer the proposed lighting scheme will not result in any detrimental impact to neighbouring site/occupiers.
- 14.4.9** The site includes a significant change in ground levels across the site, however the development utilises the northern section of the site as the parking area and as such the siting of the building in excess of the recommended back to back distances as set out in the Essex Design Guide. The proposed building has been designed to respond in scale to the existing levels ensuring dwellings do no unduly overbear neighbouring properties.

**14.4.10** As such taking due consideration of the above it is considered the proposed development includes an acceptable scale and appearance, including the design and impact to amenity, (ULP Policies S7, GEN2, GEN4, Essex Design Guide, SWNP and the NPPF)

#### **14.5 C) Landscaping**

**14.5.1** The landscape proposals for this development are focused around a new office building and parking area. The siting of the proposed building within the site means that there is an opportunity to enhance the existing landscaping to the site's boundaries and introduce further landscaping within the scheme. Details in this respect are set out in the submitted Landscape Masterplan. In particular, landscaping to the northern and southern boundaries will, in conjunction with the siting of the building centrally within the site, mitigate the visual impact of the development on neighbouring residential uses.

**14.5.2** Further landscaping is introduced within the site, primarily around the building and car park areas, to provide a combination of screening and segregation between the different areas of the site. The Council's Landscape Officer has been consulted in regards to the landscape scheme, no comments or further recommendations have been made received. It is considered that the proposal provides appropriate landscaping that would integrate the proposal into its site and the surrounding area..

#### **14.6 D) Nature Conservation**

**14.6.1** Policy GEN7 and Paragraph 179 of the NPPF seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity. A biodiversity report has been submitted with the application and has been reviewed by the Council's Ecology Consultant. Detailed design proposals are therefore submitted in this respect primarily within the Ecology Enhancement report. This document incorporates advice/proposals in regard to mitigation of potentially harmful effects of the development on the ecosystem and wildlife and incorporates protective measures and enhancements including bat boxes, hedgehog highways and reptilian habitat.

**14.6.2** The outline planning permission includes a number of conditions in regards to ecology that need still to be complied with. Taking into consideration the requirement of mitigation and enhancement measures, bird mitigation strategy, ecology lighting scheme it is considered the proposed development will not have a harmful impact on protected species or biodiversity and is in accordance with Policies GEN7, ENV8 and the National Planning Policy Framework and SWNP Policy SW11.

#### **14.7 E) Climate Change and Renewable Energy**

- 14.7.1** Following the recently adopted UDC Interim Climate Change Policy 2021 due consideration should be made by developer to demonstrate the path that their proposals take towards achieving net – zero carbon by 2030, and all the ways their proposal are working towards this in response to planning law, and also to the guidance set out in the NPPF and Planning Policy Guidance. The applicant has included a sustainability statement demonstrating sustainability measures.
- 14.7.2** The proposed development accords with policy objectives by optimising sustainability through the incorporation of best practice design, construction and operation measures. Some of the key features are as follows:
- 14.7.3** The proposed building is targeted Excellent/ Very Good in BREEAM ratings and incorporates green energy generation in the form of roof-mounted solar panels. Opportunities to move towards a net carbon zero occupation have been taken in the design stage through selective use of sustainable materials and energy saving construction including for example, triple glazing curtain wall panels.
- 14.7.4** The use of air source heat pump technology and 172 photovoltaic panels to deliver renewable energy to the proposed building.
- 14.7.5** Implementation of a range of sustainable transport measures including EV charging infrastructure and cycle storage, the development is located within a sustainable location in terms of being close to local amenities and transport links.

## **14.8 F) Consideration of Conditions**

- 14.8.1** This application also considers the following conditions imposed on allowed planning appeal- APP/C1570/W/19/3227369
- 4 (Surface Water drainage),
  - 6 (Maintenance plan for storm water drainage),
  - 8 (Ecological mitigation),
  - 9 (External lighting),
  - 13 (Cycle and PTW parking),
  - 14 (Parking spaces),
  - 15 (Vehicle charging points),
  - 18 (Water pollution control),
  - 19 (Foul water strategy)
- 14.8.2** 4 -Surface Water drainage  
The details have been reviewed by the Lead local Flood Authority and it is considered this condition can be fully discharged.
- 14.8.3** 6 -Maintenance plan for storm water drainage  
The details have been reviewed by the Lead local Flood Authority and it is considered this condition can be fully discharged

- 14.8.4** 8 - Ecological mitigation,  
The additional information requested by Ecology (i.e. locations, heights of the enhancement features) is not necessary for this condition to be fully discharged.
- 14.8.5** 9 - External lighting  
Further details of lighting specifications have been requested prior to the discharge of this condition, these details have been provided.
- 14.8.6** 13 - Cycle and PTW parking  
No comments have been received from the Highways Authority, however this is a compliance condition, as such is considered this condition can be fully discharged.
- 14.8.7** 14 – Parking spaces  
No comments have been received from the Highways Authority, however this is a compliance condition, as such is considered this condition can be fully discharged.
- 14.8.8** 15 - Vehicle charging points  
The proposal includes 16 charging points (26% of total parking) in alignment with UDC Interim climate change policy, as such it exceeds the requirement set out in the condition. As such is considered this condition can be fully discharged.
- 14.8.9** 18 - Water pollution control  
The application includes future management arrangements and proposed drainage details for the proposed development, this includes details of water pollution control. No objections have been raised by the Lead local Flood Authority or the Environment Agency, therefore it is considered this condition can be fully discharged
- 14.8.10** 19 - Foul Water Strategy  
The details submitted have been reviewed by Anglian Water, no objections have been raised and it is considered this condition can be fully discharged.

**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. CONCLUSION**

**16.1** The layout, scale, appearance and landscaping of the development is considered appropriate. The proposed access and parking provisions are acceptable. The development accords with ULP Policies S7, GEN1 GEN2, GEN8 and the NPPF.

**16.2** The proposal would not be harmful to protect/priority species subject to conditions and in accordance with ULP Policy GEN7 and the NPPF.

**16.3** The proposal will not give rise to flooding and is in accordance with ULP Policy GEN3

**16.4** Due consideration has been made to the UDC Interim Climate Change Policy 2021 and ULP Policy ENV15 and how the developer has demonstrated the path that their proposals take towards achieving net – zero carbon by 2030.

**16.5** The submitted layout and design shows that impacts on residential amenity are not likely to be significant and therefore accords with ULP Policies GEN2 and GEN4.

**16.6** The proposal accords with the development plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

**16.7** The details to discharge the following conditions attached to UTT/17/3429/OP (allowed under appeal reference

APP/C1570/W/19/3227369) and imposed on Appeal B are considered acceptable and can be fully discharged.

- 4 (Surface Water drainage)
- 6 (Maintenance plan for storm water drainage)
- 8 (Ecological mitigation)
- 9 (External lighting)
- 13 (Cycle and PTW parking)
- 14 (Parking spaces)
- 15 (Vehicle charging points)
- 18 (Water pollution control)
- 19 (Foul water strategy)

**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 Prior to occupation of the development hereby approved, the access as set out on the proposed Site Plan (HD22012-100-C) shall be provided.

REASON: To provide adequate access to the site and in the interest of highway safety and in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005)

- 3 Prior to the operation use of the development hereby approved the associated vehicle including parking area indicated on the approved plans shall be provided.

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 and in accordance with ULP Policy GEN1



- 4 Prior to the operation use of the development hereby approved the associated cycle parking indicated on the approved plans shall be 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 and in accordance with ULP Policy GEN1.

- 5 The renewable features/ climate control measures associated with the development, set out on the approved plans, including:  
Solar Panels,  
Air Source Heat Pumps,  
Electric Vehicle Charing Points

Shall be installed into the development as built and retained as such thereafter.

REASON: To ensure that the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with Policies ENV15 and GEN2 of the Uttlesford Local Plan (adopted 2005) and Uttlesford District Council's Interim Climate Change Policy document (2021).

- 6 The development hereby approved shall be in accordance with the approved Landscape Masterplan.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 7 The development hereby approved shall be constructed entirely of the materials details of which are shown on the approved elevation plans and as shown on the schedule of materials.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 8 Any air source heat pumps to be installed at the development shall be specified and designed, enclosed, or otherwise attenuated to ensure that noise resulting from their operation shall not exceed the existing background noise level as measured at the nearest noise sensitive receptor inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS4142:2014

REASON: To safeguard the residential amenity of neighbouring properties from the impact of noise and disturbance, in accordance with ULP Policy GEN4 and the NPPF.

## APPENDIX 1- Lead Local Flood Authority

Essex County Council  
**Development and Flood Risk  
Environment and Climate Action,**  
C426 County Hall  
Chelmsford  
Essex CM1 1QH



Chris Tyler  
Uttlesford District Council  
Planning Services

Date: 30<sup>th</sup> January 2023  
Our Ref: SUDS-006380  
Your Ref: UTT/22/2977/DFO

Dear Mr Tyler,

### **Consultation Response – UTT/22/2977/DFO - Land To The East Of Shire Hill Saffron Walden Essex**

Thank you for your email received on 27.01.2023 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 15<sup>th</sup> 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 discharge of conditions 4 and 6 of Appeal B of UTT/17/3429/OP based on the following:

#### **Condition 4**

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Infiltration testing and groundwater testing in line with BRE 365. If infiltration is found unfeasible, discharge rates should be limited to 1l/s for all storm events up to an including the 1 in 100 year rate plus 40% allowance for climate change. It should be clearly demonstrated that the discharge hierarchy has been followed including providing evidence that there are no ditches to discharge to.

- Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus climate change event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

#### **Condition 6**

No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided. The agreed maintenance arrangements should be implemented thereafter.

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>

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.

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration.

#### **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](mailto: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 15<sup>th</sup> 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.

Whilst we have no further specific comments to make at this stage, attached is a standing advice note explaining the implications of the Flood and Water Management Act (2010) which could be enclosed as an informative along with your response issued at this time.