

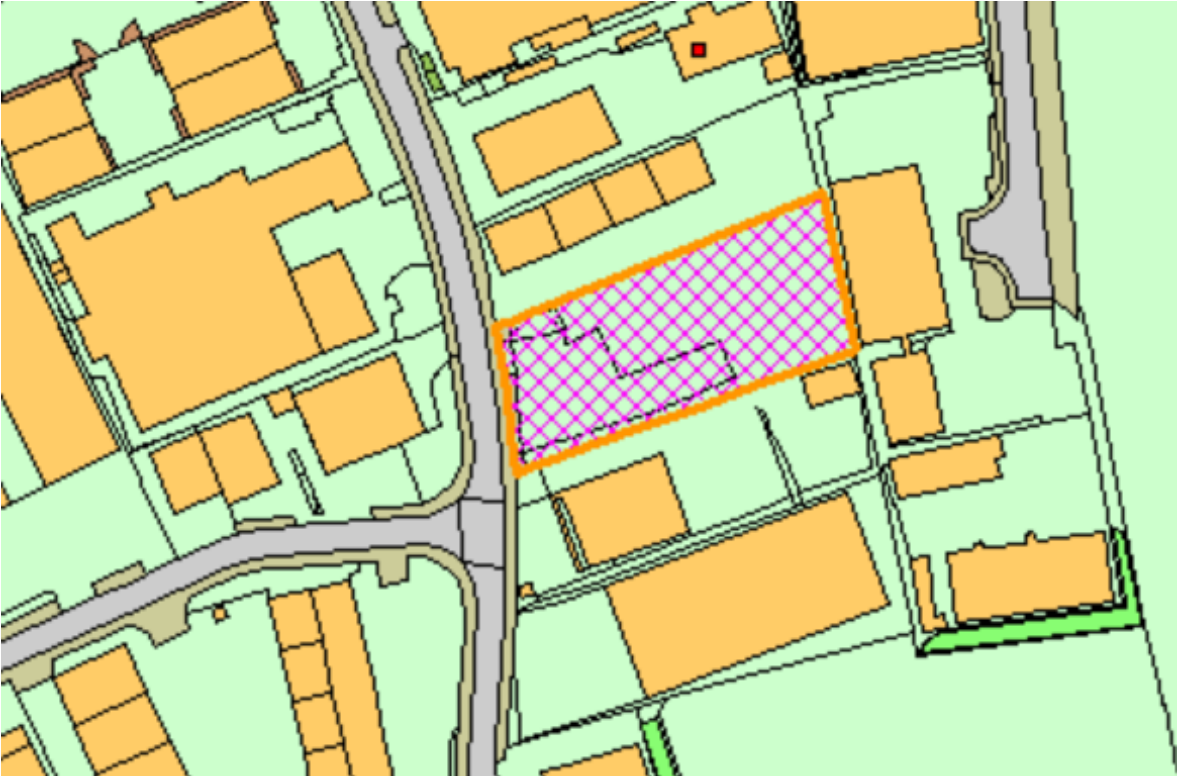
ITEM NUMBER: 11

PLANNING COMMITTEE DATE: 13 December 2023

REFERENCE NUMBER: UTT/23/0990/FUL

LOCATION: 7 Shire Hill, Saffron Walden

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 30 November 2023

PROPOSAL: Proposed new light industrial unit with associated car park and servicing area.

APPLICANT: Mr Steve Wingham GCA Ltd.

AGENT: Mr Grant Teasdale Campus Park Ltd

EXPIRY DATE: 20 July 2023

EOT EXPIRY DATE: 15 December 2023

CASE OFFICER: Mr Lindsay Trevillian

NOTATION: Within Development Limits, Designated Employment Site.

REASON THIS APPLICATION IS ON THE AGENDA: Major Application

1. EXECUTIVE SUMMARY

- 1.1** Full planning permission is sought by the applicant (GCA Ltd) for the erection of a new light industrial unit alongside associated works at the site known as '7 Shire Hill, Saffron Walden'.
- 1.2** The site lies within the development boundary limits of Saffron Walden and the Shire Hill Industrial Estate which is designated and protected for employment and is the major strategic employment estate for the town.
- 1.3** The applicant currently has an existing premises within the estate; however, they have now outgrown their current premises and are now seeking to expand and grow their existing business which consists of developing wireless telecoms components and product design research.
- 1.4** This report concludes that the proposals to provide a fit for purpose new building is appropriate in principle and that the design of the building is appropriate to the character and appearance of the surrounding area and the street scene. The new building would ensure that existing business stays within the district and promotes and encourages new employment opportunities helping to provide economic benefits to the town and the wider area. All other material considerations regarding neighbouring amenity, traffic and transportation, flooding and drainage, and

environmental impacts have been fully consideration as detailed in this report.

- 1.5 This report concludes that subject to appropriate conditions, the proposals would comply with the relevant policies of the Uttlesford District Local Plan, the Saffron Walden Neighbourhood Plan, and the National Planning Policy Framework. It has therefore been recommended for approval by officers to members of this planning committee.

2. **RECOMMENDATION**

That the Strategic 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 is located on the eastern side of Shire Hill Road within the town of Saffron Walden. The site itself is rectangular in shape, is relatively level and comprises approximately 0.3 of a hectare.
- 3.2 There is no established built form on the site as it mainly contains a large expansive hard paved area that was previously used as an overflow vehicle parking area for the estate with some overgrown vegetation to the rear. There are two vehicle crossovers along Shire Hill Road that provides the main ingress points for vehicles and pedestrians
- 3.3 The site lies primary within the central part of the Shire Hill Industrial Estate which is designated and protected for employment and is the major strategic employment estate for the town. There is a mixture of building types and sizes with a variety of different commercial and light industrial uses throughout the estate.
- 3.4 There are no statutory natural or environmental designations within or close by to the site. The site is not located within or close to any heritage assets and the Environmental Agency's Flood Risk Mapping identifies the site as being in Flood Zone 1 which is a low probability of flood risk.
- 3.5 Within the application site and towards the northwestern front corner lies a cell mast site that comprises of a telecommunication mast and associated infrastructure. This does not form part of the application.

4. **PROPOSAL**

- 4.1 The proposed works comprise of a single light industrial unit with associated carpark and servicing area. The proposals would contain a two-storey building of a contemporary modern appearance with a shallow

pitch roof form and externally finished from clad steel cladding and glazing.

- 4.2** The proposed unit will have a gross internal area of 1540 sq.m which includes ground and mezzanine floors. As confirmed by the supporting plans, the ground floor will comprise of the large assembly / storage area, and office reception lobby whilst the mezzanine floor will comprise of offices, meeting room, canteen, staff wc's, product assembly, R&D, and testing rooms.
- 4.3** The building would be centrally located within the site with off street parking for staff and deliveries to the rear. Parking numbers includes, 19 standard spaces, (including 2 with ev charging), another 2 accessible spaces, a motorcycle parking, (for 3 bikes), and a bicycles rack, (for 10 cycles).
- 4.4** The supporting Design and Access Statement confirms that the applicant GCA has long been an established business within the Shire Hill Industrial estate. They have now outgrown their current premises and are now looking to expand and provide a fit for purpose headquarters unit for their own occupation that allows them the capacity to grow the business and to improve productivity and efficiency.
- 4.5** It is further recognised that the applicant's primary business model involves developing wireless telecoms components to customer specification for the mobile communications network and to carry out product design research and development in this specific field.
- 4.6** The facilities bounding the site are as follows:
1. North Elevation: An industrial warehouse (Medina Centre), comprising of 4 units.
 2. East Elevation: Two storey brick building, (Business & Technology Centre).
 3. South Elevation: An industrial manufacturing warehouse,
 4. West Elevation: Access to Shire Hill.
- 4.7** Access to the site for pedestrians, cyclists and vehicles will remain unchanged.

5. ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1** The proposal falls within 10(a) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regs). However, the proposal is for a relatively modest industrial-led development. There would be localised effects on the site and surrounding area, but these would not likely result in significant effects on the environment, either alone or cumulatively with other development. Therefore, an Environmental Impact Assessment was not required as part of this reserve matters application.

6. RELEVANT SITE HISTORY

6.1 A search of Council's records indicates the following recorded planning history for the site:

- UTT/0717/77 - Proposed formation of a temporary car park to serve employees (approved).
- UTT/0191/79 - Proposed site for erection of a warehouse building on plot 7 (approved).
- UTT/0300/91 - Retrospective application for change of use from undeveloped vacant land to parking for staff and delivery vehicles (approved).
- UTT/0208/92 - Detailed application for fencing and lighting to car park (approved)

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 The applicant sought advice from the Council with the submission of a formal pre-application ref: UTT/23/0263/PA on 3rd February 2023 in respect to the proposals.

7.3 In the Council's formal response, it was concluded that the principle, design, and appearance of the proposals appears to be acceptable from an officer's opinion. However, the finer technical details such as potential noise and contamination issues and potential harm upon the amenities of adjoining occupiers would need to be fully considered during the assessment of the scheme when a full application is submitted to the Council.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 ECC Flooding Authority – No Objections

8.1.1 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 subject to suggested conditions being imposed on the decision if permission is approved.

8.2 ECC Highway Authority – No Objection.

8.2.1 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to suggested conditions.

9. TOWN COUNCIL COMMENTS

9.1 Saffron Walden Town Council confirmed in their formal response that they have no objections to the proposals.

10. CONSULTEE RESPONSES

10.1 UDC Environmental Health – No Objection

10.1.1 Confirmed they have reviewed all supporting documentation and that they have no objections to the proposal subject to suggested conditions being imposed if the Council are mindful of granting permission in relation to contamination, air quality, noise and disturbance, and construction management.

10.2 Place Services (Ecology) – No Objection

10.2.1 Confirmed that they have reviewed all supporting documentation and advised that they have no objection subject to securing biodiversity mitigation and enhancement measures.

10.3 Anglian Water – No Objection

10.3.1 Anglian Water confirmed that they have no objections subject to imposing planning conditions if the Local Planning Authority is mindful to grant planning approval in relation to Used Water Sewerage Network and Surface Water Disposal.

11. REPRESENTATIONS

11.1 The application was notified to all adjoining and adjacent landowners/occupiers and a site notice placed on site. A single representation was received in which the main comments can be summarised as per below:

- 11.2**
- The proposals would create dust and noise during construction works.
 - The site has permission for a car park and thereby there should not be a planning application for a new building on the site.
 - Large lorries trying to do deliveries and cars parked half on half off the pavements on the industrial estate can bring the area to a standstill several times a day.
 - Potential for overspill of parking onto surrounding highways.
 - Requests that the proposed new building be positioned further away from our building with a much larger parking area to the rear.

11.3 Comment

11.3.1 Concerns regarding to noise and disturbance can be controlled via an appropriately worded condition requiring the submission of a construction environmental management plan prior to works commencing on the site.

Regarding parking, the Council cannot control current perceived issues regarding off-site parking and congestion but can ensure that appropriate parking is provided on site to certify that there is no excessive overspill because of the proposals. Issues concerning amenity are addressed further 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:
 - (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 February 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 & Little Chesterford Neighbourhood Plan (made February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2023)

13.2 Uttlesford District Local Plan 2005

13.2.1 Below is a list of the most relevant Development Management Policies in relation to this proposal:

- Policy S1 (Settlement Boundaries)
- Policy GEN2 (Design)
- Policy GEN3 (Flood Protection)
- Policy GEN4 (Good Neighbourliness Policy)
- Policy GEN8 (Parking)
- Policy ENV11 (Noise Generators)
- Policy ENV13 (Exposure to Poor Air Quality)
- Policy ENV14 (Contaminated Land)
- Policy SW6 (Safeguarding of Existing Employment Areas)

13.3 Saffron Walden Neighbourhood Plan

13.3.1 The Saffron Walden Neighbourhood Plan was formally made by Council on 11 October 2022. The most relevant policies to consider include:

- Policy SW3 (Design)
- Policy SW4 (Parking on new developments)
- Policy SW9 (Development of New and Existing Commercial Spaces)

13.4 Supplementary Planning Document or Guidance

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) Principle of Development**
 - B) Character and Design**
 - C) Vehicle Access and Parking**
 - D) Neighbouring Amenity**
 - E) Flooding and Drainage**
 - F) Contamination**
 - G) Nature Conservation**

14.3 A) Principle of development

14.3.1 The site is located within a built-up area and contained within the settlement boundary limits of Saffron Walden whereby Policy S1 states that new development in these areas is appropriate subject to other material considerations.

- 14.3.2** Policy SW6 requires that for larger existing employment areas such as the Shire Hill Industrial Estate shall be safeguarded from redevelopment or the change of use.
- 14.3.3** The Saffron Walden Neighbourhood Plan sets out its economic objective for the town and for it to be one of which is to be economically active and as self-sustaining as possible and be desirable for employment opportunities and provide residents with places of work. It also supports proposals that will enhance the attractiveness and competitiveness of commercial units, both in use and vacant, for existing and new businesses to the town.
- 14.3.4** It also recognises that industrial premises which require large volumes of space are unlikely to be attracted to Saffron Walden because of the distance from the M11 and the high value of land, although it is hoped that specialised manufacturing may be encouraged to stay and grow.
- 14.3.5** Section 6 of the NPPF focuses on building a strong competitive economy.
- 14.3.6** Paragraph 81 states; *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation 42, and in areas with high levels”*.
- 14.3.7** Paragraph 83 of the NPPF states *“Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations”* This scheme is considered to comply with Paragraph 83 of the NPPF.
- 14.3.8** It acknowledged that the existing business has outgrown its current premises and is in need to expand to allow for the business to grow and become more efficient and effective in its operations.
- 14.3.9** Not only will the proposals allow for the business to grow, just as important it will attract and maintain new investment and employment opportunities to both the town of Saffron Walden and the district of Uttlesford as a whole. The construction of a new modern premise will allow for the business to respond to market demand, increase market share and capitalise on a growing brand that has been established within the town for many years.

- 14.3.10** Retaining the business within the town will help to provide diversity, develop a unique brand, and offer services beyond just retail.
- 14.3.11** The proposals would make better, and a more efficient use of underutilised land. The site is located within a key strategic area of the town of Saffron Walden designated for employment.
- 14.3.12** The knock-on effects of this are that the application site requires effective public transport, ensuring workers can access these jobs. Good public transport systems which link people to jobs and essential services are key to supporting economic growth. Shire Hill Estate and the application site are within relative ease of access to the town centre amenities and facilities. The site is also accessible by alternative travel options via buses and cycle route linkages and as such is highly accessible.
- 14.3.13** Overall, in terms of the principle of development, the proposed development is in accordance with the policies within the NPPF, and Local Plan Policies S1 and SW6 of the Adopted Local Plan and Policy SW9 of the Saffron Walden Neighbourhood Plan.

14.4 B) Character and Design

- 14.4.1** 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. These criteria are reflected in Policy GEN2 of the adopted Local Plan and SW3 of the Saffron Walden Neighbourhood Plan which also requires that development is compatible with the scale, form, layout, appearance, and materials of surrounding buildings.
- 14.4.2** It is acknowledged that the estate comprises many different types of building forms and commercial/light industrial uses with many of the buildings appearing a little run down and need of refurbishment to enhance the appearance of the general street scene and the estate. Any new modern buildings are thereby welcome to help revitalise and bring back interest into the estate.
- 14.4.3** The proposals respond to existing local character and identity. Local identity is made up of typical characteristics such as the pattern of buildings, and special features that are distinct from their surroundings. These specific features can be distinguished by their uses and activity, and/or their physical form and design
- 14.4.4** Although of a modern contemporary design, since the proposal would appear as a continuation of similar existing employment units on the adjacent sites, there would be no adverse effects on the character and appearance of the area. The proposal would introduce a commercial building into an existing expansive plot. The proposed design of the unit

including the use of metal cladding would be utilitarian in nature and in keeping with the surrounding commercial nature of the area.

14.4.5 The appearance of all the elements of the proposals provides a well-articulated visually interesting building. It will provide a compact form of development with the building position centrally within the site which will promote inclusion and cohesion with surrounding built forms and enabling the proposals to create a built environment that contributes to its surrounding character.

14.4.6 The design and appearance of the proposals comply with the Local Plan Policy GEN2 of the Adopted Local Plan, Policy SW3 of the Saffron Walden Neighbourhood Plan and the NPPF.

14.5 C) Vehicle Access and Parking

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 encourage movement by means other than a vehicle.

14.5.2 The two existing vehicle crossovers along Shire Hill Road will be utilised as the main points of vehicle access to and from the site. The application was consulted to Essex County Council who are the lead local highway authority. They confirmed that they have no objections to the proposals.

14.5.3 Well-designed car and cycle parking at should be conveniently sited so that it is well used. It is required that on-site vehicle parking is provided to avoid on-street problems such as pavement parking or congested streets. Parking should be safe and meets the needs of different users including staff, visitors, and people with disabilities.

14.5.4 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'. The adopted Council parking standards recommended for at a maximum of one space is provided for every 50sq.m of floor area. The proposals amount to a floor area of 1540sq.m and as per the parking standards, this would amount to a maximum of 31 off street vehicle spaces. A lower provision of vehicle parking may be appropriate in urban areas where there is good access to alternative forms of transport. Parking numbers includes, 19 standard spaces, (including 2 with ev charging), another 2 accessible spaces, a motorcycle parking, (for 3 bikes), and a bicycles rack, (for 10 cycles). This is acceptable.

14.6 D) Neighbouring Amenity

- 14.6.1** Policy GEN2 and GEN4 of the Local Plan states that development will not be permitted unless its design meets a variety of given criteria, including that it minimises the environmental impact on neighbouring properties by appropriate mitigating measures and that it will not have a materially adverse effect on the reasonable occupation and enjoyment of residential property.
- 14.6.2** The full operations of the proposals are currently unknown in respect to hours of operation, number of vehicle movements, including deliveries or even potentially the operation of heavy machinery that may result in unwanted noise and disturbance. There is also little substantial evidence before officers to indicate that the proposal would give rise to adverse effects on the conditions of neighbouring occupiers with regard to vibration, air or light pollution.
- 14.6.3** However, appropriate control and mitigation of any potential noise and disturbance either during the construction or operational phases of the proposal can be appropriately regulated through the imposition of a condition requiring that a construction environmental management plan be submitted and approved by the Council prior to works commencing on the site. This will include hours of construction and measures to control dust and noise. Other measures such as appropriate lighting and hours of operation can also be controlled by way of planning conditions.
- 14.6.4** Due consideration has been given regarding the potential impact the proposal would have on the amenities enjoyed by adjoining users in relation to loss of privacy or loss of light. Particular attention has been given to the adjoining property to the south where it is recognised that the proposals and particular the first-floor element of the new building would be located close to, but off the side boundary shared with this property. It is also acknowledged that this building has first floor windows on the flank elevation which most likely services office space.
- 14.6.5** The proposals provide an outdoor amenity area on the first-floor element of the new building for staff to enjoy. Apart from what appears to be natural screening consisting of vegetation on pots, no other mechanism of adequate screening has been proposed. To avoid potential unwanted overlooking of the adjoining property to the south, prior to the works commencing on the site, it is considered that a condition requiring measure of appropriate screening be provided and approved by the Council.
- 14.6.6** Due to appropriate mitigation to be imposed by conditions, the orientation of the proposals and their distance set away from nearby commercial buildings, the proposals would not result in significant harm in respect to the amenities enjoyed by adjoining users. The proposals would not be visually intrusive, nor result in a loss of privacy or natural light. In summary, the proposals would not result in unacceptable impacts such as those identified in Policy GEN2 and GEN4.

14.7 E) Flooding and Drainage

14.7.1 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.

14.7.2 The Environment Agency's (EA) indicative Fluvial and Tidal Flood Mapping demonstrates that the proposed development is located within Flood Zone 1. It is not expected that the proposals will amount to an increased risk of flooding of the site or elsewhere, however, appropriate surface and foul water drainage should be incorporated as part of the scheme. As the site is under 0.5 of a hectare, there is no requirement to provide a Flood Risk Assessment as part of any future application.

14.7.3 The application was consulted to Essex County Council who are the lead local flooding authority who confirmed that they have no objections subject to conditions being imposed if permission is approved. It is requested that prior to works commencing on site that a detailed surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development be submitted to and approved in writing by the local planning authority. It is also suggested that a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater is submitted prior to works commencing.

14.8 F) Contamination

14.8.1 Given the previous use of the site and the nearby uses, there may be the potential that the site contains contaminated deposits. It is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site in accordance with policy ENV14 of the Adopted Local Plan. The Applicant has provided a Phase 2 Investigation carried out by STM Environmental in support of the proposals.

14.8.2 The Phase 2 Investigation carried out by STM Environmental 8th April 2022, Reference: PH2-2022-000016 found elevated levels of TPH in the area around BH06. As potentially significant pollutant linkages were identified it will be necessary for a remediation method statement to be submitted to show how the site will be remediated to ensure that future users of the site do not come into contact with any harmful levels of contamination. As such the Council's Environmental Health Team have suggested conditions to deal with the potential and mitigation of contamination in that no development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use. The suggested condition are provided in full within Section 17 of this report.

14.9 G) Nature Conservation

- 14.9.1** 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.
- 14.9.2** The application site itself is not subject of any statutory nature conservation designation being largely used for agriculture.
- 14.9.3** Place Services ecologist have reviewed the supporting Preliminary Ecological Appraisal submitted in support of the proposals in detail and confirm that they have no objections with the proposals and that the development can be deliverable subject to appropriate mitigation measures being secured and implemented in full. Place Services also support the proposed biodiversity enhancements which have been recommended to secure measurable net gains for biodiversity. It is suggested that if permission is granted, biodiversity enhancement and mitigation measures should be secured by a condition of any consent.

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 proposals subject to this application seeks full permission comprising of a single light industrial unit with associated carpark and servicing area.
- 16.2** The proposals will provide a fit for purpose new building to a current existing business within the estate who have outgrown their current premise. The site lies within the main built-up employment area of the Shire Hill Industrial estate where the principle of such new buildings and uses are deemed to be appropriate. The relocation of the existing business to this new facility will help it flourish and attract new investment to the town of Saffron Walden and the wider district of Uttlesford and thereby providing significant economic benefits.
- 16.3** Regarding design, the proposals would be of modern contemporary design, which will help to enhance the appearance of this vacant plot of land and industrial estate overall. The proposals would respond to the existing local character and the surrounding identity of the estate and provide visual interest.
- 16.4** Consideration has been given to all other planning merits, including those points raised by third parties and no objections have been received by statutory and non-statutory consultees.
- 16.5** The proposals would comply with the relevant policies of the Uttlesford District Local Plan, the Saffron Walden Neighbourhood Plan and the National Planning Policy Framework and has thus been recommended for approval subject to the condition suggested below.

17. CONDITIONS

- 17.1** Set out below are a list of the suggested conditions that are deemed necessary and are relevant to the proposals.

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

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

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

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with

the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. The external finishing materials of the development hereby approved shall be constructed in accordance with the details indicated on Drawing No. GCA-CPL-00-XX-DR-A-0700 P05.

REASON: In the interest of preserving the character and appearance of the surrounding area in accordance with Policy GEN2 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Frameworks.

4. Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

5. Prior to the commencement of works including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The works thereafter shall be constructed in accordance with the remediation scheme.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with ENV14 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.

6. The approved remediation scheme under Condition 5 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with ENV14 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.

7. If contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall thereafter be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with ENV14 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.

8. Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing.

- b) Hours of operation, delivery and storage of plant and materials used in constructing the development.
- c) Details of any highway works necessary to enable construction to take place.
- d) the parking of vehicles of site operatives and visitors.
- e) Details of hoarding.
- f) Management of traffic to reduce congestion.
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours.
- i) Waste management proposals.
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light, and odour.
- k) wheel and underbody washing facilities.
- l) Hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

All works shall be carried out in accordance with the approved CEMP thereafter.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety and the control of environmental impacts on existing properties in accordance with Policies GEN1, GEN4 and ENV10 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

9. No works except demolition shall takes 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:

- The viability of an infiltration scheme must be explored first in line with the drainage hierarchy. We require verification of the suitability of infiltration of surface water for this particular development site. This should be based on site specific infiltration tests that have been undertaken within this site planning boundary and in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753. This investigation must include exploration of the water table to confirm that the base of the soakaway is at least 1m from the highest average groundwater level. In addition, the density of the chalk must be determined in order to inform the proximity requirement of the soakaway from the building foundations/under croft. Soakaways should be located a minimum of 5m away from any foundations/under croft, but the exact distance

should be determined through ground investigations and agreed with the LLFA.

- Demonstrate that remedial actions (e.g. excavation) have taken place within the made ground, especially within the vicinity of BH06 where contamination was found. Dependent upon the findings of the ground investigation, it may be necessary to line the SuDS features with an impermeable membrane.
- No soakaway pump to be included as part of the drainage scheme onsite. If a pump is shown within the calculations, this must be for modelling purposes only.
- ONLY if AFTER infiltration testing and the relevant explorations have been undertaken and these determine an infiltration scheme to be unfeasible, would discharge to a surface water sewer be acceptable. If this is the case, the discharge rate must be limited to the 1:1 year Greenfield runoff rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated. If a new manhole is to be located outside of the planning boundary permission for this must be evidenced.
- 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 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm 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 Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. A pollution hazard level of Medium must be used for this site and incorporate a minimum of two stages of treatment. Treatment indices for the oil separator should be provided.
- The locations of the rainwater down pipes should be shown on the drainage plan to ensure the runoff from the roof is being sufficiently treated.
- Exploration of the potential for a green roof for this development.
- Detailed engineering drawings of each component of the drainage scheme, including the oil separator.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation.

REASON To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment in accordance with Policy GEN3 of the Uttlesford

District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 10.** No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

REASON: The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development in accordance with Policy GEN3 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 11.** Prior to occupation 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.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk in accordance with Policy GEN3 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 12.** Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

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

- 13** Prior to the occupation of the development hereby approved, details of the means of enclosure of around the perimeter of the outdoor staff amenity area as shown on drawing ref: GCA-CPL-00-XX-DR-A-0500 P04 shall be submitted and approved by the Council. The screen shall be a minimum of 1.7 metres in height and shall be permanently retained and maintained in that form thereafter for the lifetime of the development.

REASON: In the interest of protecting the amenities of adjoining occupiers in accordance with Policy GEN2 and GEN4 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 14** No display or storage of goods, materials, plant, machinery, or equipment shall take place other than within the building on the site.

REASON: In the interests of protecting the amenity of the surrounding area in accordance with Policy GEN2 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 15** The use hereby permitted shall take place between the hours of 7:30am and 7:00pm Monday to Friday and only between 7:30am to 1:00pm on Saturdays. The use shall not be permitted on Sundays or bank holidays.

REASON: In the interests of amenity in accordance Policy GEN2 and GEN4 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 16** Prior to the commencement of development details of the provisions for the storage and recycling of refuse are to be submitted and approved in writing by the Local Planning Authority. The approved details shall thereafter be made permanently available for the occupants of the building.

REASON: In the interest of protecting the amenity of the area and to ensure appropriate refuse and serving is made available in accordance with Policy GEN1 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 17** Prior to the commencement of the development, a scheme detailing all plant, machinery, chimneys, ducting, filters, or extraction vents to be used in connection with the use have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented prior to the use commencing and be retained thereafter.

REASON: To protect the character and amenities of neighbouring areas by ensuring that measures are implemented to avoid any noise nuisance

in accordance with Policies GEN2 and GEN4 of the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 18** Prior to the commencement of the development details of all boundary treatments including fences, gates, or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be retained thereafter.

REASON: To protect the character and the appearance of the street scene and the surrounding locality in accordance with Policy GEN2 the Uttlesford District Local Plan (adopted 2005) and the National Planning Policy Framework.

- 19** Prior to occupation of the development the vehicular accesses shall be widened at right angles to the highway boundary and to the existing carriageway. The width of the accesses at their junction with the highway shall be agreed in writing with an appropriate technical detail drawing, before the commencement of the works, with the Local Planning Authority in consultation with the Highway Authority and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge.

REASON: to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with Policy GEN1 of the Uttlesford District Local Plan 2005 (as Adopted and the National Planning Policy Framework.

- 20** Any gates provided at the vehicular access shall be inward opening only.

REASON: To prevent any highway obstruction whilst gates are being opened and closed in the interest of highway safety in accordance with Policy GEN1 of the Uttlesford District Local Plan 2005 (as Adopted and the National Planning Policy Framework.

- 21** No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford District Local Plan 2005 (as Adopted and the National Planning Policy Framework.

- 22** The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford District Local Plan 2005 (as Adopted and the National Planning Policy Framework.

Appendix 1

Highway Authority

Your Ref: UTT/23/0990/FUL
Our Ref: 56364
Date: 24th November 2023



Director for Highways
and Transportation

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

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. UTT/23/0990/FUL
Applicant Mr Steve Wingham
Site Location 7 Shire Hill Saffron Walden Essex
Proposal Proposed new light industrial unit with associated car park and servicing area

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

1. Prior to occupation of the development the vehicular accesses shall be widened at right angles to the highway boundary and to the existing carriageway. The width of the accesses at their junction with the highway shall be agreed in writing with an appropriate technical detail drawing, before the commencement of the works, with the Local Planning Authority in consultation with the Highway Authority and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge. **Reason:** to ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety
2. Any gates provided at the vehicular access shall be inward opening only. **Reason:** To prevent any highway obstruction whilst gates are being opened and closed in the interest of highway safety.
3. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary. **Reason:** To avoid displacement of loose material onto the highway in the interests of highway safety
4. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority. **Reason:** To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.

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.

Informative:

- i. 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 Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.
- ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.
- iii. There shall be no discharge of surface water onto the Highway.
- iv. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
- v. 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.



.....
pp. Director for Highways and Transportation
Enquiries to Eirini Spyratou
Email: eirini.spyratou@essex.gov.uk

Flooding Authority

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



Lindsay Trevillian
Uttlesford District Council
Planning Services

Date: 10th November 2023
Our Ref: SUDS-006742
Your Ref: UTT/23/0990/FUL

Dear Mr Trevillian,

Consultation Response –UTT/23/0990/FUL– 7 Shire Hill, Saffron Walden, Essex.

Thank you for your re-consultation email received on 08/11/2023 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 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 based on the following:

Condition 1

No works except demolition 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:

- The viability of an infiltration scheme must be explored first in line with the drainage hierarchy. We require verification of the suitability of infiltration of surface water for this particular development site. This should be based on site specific infiltration tests that have been undertaken within this sites planning boundary and in accordance with BRE 365 testing procedure and the infiltration testing methods

found in chapter 25.3 of The CIRIA SuDS Manual C753. This investigation must include exploration of the water table to confirm that the base of the soakaway is at least 1m from the highest average groundwater level. In addition, the density of the chalk must be determined in order to inform the proximity requirement of the soakaway from the building foundations/undercroft. Soakaways should be located a minimum of 5m away from any foundations/undercroft, but the exact distance should be determined through ground investigations and agreed with the LLFA.

- Demonstrate that remedial actions (e.g. excavation) have taken place within the made ground, especially within the vicinity of BH06 where contamination was found. Dependent upon the findings of the ground investigation, it may be necessary to line the SuDS features with an impermeable membrane.
- No soakaway pump to be included as part of the drainage scheme onsite. If a pump is shown within the calculations, this must be for modelling purposes only.
- ONLY if AFTER infiltration testing and the relevant explorations have been undertaken and these determine an infiltration scheme to be unfeasible, would discharge to a surface water sewer be acceptable. If this is the case, the discharge rate must be limited to the 1:1 year Greenfield runoff rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated. If a new manhole is to be located outside of the planning boundary permission for this must be evidenced.
- 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 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm 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 Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. A pollution hazard level of Medium must be used for this site and incorporate a minimum of two stages of treatment. Treatment indices for the oil separator should be provided.
- The locations of the rainwater down pipes should be shown on the drainage plan to ensure the runoff from the roof is being sufficiently treated.
- Exploration of the potential for a green roof for this development.
- Detailed engineering drawings of each component of the drainage scheme, including the oil separator.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

Prior to occupation 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.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

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 applications 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)
- Whilst an infiltration scheme must be explored first, if this was proven unviable and discharge was to a surface water sewer, consent from the relevant authority will be required. The link can be found below.
<https://www.angliawater.co.uk/developing/drainage-services/sustainable-drainage-systems/>

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	202516/1/0175705
Local Planning Authority:	Uttlesford District
Site:	7 Shire Hill Saffron Walden Essex
Proposal:	Proposed new light industrial unit with associated car park and servicing area
Planning application:	UTT/23/0990/FUL

Prepared by: Pre-Development Team

Date: 11 May 2023

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Saffron Walden Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: Drainage Plan, and Flood Risk Assessment. Due to lack of information we are unable to make an informed assessment. A full assessment cannot be made due to lack of information, the applicant has not identified a connection point into the public network. Therefore, the development has the potential to have an unacceptable risk of flooding/or pollution from the network. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. We therefore request a condition requiring an on-site drainage strategy. **INFORMATIVE** - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. **INFORMATIVE** - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. **INFORMATIVE** - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. **INFORMATIVE**: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to no strategy being provided. Should a connection to the public sewer be required, your hierarchy evidence must be submitting in writing to the Local Planning Authority, and the discharge rate for your site discharge. We would therefore recommend that the applicant consults with Anglian Water. Further assessment is required to establish whether network reinforcement is required, please note that this assessment and any necessary reinforcement work will be at the developers cost. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

Surface Water Disposal (Section 4)

No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

