



ITEM NUMBER: 13

PLANNING COMMITTEE DATE: 21 August 2024

REFERENCE NUMBER: UTT/24/1516/FUL

LOCATION: Chesterford Research Park, Little Chesterford Essex

SITE LOCATION PLAN:



© Crown copyright and database rights 2021 Ordnance Survey 0100018688
Organisation: Uttlesford District Council Date: 29 July 2024

PROPOSAL: Proposed new rising main including installation of new below ground pump station, and new underground pipe with inspection covers at ground level to connect to existing water infrastructure system.

APPLICANT: Chesterford Park (General Partner) Limited

AGENT: Urbanspace Planning Ltd

EXPIRY DATE: 14 August 2024

EOT Expiry Date 26 August 2023

CASE OFFICER: Chris Tyler

NOTATION: Within Chesterford Park Boundary and Countryside.

REASON THIS APPLICATION IS ON THE AGENDA: UDC – Part owner of the application site.

1. EXECUTIVE SUMMARY

- 1.1** The application site and the proposed buildings are sited within the designated Development Zone and approved masterplan area identified in the adopted Proposals Map for the Research Park.
- 1.2** The proposed Research and Development Building (plots 1100/1200-full planning permission) follows the pattern, scale and form of other buildings in this part of the Park. The building design of high quality, utilising appropriate materials that are considered compatible with the existing character of the park and sit appropriate in the sites setting. The scheme incorporates significant new landscaping to the boundaries and within the sites to assimilate and integrate the proposal into the existing parkland and context of other developed plots within the Park.
- 1.3** The principle and access of plots 500, 1600, 1700 and 1800, reconfiguration of car parking on Plot 1 (outline planning permission) are considered appropriate in the context of the site and highway access.
- 1.4** The proposal has been developed in line with a Transport Assessment and Travel Plan which takes account of the original masterplan transport

work and subsequent developments on the site and confirms that the proposals will remain well within the highway capacities defined by the original masterplan.

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 is located within the approved Masterplan area and allocated land at Chesterford Research Park.

3.2 Chesterford Research Park is a well-established employment site in the north of Uttlesford District Council (UDC), primarily providing accommodation for a range of research and development companies.

3.3 The access to The Park from the B184 was enhanced in the mid-2000s by the current owners with a new section of road and a roundabout on the B184. Bunds were provided between the new section of road and the village of Little Chesterford to provide screening and the old alignment of the road is now an access road with little traffic whereas houses previously had to manoeuvre directly onto and off the main road.

4. PROPOSAL

4.1 This full planning application seek approval for the replacement and new parts of the rising main system on site related to the sites water infrastructure, to improve and upgrade current facilities. The proposals will deliver an improvement to the existing system, as well as providing additional capacity connecting to the new development in the north east corner of the Park.

4.2 The proposed design of the rising main ensures it takes the most direct route across the site whilst also avoiding constraints. New pipework will be laid underground to support the new system, with new underground pumping equipment to the eastern end of the area, adjacent to the new development of Building 1100/1200

4.3 The upgrades will in large be underground with manholes visible at ground level providing inspection and maintenance points. The rising main pipework will start from north of Plot 1100/1200 and travel north west following the line from the existing sewer. It will then continue in a north westerly direction connecting to the existing sewer and waste water treatment works.

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. A screen opinion application has confirmed an Environmental Impact Assessment is not required.

6. RELEVANT SITE HISTORY

6.1 Although there are a number of planning application linked to the Research Park, there are no recent relevant planning history for this specific site.

6.2

Reference	Proposal	Decision
UTT/23/0456/OP	Hybrid planning application: Outline planning permission with all matters reserved except access for construction of a research and development building (Class E(g)), works to improve estate road, car parking, landscaping and associated works on Plots 1400, 1500 and 1600, Plots 1700 and 1800, Plot 500 and Plot 1. Full planning application for construction of a research and development building (Class E(g)), works to improve estate road car parking, landscaping and associated works on Plot 1100/1200.	Approved subject to S106
UTT/22/1248/FUL	Plot 800- Construction of Research and Development Building (Class E(g)), works to improve estate road, car parking, landscaping and associated works	Approved.
UTT/22/3192/SC O	Request for screening opinion - for a hybrid planning application related to the remaining undeveloped plots within the adopted	EIA not required.

	Masterplan area at Chesterford Research Park	
--	---	--

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 The Local Planning Authority is unaware of any consultation exercise carried out by the applicant for this current proposal.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 N/A

9. PARISH COUNCIL COMMENTS

9.1 Whilst Little Chesterford Parish Council are pleased to support infrastructure required for development, they query whether these plans are necessary to serve buildings that do not yet have planning permission and are very unlikely to be completed within the next three years should permission be granted.

9.2 They would also like to understand better how these plans integrate with the existing systems, and how they have been designed to mitigate any risks to the systems in in the neighbouring villages and the aquifer that also provides water to the Research Park and neighbouring properties, as this information does not appear to be included in the submitted documentation.

9.3 APPLICANT REBUTTAL TO PARISH COUNCIL COMMENTS

9.4 The proposals relate to replacement and part new rising main system and is required to deliver an improvement to the existing system, facilitating upgrades to the current infrastructure, as well as providing additional capacity to connect to new development.

9.5 This system serves a range of buildings to the north east corner of the Research Park, including Buildings 50, 52 and 1300, all of which are occupied and operational.

9.6 It will also serve Building 800, of which construction is well underway, and has the potential to connect to Building 1100/1200, which has a resolution to grant from committee and is awaiting finalising of the S106 to enable commencement of works.

9.7 The proposals all relate to the existing internal system and do not affect or link into external systems related to the villages, or impact in any way on the aquifer.

10. CONSULTEE RESPONSES

10.1 **UDC Environmental Health- No Objection**

10.1.1 No Objections raised subject to the im[position of conditions in relation to:

Contamination,
Construction Management Plan,

10.2 Anglian Water- No Objection

10.2.1 This falls outside of the remit for comments by Anglian Water. The Development Team provide comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, more than 0.5 ha.

11. REPRESENTATIONS

11.1 17 notifications letters were sent to nearby properties.

11.2 Support

11.2.1 No comments received

11.3 Object

11.3.1 No comments received

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 19 July 2022)
- Saffron Walden Neighbourhood Plan (made 11 October 2022)
- Ashdon Neighbourhood Plan (made 6 December 2022)
- Great & Little Chesterford Neighbourhood Plan (made 2 February 2023)

13. **POLICY**

13.1 **National Policies**

- 13.1.1 National Planning Policy Framework (2023)

13.2 **Uttlesford District Plan 2005**

- 13.2.1 Chesterford Park Local Policy 1
- Policy S5- Chesterford Park Boundary
- Policy S7 – The countryside Policy
- GEN2 – Design Policy
- GEN3 -Flood Protection Policy
- GEN4 - Good Neighbourliness Policy
- GEN7 - Nature Conservation Policy
- ENV3- Open Spaces and Trees
- ENV4 - Ancient monuments and Sites of Archaeological Importance
- Policy

13.3 **Neighbourhood Plan**

- 13.3.1 Great and Little Chesterford Neighbourhood Plan (Feb 2023)
- Full Weight Applied.

GLPCNP/8- Employment
GLCNP/4a – Landscape Character
GLCNP/4b –Views
GLCNP/5 – Historic Environment

13.4 **Supplementary Planning Document or Guidance**

- 13.4.1 Uttlesford Interim Climate Change Policy (2021)
- Uttlesford Design Code (2024)

14. **CONSIDERATIONS AND ASSESSMENT**

- 14.1** The issues to consider in the determination of this application are:
- 14.2** **A) Principle, Character and Appearance**
B) Heritage
C) Ecology, Biodiversity and Trees
D) Environmental Health
- 14.3** **A) Principle, Character and Appearance**
- 14.3.1** ULP Policy S5 facilities for research and development will be permitted within these boundaries if they are in accordance with this Plan. The application site is inside the development limits of Chesterford Research Park (ULP Policy S5). The proposed works are required to serve The Research Park and to achieve the form of high quality research facilities sought in the planning policy for the Park. The capacity of the new facilities and their effective operation are essential to provide for the requirements of this important employment site.
- 14.3.2** Chesterford Park local policy 1 advises facilities for research and development will be permitted within the zone if all the following criteria apply:
- a) They are compatible with its rural parkland setting;
 - b) The proposals include a comprehensive landscaping scheme to help assimilate development into the park setting;
 - c) The Mansion, The Garden House and Emanuel Cottage and their settings are conserved;
 - d) A comprehensive traffic impact assessment of the full development potential demonstrates that the movement likely to be generated can be properly accommodated on the surrounding transport network and that measures are proposed to ensure that as high a proportion of journeys as is reasonably feasible in the context of the site will be by modes other than the private car;
 - e) The transport needs of the development can be accommodated whilst maintaining or improving road safety and the surrounding environmental conditions for the local community with a minimum of impact on the countryside
- 14.3.3** The proposed works are located within the development limits of the Research Park, the new pipework will be laid underground to support the new system, with new underground pumping equipment to the eastern end of the area, adjacent to the new development of Building 1100/1200. The upgrades will in large be underground with manholes visible at ground level providing inspection and maintenance points. The proposals are not considered to result in any harm to the visual amenity of the site or immediate or far reaching landscape value. =
- 14.3.4** The application sites are located away from the Garden House, Emanuel Cottage and The Mansion buildings and due to the works will

mainly include underground works the setting to these building will be conserved.

- 14.3.5** Policy GLCNP/8 of the Great and Little Chesterford Neighbourhood Plan supports developments at Chesterford Research Park where they are for research and development (and ancillary) uses, subject to not being within the Chesterford Research Park Separation Zone and are subject to the provision of a workplace travel plan which takes into account the need to minimise through traffic in the villages where appropriate.
- 14.3.6** The traffic considerations associated with the 2005 Policy allocation were evaluated and subsequently the highway infrastructure required to support the Policy Allocation at the Walden Road / Chesterford Research Park site access. Although construction vehicles will be required to access the site this will not impact the overall site access and it will continue to operate well within its design threshold. A condition for a construction management plan is recommended to secure details of vehicle access during the construction phase will be required.
- 14.3.7** New pipework will be laid underground to support the new system, with new pumping equipment to the eastern end of the area also to be placed below ground. The scheme ensures pipework and equipment is below ground with only manholes visible above ground, the design of the new works will protect the appearance of the area in accordance with policy requirements as the works are all principally below ground level.
- 14.3.8** The layout of the proposed scheme and routing of the pipe has developed through a detailed review of the site, its setting and context, environmental and sustainability considerations, as well as a review of the current Rising Main/Pumping Station capacity and use.
- 14.3.9** It is considered the principle and appearance of the proposal are acceptable and in accordance with local Plan Policy ULP Policy S5, Policy GLCNP/8 of the Great and Little Chesterford Neighbourhood Plan and the NPPF.
- 14.4 B) Heritage.**
- 14.4.1** The development has the potential to affect archaeological remains. The Council's Archaeological Consultant has been consulted, no comments have been received. Taking into consideration the distance to the archaeological site it is considered the proposal would not result in any harm to local archaeological sites and therefore the proposal accords with ULP Policy ENV4 and the NPPF.
- 14.5 C) Ecology, Biodiversity and Trees**
- 14.5.1** Policy GEN7 and Paragraph 186 of the NPPF seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity

A Preliminary Ecology Appraisal has been submitted with the application, this identified value for a number of notable and protected species which could be present at the site and confirmed low potential for the presence of all. It was also noted the potential for the site to support other protected and/or notable species is considered negligible due to unsuitable habitat on site and within the wider landscape.

- 14.5.2** The works to existing landscaped areas are temporary, with full reinstatement to be undertaken where required, measures for Biodiversity Net Gain (BNG) are not required under the regulations. The proposals do not require the removal of any trees or landscape features with the works to be undertaken below ground and directional drilling being undertaken below the root protection areas.
- 14.5.3** A set of mitigation advice is set out within the Preliminary Ecology Appraisal that will limit any impacts on nearby habitats and additional ecological enhancements recommended to support the park overall. The ecological assessment demonstrates that the proposals will not have a harmful effect on existing ecology and will maintain the biodiversity value of the site. The requirement for additional bat surveys for the bat surveys are not required.
- 14.5.4** As such The proposals will therefore protect and enhance biodiversity and habitats, and are compliant with Policy GEN7 of the Local Plan and the NPPF.
- 14.5.5** A Tree Survey and Arboricultural Impact Assessment Report produced to accompany this application. The report confirms the site under development includes a car park, tree planted areas, soft landscaping and a roadway. The survey confirmed the rising main installation will encroach within or very close to eight retained trees and therefore at these points a trenchless bore insertion method will be used for installation rather than digging a trench to avoid impact on these trees.
- 14.5.6** Whilst some encroachment is required around the root protection area of one tree within the site to deliver the necessary launch pit, the tree report sets out details of the proposed method of delivery to ensure the health of the tree is retained, as such the proposal is in accordance with ULP Policy ENV3.

14.6 D) Environmental Health

- 14.6.1** ULP Policy ENV14 considers the impact of contamination of the site and its impact to the proposed development. The application site may have the potential risk of contamination and therefore the UDC Environmental Health Officer has been consulted. No objections have been made subject the imposition of a planning condition. It is not considered the development will result in any harmful impact due to contamination risks and the proposal accords with ULP Policy ENV14.

14.6.2 GEN4 of the Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby properties.

14.6.3 This development has the potential to cause noise and dust impacts on surrounding receptors and conditions are recommended to protect the amenity of existing receptors close to the site. Taking into consideration the comments from the Environmental Health Officer, no development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority

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 proposed works are considered acceptable in respect of supporting the operation and growth of Chesterford Research Park, and is contained within the Development Zone of the park and in accordance with ULP Policies S5, S7 and the NPPF.

- 16.2** The works are principally below ground with the route avoiding where possible constraints of the site, mainly located below existing hard surfacing areas and amenity grassland.
- 16.3** Where the route does go near to trees and appropriate trees protection will be in place during construction. The proposals will have no harmful effect on ecology and will not impact on archaeological potential of the land.
- 16.4** The proposal accords with the development plan, Neighbourhood Plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

17. CONDITIONS

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

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

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

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

COMPLIANCE CONDITIONS

- 3** The development here approved will be constructed in accordance with the tree protection details contained in the Tree Survey and Arboricultural Impact Assessment (Haydens Arboricultural Consultants May 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

The development will be carried out in accordance with these approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To protect trees which are to be retained in accordance with Policy ENV3 of the Uttlesford Local Plan (adopted 2005)

- 4** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greengage June 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

REASON: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with ULP Policy GEN7.

- 5** If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the applicant/developer shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to ensure that the site is made suitable for its end use.

REASON: To protect human health and the environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

- 6** All construction works will also be completed within the working times of:

Monday - Friday 7.30am - 6pm

Saturday 7.30am - 1pm

Sunday and Bank Holidays No work where noise is audible at the site boundary.

REASON: To ensure that the construction of the development is in the interests amenity and environmental impacts in accordance with ULP Policy GEN4.