

UTT/17/3429/OP – (SAFFRON WALDEN)

(MAJOR)

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

LOCATION: Land to the East of Shire Hill Saffron Walden

APPLICANT: Manor Oak Homes

AGENT: Framptons

EXPIRY DATE: 5 March 2018 (extension of time)

CASE OFFICER: Maria Shoesmith

1. NOTATION

1.1 Outside Development Limits, Airport Safeguard Zone, 500m from pollution control site, Ground Water protection zone, contamination, 500m from pipeline installation

2. DESCRIPTION OF SITE

2.1 The application site is roughly a rectangular parcel of land which sits between Tesco's to the east and Shire Hill Industrial Estate located to the west of the site. To the north of the application site lies the residential dwellings which front Horn Book.

2.2 To the south of the site is the construction site of 200 dwellings of which the subject of this application form part of the original outline planning application under reference UTT/13/3467/OP "Outline planning application for either a residential development of up to 230 dwellings; Class B1 Business floorspace, extra care housing within Class C2, provision of public open space or for development of up to 200 dwellings, Class B1 Business floorspace, extra care housing within Class C2, provision of public open space, provision of land for a one form entry primary school; together with associated infrastructure including roads, drainage, access details from Radwinter"

2.3 The ground levels rise from north to south. The site was an arable field but is currently a construction vehicle car park for the adjacent residential development.

2.4 The application site is located east of Saffron Walden and would form part of a larger an urban extension of the town approved under the previous outline consent.

2.5 The character of the area surrounding the application site changes from one which is of an urban nature, to commercial/industrial, to one that is countryside. Radwinter Road forms a valley with a drainage ditch that runs along the boundary frontage, and thereafter the ground levels raising back up again northwardly.

2.6 The site falls within Flood Risk Zone 1 whereby there is low risk of flooding from rivers. There are no other sources of flooding sources identified. The application site falls 300metres east of the Saffron Walden Air Quality Management Area, and

north of the application is the MoD fuel storage depot.

- 2.7 The application site covers an area of 0.50 hectares, however originally formed part of the larger scheme covering an area of 13.9 hectares.
- 2.8 As part of the application it is proposed that primary access is taken from Radwinter Road and secondary access from Shire Hill.
- 2.9 The application site formed part of Saffron Walden Policy 1 as a draft allocated site within the withdrawn Draft Local Plan.

3. PROPOSAL

- 3.1 The application before us is for the renewal of the expired outline for employment units which was originally approved as part of UTT/13/3467/OP.
- 3.2 The proposed employment units would be for B1 offices which would have a floorspace of 1707.6m². As part of the outline scheme 59 car parking spaces and 5% disabled parking bays (3 spaces) are proposed.
- 3.3 All matters except for access, which is proposed to be taken from Shire Hill industrial estate, are reserved.
- 3.4 The scheme is stated that it could provide approximately 127 full time equivalent jobs.
- 3.5 The scheme is speculative and therefore there are no details of a known end user.

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Town and Country Planning (Environmental Assessment):
The proposal constitutes a 'Schedule 2' development that is one which falls within Schedule 2 of the above Regulations. (Class 10(a) industrial estate development project where the development exceeds 0.5 hectare) thereby the proposed development would be required to be screened. The application has been screened whereby it has been concluded that an EIA is not required.

And

Human Rights Act considerations:

There may be implications under Article 1 and Article 8 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.

5. APPLICANT'S CASE

- 5.1 The following documents have been put together and submitted in support of the application;
 - Planning Statement
 - Design and Access Statement
 - Incoming Services Appraisal
 - Ground Investigation Report

- Phase 1 Site Investigation Desk Top Study
- Biodiversity Checklist
- Air Quality Assessment
- Design And Access Statement
- Revised Flood Risk Assessment (Including Suds Checklist)
- Transport Statement
- Framework Workplace Travel Plan
- Arboricultural Impact Assessment
- Executive Summary Of Archaeological Desk-Based Assessment
- Archaeological Trial Trench Evaluation
- Landscape And Visual Impact Assessment Addendum
- Landscape Strategy Plan
- Updated Ecological Survey
- Proposed Site Plan – 41112/005C
- Proposed Site Plan – 41112/002D
- Landscaping Strategy Plan – 6319/ASP3 Revision A
- Employment Site Location Plan - 6319/ASP1
- Employment Site and Setting Plan - 6319/ASP2

5.2 The proposal will deliver the following benefits:

- Much needed business floorspace resulting in efficient use of the site;
- The site is located as part of a site allocation in the Draft Local Plan 'Land South of Radwinter Road, Saffron Walden' and will help meet an identified need for business floorspace;
- Achieving development in a sustainable location, with easy access to pedestrian routes, local facilities and amenities, and close to public transport including train and bus routes, minimising the need to travel by car for future employees;
- Provision of a high standard of design and construction; and
- Use of sustainable construction methods incorporating a renewable energy strategy.

5.3 The proposed Class B1 Use will have the potential to provide up to 127 jobs

5.4 The Council's 'Commercial Workspace Study' (2015) concludes:

- There is a net requirement for 18,990 square metres of office floorspace (4.7 ha) in Uttlesford (paragraph 7.2).
- There is a need for office floorspace in Saffron Walden (paragraph 7.20).
- There is a need for 2500-3000 square metres of new office stock in Saffron Walden (paragraph 7.24).

5.5 The proposed development will address the identified need as set out in the West Essex and East Hertfordshire 'Assessment of Employment Needs' (October 2017). The assessment concludes there is a need for 2.5 hectares of office space requirements in Uttlesford.

5.6 The application site is located to the south of Radwinter Road and lies within an area identified as a site allocation in the Council's Regulation 18 Draft Local Plan (September 2017).

Statement of Community Engagement:

5.7 Due to the reduced nature of the development no additional public engagement was held since the original application in 2013.

6. RELEVANT SITE HISTORY

6.1 Below is a list of relevant major development which benefits from extant planning consent within Saffron Walden;

- UTT/13/268/OP - Granite Site - Demolition of the existing buildings and redevelopment to comprise retail warehouse units and associated garden centre (Class A1), a discount foodstore (Class A1), and a cafe (Class A3), including associated landscaping, car park, access, internal roads and cycle/footway, including the provision of access to adjoining land. Granted subject to S106 Agreement 10th May 2013;
- UTT/13/1937/OP - Land Behind The Old Cement Works, Thaxted Road - Outline application for up to 52 dwellings with all matters reserved except access – Granted subject to conditions and S106 September 2013;
- UTT/13/2423/OP - Land North Of Ashdon Road, Ashdon Road, Saffron Walden - Outline application for redevelopment of the site to provide up to 1.25 ha of land to be used as a Builders Merchants and Yard (use Class B8), up to 0.47 ha of land to be used for offices and/or Research Development and/or Light Industrial (Use Class B1 (a), (b) and (C)), up to 1.16 ha of land for use as Business, general Industrial and Storage and Distribution uses (Use Class B1, B2 and /or B8), a Local Centre of up to 0.86 ha for uses falling within Use Class A1, including a local retail store (with the net A1 retail floor space limited to 279m2), a café/ restaurant/ public house (Use Class A3 and A4), a hotel (Use Class C1), up to 167 dwellings including affordable housing (Use Class C3) to be provided on 4.78 ha of land, together with public open space, landscaping and the provision of supporting infrastructure including replacement substations, and the demolition of existing buildings, with all matters reserved except for access - Granted subject to conditions and S106 26.11.2014
- UTT/13/1981/OP - Site At 119 Radwinter Road, Saffron Walden - 60 unit extra care facility resolved to be granted planning permission 20 November 2013;
- UTT/14/3182/FUL - Site At 119 Radwinter Road, Saffron Walden - Demolition of existing buildings and the erection of part two storey and part three storey building comprising 73 extra care apartments with associated communal facilities, hard and soft landscaping and parking spaces together with single storey sub-station to serve application and adjacent site – Granted 30.06.2016
- UTT/13/3406/FUL - Site At 121 Radwinter Road, Saffron Walden - Detailed proposal for 52 dwellings with access from Radwinter Road including landscaping and associated infrastructure – Resolved to be granted planning permission subject to S106 25.07.2014.
- UTT/12/5226/FUL - Land At Lodge Farm, Radwinter Road, Saffron Walden - Erection of 31 sheltered apartments including communal facilities, access, car parking and landscaping – Granted planning permission 4 January 2013

- UTT/13/3467/OP - Land South Of Radwinter Road, Radwinter Road, Saffron Walden - Outline planning application for either a residential development of up to 230 dwellings; Class B1 Business floorspace, extra care housing within Class C2, provision of public open space or for development of up to 200 dwellings, Class B1 Business floorspace, extra care housing within Class C2, provision of public open space, provision of land for a one form entry primary school; together with associated infrastructure including roads, drainage, access details from Radwinter – Granted planning permission 26.05.2015
- UTT/16/1856/DFO - Land South Of Radwinter Road, Radwinter Road, Saffron Walden - Application for the approval of matters reserved by outline planning permission UTT/13/3467/OP comprising the erection of 200 dwellings of mixed size and tenure, including link road, residential access roads, public open space, surface water attenuation areas and landscaping, and access to and preparation of land for a one form entry primary school. – Approved 13.01.2017
- UTT/16/1444/OP – Land behind the Old Cement Works, Thaxted Road, Saffron Walden - UTT/17/3038/DFO - Details following outline approval UTT/16/1444/OP for 35 no. dwellings comprising 21 market homes and 14 affordable homes. Details of appearance, landscaping, layout and scale – Granted 16.11.2016
- UTT/17/0255/FUL - Land to the West of Lime Avenue, Saffron Walden - Erection of 31 no. Dwellings with associated roads, car parking and landscaping – Granted 4.12.2017
- UTT/16/2210/OP - Outline planning permission for up to 85 residential dwellings (including 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Little Walden Road and associated ancillary works. All matters to be reserved with the exception of the main site access. – Allowed on appeal 23.12.2016

6.2 Current applications under consideration;

- UTT/17/2832/OP Land North Of Shire Hill Farm Shire Hill - Outline application (with all matters reserved except access) for up to 100 dwellings, including affordable accommodation, in addition to the provision of land to facilitate an extension to the approved primary school (Planning Application Ref: UTT/13/3467/OP), and associated open space, drainage, landscaping, access and parking.
- UTT/18/0824/OP – Land East Of Thaxted Road Thaxted Road - Outline planning application for the development of up to 150 dwellings (Use Class C3) with all matters reserved except access
- UTT/17/3413/OP – (Ridgeons) Commercial Centre Ashdon Road Saffron Walden - Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m² of B1, B2 and or D2 floorspace in the alternative, (with the maximum GIA of the D2 floorspace not to exceed 940m²) and the erection of up to 335m² of A1 floor space (with the net retail sales area not to exceed 279m² GIA) together with associated open space, landscaping, parking and supporting infrastructure

- UTT/17/3426/OP - Land South Of Radwinter Road Saffron Walden - Outline application, with all matters reserved except for access, for Extra Care Housing (Use Class C2) together with associated infrastructure including road, drainage and access

7. POLICIES

7.1 National Policies

- National Planning Policy Framework

7.2 Uttlesford Local Plan (2005)

- S7 Countryside
- GEN1 Access
- GEN2 Design
- GEN3 Flood Risk
- GEN4 Good Neighbourliness
- GEN5 Light Pollution
- GEN6 Infrastructure Provision to Support Development
- GEN7 Nature Conservation
- GEN8 Vehicle Parking Standards
- ENV4 Ancient Monuments and Sites of Archaeological Importance
- ENV5 Protection of Agricultural Land
- ENV12 Protection of Water Resources
- ENV13 Exposure to Poor Air Quality
- ENV14 Contaminated Land
- ENV15 Renewable Energy
- E4 Farm Diversification: Alternative use of Farmland

8. Saffron Walden Town Council

- 8.1 To support the principle of this development noting that the application must be restricted to business use so as to retain the primary purpose of Shire Hill as a business and industrial area.

9. CONSULTATIONS

ECC Ecology

9.1 *Letter dated 21 December 2017*

Holding Objection – insufficient information impacts on Protected species (bats)

The original landscape master plan submitted for the outline planning (UTT13/3467/OP) shows the hedgerow around the western boundary of the site as being retained. However in the submitted landscape strategy (UTT/17/3429/OP), this feature is shown as replacement hedgerow and trees.

The Extended Phase 1 Survey (dated 11 Sept 2013 by First Environment Consultants Ltd.), submitted under UTT13/3467/OP, describes this hedge as an intact hedge, species poor, and important for foraging and commuting bats. The Biodiversity Mitigation and Enhancement Plan submitted under UTT/16/1856/DFO by First Environment Consultants Ltd stated (section 2.4.1) that the field boundary

hedgerows are to be retained (although some will need to be bisected for access roads), with the exception of the defunct hedge crossing the site which is to be removed.

The Updated ecological survey work report (Aspect Ecology, October 2017) aims to confirm the up to date position with regard to ecology matters and provide an addendum to the previous ecology report

The boundary vegetation associated with the western and northern boundaries provides some cover and long term vegetation, albeit this is dominated by non-native Lilac. It is understood that the proposals require the removal of the existing boundary vegetation along the northern and western boundaries, however new/replacement boundary vegetation will be provided, which therefore represents the opportunity to fully compensate for the loss of the existing vegetation and provide enhanced ecological corridors around the site in the long term, in combination with wider ecological enhancements as part of the site wide landscaping scheme. Accordingly, it is recommended that new boundary vegetation in particular be composed of native shrub and tree species common to the local area, including those of recognised wildlife value (e.g. fruit bearing species such as Hawthorn, Blackthorn, Hazel, Elder and Rowan).

However as this hedgerow around the site is an ecological corridor in the landscape, additional mitigation will be needed to ensure its functionality is maintained for bats in the short term. This could include the use of hazel hurdles until the hedgerow growth reaches sufficient height to provide an echolocation feature. It will also be important to avoid light spillage from the development onto boundary hedgerows to avoid disturbance to bats during and after construction.

Letter dated 21 January 2018

No objection subject to conditions to secure ecological mitigation and enhancement measures

The original landscape master plan submitted for the outline planning (UTT13/3467/OP) shows the hedgerow around the western boundary of the site as being retained. However in the submitted landscape strategy (UTT/17/3429/OP), this feature is shown as replacement hedgerow and trees.

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Accordingly, it is recommended that new boundary vegetation in particular be composed of native shrub and tree species common to the local area, including those of recognised wildlife value (e.g. fruit-bearing species such as Hawthorn, Blackthorn, Hazel, Elder and Rowan).

As the hedgerow around the site is an ecological corridor for bats, it is necessary to ensure its functionality is maintained for bats in the short term. The submitted landscape strategy plan - Drawing no. 6319.ASP3.Employment (Aspect, Oct 2017) - indicates the use of heavy standard trees being planted along the native hedgerow which will be sufficient height to provide an echolocation feature for bats. It will also be important to avoid light spillage from the development onto boundary hedgerows and trees to avoid disturbance to bats during and after construction.

Recommendations

The mitigation measures identified in the ecological reports – Ecological Appraisal (Sept 2013) and Updated Ecology Survey Report (Aspect Ecology, Oct 2017) - should be secured and implemented in full. This is necessary to conserve and enhance Protected and Priority Species particularly bats, reptiles and breeding birds. The recommended enhancements for biodiversity are considered reasonable.

Impacts will be minimised such that the proposal is acceptable subject to the above conditions based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

Submission for approval and implementation of the details below should be conditions of any planning consent.

Aerodrome Safeguarding

- 9.2 No objection - The proposed development has been examined for aerodrome safeguarding, this proposal does not conflict with any safeguarding criteria. Accordingly, Stansted Airport has no safeguarding objections to the proposal.

Environment Agency

- 9.3 This site location is adjacent to a Lower Tier CoMAH Establishment which stores, and transfers, aviation fuel. While we have no objections from a Competent Authority regulatory perspective on the environmental aspect, the views from the Health & Safety Executive should be sought if they have not already been consulted.

Line Search

- 9.4 UK Power Networks have apparatus in the vicinity

UK Power Networks

- 9.5 Thank you for contacting us regarding UK Power Networks equipment at the above

site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful. I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

ECC Archaeology

- 9.6 The Historic Environment Record shows that the proposed development area has previously been archaeologically evaluated with very limited deposits identified (EHER 48792). The archaeological evaluation report forms part of the planning application. It is unlikely that the development will impact on significant archaeological deposits. Therefore, no archaeological recommendations are being made on this application.

Environmental Health

- 9.7 *Letter dated 22/12/17*

No objection subject to conditions

Noise Impact

Plant noise from the business area has potential to cause annoyance to nearby residential properties. This can be controlled by conditions at the detailed design stage.

Contaminated land

The phase 1 site investigation has identified low risks of contamination resulting from pesticide use on site, possible made ground, and migration from adjacent sites and the report recommends further intrusive investigation. A condition is recommended.

Air Quality

There is a risk of dust emissions affecting nearby receptors during the construction phase. A condition is recommended to require submission and approval of measures to control this. The dust management measures proposed in Table 20 of the submitted Air Quality Assessment would be acceptable.

The Air Quality Assessment has modelled the impact of additional traffic emissions during the operational phase of the development at 50 receptors around the site and in central Saffron Walden, including within the AQMA and on the Linden Homes site. I note that Figure 6 in the AQA which plots the receptor locations shows the development site in the wrong location, to the east of the Tesco store. However this should not significantly affect modelling of traffic flows on the surrounding road network.

Table 21 of the AQA showing the changes in nitrogen dioxide levels with and without the development is misaligned. The changes shown in column 5 relate to the receptor in the line above. The applicant should be asked to provide a corrected version. The classification according to the UDC draft technical guidance is also

incorrect in many instances: any change greater than 0.4 µg/m³ should be classified as a “small” increase. The changes are presented correctly in Table 22, but column 3 shows the actual predicted changes, not the percentage change relative to the objective as indicated.

The modelling indicates that the development would result in small increases (0.4-2.0 µg/m³) in nitrogen dioxide levels at 28 of the 50 receptors, and imperceptible increases at the remaining receptors. According to EPUK criteria, the impact of these increases is predicted to be negligible in most cases, slight at 7 receptor locations and moderate at the Thaxted Road/Radwinter Road junction (where there is already an exceedance of the nitrogen dioxide standard).

Although the predicted impacts are generally small, the development will nevertheless add to local air pollution in and near the existing AQMA. Uttlesford Policy EN 2 states that “development within or affecting an Air Quality Management Area (AQMA) ...will be expected to contribute to a reduction in levels of air pollutants within the AQMA’s.”

Mitigation against these impacts is therefore required. The submitted Framework Workplace Travel Plan proposes the provision of information about bus routes, encouraging car sharing, provision of showers and cycle parking, to encourage alternatives to single occupancy car journeys. These proposals are welcome and may be secured by condition. In addition a condition requiring provision of rapid charging points is requested to encourage use of low-emission vehicles.

Letter dated 2/1/18

Further information required

Air Quality

Further to my earlier comments, I have now found that the data used and results obtained in the Air Quality Assessment REC AQ104201R1 submitted in support of this application are the same as in the assessment submitted for application UTT/17/3426 for an extra care home on another part of the site. It is unclear what relationship (if any) the data have to the actual traffic that may be generated by these two different parts of the development. The trip rates predicted in the transport assessment for the care home are considerably lower than those in the corresponding document for the business use.

The applicant should be asked to provide a correct version of Table 21 and to clarify whether the traffic data used and the results obtained apply to the Business Use or the Care Home.

9.8 **ECC SUDs**

Letter dated 2 January 2018

Inadequate Surface Water Drainage Strategy

The Drainage Strategy submitted with this application does not comply with the requirements set out Essex County Council’s Drainage Checklist. Therefore the submitted drainage strategy does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, the submitted strategy fails to:

Provide a suitable run-off rate

Run-off should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with the inclusion of long term storage. We would expect to see a minimum rate of 1l/s and if this cannot be achieved, relevant evidence should be provided. Storage provision should be updated to reflect any change in run-off rate.

Demonstrate that there is a suitable outfall

Permission in principle should be gained from Anglian water to discharge in to their surface water drainage network. This is to show that there is a feasible outfall from the site.

Provide suitable treatment for all areas of the site.

It should be demonstrated that all areas of the site, including roads, car parking and roofs are going through the correct level of treatment in line with Chapter 26 of the CIRIA SuDS Manual C753.

Letter dated 6 February 2018

Having reviewed the associated documents which accompanied the planning application, we do not object to the granting of planning permission subject to conditions.

ECC Education

- 9.9 Contribution towards early year's childcare required.

ECC Highways

- 9.10 *Letter dated 04.04.2018:*

This application was first submitted and approved as part of planning application UTT/13/3467/OP; the traffic generation was taken into account in that application and has not changed in this application. The conditions required as part of UTT/13/3467/OP are assumed to be passed on to the residential element of UTT/13/3467/OP for discharge.

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

Landscape Officer

- 9.11 Comments from previous application UTT/13/3467/OP;
The site comprises principally of open arable fields and pasture enclosed by broad field hedges situated on the south slope of the valley containing the Radwinter Road. The site risings up to an elevation 20m above the Radwinter Road.

The proposed development would be visible in distant views taken from the Harcamlow Way running along the valley ridge to the north, and from points along the public footpath (No22) to the east of the site. The site can also be glimpsed in views from points on the Ashdon Road. Whilst these views of the site are distant, they do afford and strengthen an appreciation of the setting of the town within the surrounding open countryside. New planting as part of the landscaping treatment

would mitigate the impact of the development to some extent although this would not overcome the loss of open countryside.

In short distance views the development would be visible from the Radwinter Road adjacent to the site. The retention of the existing field hedge on this frontage of the site, together with additionally planting, would reduce to some extent the visual impact of the development at this point.

The indicative layouts show the retention of existing field hedges which would reduce the visual impact of the proposed development in local and long distance views. However, the level of screening is dependent on these features being maintained as high hedges. During the dormant months the effectiveness of screening provided by these hedges would be reduced.

The removal of sections of hedgerow in the central part of the site is shown on the illustrative layouts. However, replacement sections of hedge along a similar line could be provided as part of any approved landscaping scheme within the layout.

Some 24 no. trees have been identified as been required to be removed in order to implement the development but these subjects are of moderate or low quality. There are no high quality trees on the site proposed to be removed as part of the development. New tree planting as part of a comprehensive scheme of landscaping would help soften the proposed development and define the character of the proposed development.

The introduction of house lights and street lighting would affect the night time character of the site. The effect of external lighting on the wider open countryside could be ameliorated by dark sky lighting design being applied to limit light spillage.

The proposed development would not conserve or enhance the open countryside or the setting of Saffron Walden within the open countryside. However, the visual impact of the development could be significantly reduced by the implementation of a comprehensive scheme of structural landscaping.

10. REPRESENTATIONS

10.1 The application has been advertised on site and within the local press. Neighbouring residential occupiers have also been consulted of the application. As a result 4 letters were received raising the following points;

- Blocking views
- Loss of sunlight from three storeys
- Loss of privacy
- Good high evergreen landscaping should be provided;
- Increase in pollution and car parking near house;
- Noise
- No more housing on the east side of SW
- Traffic
- Pollution
- No infrastructure
- Lack of water
- Wheel washing condition to ensure no mud on roads
- Permanent use of Shire Hill Road

11. APPRAISAL

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

- A Principle;**
- B Design & Amenity;**
- C Highways;**
- D Landscaping and Ecology;**
- E Drainage**
- F Archaeology**
- G Infrastructure**
- H Other issues;**

A Whether the principle is acceptable;

- 11.1 The application site is located outside the development limits of Saffron Walden and is therefore located within the Countryside where ULP Policy S7 applies. This specifies that the countryside will be protected for its own sake and planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there. It is not considered that the development would meet the requirements of Policy S7 of the Local Plan and that, as a consequence, the proposal is contrary to Policy S7 of the 2005 Local Plan.
- 11.2 A review of the Council's adopted policies and their compatibility with the NPPF has been carried out on behalf of the Council by Ann Skippers Planning. Policy S7 is found to be partly consistent with the NPPF. The protection and enhancement of the natural environment is an important part of the environmental dimension of sustainable development, but the NPPF takes a positive approach, rather than a protective one, to appropriate development in rural areas. The policy strictly controls new building whereas the NPPF supports well designed new buildings to support sustainable growth and expansion of all types of business and enterprise in rural areas. As such this reduces the weight given to the restraint implied by Policy S7 and this must be weighed against the other sustainability principles.
- 11.3 Paragraphs 7 and 14 of the NPPF set out that there is a presumption in favour of sustainable development. The core principles of the NPPF set out the three strands of sustainable development. These are the economic role, social role and environmental role. The NPPF specifically states that these roles should not be undertaken in isolation, because they are mutually dependent. To achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously.
- 11.4 The proposal will involve the loss of best and most versatile agricultural land. This is defined both by the Local Plan and the NPPF so as to include land in Agricultural Land Classification (ALC) Grade 2. Local Plan Policy ENV5 does not seek to prevent the loss of Best and Most Versatile land (BMV) agricultural land if there is no lower value land available.
- 11.5 Although the floorspace of the proposed employment is slightly smaller than previously approved, by 92m², the principle of the proposed development has been previously approved under planning permission UTT/13/3467/OP. The loss of

agricultural land was considered at the time, as was the location of the development. The site was determined to be sustainable and the principle of the generation of additional employment was considered acceptable. As result the principle of the proposed development accords with Local Plan Policies S7, E4, and ENV5, and in accordance with the NPPF.

B Design & Amenity

- 11.6 With regards to the proposed design of the scheme the NPPF and Local Plan Policy GEN2 seeks for quality design, ensuring that development is compatible in scale, form, layout, appearance and materials. The policies aim to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole seeking high quality design.
- 11.7 As to whether the scheme would be compatible with the character of the adjacent settlement area and the wider countryside, the scheme would see development on the urban fringe of the Saffron Walden, outside Development Limits. This would be built adjacent to existing built form and the new 200 dwellings which are being implemented.
- 11.8 Whilst the design of the proposed development is a reserved matter illustrative plans have been submitted as part of the application to demonstrate how the scheme can be implemented.
- 11.9 The Design and Access Statement (DAS) for the previous application confirmed (page 52) that the proposed height for the business use would be 2 to 2 ½ storeys. The DAS also stated that the amount of office floorspace would be approximately 1800 square metres. Therefore the current proposals are within the previous parameters set out in the previous outline planning permission on the site.
- 11.10 The indicative plans demonstrate that there would be landscaping and parking spaces around the perimeter of the scheme which could facilitate in providing a buffer and relief to the shared boundaries. Together with this and the relationship with the existing residents there would be no amenity issues of outlook, overlooking or overshadowing.
- 11.11 Through the incorporation of design techniques and principles the proposal will be able to discourage and minimise the risk of crime and anti-social behaviour through natural and informal surveillance. This is in accordance with Local Plan Policy GEN2 and the NPPF.

C Highways

- 11.12 Local plan policy GEN1 states “development will only be permitted if it meets all of the following criteria;
- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.
 - b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.
 - c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.
 - d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expects to have access.

e) The development encourages movement by means other than driving a car.”

11.13 Local Plan Policy GEN1 seeks sustainable modes of transport which is reflected within National Planning Policy Framework.

11.14 A Transport Assessment has been submitted as part of the application.

11.15 The site is considered to be sited within a sustainable location being located;

- Adjacent to Tesco and bus stops;
- Within 6 minute walk to the hospital facilities including dentist at Saffron Walden Community Hospital;
- Within a 12 minute walk to Lord Butler Leisure Centre;
- Within 12 minute walk to the following schools St Mary's Primary School, The R A Butler primary school and St Thomas More;
- Within 12 minute walk to the town centre;
- Railway station Audley End approximately 5.9km

11.16 The proposed development will be well served and accessible to more sustainable modes of transport. There is a regular bus service which operates within close proximity of the application site. The nearest existing bus stops to the proposal are located at the bus interchange within Tesco off Radwinter Road and Elizabeth Way approximately 100metres. The application site will be served by the wider scheme whereby a bus route has been secured/ capable of going through the site, also a dedicated 3m wide shared cycleway / footway will be provided for users. In consideration of the above the subject site is considered to be located within a sustainable location in accordance with Local Plan Policy GEN1 and in accordance with the golden thread of the NPPF.

11.17 The number of vehicle movements does not differ from the original outline application which was granted, if anything it will be slightly smaller, and therefore no objections have been raised by ECC Highways as a result. A Framework Travel Plan has been produced for the development. This Travel Plan, which will be secured under a S106 agreement, will target a reduction in single occupancy vehicle trips. It is considered that the number of vehicle trips generated by the offices will not have a significant adverse impact on the surrounding highway infrastructure.

11.18 Whilst access has been specified to be from Shire Hill as the development would form an extension to the industrial estate, the site would be located off the internal spine road for the wider residential development which would also lead to the wider sites second access point on Radwinter Road.

11.19 The proposed scheme would provide 59 car parking spaces and 5% disabled parking bays (3 spaces). The Essex Parking Standards seeks the provision of 1 space per 30sqm which equates to 57 spaces based on the proposed floorspace. Whilst 2 additional parking spaces is indicated above the maximum requirement this is generally considered to be acceptable. However, it should be noted that this is a reserved matter for further consideration at a later date. The scheme is therefore capable of according with Local Plan Policy GEN8, Essex Parking Standards (2009).

11.20 In considering the above, the proposed development is acceptable in terms of highways and it is also therefore in accordance with Policies GEN1, GEN2, and

GEN8 of the adopted Local Plan (2005). As a result of the above no objections have been raised by ECC Highways.

- 11.21 In terms of air quality, an Air Quality Assessment has been submitted as part of the application. The accompanying Air Quality Assessment indicates that the impacts of nitrogen dioxide concentrations during the operational phase of development are predicted to be negligible.
- 11.22 The impact of dust generated by earthworks, construction and trackout activities are also predicted to be negligible and can be mitigated through conditions should planning permission be granted. As highlighted in paragraph 9.7 some increase in air pollution levels has been stated, however with mitigation in terms of travel plans no objection has been raised by Environmental Health subject to conditions.
- 11.23 It should be emphasised that the principle of the development has been previously approved and there will be no increase in the number of vehicle movements to those which have been approved as part of the previous outline application. Therefore the proposed development considered to be acceptable and in accordance with policy subject to conditions.

D Landscaping and Ecology

- 11.24 An indicative landscaping strategy plan has been submitted as part of the application. A Landscape & Visual Impact Assessment Addendum was also submitted as part of the application. It has been highlighted within the report that key features have been retained within the landscaping strategy. The plan indicates that the boundaries would be retained, improved and reinforced. It is indicated with the submission however that the removal of a low quality un-maintained hedge sited to the north and western boundaries in order to allow the accommodation of the illustrative proposed scheme. Whilst there are some concerns regarding the loss of a large amount of hedging and the exposure of the site in terms of amenity impact, again, it should be noted that landscaping is a reserved matter and it is not for consideration at this time.
- 11.25 The proposed development would sit on the lowest ground level area amongst the larger, wider site and will be flanked by development. Due to this the visual impact of the proposed development would be limited, and assimilated within the wider development due to the proposed landscaping. It should be noted however that landscaping is a reserved matter which is to be considered at a later date should planning permission be granted.
- 11.26 The application proposals will form a much smaller element in this locality and as a result the views affected would be negligible.
- 11.27 No objection was largely raised by the Landscape Officer as part of the consultation of the wider scheme subject to the implementation of a comprehensive scheme of structural landscaping which could significantly reduce the visual impact of the development. The scheme is therefore considered to accord with Local Plan Policy GEN2, GEN7, ENV3, and ENV8 of the Uttlesford Local Plan (adopted 2005).
- 11.28 With regards to ecology an updated survey work was completed in the summer and autumn of 2017. This concluded "In terms of faunal species, in general the site offers very few opportunities for any protected, rare or notable species, albeit recommendations are made above in regard to common reptile species and common nesting birds, subject to which there is no reason to suggest the proposals

would result in any adverse effects on protected, rare or notable faunal species.” Concerns were raised by EC Ecology regarding the loss of northern and western hedge in terms of impact upon Bats. Further information has been submitted as a result in terms of mitigation and ECC Ecology has now removed their objection subject to conditions. Therefore, the proposed development is in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

E Drainage

- 11.29 Due to the scale of the proposed development a Flood Risk Assessment has been submitted as part of the application. The Flood Risk Assessment has looked at both scheme options and the vulnerability of the various uses has been taken into account. The site falls within Flood Risk Zone 1 whereby there is low probability of flooding as a result of watercourses or the sea, less than 1 in 1000 annual probability. Due to the nature of the ground there is a low probability of flooding from ground water. As a result of the site’s classification no sequential or exception test will be required. Also, no flood compensation measures will be required either.
- 11.30 Nonetheless as the scheme had formed part of wider development a Flood Risk Assessment was undertaken and revisited as part of this application.
- 11.31 It is stated within the FRA whilst infiltration test will be carried out whilst designing the scheme it is considered that due to the chalky nature of the geology infiltration techniques will not be viable., there are no watercourse nearby and therefore the dispose of foul water would need to be to the nearest sewer located adjacent to the northern boundary.
- 11.32 The FRA goes onto state that “Surface water discharge rates will be restricted to minimum viable rates to ensure that the rate of surface water runoff from the site does not increase as a result of the proposed development. Surface water attenuation will be provided within geocellular attenuation. Foul water will discharge to Anglian Water’s sewer network located to the north of the development site. The surface water drainage from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for ‘Flood Risk and Climate Change’ to the National Planning Policy Framework. Based on the above, providing the above strategies are adopted the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.” It is also stated that the car parking areas would comprise of permeable paving.
- 11.33 ECC SUDs have been consulted of the application and the submitted FRA. As a result of further information being submitted ECC SUDs raise no objections subject to conditions. The development is therefore considered to be in accordance with Policy GEN3 of the adopted Local Plan and the NPPF.

F Archaeology

- 11.34 An Archaeological Desk-based Assessment and an Archaeological Trial Trenching Assessment has been submitted in support of the application.
- 11.35 The assessment stated that the desk-based assessment has identified moderate and low potential for remains (Heritage Assets) of all periods, except for Anglo-Saxon to post-medieval agricultural features where potential is high. Any remains within the site are threatened by the proposed development, but any remains are likely to be plough-damaged.

11.36 ECC Archaeology have been consulted of the application and have stated that “The Historic Environment Record shows that the proposed development area has previously been archaeologically evaluated with very limited deposits identified (EHER 48792). The archaeological evaluation report forms part of the planning application. It is unlikely that the development will impact on significant archaeological deposits. Therefore, no archaeological recommendations are being made on this application.”

11.37 This is therefore considered to be in accordance with adopted Local Plan Policy ENV4 and the NPPF.

Other issues;

11.38 In terms of contamination, a desk top survey has been undertaken and is submitted as part of the application. Environmental Health have been consulted of the application as well as the Environment Agency.

11.39 With regards to the prevention of the watercourse contamination, the development site falls within Groundwater Source Protection Zones and overlies a Principal Aquifer the EA have previously suggested conditions relating to details of surface water drainage and details of pollution control measures to be submitted for approval. This is in accordance with Local Plan Policy ENV12

11.40 The phase 1 site investigation has identified low risks of contamination resulting from pesticide use on site, possible made ground, and migration from adjacent sites and the report recommends further intrusive investigation. A condition is recommended. Therefore considered to be in accordance with Local Plan Policies ENV14 and ENV12.

11.41 In terms of education ECC have sought a contribution towards early year’s facility. Whilst it has been secured previously under the existing S106 Agreement for UTT/13/3467/OP, this is not a reasonable requirement to be sought from an employment use. This does not comply with regards to the CIL Regulation 122 tests;

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

11.42 It is also considered that it would result in double counting as such requests are sought from residential developments. A contribution is already sought from the residential element of the original outline application.

11.43 Stansted Airport has no safeguarding objections to the proposal.

11.44 The wider site which forms part of previously outline consent is located within close proximity to the oil pipelines (located to the northeast) which extends from the AMCO storage facility. The subject of this application lies however outside of the consultation zone. The HSE remain the main statutory consultee and no risks have been raised by them as part of the original application. This in accordance with Local Plan Policy GEN2 therefore the application is acceptable in this respect.

11.45 There are utility apparatus in the vicinity of the development which the developer needs to be mindful of and to consult the relevant utility companies prior to the

commencement of development should planning permission be granted.

12. CONCLUSION

- 12.1 Although the floorspace of the proposed employment is slightly smaller than previously approved, by 92m², the principle of the proposed development has been previously approved under planning permission UTT/13/3467/OP. The loss of agricultural land was considered at the time, as was the location of the development. The site was determined to be sustainable and the principle of the generation of additional employment was considered acceptable. As result the principle of the proposed development accords with Local Plan Policies S7, E4, and ENV5, and in accordance with the NPPF.
- 12.2 The design of the proposed development is a reserved matter, however the current proposals are within the previous parameters set out in the previous outline planning permission on the site.
- 12.3 The indicative plans demonstrate that there would be landscaping and parking spaces around the perimeter of the scheme which could facilitate in providing a buffer and relief to the shared boundaries. Together with this and the relationship with the existing residents there would be no amenity issues of outlook, overlooking or overshadowing. The scheme accords with Policy GEN2 of the Local Plan.
- 12.4 The proposed development will be well served and accessible to more sustainable modes of transport. In consideration of the above the subject site is considered to be located within a sustainable location in accordance with Local Plan Policy GEN1 and in accordance with the golden thread of the NPPF.
- 12.5 The number of vehicle movements does not differ from the original outline application which was granted, if anything it will be slightly smaller, and therefore no objections have been raised by ECC Highways as a result. A Framework Travel Plan has been produced for the development. This Travel Plan, which will be secured under a S106 agreement, will target a reduction in single occupancy vehicle trips. It is considered that the number of vehicle trips generated by the offices will not have a significant adverse impact on the surrounding highway infrastructure.
- 12.6 Whilst access has been specified to be from Shire Hill as the development would form an extension to the industrial estate, the site would be located off the internal spine road for the wider residential development which would also lead to the wider sites second access point on Radwinter Road.
- 12.7 Adequate parking provision is capable of being provided on site in accordance with adopted parking standards, Local Plan Policy GEN8
- 12.8 In terms of air quality, an Air Quality Assessment has been submitted as part of the application. The accompanying Air Quality Assessment indicates that the impacts of nitrogen dioxide concentrations during the operational phase of development are predicted to be negligible.
- 12.9 The impact of dust generated by earthworks, construction and tracked out activities are also predicted to be negligible and can be mitigated through conditions should planning permission be granted. No objection has been raised by Environmental Health subject to conditions.

- 12.10 In terms of landscaping this is a reserved matter. However, the application proposals will form a much smaller element in this locality and as a result the views affected would be negligible.
- 12.11 No objection was largely raised by the Landscape Officer as part of the consultation of the wider scheme subject to the implementation of a comprehensive scheme of structural landscaping which could significantly reduce the visual impact of the development. The scheme is therefore considered to accord with Local Plan Policy GEN2, GEN7, ENV3, and ENV8 of the Uttlesford Local Plan (adopted 2005).
- 12.12 Further information has been submitted as a result in terms of mitigation and ECC Ecology has now removed their objection subject to conditions. Therefore, the proposed development is in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).
- 12.13 A number of Flood Risk Assessments have been undertaken as part of the proposed development. ECC SUDs have been consulted of the application and the submitted FRA. As a result of further information being submitted ECC SUDs raise no objections subject to conditions. The development is therefore considered to be in accordance with Policy GEN3 of the adopted Local Plan and the NPPF.
- 12.14 An Archaeological Desk-based Assessment and an Archaeological Trial Trenching Assessment has been submitted in support of the application. No objections or recommendations have been made by ECC Archaeologists. This is therefore considered to be in accordance with adopted Local Plan Policy ENV4 and the NPPF.
- 12.15 In terms of contamination, the phase 1 site investigation has identified low risks of contamination resulting from pesticide use on site, possible made ground, and migration from adjacent sites and the report recommends further intrusive investigation. A condition is recommended. Therefore considered to be in accordance with Local Plan Policies ENV14 and ENV12.
- 12.16 No objections or concerns are raised regarding safeguarding, the proximity to the oil pipelines, or utility apparatus in the vicinity.
- 12.17 The request for a contribution towards education has been discussed above in paragraph 11.41-11.42 and as a result it has been concluded to be unreasonable.

**RECOMMENDATION – CONDITIONAL APPROVAL – SUBJECT TO S106
LEGAL OBLIGATION**

(I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless by the 29 June 2018 the freehold owner enters into a binding obligation to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Director: Legal & Governance, in which case he shall be authorised to conclude such an obligation to secure the following:

- (i) Submission of travel plan**
- (ii) Payment of monies relating to travel plan monitoring**
- (iii) Pay Councils reasonable costs**
- (iv) Pay monitoring costs**
- (v) Transfer of Section 106 relating to UTT/13/3467/OP covering the**

following;

- (i) Education contribution and securing provision of 1.2ha of land for the provision of primary school.
 - (ii) Provision of open space within the development and transfer to Town Council or Management Company.
 - (iii) Financial contribution towards NHS Healthcare Facilities.
 - (iv) Carrying out of any highway works required.
 - (iv) Financial contribution towards highway works
 - (v) A financial contribution towards an extension to the existing bus service serving the residential part of the development site and the installation of bus stops/shelters and layby.
 - (vi) Contribution of £112,700 towards the implementation/construction of the Wenden Road cycle path link scheme or 23% of the total cost, whichever is the lower.
 - (vii) Contribution to District Council to provide and enhance sport and recreation facilities on the land south of Thaxted Road to include improved facilities for the existing skate park, rugby pitches, running track, a pavilion/associated building or buildings and car parking.
 - (ix) Contribution towards the maintenance of open space for 20 years if the land is to be maintained by Town or District Council.
 - (x) Provision of 40% affordable housing.
 - (xi) Payment of monitoring fee.
 - (xii) Pay Councils reasonable costs.
 - (xiii) Travel Plan and monitoring fee
- (II) In the event of such an obligation being made, the Assistant Director Planning shall be authorised to grant permission subject to the conditions set out below:
- (III) If the freehold owner shall fail to enter into such an obligation, the Assistant Director Planning shall be authorised to refuse permission in his discretion at any time thereafter for the following reason:
- (i) No submission of travel plan
 - (ii) No payment of monies relating to travel plan monitoring

Also, to include those outlined in the S106 to UTT/13/3467/OP covering the following;

- (i) Lack of Education contribution and securing provision of 1.2ha of land for the provision of primary school
- (ii) Lack of provision of open space and Transfer of open space
- (iii) No financial contribution towards NHS Healthcare Facilities
- (iv) Failure to carrying out of highway works required by the Essex Highways Assessment
- (iv) Lack of financial contribution towards highway works and public transport
- (v) Lack of a financial contribution towards the implementation/construction of the Wenden Road cycle path link scheme
- (vi) Lack of contribution to District Council to provide and enhance sport and recreation facilities
- (vii) Lack of contribution towards the maintenance of open space for 20 years

- (ix) **No provision of 40% affordable housing**
(x) **No Travel Plan and monitoring fee**

1. Approval of the details of the layout, access, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. (A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.
(B) The development hereby permitted shall be begun later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

3. Prior to the erection of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. The approved landscaping details shall be implemented in the first planting and seeding season following the first occupation of this phase of buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

REASON: To ensure that the long-term health and species rich nature of the existing landscape features within and adjoining the site are consolidated and maintained free of invasive or alien species in accordance with the policy for nature conservation in the Local Plan, Policy GEN2, ENV3 and GEN7 of the Uttlesford Local Plan (adopted 2005).

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

- Infiltration testing and groundwater testing in line with BRE 365. If infiltration is

found unfeasible, discharge rates should be limited to 1l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. It should be clearly demonstrated that the discharge hierarchy has been followed including providing evidence that there are no ditches to discharge to.

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

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.

In accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

6. 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 103 and paragraph 109 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.

In accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

7. No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

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 before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

In accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

8. 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. In accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

9. All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in all the ecological reports - Ecological Appraisal (Sept 2013) and Updated Ecology Survey Report (Aspect Ecology, Oct 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species). In accordance with the policy for nature conservation in the Local Plan, Policy GEN2, ENV3 and GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

10. Prior to installation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

11. Parking, storage facilities and wheel cleaning facilities shall be provided on site from commencement and throughout the period of construction.

REASON: To ensure that onstreet parking of these vehicles in the adjoining streets does not occur and to ensure that there is a facility to allow provision for wheel cleaning on site so that there that loose materials and spoil are not brought out onto the highway in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011 and Local Plan Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

12. Prior to occupation of the development, the access as shown in principle in drawing 9317M-TA20, with the associated clear to ground visibility splays, shall be provided and retained thereafter.

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 DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Local Plan Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

13. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent footway/cycleway/carriageway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Local Plan Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

14. The Cycle / Powered Two wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle / powered two wheeler parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Local Plan Policy GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

15. The number of parking spaces shall be in accordance with those standards set down within Essex County Council's Parking Standards Design and Good Practice, September 2009 and Uttlesford Local Residential Parking Standards February 2013.

REASON: To ensure that appropriate parking is provided in the interests of highway safety and efficiency in accordance with policy DM8 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Local Plan Policy GEN1 and GEN8 of the Uttlesford Local Plan (adopted 2005).

16. Electric vehicle charging points will be installed at the rate of 1 point per 10 spaces for unallocated parking, these shall be provided, fully wired and connected, ready to use before first occupation of the site and retained thereafter.

REASON: In the light of the additional parking being provided this will facilitate sustainable modes of transport in a development that will contribute to impact upon an Air Quality Management Area and in accordance with the National Planning Policy Framework (para35) that 'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles'. This is in accordance with Policies GEN1 and ENV13 of the Uttlesford Local Plan (adopted 2005).

17. In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An investigation and risk assessment to assess the nature and extent of the contamination must be completed and submitted to and approved in writing by the Local Planning Authority. If identified as being necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health and other relevant receptors must be submitted to and 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). Remediation of the site shall be carried out in accordance with the approved scheme. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, GEN4, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005) and in accordance with the NPPF..

18. No development, including ground works, shall take place until a Construction Method Statement including measures to control the emission of dust and dirt during construction has been submitted to, and approved in writing by the local planning authority. The approved Statement shall thereafter be adhered to throughout the construction period.

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

19. Prior to the commencement of any development, a scheme for the provision and implementation of water pollution control shall be submitted and agreed in writing with the Local Authority. The development hereby permitted shall be constructed and completed in accordance with the approved plans/specifications.

REASON: To prevent the increased risk of pollution to the water environment, in accordance with Policy ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

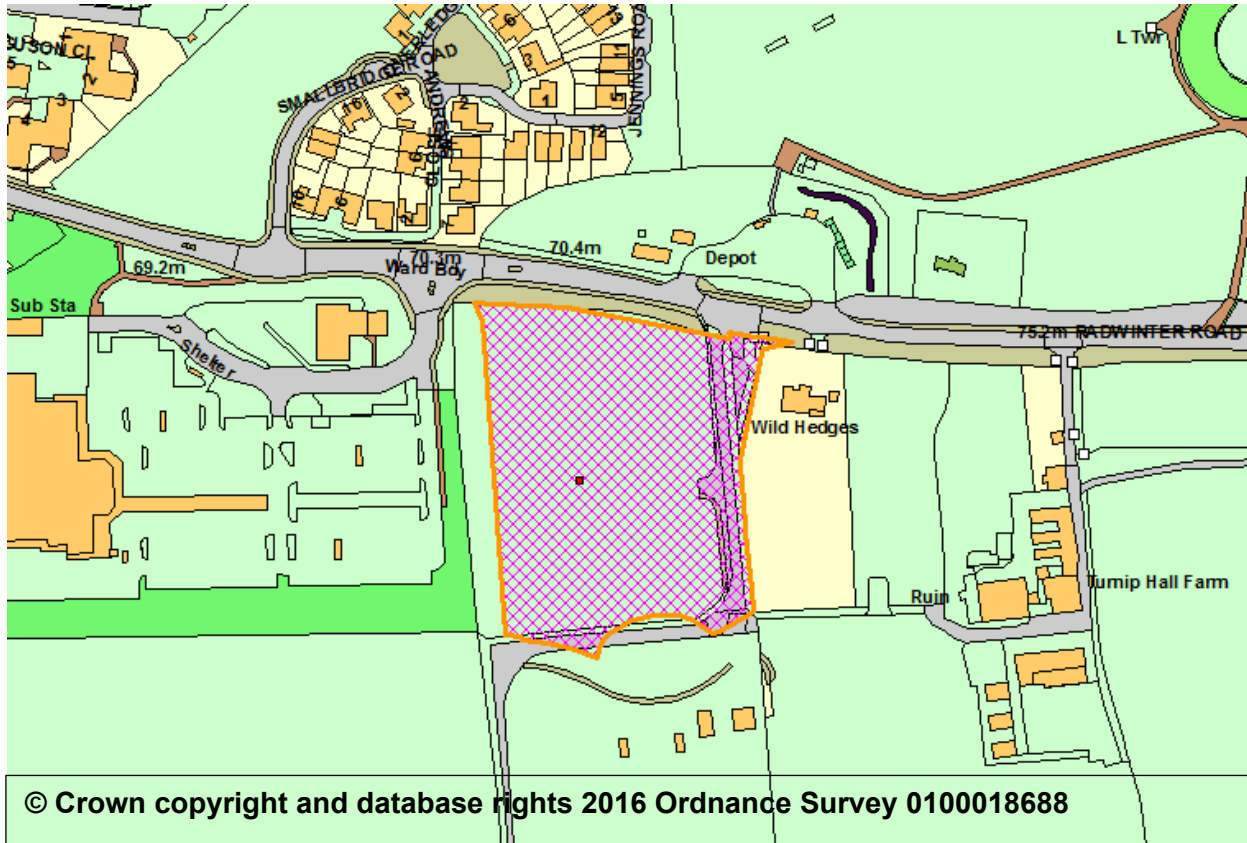
20. Before the commencement of development details of a plant/machinery, noise (which would incorporate the expose of noise from Radwinter Road upon the residential properties) and dust mitigation (which shall incorporate the identified

mitigation measure within Table 19 of the Air Quality Assessment, submitted 12 March 2014 as part of UTT/13/3467/OP) shall be submitted to and approved by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

REASON: In the interest of protecting the residential amenity of existing and future residents and the amenity of the locality, in accordance with Policy GEN4 and GEN2 of the Uttlesford Local Plan (adopted 2005).

Application: UTT/17/3429/OP

Address: Land to the East of Shire Hill, Saffron Walden



Organisation: Uttlesford District Council
Department: Planning
Date: 27 April 2018