

UTT/17/3751/OP – (UGLEY)

(Major)

PROPOSAL: Hybrid application - full planning permission for the erection of a new residential autism facility comprising of 8 no. 1 bedroom flats, staff accommodation, parking and associated works on land at "The Orchard" including part demolition of the northern boundary wall to create access. Outline application with all matters reserved except for access for up to 3 no. dwelling houses on "Land west of Pound Lane"

LOCATION: HFT Bradley Resource Centre Pound Lane Ugley

APPLICANT: Home Farm Trust

AGENT: ADP Architecture Limited

EXPIRY DATE: 1 May 2018 (Extension of Time)

CASE OFFICER: Maria Shoesmith

1. NOTATION

- 1.1 Outside Development Limits, Aerodrome safeguarding zone, 2km of SSSI, Sand & Gravel, Curtilage Listed Wall.

2. DESCRIPTION OF SITE

- 2.1 The application site is located 0.8m from Stansted, and 5m to the M11 London-Cambridge corridor. There are bus services that run along the Cambridge Road (B1383) and Pound Lane. With railway stations Elsenham 1.3 miles and Stansted 1.6 miles away.
- 2.2 The application site consists of an area of 1.23ha located southwest off Pound Lane in Ugley. The site currently forms part of the HFT Bradley Resource Centre which is a registered charity and facility to support people with learning disabilities and autism.
- 2.3 The campus at present provides various care and support including residential accommodation, supported living, residential and day support, all with the handful of buildings on site.
- 2.4 The application site is two parcels of land within the campus site which is grassland and enclosed by landscaping along the boundaries. These are both relatively flat.
- 2.5 The parcel of land to the north is bounded by landscaping, wooden fencing and Pound Lane which winds along its northern and eastern boundaries. This is adjacent to overflow parking area.
- 2.6 The parcel of land to the south is located to the other side of the sites access road, and a listed brick garden wall which is related to the original Orford Hall, which is now in separate ownership.

- 2.7 Orford Hall, Shingay House and Admiralty House are the nearest listed buildings and residential properties to the Resource Centre to the west fronting onto Cambridge Road (B1383), with Barfleur further north (26m from corner of redline) and the cottages to the east on Pound Lane (60m from corner of redline). These are all located at a distance from the application site.
- 2.8 The area is characterised by clusters of buildings, of which the application site forms part of and linear built form along Cambridge Road. To the north and south of the application site are open fields, with Halls Quarry/landfill located to the north.
- 2.9 West of the southern parcel of land is a garden centre which is operated by the Resource Centre. Plants are grown by people supported by HFT to sell to the local community and visitors. Dove Cottage and Peartree Cottage currently provides accommodation and support for people with higher support requirements including support for people with dementia, and those with complex communication and behavioural needs.

3. PROPOSAL

- 3.1 The planning application is a hybrid application, which splits the scheme into two developments; the required autism facility forming part of the full application and; the enabling development for three dwellings which is an outline application with all matters reserved except for access.
- 3.2 Full planning permission is sought for the construction of a new facility which would provide new and additional autism residential facilities. The proposed facility would be located to the south of the access road and would provide a single storey building which consists of 8 x 1 bedroom flats with individual garden area and communal secure garden. It will also have a multi-use space, staff welfare office, training room, plant room and stores. These will all be internally linked by a circular corridor. The facility will be built to lifetime homes standards.
- 3.3 This will all be housed by a single storey building ranging 3.52m to 6.6m in height. The proposed building would cover an area of 1,106m². Total parcel covers an area of 0.52ha. This would be constructed from black timber rain screen, zinc roof seam, dark grey roof cladding to roof lights, and dark grey frames to windows and doors. The roof would consist of Sedum green roof and there would be PV panels.
- 3.4 Nine car parking spaces are provided and one disabled parking space. These measure at 2.4m x 4.8m with the disabled parking bay being 3m x 4.8.
- 3.5 Externally other than the proposed parking, an area for cycling bays is proposed together with an allotment, a mini orchard, wildlife area and landscaped garden to the front.
- 3.6 In terms of boundary treatment a new 1.8m high fence along the entrance to the site, around the private garden areas, the orchard and allotments. A new entrance gate is also proposed. A number of trees within the site are proposed to be removed, including two large mature trees, to allow for the proposed development. New hedgerow planting and fencing is proposed along the perimeter of the site. New native trees are proposed to replace those that would be required to be removed.
- 3.7 Access for the facility is proposed to be taken through an existing brick wall to allow for a 13.9m vehicular entrance which will also allow for visibility, pedestrian access

and approximately 9.5m to allow vehicles to leave the internal main access road into the site without causing obstruction. A separate Listed Building Consent application has also been submitted parallel to the planning application to assess the implications of creating a new access through the listed brick wall.

- 3.8 Access to both the schemes will be taken from the existing access into the main site, off Pound Lane.
- 3.9 It is proposed that the facility would create 5 jobs.
- 3.10 The outline element of the application is for 3 dwellings with all matters reserved except access. These are proposed to enable the development which will be delivered through funding. This parcel of land covers an area of 0.72ha.

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 application includes the following documents;
- Planning Supporting Statement
 - Design, Access And Heritage Statement
 - Arboricultural Impact Assessment
 - Arboricultural Method Statement
 - Archaeological Desk-Based Assessment
 - Pre-Application Public Consultation
 - Drainage Strategy
 - Flood Risk Assessment
 - Preliminary Ecological Appraisal
 - Part L Compliance Report
 - Topographical Survey
 - Suds Checklist
 - Biodiversity Checklist
 - Drainage Layout
 - Tree Protection Plan
 - Tree Protection Plan
 - Location Plan
 - Existing Site Plan
 - Proposed Site Plan

- Planning Application Boundaries
- Sectional Perspectives
- Proposed Ground Floor Plan
- Proposed Roof Plan
- Proposed North And South Elevations
- Proposed East And West Elevations
- Access And Security Strategy
- Proposed Landscape Plan
- Proposed Site Plan - Residential Unit
- Listed Wall - Plans And Elevations

5.2 *“HFT, founded in 1962, has become one of the largest and longest established charities supporting around 2,500 adults nationwide with learning disabilities. The charity, regulated by the Care Quality Commission (CQC), is registered to provide personal care and accommodation for persons who require personal care. The variety of ways in which HFT provides care and support to those with autism, learning disabilities and other profound and complex needs is summarised below:*

■ **Supported Living:** *HFT often helps those moving from residential care or family homes into their own place or a shared house with friends. HFT then provides tailored support to the individual’s needs, which could be around the clock or for selected tasks. HFT assists in finding accommodation suited to the person’s individual needs via Housing Associations and private landlords.*

■ **Domiciliary Care:** *This provision is to provide extra support to individuals to live independently in their own homes. HFT’s Domiciliary Care services are registered with the Care Quality Commission (CQC), who regulates care activities in England.*

■ **Residential:** *These are residential care homes, adapted to meet the requirements of the individuals living there. Where appropriate, many residents living in HFT’s care homes use specialist equipment and personalised technology to help them live as independently as possible.*

■ **Day Opportunities/Service Centres:** *Staff supports people finding hobbies they enjoy, while helping them build their independence, in accordance with the objectives of the Care Act and the Transforming Care Agenda.*

■ **Short Breaks and Respite Care:** *This could be a stay in one of the local service centres on a mini break, or domiciliary care so that families can take a short break for themselves.*

■ **Housing:** *In order to manage supported living tenancies, and to act as a management agency for third party landlords, HFT has its own dedicated housing department.*

■ **Transition:** *HFT supports young people with learning difficulties make the transition from children’s support services to adult social care services.*

■ **Support with Finances:** *HFT ensures that the people they support receive Department for Work and Pensions benefits, and any other benefits that they are entitled to, by offering an ‘Appointeeship’ service.*

■ **Family Carer Support Service:** *HFT provides a free Family Carer Support Service for relatives and friends that support someone who has a learning disability.*

■ **Personalised Technology:** *HFT is a market leader in the use of Personalised or Assistive Technology, which supports people with learning difficulties to increase safety, privacy and independence.”*

5.3 The Ugley Campus specialises in providing support for people with autism, Prader Willi Syndrome, complex needs and challenging behaviour.

5.4 The supporting information submitted states;

"This type of facility will be the first offered by HFT. It is planned to repeat the offer elsewhere at other HFT facilities.

HFT already has 4 referrals from Essex CC for people who would benefit from living in the proposed residential autism facility.

The Service will provide and identify sensory presentations of individuals with ASD. This will lead to developing an understanding, and implementing strategies to support individual sensory presentations, within an integrated sensory environment. The property will have the flexibility to address the needs of both Hypo, and Hyper sensitivity to a significant range of sensory requirements. Through environmental adjustments and specific high quality training, the team will enable individuals to develop coping strategies, enabling increased independence. It is then envisaged that over time, individuals can move on to more independent living, with less support.

The majority of individuals that will benefit from this facility would otherwise be residing in hospital, where the management of the transition between an institutional environment to living relatively independently in the community is limited. It is thought that this will be the first facility of its kind in the country."

5.5 The design of the scheme responds to the identified needs of young people living with autism. A tranquil environment is proposed so carers can engage with residents.

5.6 The building has been designed to benefit from as much north facing natural light as possible. The allotments and garden areas proposed will help with social interaction between residents. Opaque glazing is proposed around the internal courtyard area for the privacy of residents.

5.7 Materials chosen are in keeping with the rural setting and local vernacular. The use of black stained larch and glazing externally and internally, around the courtyard area white render, unstained larch and glazing will be used.

Statement of Community Engagement

5.5 A Statement of Community Involvement has been submitted as part of the application submission. This states that a consultation was carried out with Local Commissioners (clinically led statutory NHS body responsible for planning and commissioning health care services in the local area). As a result this resulted in the rear access for the individual apartments and an external sensory garden to be included as part of the scheme.

5.6 A presentation to Committee Members was undertaken to explain the scheme and for Members to ask any questions.

5.7 A Public Consultation open day was undertaken Tuesday 14th November 2017, 10am-3.30pm. Leaflets were distributed locally and an advert was published within the Saffron Walden Local. 23 people were stated to have attended which included

members of the Parish Council, local commissioners, Paul Miller Estate Agents, Saunders Auctioneers, local social workers, also both existing and prospective future family members of people/residents of the centre.

6. RELEVANT SITE HISTORY

- 6.1 There is no relevant history relating to the application site however the most relevant is the following;

UTT/1393/04/FUL – Erection of two-storey building to provide residential care.
Erection of day centre with parking and alterations to access (Bradbury Resource Centre, Pound Lane) – Granted 10.05.2006

UTT/18/0051/LB – Part demolition of northern boundary wall to create access – currently under determination jointly as part of this application.

7. POLICIES

National Policies

- 7.1 National Planning Policy Framework

Uttlesford Local Plan (2005)

- 7.2 Policy S7 – Countryside
Policy GEN1 – Access
Policy GEN2 – Design
Policy GEN3 – Flood Protection
Policy GEN4 – Good Neighbourliness
Policy GEN5 – Light Pollution
Policy GEN6 – Infrastructure Provision to Support Development
Policy GEN7 – Nature Conservation
Policy GEN8 – Vehicle Parking Standards
Policy ENV2 – Development Affecting Listed Buildings
Policy ENV3 – Open Spaces and Trees
Policy ENV4 – Ancient Monuments and Sites of Archaeological Importance.
Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation
Policy ENV12 – Protection of Water Resources
Policy ENV14 – Contamination

Supplementary Planning Documents/Guidance:

- 7.3 ECC Parking Standards (2009)

8. PARISH COUNCIL COMMENTS

- 8.1 Ugley Parish Council would like to make the following objections to the above planning application.

On the 'Pre-application Public Consultation' statement, it states that members of Ugley Parish Council had attended; this is not correct, no members of the Parish Council were present at the meeting and have never been consulted on this application.

Ugley Parish Council considers that this is over development of this site.

Ugley is a very rural village with many listed buildings; the proposed design of the building is not in keeping with the area. It does not respect the local character and history of the village

Ugley Parish Council does not consider that Highways have addressed all the issues related to this application. This site borders a busy narrow lane; there is no pedestrian footpath, thus residents exiting the site on foot, will be required to walk on the road.

The Parish Council is also appalled at the intention to knock down part of the northern boundary listed wall to create an access.

9. CONSULTATIONS

ESP Utilities

- 9.1 I can confirm that ESP Utilities Group Ltd has no gas or electric apparatus in the vicinity of this site address and will not be affected by your proposed works. ESP is continually laying new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your enquiry.

UK Power Networks

- 9.2 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.

Affinity Water

- 9.3 You should be aware that the proposed development site is located close to or within an Environment Agency defined groundwater Source Protection Zone (GPZ). This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the sites then the appropriate monitoring and remediation methods will need to be undertaken.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction – guidance for consultants and contractors".

Aerodrome

- 9.4 No safeguarding objection.

NATS

- 9.5 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Crime Prevention Officer

- 9.6 Unfortunately we are unable to read the Design and Access Statement on this application, we would hope that it contains reference to UDC Local Plan Policy GEN2 - Design (d) which states "It helps reduce the potential for crime". We would welcome the opportunity to assist the developer in compliance with the above and to seek to achieve a Secured by Design award in respect of this proposed development. From experience pre-planning consultation is always preferable in order that security, environmental, and lighting considerations for the benefit of the intended residents and those neighbouring the development are agreed prior to a planning application. A Secured by Design award would also provide evidence of Approved Document "Q" compliance.

ECC Infrastructure Planning

- 9.7 As the proposed development is less than 20 dwellings and is below employment thresholds no education contribution is requested.

ECC Archaeological

- 9.8 No objection subject to condition on trial trenching followed by open area excavation.

ECC Ecology

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

The proposals are limited in scale/scope and according to the Preliminary Ecological Appraisal (EECOS, Sept 2016) are unlikely to impact designated sites, protected/priority species or priority habitats.

The OPDM Circular 06/05 is clear that further surveys are only required if there is a reasonable likelihood of biodiversity being impacted. Given the low ecological value of the site, further surveys are not required.

ECC Highway

- 9.10 The proposal is accessed from a private road, which leads to Pound Lane. The impact on the network has been assessed and will be minimal. Although the visibility is limited from the access by the existing wall, the speeds will be low due to the nature of the private road and the proposed traffic calming; in addition the number of vehicles will be low. Although the site is in a rural area there is access to

local bus services and parking provision is adequate. A pedestrian/cycle link through the site has been recommended to improve accessibility.

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

ECC SUD

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

Environmental Health

- 9.12 This proposal comprises the development of presently undeveloped land (save for a small car parking area) and the erection of a new residential autism facility with 8 no. 1 bedroom flats & staff accommodation plus the construction of 3 no. dwelling houses on land to the north of the residential facility. The applicants are HFT Bradley Resource Centre who already operates a centre adjacent to the proposed development site. There is also a garden centre located adjacent to west of the proposed residential facility development site.

In principle, I can see no reason to object to the application subject to the following condition being imposed in order to help protect the health of future residential occupiers.

Land Contamination:

The development proposes to introduce sensitive receptors onto a presently undeveloped site with an unknown history. There is a garden centre located to the west of the site, a small grassed car park area to the north of the residential facility site (south of the proposed market housing site) and an existing septic tank located to the west of the market housing development site. As the proposed future use of the site will involve residential occupancy with gardens, and with a communal allotment garden and mini orchard, it is essential to ensure that any contamination risks that may be present on site are identified, assessed and where necessary suitably remediated to protect the health of future occupiers.

With these matters in mind, I would recommend (that the following) condition is imposed on any consent granted for the development of both the residential autism facility and market housing sites.

Landscaping Officer

- 9.13 The illustrative layout shows the felling of 31 trees (1 oak, 2 field maple, 1 apple, 1 beech, 1 lime, 23 Norway spruce, and 2 yews). Only two of the trees proposed to be felled are considered to be significant and these are a pollard lime and a copper beech tree (T26 and T27 as show on the arboricultural survey). The beech tree is a well-formed mature specimen and is required to be removed to accommodate the illustrated facility building. Whilst this tree is a fine specimen it does not make a significant contribution to the wider landscape. The lime tree proposed to be felled is a mature specimen which has been maintained as a pollard. This tree is shown to be removed because of its close proximity to the proposed access road. This tree does have some areas of decay in its main stem. Whilst this is a fine tree it has limited importance in the wider landscape.

Any approval should be subject to conditions requiring protective measures for trees to be retained, and a fully detailed scheme of landscaping.

Conservation Officer

- 9.14 The wall subject of this application is listed by the virtue of the curtilage with Orford Hall, grade II* listed building. The proposal is for demolition of part of northern boundary wall to create access to HFT Bradley Resource Centre which is an independent use of the site. I consider that as the proposed opening would not be along the principle elevation of the heritage asset its setting would not be unduly diminished. Consequently I suggest approval subject to the following condition.

- The exposed edges of the wall as well as any coping to be made good to match existing.
- Design of any necessary gates to be approved.

10. REPRESENTATIONS

The planning application has been advertised on site and in the local press. Neighbouring occupiers have also been notified of the application of which 1 letter was received raising the following points;

- No objection to proposed facility.
- Insufficient information regarding 3 dwellings and will wait until reserved matters are applied for.

11. APPRAISAL

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

- A Principle;
- B Design & Amenity;
- C Archaeology & Impact upon Listed Buildings/Structures
- D Landscaping and Ecology;
- E Highways;
- F Drainage
- G Infrastructure
- H Other issues;

A Whether the principle is acceptable;

- 11.1 The proposed development would lie within the Countryside whereby Local Plan Policy S7 states that the countryside would be protected for its own sake, there would be strict control over new buildings. Development will only be permitted if its appearance protects or enhances the particular character of this part of the countryside in which it is set or there are special reasons as to whether the development in its form needs to be there.
- 11.2 In terms of the whether the Local Plan Policies are compliant with the NPPF a Compatibility Assessment has been undertaken, in July 2012 by Ann Skippers, to assess this. This was adopted by Cabinet for Development Management Purposes September 2012.
- 11.3 This stated that Local Plan Policy S7 is partly compliant with the NPPF in that "*The protection and enhancement of 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."

- 11.4 In terms of the three sustainability strands identified by the NPPF, Paragraph 6 of the NPPF sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 7 of the NPPF defines sustainable development as comprising of the following three mutually dependant dimensions:
- Economic role - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure;
 - Social role - Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing, and
 - Environmental role - contributing to protecting and enhancing our natural, built and historic environment, and, as part of this, helping to improve biodiversity, use natural resources prudently minimise waste and pollution, and mitigate and adapt to climate change including moving to low carbon economy.

It is explained that these three strands need to be looked at collectively and not in isolation as they are mutually dependent upon each other.

- 11.5 As a result we would need to assess whether the development is appropriate in this location. The proposed autism facility would provide an exemplar facility, the first of its kind in the County, and the Country. The facility would provide an extension of the existing resource centre and a bespoke facility to meet the needs of residents. There is stated to be a current waiting list within the County to be able to use and access such a facility.
- 11.6 The erection of new autism residential facilities and residential dwellings at the Site would provide a natural extension and increased diversity to the existing extra care accommodation at the Site. The NPPF facilitates natural growth of businesses/ facilities located in rural areas. The scheme would create additional 5 new jobs, and would also create temporary jobs during the construction of the developments. Due to this and the nature of the facility the development would meet the economic and social dimension of the three sustainability strands. The environmental aspect will be discussed in details below.
- 11.7 The need for the proposed market housing in this location has been identified that it would be an enabling development which would cross fund the facility proposed. Without the market housing element a proportion of the funding would not be able to be met. Due to the locality of the proposed market housing where normally it would not necessarily be supported in the countryside a viability report has been submitted as part of the application.
- 11.8 The viability report outlines that HFT is a registered charity supporting people with learning disabilities. The open market executive housing (the outline element) will

assist HFT in 'cross-funding' the construction costs of the proposed residential autism facility. The charity's sale of the land for up to three dwellings will not however cover the whole cost of the autism facility. The purpose of the Viability Appraisal is to justify the type and level of proposed market housing. Build costs have been provided for three options for the new facility. The total build cost was looked at together with the professional fees incurred and the predicted sales of the market dwellings based on local market sales. The report highlights that from research there is a demand for up to 3 large dwellings in the area. However, the market dwellings would not fully meet the funding required to develop the facility the large gap would need to be met through charitable fundraising, and the RLV (Residential Land Value) needs to be maximised (as far as possible) to ensure the impact on the charity's finances are minimised.

- 11.9 The Council's retained viability consultant (KCL) has been consulted to independently review the submitted viability report. As a result he has stated that none of the residual land values calculated by JLL or KCL would cover the cost of developing out the residential autism facility. KCL can validate the JLL Development Viability Assessment in that it demonstrates that the capital receipt generated from selling the land west of Pound Lane would assist in going some way in covering some of the cost of the new facility. The viability report validates the requirement of the 3 market dwellings to support the autism facility.
- 11.10 Nonetheless, it is recognised in Section 2.1 that the application site is within close proximity of bus services along the Cambridge Road (B1383) and Pound Lane. It is also located 0.8m from Stansted, and 5m to the M11 London-Cambridge corridor. With railway stations Elsenham 1.3 miles and Stansted 1.6 miles away. There is a village hall in close proximity on Cambridge Road. The application site is considered to be relatively sustainable and therefore the market housing and the development as a whole is in accordance with Policy S7 and the NPPF.

B Design & Amenity

- 11.11 Local Plan Policy GEN2 states that *"Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.*
- a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;*
 - b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;*
 - c) It provides an environment, which meets the reasonable needs of all potential users.*
 - d) It helps to reduce the potential for crime;*
 - e) It helps to minimise water and energy consumption;*
 - f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.*
 - g) It helps to reduce waste production and encourages recycling and reuse.*
 - h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.*
 - i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing"*
- 11.12 The design of the proposed autism units has been specifically design to take account of the needs of the future residents. The needs and reasoning behind the

design of the scheme has been outlined above in Section 5. The scheme has been design following consultation with medical and qualified professionals in this field. The proposed development would provide the residents with the ability of independent living and supported living dependant on individual resident's needs. There would be private and communal space, training areas and sensory areas. Noisy activities have been located in one area of the proposed building.

- 11.13 The scheme has been design to provide a mixture of communal and quiet spaces. The provision of both stimulating and solitary spaces will ensure that the residents are no overwhelmed. The building layout has been designed so that residents can quickly exit and alter their environment. The unit is stated would be an exemplar scheme and one of the first to be provided.
- 11.14 The siting of the facility would be located within an isolated area of the site which is well screened along its boundaries, however will still read as part of the overall complex. The building's single storey nature, choice of materials, design and setback into the site would ensure that the development is not imposing or dominating within its surroundings. The development would be assimilated within the existing mature landscape.
- 11.15 Indicative plans have been provided of how the market housing could be laid out, parking, boundaries and an indication that these are likely to be larger 5 bedroom dwellings in order to provide the finial return required to part fund the autism facility. However, this is a reserved matter and for consideration at a later date should planning permission be granted.
- 11.16 All the accommodation will meet the minimum requirement of Building Regulations in terms of accessibility and adaptations under Part M Category 2. It has been stated within the submission that the dwellings would meet Lifetime homes standards and at least one of the units will be to category 3 wheelchair user's standards.
- 11.17 The supporting information highlights that the facility would be designed to be sustainable in design and materials used and to also reduce the level for energy that would be consumed in the form of lighting, ventilation, and low water use sanitary ware etc. Renewable energy in the form of solar panels is also proposed as part of the development. The facility has been designed to reduce carbon emissions by 10% or off set 10% of energy consumption through passive and active design measures. This is in accordance with Policy GEN2 of the Local Plan.
- 11.18 Policies GEN4 and GEN5 of the Local Plan seek to protect the amenity of neighbouring existing and future occupiers, together with the amenity of the locality and surrounding area. The NPPF states that high quality design and a good standard of amenity for all existing and future occupants of land and buildings should be secured. It also states *"In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework."*
- 11.19 Due to the location of the proposed facility there would be no to limited impact upon the amenity of the neighbouring properties outside of the boundaries of the resource centre.
- 11.20 In terms of the impact upon the residential and visual amenities of properties to the west of the application site as a result of the proposed market dwellings, the neighbouring properties that are listed are at a distance and minimal impact is

considered. However, this would be fully assessed at reserved matters stage should planning permission be granted.

- 11.21 No details of lighting have been provided as part of the application. Should planning permission be granted this aspect would be a condition.
- 11.22 The proposed development overall is considered to be in accordance with Local Plan Policies GEN2, GEN4 and GEN5.

C Archaeology & Impact upon Listed Buildings/Structures

- 11.23 Due to the historic significance of the area an Archaeological Desk-Based Assessment has been submitted as part of the application. This identified that *“The assessment area lies within the estate of Orford House and the area has been considerably changed in recent times, with modern buildings and associated landscaping. There is medium potential for Late Iron Age - Roman archaeology in the area and low potential for medieval and post-medieval archaeology. Disturbance of the northern area is likely to have truncated any archaeological deposits and the presence of trees in the 19th - 20th century may have also caused some disturbance. There would be no impact on historic buildings outside the area. There would be a slight impact on the setting of the Listed dovecote, although this already lies within a modern development. There will be a change from rural grassland to residential; however the impact on the historic landscape character will be low.”*
- 11.24 ECC Archaeology has assessed this information and raise no objection to the development in this respect is in accordance with Policy ENV4 subject to conditions.
- 11.25 Local Plan Policy ENV2 states *“Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting”*
- 11.26 Paragraph 132 of the NPPF seeks the protection of designated Heritage assets. Paragraph 133 of the NPPF states *“Where the proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply;*
- The nature the heritage asset prevents all reasonable uses of the site; and*
 - No viable use of the heritage asset itself can be found in the medium terms through appropriate marketing that will enable its conservation; and through appropriate marketing that will enable its conservation; and*
 - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - The harm or loss is outweighed by the benefits of bringing the site back into use.”*
- 11.27 Paragraph 134 also states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should*

be weighed against the public benefits of the proposal, including securing its optimum viable use."

- 11.28 A Heritage Assessment has been submitted as part of the application as a result of the proximity of the application site to Listed Buildings and the demolition of part of a curtilage listed wall to provide access to the proposed facility.
- 11.29 The wall forming part of the application originally was part of the Grade II* Listed Orford House. The wall itself is not noted but is curtilage listed due to it being a pre1948 structure. As a result a listed building application has been submitted. The D & A statement outlines that 13.9m of the 110m length wall would be demolished in order to provide the facility would have a limited impact upon the integrity of the wall and its historic significance and the neighbouring listed buildings. The removal of 13.9m of the curtilage listed wall is considered to be significant, however in relation to the level of remaining wall and the developments public benefit outweighs the overall harm that is considered would result. This is in accordance with Paragraph 134 of the NPPF. Substantial harm to or total loss of significance of a designated heritage asset is not considered to occur, which is in accordance with paragraph 133 of the NPPF.
- 11.30 The proposed development would have some impact upon the historic setting of the landscape however due to the size, scale and design of the facility building it is considered the proposed building has been sensitively designed to respect its surroundings, particularly through the use of its materials. In terms of the market dwellings this would be assessed at reserved matters stage should planning permission be granted.
- 11.31 The Conservation Officer has been consulted of the application and has stated that the proposed opening would not be along the principle elevation of the heritage asset and therefore its setting would not be unduly diminished. As a result no objection has been raised and recommended approval subject to conditions.
- 11.32 In so far as the information submitted for consideration the proposed development accords with Policy GEN2 of the Local Plan. In consideration of the Heritage Statement and the Conservation Officers comments the proposed development and works is therefore considered to be in accordance with Local Plan Policy ENV2 and the NPPF, subject to conditions should planning permission be granted.

D Landscaping and Ecology

- 11.33 Policy GEN7 seeks to protect nature conservation and habitats that would support wildlife. This is reflected in Policy ENV8 which also states *"that development that affects landscape elements... will only be permitted if the following criteria apply: a) The need for the development outweighs the need to retain the elements for their importance to wild fauna and flora; b) Mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality. Appropriate management of these elements will be encouraged through the use of conditions and planning obligations."*
- 11.34 Policy ENV3 states *"The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value."*

- 11.35 Whilst there is some loss of landscaping in order to provide the development, the scheme would be assimilated into the wider landscaping on site. Two mature trees would be lost from the southern site, and three smaller trees and a group of less mature trees to the southeast corner. Four small trees would also be lost from the site to the north. An Arboricultural Assessment has been submitted as part of the application together with landscaping proposals, which show various new landscaped areas as part of the proposed development and additional planting around the perimeter and within the site. The Landscape Officer has been consulted of the application and has raised no objections to the development subject to conditions. The development is considered to comply with Local Plan Policies GEN7, ENV3, ENV8, and S7.
- 11.36 Policy GEN7 and ENV8 have been discussed above in terms of seeking to protect nature conservation. This outlines that development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be required. Measures to mitigate and/or compensate for the potential impacts of development, secured by planning obligation or condition, will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be sought.
- 11.37 This is also reflected in Policy ENV7 which states *“Development proposals that adversely affect areas of nationally important nature conservation concern, such as Sites of Special Scientific Interest and National Nature Reserves, will not be permitted unless the need for the development outweighs the particular importance of the nature conservation value of site or reserve. Development proposals likely to affect local areas of nature conservation significance, such as County Wildlife sites, ancient woodlands, wildlife habitats, sites of ecological interest and Regionally Important Geological/ Geomorphological Sites, will not be permitted unless the need for the development outweighs the local significance of the site to the biodiversity of the District. Where development is permitted the authority will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site’s conservation interest.”*
- 11.38 Ecological surveys have been submitted in support the application. This identified that there are five Local Wildlife Sites within one kilometre of the HFT Campus with the nearest being 500m from the site. The report goes onto state that there were no habitats of high ecological importance at the surveyed site and there are no significant impacts upon habitats associated with the proposed development or upon local designated nature conservation sites. It highlighted that there would be the loss of potential bat foraging habitat by way of trees and scrub etc. The impact upon nesting birds as well as Hedgehogs is also discussed in details together with a list of various mitigation measures and enhancements being proposed.
- 11.39 Lighting is stated would be designed to minimise pollution that would disturb wildlife. With the additional proposed planting insert hotels, bird and bat boxes would be provided to encourage wildlife.
- 11.40 In considering the supporting information submitted as part of the application, the proposed mitigation and enhancement measures proposed and the comments received, the proposed development is considered to accord with policy in this respect and minimal impact is considered upon ecology. No objections have been raised by ECC Ecology; subject to conditions should planning permission be granted. This is in accordance with Local Plan Policy GEN7 and ENV8.

E Highways

- 11.41 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.”
- 11.42 Local Plan Policy GEN1 seeks sustainable modes of transport which is reflected within National Planning Policy Framework.
- 11.43 A Transport Statement has been submitted as part of the application.
- 11.44 The proposed development will be accessible to more sustainable modes of transport as discussed above. There is a regular bus service which operates within close proximity of the application site. There are footpaths which link the village to the neighbouring villages where there are more services. In consideration of the above the subject site is considered to be located within a generally sustainable location in accordance with Local Plan Policy GEN1 and in accordance with the golden thread of the NPPF.
- 11.45 The Transport Statement submitted emphasises the site’s location however also states that the majority of the users would arrive to the site by car. The development would accommodate 8 residents diagnosed with autism which will stay at the facility for two years. The development will be staffed by 3 and 5 people per shift, with the shifts covering 7am-10pm daily. Other visitors would be for the residents. Activities would be offered each week, together with traveling to medical appointments etc. The facility would have its own mini bus for group excursions. Other vehicle trips would be from staff, visitors, deliveries and servicing. Plus those associated with the proposed three market dwellings. Access would be primarily taken from the existing access on Pound Lane. Within the statement examples were looked at which were acknowledged to be larger than the development proposed, 14-49 dwellings however demonstrated that the trip rates generated by such development were as low as 13 vehicle movements daily during peak hours. The predicted vehicle movement for the proposed development as a whole would be 7 in and 8 out daily during the hours of 7am-7pm, having a minimal impact upon the highway network and no mitigation measures would be required as result.
- 11.46 In terms of parking, Policy GEN8 of the local plan seeks to secure parking provision based on the nature of uses. The most relevant parking standards which have been adopted for commercial uses are the Essex Parking Standards (2009). The Parking standards seeks the following;

**Parking Standards for Use Class C2:
Residential Institutions**

Residential Care Homes, Hospitals, Nursing Homes, Boarding
Schools, Residential College and Training Centres

Standard:

Use	Vehicle	Cycle	PTW	Disabled
Min/Max/ Advised	Maximum	Minimum	Minimum	Minimum
Residential care home	1 space per full time equivalent staff + 1 visitor space per 3 beds	1 space per 5 staff	1 space, + 1 per 20 car spaces (for 1st 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	Dependent on actual development, on individual merit, although expected to be significantly higher than business or recreational development requirements
Hospital	To be considered on a case by case basis	1 space per 4 staff Visitors - to be considered on a case by case basis		
Treatment Centres (e.g. ISTC* with over night facilities)	To be considered on a case by case basis	1 space per 4 staff Visitors - to be considered on a case by case basis		
Residential Education Establishments - Primary/ Secondary	1 space per full time equivalent staff	1 space per 5 staff + 1 space per 3 Students		1 bay or 5% of total capacity, whichever is greater
Residential Education Establishments - Further/ Higher	1 space per full time equivalent staff + 1 space per 5 students	1 space per 5 staff + 1 space per 3 students		

* Independent Sector Treatment Centre

- 11.47 Adequate parking provision is proposed as part of the application in accordance with the above table. The bay sizes indicated on the submitted plans do not accord with standard sizes however this can be conditioned as there is ample room on site should planning permission be granted.
- 11.48 The existing overspill parking would remain on site to the north with a more organised layout to allow for the market housing, therefore there would not be any displacement of parking.
- 11.49 ECC Highways have stated *"The proposal is accessed from a private road, which leads to Pound Lane. The impact on the network has been assessed and will be minimal. Although the visibility is limited from the access by the existing wall, the speeds will be low due to the nature of the private road and the proposed traffic calming; in addition the number of vehicles will be low. Although the site is in a rural area there is access to local bus services and parking provision is adequate. A pedestrian/ cycle link through the site has been recommended to improve accessibility. From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions."*
- 11.50 As part of the application a length of the existing historic wall would be removed in order to improve visibility splays. No objections have been raised both by Conservation and by Highways as a result of this.
- 11.51 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).

F Drainage

- 11.52 Amongst other things Local Plan Policy GEN3 states *"...Outside flood risk areas development must not increase the risk of flooding through surface water run-off. A flood risk assessment will be required to demonstrate this. Sustainable Drainage Systems should also be considered as an appropriate flood mitigation measure in the first instance."*

- 11.53 Due to the scale of the proposed development a Flood Risk Assessment and a Drainage Strategy 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.
- 11.54 Due to the location of the site and the proposed use of soak ways and permeable paving this would facilitate surface water runoff minimising the risk of flooding. The proposed green roof would also help with the attenuation of water. The Drainage Strategy states *"SuDS will be utilised on site in the form of cellular soakaway and permeable paving. There will be no discharged flow from the site therefore peak runoff will not exceed the current flow rates for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event with an allowance for climate change. There is no additional discharged volume as the proposed impermeable areas will be drained into the cellular soakaway and permeable paving therefore it will not exceed the current volume for each storm. The system will be designed in accordance with CIRIA SuDS manual with no flooding in the 30 year event and no flood water leaving the site for the 100 year + 40% climate change critical storm event."*
- 11.55 ECC SUDs have been consulted of the application and the submitted FRA. As a result 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.

G Infrastructure

- 11.56 Local Plan Policy GEN6 seeks that *"Development will not be permitted unless it makes provision at the appropriate time for community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are made necessary by the proposed development. In localities where the cumulative impact of developments necessitates such provision, developers may be required to contribute to the costs of such provision by the relevant statutory authority."*
- 11.57 Due to the nature of the site no additional infrastructure or mitigation is required. However, a S106 Agreement would be required to secure that the market housing to come forward would support the autism facility in coming forward. The development therefore complies with Local Plan Policy GEN6.

H Other issues

- 11.58 The proposed development would introduce sensitive uses such as garden and allotment areas. To ensure no risk to human health a condition has been recommended by Environmental Health in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).
- 11.59 The proposed development site is located close to or within an Environment Agency defined groundwater Source Protection Zone (GPZ). The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.

12. CONCLUSION

- 12.1 The proposed autism facility would provide an exemplar facility, the first of its kind in the County, and the Country. The facility would provide an extension of the existing resource centre and a bespoke facility to meet the needs of residents.
- 12.2 The scheme would create additional 5 new jobs, and would also create temporary jobs during the construction of the developments. Due to this and the nature of the facility the development would meet the economic and social dimension of the three sustainability strands.
- 12.3 The proposed market housing would be an enabling development which would cross fund the facility proposed. Without the market housing element a proportion of the funding would not be able to be met. This has been supported by a viability report which has been verified by an independent consultant.
- 12.4 The application site is considered to be relatively sustainable due to its location and therefore the market housing and the development as a whole is in accordance with Policy S7 and the NPPF.
- 12.5 The design of the proposed autism units has been specifically design to take account of the needs of the future residents. The needs and reasoning behind the design of the scheme has been outlined above in Sections 5 and Section 11 B.
- 12.6 Indicative plans have been provided of how the market housing is a reserved matter for a later date and the principle and access is only for determination within the outline element of the report.
- 12.7 The facility would be sustainably designed both in terms of materials and facilities to be provided.
- 12.8 Due to the location of the proposed facility there would be no to limited impact upon the amenity of the neighbouring properties outside of the boundaries of the resource centre.
- 12.9 In terms of the impact upon the residential and visual amenities of properties to the west of the application site as a result of the proposed market dwellings, the neighbouring properties that are listed are at a distance and minimal impact is considered. However, this would be fully assessed at reserved matters stage should planning permission be granted.
- 12.10 The proposed development overall is considered to accordance with Local Plan Policies GEN2, GEN4 and GEN5.
- 12.11 ECC Archaeology has assessed this information and raise no objection to the development in this respect is in accordance with Policy ENV4 subject to conditions.
- 12.12 The proposed development would have some impact upon the historic setting of the landscape however due to the size, scale and design of the facility building it is considered the proposed building has been sensitively designed to respect its surroundings, particularly through the use of its materials. In terms of the market dwellings this would be assessed at reserved matters stage should planning permission be granted.

- 12.13 The Conservation Officer has been consulted of the application and no objection has been raised and recommended approval subject to conditions.
- 12.14 The proposed development accords with Policy GEN2 and ENV2 of the Local Plan and the NPPF, subject to conditions should planning permission be granted.
- 12.15 In terms of Landscaping whilst there would be some loss of existing planting to be able to accommodate the proposed development this is considered to be acceptable with minimal impact resulting. The Landscape Officer has been consulted of the application and has raised no objections to the development subject to conditions. The development is considered to comply with Local Plan Policies GEN7, ENV3, ENV8, and S7.
- 12.16 No objections have been raised by ECC Ecology; subject to conditions should planning permission be granted. This is in accordance with Local Plan Policy GEN7 and ENV8.
- 12.17 The proposed vehicle movement as a result of the development would have a minimal impact upon the local highway network and no mitigation measures would be required as result.
- 12.18 Adequate parking provision is proposed as part of the application in accordance with the above table. The bay sizes indicated on the submitted plans do not accord with standard sizes however this can be conditioned as there is ample room on site should planning permission be granted.
- 12.19 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).
- 12.20 ECC SUDs have been consulted of the application and the submitted FRA. As a result 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.
- 12.21 Overall, the proposed development accords with policy and all three strands of sustainability are considered to be fulfilled. Therefore, approval is recommended subject to conditions and a S106 Agreement.

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) Securing monies from the sale of 3 x market housing to enable the facility to be implemented
- (ii) Pay Councils reasonable costs
- (iii) Pay monitoring costs

(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) Development of market housing in a countryside location where it would not normally be acceptable

FULL Application
Site A

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. Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policy GEN2,

GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

**Outline Application
Site B**

3. Approval of the details of the layout, 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.

(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 no 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.

4. Prior to the erection of the development hereby permitted 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. Thereafter the 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 and ENV2 of the Uttlesford Local Plan (adopted 2005).

Both Sites A & B

5. No development or preliminary groundworks can commence until a programme of archaeological trial trenching and excavation has been secured and undertaken in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: The Essex Historic Environment Record and the desk based archaeological assessment provided with the application shows the development to have potential for Late Iron Age and Roman occupation. The site lies immediately adjacent to the historic complex at Orford House which contains a range of listed buildings and is likely to have its origins in the medieval period. The original road, now forming the southern boundary of Orford House was moved in the post medieval period to run to the north of the Orford House complex. It is possible that the origins of the road lie in the medieval period and occupation maybe identified along it.

The archaeological work would comprise initial trial trenching to identify the extent

and the depth of the archaeological deposits followed by open area excavation if archaeological deposits are identified. All archaeological work should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by ECC Archaeology.

This is in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

6. All ecological measures and/or works shall be carried out in accordance with the details contained in section 7 of the Biodiversity Statement and Mitigation Plan (EECOS, Jan 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of conserving biodiversity, in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

7. 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:

Discharging surface water runoff via infiltration for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. 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.

8. 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.

9. 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.

10. 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.

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

REASON: To ensure that on-street 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 in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

12. Prior to first occupation of any part of the application site/phase, the access and associated visibility splays, footway, traffic calming, and turning area to be

implemented as shown in the submitted drawings SK001 P3, SK006 P1 and A1035 Rev 2 and maintained in perpetuity thereafter.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and that appropriate parking is provided in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

13. Prior to first occupation of the facility the vehicular parking and secured covered cycle parking as shown in submitted drawings A1035 Rev 2 to be implemented and retained thereafter for that purpose.

REASON: To provide appropriate parking in accordance with policy D8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February and in accordance with Policy GEN8 of the Uttlesford Local Plan (adopted 2005).

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

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

15. Prior to first occupation of the facility a 2.5m shared use cycleway/footway (unfenced on either side), the alignment as shown in principle on drawing number A1035 Rev, linking the unnamed road with Pound Lane and with drop kerb access on to carriageways either end to be provided, details of which to be agreed with the local planning authority.

REASON: To provide appropriate access for pedestrians and cyclists in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with Policy GEN8 of the Uttlesford Local Plan (adopted 2005).

16. The outline residential dwellings and the facility shall be provided with parking in compliance with the Essex Parking Standards 2009.

REASON: To provide appropriate parking in accordance with policy D8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February and in accordance with Policies GEN8 of the Uttlesford Local Plan (adopted 2005).

17. No development approved by this permission shall take place until a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall be submitted to and approved in writing by the Local Planning Authority.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.

The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

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

18. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

19. If within a period of 5 years from the date of planting the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure the suitable provision of landscaping within the site in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

20. Details of any lighting, including lux levels, shall be submitted to and approved in writing by the Local Planning Authority before any of the buildings or each individual phase(s) are occupied. Thereafter the development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN4 and GEN5 of the Uttlesford Local Plan (adopted 2005).

21. (a) No retained tree or shrub shall be cut down, uprooted or destroyed, nor shall any retained tree or shrub be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (b) If any retained tree or shrub is removed, uprooted or destroyed or dies, another tree or shrub shall be planted at the same place and that tree or shrub shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

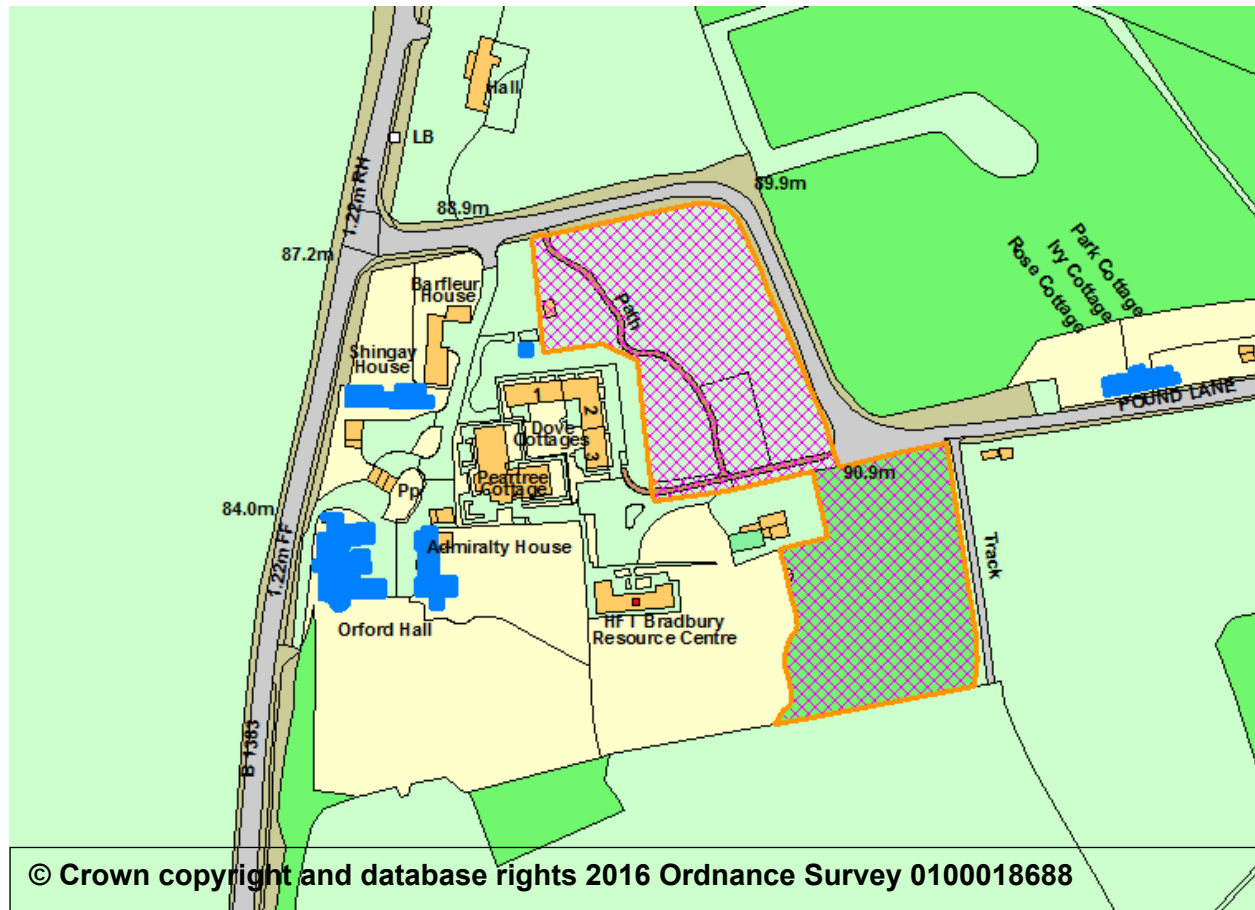
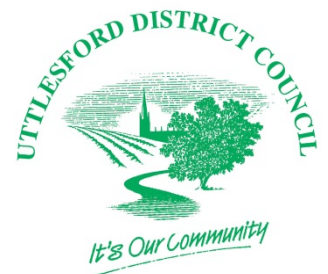
(c) The erection of fencing for the protection of any retained tree shrub or hedge shall be undertaken in accordance with details approved in writing by the local planning authority to comply with the recommendation of British Standard 5837:2005 (Trees in relation to construction) before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No fires shall be lit within 20 metres of the retained trees and shrubs.

In this condition "retained tree or shrub" means an existing tree or shrub, as the case may be, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the date of the occupation of the building for its permitted use.

REASON: To protect the existing trees, shrubs and hedgerows in the interest of visual amenity in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

Application: UTT/17/3751/OP

Address: HFT Bradbury Resource Centre, Pound Lane, Ugley



Organisation: Uttlesford District Council

Department: Planning

Date: 24 May 2018