

UTT/18/2366/FUL (SAFFRON WALDEN)

(Major development)

PROPOSAL: Construction of Use Class C1 hotel with ancillary restaurant; provision of car parking; landscaping; relocation of substation; and associated development.

LOCATION: Site at Thaxted Road Former Civic Amenity and Granite Site, Thaxted Road, Saffron Walden

APPLICANT: Granite Property Investments Ltd

AGENT: Barton Willmore LLP

EXPIRY DATE: 18 January 2019

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Within Development Limits; Safeguarded Employment Land.

2. DESCRIPTION OF SITE

2.1 The site is located among various retail, commercial and industrial buildings off Thaxted Road, Saffron Walden. It comprises two vacant parcels of land either side of an access road.

3. PROPOSAL

3.1 The application is for planning permission to erect a hotel and ancillary restaurant. Associated development would include the formation of a car park, landscaping and the relocation of a substation, and the access road would be repositioned.

4. ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

5.1 The application was submitted with the following documents:

- Planning Statement
- Design and Access Statement
- Proposed Materials Schedule
- Transport Statement
- Framework Travel Plan
- Environmental Noise Assessment
- Flood Risk Assessment and Drainage Statement
- SuDS Checklist

- Planning SuDS & Drainage Statement
- Sustainable Drainage Strategy
- Micro Drainage reports
- Biodiversity Validation Checklist
- Preliminary Ecological Appraisal Report
- Biodiversity Management Plan
- Air Quality Assessment
- Desk Study & Ground Investigation Report
- Letter from Geotechnical & Environmental Associates
- BREEAM pre-assessment

5.2 During the determination period, a Supplementary Drainage Note was submitted. The site plan and elevations drawings have also been the subjects of minor revisions.

6. RELEVANT SITE HISTORY

6.1 The site forms part of a wider commercial/retail site, which has been the subject of a number of applications for planning permission. Those of most relevance are listed below:

- UTT/13/0268/FUL 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. (Approved: 2013)
- UTT/17/1782/FUL Amendment to application UTT/13/0268/FUL in terms of design and layout, variation of conditions 8 and 27 to amend the control over retail space details relating to materials, landscaping, cycle parking energy efficiency, lighting, drainage and remediation included (Approved: 2017)
- UTT/18/1299/FUL Amendments to planning application UTT/13/0268/FUL, incorporating amendments approved under UTT/17/1782/FUL to allow the change of use of Unit 3 from Class A1 retail to Class D2 Gym (Approved: 2018)
- UTT/18/1303/FUL Application to vary condition 7 of planning permission UTT/17/1782/FUL (Amendment to application UTT/13/0268/FUL in terms of design and layout, variation of conditions 8 and 27 to amend the control over retail space details relating to materials, landscaping, cycle parking energy efficiency, lighting, drainage and remediation included) to allow for the unrestricted sale of Class A1 goods (non-food only) and the insertion of a mezzanine floor. (Approved: 2018)
- UTT/18/1344/FUL New electricity substation with associated retaining walls and external works. (Approved: 2018)
- UTT/18/3068/NMA Non Material Amendment to UTT/17/1782/FUL - Unit 1 - Service Door height lowered & Fire Exit moved, external steps removed from outside Unit 3, timber post and rails fence added to southern corner of site, Armco added opposite bell mouth to new road,

vehicle barrier added to perimeter of service yard & drainage adjusted.
(Pending consideration)

- UTT/18/3074/NMA Non Material Amendment to UTT/17/1782/FUL - Unit 1 Service Door height lowered & Fire Exit moved, external step removed from outside Unit 3, Unit 3 Service Door omitted, timber post & rail fence added to southern corner of site, Armco added opposite bell mouth to new road, vehicle barrier added to perimeter of service yard & drainage adjusted. (Pending consideration)

6.2 Planning permission UTT/13/0268/FUL approved the ALDI food store to the west of the site, as well as various retail units which have since been amended by an implemented planning permission (UTT/17/1782/FUL) and two as-yet-unimplemented permissions (UTT/18/1299/FUL and UTT/18/1303/FUL).

6.3 Planning permission UTT/17/1782/FUL approved the repositioned access road that is shown in the current application. Furthermore, the substation indicated on the submitted drawings was approved by planning permission UTT/18/1344/FUL.

7. POLICIES

7.1 S70(2) of The Town and Country Planning Act 1990 requires the local planning authority, in dealing with a planning application, to have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

7.2 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

7.3 Relevant development plan policies and material considerations are listed below.

Uttlesford Local Plan (2005)

- 7.4 S1 – Development Limits for the Main Urban Areas
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN4 – Good Neighbourliness
GEN5 – Light Pollution
GEN6 – Infrastructure Provision to Support Development
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
E1 – Distribution of Employment Land
E2 – Safeguarding Employment Land

E3 – Access to Workplaces
ENV10 – Noise Sensitive Development and Disturbance from Aircraft
ENV11 – Noise Generators
ENV12 – Protection of Water Resources
ENV13 – Exposure to Poor Air Quality
ENV14 – Contaminated Land
LC2 – Access to Leisure and Cultural Facilities
LC5 – Hotels and Bed and Breakfast Accommodation
SW5 – Thaxted Road Employment Site

Supplementary Planning Documents/Guidance

7.5 Parking Standards: Design and Good Practice (2009)

National Policies

7.6 National Planning Policy Framework (NPPF) (2018)
- paragraphs 11, 85-90, 102-111, 127, 155-165, 170-183
Planning Practice Guidance (PPG)
- Air quality
- Design
- Ensuring the vitality of town centres
- Flood risk and coastal change
- Land affected by contamination
- Light pollution
- Natural environment
- Noise
- Planning obligations
- Travel Plans, Transport Assessments and Statements
- Water supply, wastewater and water quality

Other Material Considerations

7.7 Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)
Air Quality Action Plan 2017 – 2022

8. TOWN COUNCIL COMMENTS

8.1 No objections.

9. CONSULTATIONS

Ecology Consultant

9.1 No objections, subject to the use of a condition to secure biodiversity mitigation and enhancement measures. Extract:

“I have reviewed the Preliminary Ecological Appraisal Report (Denny Ecology, May 2018) supplied by the applicant, relating to the likely impacts of development on Protected & Priority habitats and species. The report states that the reptiles previously on site have already been translocated.

I am satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on Protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable. I support the reasonable biodiversity enhancements that should also be secured by a condition on any consent.”

Environmental Health

- 9.2 No objections. An initial objection regarding the air quality assessment has since been removed. Relevant extracts from the consultation responses are provided below:

“Noise:

The application is supported by a noise assessment undertaken by Sharps Redmore dated 20th July 2018 (ref: 1817714). The report considers noise affecting existing sensitive receptors and potential future occupiers of the development and I recommend the following conditions are placed on any permission.”

“Land Contamination:

The application is supported by a phase 1 and 2 Ground investigation report dated 13th June 2018 (ref: J17260). The report concludes that whilst some contamination above recommended levels was found in one of the boreholes, this area is to be hard standing and so no pathway will exist for any future occupiers. I am satisfied with the conclusions set out in the report, however, recommend the following condition is attached to any permission.”

“Further to my previous comments on this application in relation to air quality, and based on the response from the consultant (see below) I accept the additional clarification and therefore retract my objection in this regard.

The conclusion of the air quality assessment is to provide two electric vehicle charging points with ducting installed to allow a convenient connection to a further two additional charging point spaces in the future, if demand requires. I, therefore, recommend a condition securing this mitigation.

My other comments relating to noise and land contamination remain pertinent.”

Lead Local Flood Authority

- 9.3 No objections, subject to conditions. Extract:

“Having reviewed the Sustainable Drainage Strategy and the associated documents which accompanied the planning application, and the drainage provided for the original mixed-use development application, acting on behalf of ECC we do not object to the granting of planning permission...”

Highway Authority

- 9.4 No objections, subject to conditions/obligations. Extract:

“Therefore from a highway and transportation perspective the impact of the

proposal is acceptable to the Highway Authority subject to the following mitigation and conditions...”

Anglian Water

- 9.5 No objections, subject to the use of a condition to secure a drainage strategy. Extract:

“Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We request a condition requiring the drainage strategy covering the issue(s) to be agreed.”

Affinity Water

- 9.6 No objections, subject to appropriate measures to reduce groundwater pollution risk.

National Grid/ Cadent Gas

- 9.7 No objections. The site is in close proximity to gas pipelines.

UK Power Networks

- 9.8 General advice on safe working near electrical lines/plant.

Stansted Airport

- 9.9 No objections.

NATS

- 9.10 No objections.

Essex Police

- 9.11 No objections. Achievement of a Secured by Design award is encouraged.

Education Authority (Essex County Council)

- 9.12 No education contributions required.

10. REPRESENTATIONS

- 10.1 Neighbours were notified of the application by letter, and notices were displayed near the site and in the local press. The following concerns have been raised among the submitted representations:

- 1) Adverse impact on the character of the area, including through light pollution
- 2) Increased traffic congestion, including in combination with other developments
- 3) Increased risk to highway safety
- 4) Inadequate lighting for pedestrians on Thaxted Road
- 5) The development would restrict vehicular access to the neighbouring

Howdens site

- 6) Loss of privacy at Brick Kiln Farm
- 7) Overbearing effect on Brick Kiln Farm
- 8) Nuisance to neighbours at Brick Kiln Farm from light pollution
- 9) Adverse impact on biodiversity
- 10) Increased noise pollution
- 11) Increased air pollution
- 12) No need for a hotel
- 13) The development would obscure signage at the neighbouring Howdens site

10.2 The following comments are made in relation to the above points:

1) – 11) Covered in the below appraisal.

12) It is not always necessary to demonstrate that there is a need for a development. Where necessary, this is covered in the planning appraisal.

13) The signage would not be entirely obscured. Should alternative advertisements be desired, an application for advertisement consent must be made.

11. APPRAISAL

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

- A Location of hotel development (S1, LC5, 85-90 & PPG)
- B Character and appearance (S1, GEN2, GEN5, 127 & PPG)
- C Transport (GEN1, GEN8, 102-111 & PPG)
- D Accessibility (GEN2, E3, LC2 & 127)
- E Amenity (GEN2, GEN4, GEN5, ENV10, ENV11, 127, 180 & PPG)
- F Flooding (GEN3, 155-165, PPG & SFRA)
- G Infrastructure (GEN6 & PPG)
- H Biodiversity (GEN7, 175 & PPG)
- I Employment safeguarding (E1, E2 & SW5)
- J Contamination (ENV12, ENV14, 170-179 & PPG)
- K Air quality (ENV13, 180, PPG & Air Quality Action Plan)

A Location of hotel development (S1, LC5, 85-90 & PPG)

- 11.1 The location of the proposed hotel development is consistent with policies S1 and LC5 because it is within the Saffron Walden Development Limits.
- 11.2 The NPPF encourages the use of a sequential test to direct new hotels and other main town centre uses to town centre locations. The submitted Planning Statement applies the sequential test in the assessment of alternative sites, which include three Development Opportunity Sites in the emerging Local Plan and the car park at Waitrose.
- 11.3 It is considered that the application includes a suitable assessment of alternative sites nearer the town centre. The Strategic Land Availability Assessment (SLAA) and subsequent Regulation 19 Pre-Submission Local Plan form an appropriate evidence base.

- 11.4 The 0.09ha site at 56 High Street is considered too small to accommodate a hotel development, even allowing for flexibility regarding the scale and format of the proposal. The Fire Station and Emson Close sites are larger, but both contain a range of existing uses and buildings. Taking into account the SLAA, it is considered that redevelopment of either site would require a unique and high-value scheme to be viable. It is therefore considered that neither is a realistic alternative. Finally, the Waitrose car park has not been identified by the Council as a development opportunity, and its important role for both the supermarket and town centre ensures that it is not a reasonable alternative to the application site.
- 11.5 In accordance with paragraphs 85-90 of the NPPF, the proposal passes the sequential test. It is noted that an impact assessment is not required for tourism developments.

B Character and appearance (S1, GEN2, GEN5, 127 & PPG)

- 11.6 The proposed hotel would have a simple, contemporary form, which is consistent with the designs of the existing ALDI store and the approved retail units. The proposed landscaping would soften the appearance of the site, particularly in views from Thaxted Road, and the external lighting proposals would provide suitable visibility without unnecessary light spill. Taking into account the location of the site within a retail and industrial estate, it is considered that the building and its car park would appear compatible with the character of the area. It is therefore concluded that the proposal accords with the above policies insofar as they relate to character and appearance.

C Transport (GEN1, GEN8, 102-111 & PPG)

- 11.7 The sequential test described above confirms that there are no suitable alternative sites in the town centre. Furthermore, taking into account the nature of the proposed development as a generator of car journeys, it is considered that the location is consistent with the sustainable transport objectives of Policy GEN1 and the NPPF.
- 11.8 Taking into account the comments of the highway authority, it is considered that there would be no adverse effects on road safety or capacity. As for the proposed parking provision, the following table compares the Council's maximum and minimum standards with the proposal:

Type of space	Requirement (Hotel + Restaurant)	Proposal
Car	70 + 99 (max.)	96
Car – Disabled Spaces	6 (min.)	6
Cycle	9 + 10 (min.)	20
Motorcycle	5 (min.)	6

- 11.9 The highway authority's comments confirm that the level of car parking provision is appropriate, and the proposed disabled, cycle and motorcycle spaces comply with the minimum standards. It is therefore concluded that the proposal accords with the above transport policies.
- 11.10 The highway authority has requested that the following items be secured using either conditions or a S106 legal agreement:

- A Traffic Regulation Order (TRO) to prevent parking along Thaxted Road, should post-occupation surveys indicate that the development has caused an increase in on-street parking.
- The provision of bus stops, street lighting and other highways works, the completion of which is required by previous planning permissions and S106 agreements.

11.11 While the first item is considered appropriate, the second would be both unnecessary and unreasonable because completion of the works has already been secured under previous permissions. The proposed development has not been found to necessitate further improvements beyond these existing commitments.

D Accessibility (GEN2, E3, LC2 & 127)

11.12 The above policies seek to ensure a high level of accessibility for users of the site. However, the Council has not adopted any technical standards against which the proposal can be assessed. It is therefore considered that compliance with the most up-to-date standards in the Building Regulations would ensure an appropriate level of accessibility.

E Amenity (GEN2, GEN4, GEN5, ENV10, ENV11, 127, 180 & PPG)

11.13 Taking into account the separation distance to existing dwellings – the nearest is approximately 160 m to the south – it is considered that there would be no significant adverse effects with respect to daylight, privacy, overbearing impacts or nuisance from external lighting. Furthermore, the Environmental Health Officer has confirmed that there would be no adverse effects in respect of noise, subject to the use of conditions. It is therefore concluded that the proposal accords with the above policies insofar as they relate to amenity.

F Flooding (GEN3, 155-165, PPG & SFRA)

11.14 Policy GEN3 contains the Local Plan policy for flooding, although this has effectively been superseded by the more detailed and up-to-date flood risk policies in the NPPF and the accompanying PPG. The SFRA confirms that the site is not in an area at risk of flooding but, as the proposal is a 'major development', national policy requires the use of a sustainable drainage system (SuDS).

11.15 Taking into account the comments of the lead local flood authority, it is considered that the proposed SuDS is appropriate. It is therefore concluded that the proposal accords with the above policies, subject to the use of conditions to secure detailed drainage designs and a foul water strategy in accordance with the comments of Anglian Water.

G Infrastructure (GEN6 & PPG)

11.16 Taking into account all consultation responses, it is considered that there would be no requirement for improvements to off-site infrastructure. It is therefore concluded that the proposal accords with Policy GEN6.

H Biodiversity (GEN7, 175 & PPG)

- 11.17 Taking into account the comments of the Council's ecological consultant, it is considered unlikely that the development would have significant adverse effects on any protected species or valuable habitats. It is therefore concluded that the proposal accords with the above policies.

I Employment safeguarding (E1, E2 & SW5)

- 11.18 Policies E1, E2 and SW5 seek to enable and subsequently safeguard employment uses on the site. However, the available evidence suggests that continued safeguarding is unjustified, particularly in the light of the emerging Local Plan which proposes to remove the safeguarding allocation. It is therefore concluded that little weight should be given to the conflict with the above policies.

J Contamination (ENV12, ENV14, 170-179 & PPG)

- 11.19 Taking into account the comments of the Environmental Health Officer, it is considered unlikely that there would be any adverse effects with respect to contamination, subject to the use of a condition to secure appropriate investigation if any is encountered during construction. It is therefore concluded that the proposal accords with the above policies.

K Air quality (ENV13, 180, PPG & Air Quality Action Plan)

- 11.20 Taking into account the comments of the Environmental Health Officer, it is considered that the submitted Air Quality Assessment demonstrates a negligible increase in pollutant concentrations as a result of the development. Therefore, subject to a condition to secure vehicle charging points, it is concluded that there would be no conflict with the above policies.

12. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A** The proposal does not accord with the development plan due to conflicts with policies on employment safeguarding.
- B** Taking into account the most up-to-date evidence, it is concluded that no significant weight should be given to the above conflict with employment safeguarding policies. Furthermore, the proposal accords with the NPPF and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted, subject to the conditions set out below.

RECOMMENDATION – CONDITIONAL APPROVAL SUBJECT TO S106 LEGAL OBLIGATION:

- (I) **The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless 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 Head of Legal**

Services, in which case he shall be authorised to conclude such an obligation to secure the following:

- (i) Mitigation measures to prevent parking on Thaxted Road**
 - (ii) Payment of the Council's reasonable legal costs**
 - (iii) Payment of 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 by 11 January 2019, the Assistant Director Planning shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:**
- (i) Lack of mitigation to prevent parking on Thaxted Road**

Conditions

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

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

2. Prior to commencement of the development, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, must be submitted to and approved in writing by the local planning authority.

The scheme should demonstrate compliance with the NSTS and ECC's Sustainable Drainage Systems Design Guide, and should include but not be limited to:

- Final modelling and calculations for the piped network from the hotel and car park development to the existing attenuation tank. This should include inflow to the tank from all appropriate areas of the development.

- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

The scheme must be implemented in accordance with the approved details prior to occupation of the development.

REASON: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site, in accordance with the National Planning Policy Framework. 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.

3. Prior to occupation of the development, a scheme for protecting the hotel bedrooms from noise must be submitted to and approved in writing by the local planning authority. The scheme must be implemented in accordance with the approved details prior to occupation of any bedroom.

REASON: To protect the amenity of any future occupiers, in accordance with Policy ENV10 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that no occupiers of the hotel bedrooms are subjected to unacceptable noise levels.

4. Prior to occupation of the development, details of measures to suppress and disperse fumes and/or odours must be submitted to and approved in writing by the local planning authority. The measures must be implemented in accordance with the approved details prior to occupation.

REASON: To prevent the adverse impact of odours arising from cooking activities on the amenity of nearby sensitive receptors, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that no sensitive receptors are exposed to unacceptable odours.

5. Prior to commencement of the development, a Construction Method Statement must be submitted to and approved in writing by the local planning authority. The Statement must provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody cleaning facilities
- v. provision for the bus service to enter and leave the site and access the bus facilities during the construction period, or the provision of alternative facilities on a temporary basis.

The development must be carried out in accordance with the approved Statement.

REASON: To prevent on-street parking in the adjoining streets and to ensure that loose materials and spoil are not deposited on the highway, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that construction takes place in accordance with the approved details.

6. Prior to commencement of the development, a foul water strategy must be submitted to and approved in writing by the local planning authority. The approved strategy must be implemented prior to occupation of the development.

REASON: To prevent environmental and amenity problems arising from flooding, in accordance with Policy GEN6 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that foul water will be handled appropriately once the hotel is brought into use.

7. The two vehicle charging points indicated on the submitted Proposed Site Plan (Drawing No. 15096-122 Rev H) must be installed prior to occupation of the development.

REASON: To minimise air pollution, in accordance with Policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that opportunities for electric vehicle parking are available for staff and customers.

8. The internal access, road layout, turning areas and parking provision (including for cars, cycles and motorcycles) shown on the submitted Proposed Site Plan (Drawing No. 15096-122 Rev H) must be completed prior to occupation of the development.

REASON: To ensure adequate facilities for all movement within the site and to prevent on-street parking in the adjoining streets, in accordance with Policy GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that these elements are provided in time to prevent on-street parking.

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

REASON: To ensure compatibility with the character of the area, in accordance with Policy S1 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

10. The development must be carried out in accordance with the ecological measures and/or works recommended in the submitted Biodiversity Management Plan (Denny Ecology, May 2018) and Landscape Plan (Drawing No. V15096 L01 C).

REASON: To conserve and enhance biodiversity, in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

11. Noise resulting from the use of the plant, machinery or equipment in connection with this development must not exceed a level of the existing background level when measured or calculated according to BS4142:2014

REASON: To protect the amenity of existing sensitive receptors and any future occupiers, in accordance with Policy GEN4, Policy ENV10 and Policy

ENV11 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

12. Deliveries by commercial vehicles must only be made to the site between 0700 hours and 2300 hours.

REASON: To protect the amenity of existing sensitive receptors and any future occupiers, in accordance with Policy GEN4, Policy ENV10 and Policy ENV11 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported immediately to the local planning authority and work halted on the part of the site affected by the unexpected contamination.

Prior to re-commencement of the development, an assessment of the nature and extent of contamination must be submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person, and must assess any contamination on the site, whether or not it originates on the site. It must include:

- (i) a survey of the extent, scale and nature of contamination
- (ii) an assessment of the potential risks to human health, property (existing or proposed), adjoining land, groundwaters and surface waters
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

The assessment must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR11".

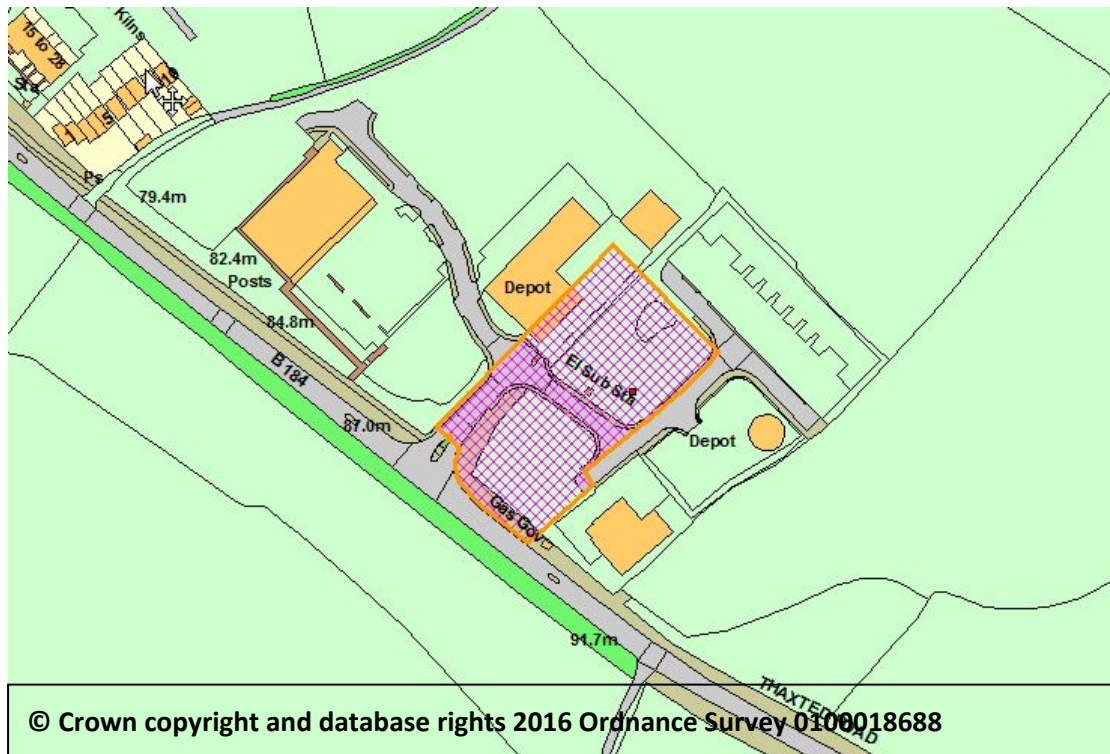
If the assessment identifies that remediation is necessary, a detailed remediation scheme must be submitted to and approved in writing by the local planning authority prior to re-commencement of the development. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Remediation must be carried out in accordance with the approved remediation scheme prior to re-commencement of the development. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the local planning authority.

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Application: UTT/18/2366/FUL

Address: Site at Thaxted Road Former Civic Amenity and Granite Site,
Thaxted Road, Saffron Walden



Organisation: Uttlesford District Council

Department: Planning

Date: 30/11/2018