



UTTLESFORD DISTRICT COUNCIL

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Dated: 12 January 2024

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application Number: UTT/23/1439/FUL

Applicant: Denbury Homes Ltd

Uttlesford District Council **Grants Permission** for:

S73 planning application - variation of conditions 25 (Commercial Units Class E) and 26 (Approved Plans) of UTT/21/1495/FUL to allow use of amended plans for 44 residential units and 3 commercial units (flexible space); inclusion of 3 additional plots for self-build homes; together with associated access, car parking and landscaping at Land East Of The Stag Inn Duck Street Little Easton Essex

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
046 - LOC P2	Location Plan	21/06/2023
LIT1-2.258	Combined	21/06/2023
LIT1-2.255	Elevations (proposed)	21/06/2023
LIT1-2.256 A	Combined	21/06/2023
LIT1-2.257	Combined	21/06/2023
LIT1-2.260	Floor Plan (proposed)	21/06/2023
LIT1-2.261	Elevations (proposed)	21/06/2023
LIT1-2.262	Elevations (proposed)	21/06/2023
LIT1-2.263	Floor Plan (proposed)	21/06/2023



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LIT1-2.264	Elevations (proposed)	21/06/2023
LIT1-002	Block Plan	21/06/2023
LIT1-003	Other	21/06/2023
LIT1-005	Other	21/06/2023
LIT1-2.201	Floor Plan (proposed)	21/06/2023
LIT1-2.202	Elevations (proposed)	21/06/2023
LIT1-2.203	Floor Plan (proposed)	21/06/2023
LIT1-2.204	Elevations (proposed)	21/06/2023
LIT1-2.205	Floor Plan (proposed)	21/06/2023
LIT1-2.206	Elevations (proposed)	21/06/2023
LIT1-2.207	Floor Plan (proposed)	21/06/2023
LIT1-2.208	Elevations (proposed)	21/06/2023
LIT1-2.209	Floor Plan (proposed)	21/06/2023
LIT1-2.210	Elevations (proposed)	21/06/2023
LIT1-2.211	Floor Plan (proposed)	21/06/2023
LIT1-2.212	Elevations (proposed)	21/06/2023
LIT1-2.213	Floor Plan (proposed)	21/06/2023
LIT1-2.214	Elevations (proposed)	21/06/2023
LIT1-2.215	Floor Plan (proposed)	21/06/2023
LIT1-2.216	Elevations (proposed)	21/06/2023
LIT1-2.217	Floor Plan (proposed)	21/06/2023
LIT1-2.218	Elevations (proposed)	21/06/2023

LIT1-2.219	Floor Plan (proposed)	21/06/2023
LIT1-2.220	Elevations (proposed)	21/06/2023
LIT1-2.221	Floor Plan (proposed)	21/06/2023
LIT1-2.222	Elevations (proposed)	21/06/2023
LIT1-2.223	Floor Plan (proposed)	21/06/2023
LIT1-2.224	Elevations (proposed)	21/06/2023
LIT1-2.225	Floor Plan (proposed)	21/06/2023
LIT1-2.226	Elevations (proposed)	21/06/2023
LIT1-2.227	Floor Plan (proposed)	21/06/2023
LIT1-2.228	Elevations (proposed)	21/06/2023
LIT1-2.229	Floor Plan (proposed)	21/06/2023
LIT1-2.230	Elevations (proposed)	21/06/2023
LIT1-2.231	Floor Plan (proposed)	21/06/2023
LIT1-2.232	Elevations (proposed)	21/06/2023
LIT1-2.233	Elevations (proposed)	21/06/2023
LIT1-2.234	Floor Plan (proposed)	21/06/2023
LIT1-2.235	Elevations (proposed)	21/06/2023
LIT1-2.236	Floor Plan (proposed)	21/06/2023
LIT1-2.237	Elevations (proposed)	21/06/2023
LIT1-2.238	Combined	21/06/2023
LIT1-2.239	Floor Plan (proposed)	21/06/2023
LIT1-2.240	Elevations (proposed)	21/06/2023
LIT1-2.241	Elevations (proposed)	21/06/2023
LIT1-2.242	Floor Plan (proposed)	21/06/2023

LIT1-2.243	Elevations (proposed)	21/06/2023
LIT1-2.244	Elevations (proposed)	21/06/2023
LIT1-2.245	Floor Plan (proposed)	21/06/2023
LIT1-2.246	Elevations (proposed)	21/06/2023
LIT1-2.247	Floor Plan (proposed)	21/06/2023
LIT1-2.248	Elevations (proposed)	21/06/2023
LIT1-2.249	Combined	21/06/2023
LIT1-2.250	Combined	21/06/2023
LIT1-2.251	Combined	21/06/2023
LIT1-2.252	Combined	21/06/2023
LIT1-2.253	Combined	21/06/2023
LIT1-2.254	Combined	21/06/2023

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before 16 January 2026 (3 years from the date of the original permission UTT/21/1495/FUL).

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 occupation of the development, details of the following hard and soft landscaping works must be submitted to and approved in writing by the local planning authority:

- Retained features
- New planting
- Hard surfaces
- Boundary treatment

All hard and soft landscape works must be carried out in accordance with the approved details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping 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.

- 3 All planting, seeding or turfing and soil preparation comprised in the above details of landscaping 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.

- 4 Prior to commencement of development, samples of 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. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and heritage protection in accordance with ULP Policies S7, ENV2 and GEN2 of the Uttlesford Local Plan (adopted 2005).

- 5 Prior to occupation of any dwelling, the provision of an access formed at right angles to Duck Street, to include but not limited to: minimum 5.5 metre carriageway width with appropriate radii (minimum of 9 metres), two 2-metre wide footways and clear to ground visibility splays with dimensions of 2.4 metres by 90 metres, in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be retained free of any obstruction at all times.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway the interest of highway safety, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 6 Prior to occupation of any dwelling, a scheme of highway works to be implemented, to include but not limited to;
- i. Improvements to the existing footway to the north-west of the site access, from the proposed tie in with the existing footway to 'The Old Stag' dwelling, including resurfacing and cutting back of vegetation.
 - ii. Provision of a 2-metre-wide footway (where achievable) along Duck Street from the site access extending eastwards to public footpath no. 26 Little Easton, as shown in principle on DWG no. WIE-14412-SA-95-0037-A01 (Titled - Proposed Frontage Footway link to Public Footpath 26).
 - iii. Cycle Route Enhancements at roundabout with Woodside Way and B184, as shown in principle on lower drawing of 'Off-site enhancements' DWG no. WIE-14412-SA-95-0019-A01.
 - iv. Relocation of the 30mph speed limit (eastwards) to incorporate the development site frontage, including all necessary signing, road markings, Traffic Regulation Orders, as required.
 - v. Any redundant access width adjacent the 'The Stag Inn' public house shall be suitably and permanently closed incorporating the reinstatement to full height of the footway/kerbing.

The highway scheme, to be approved by the Local Planning Authority in consultation with the highway authority, shall be implemented prior to first occupation.

REASON: In the interests of highway safety and accessibility, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 7 Prior to first occupation, the pedestrian/cycle link along the south-east of 'The Stag Inn' public house from the development site to the existing footway network on Duck Street shall be provided and retained in perpetuity.

REASON: In the interests of accessibility, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 8 The width of public footpath no. 7 (Little Easton), for its entire length within the site, must be retained at a minimum of 3 metres, and any proposed planting must be set back a minimum of 2 metres from the width of the footpath, and any surfacing works to be agreed with the Highway Authority.

REASON: To ensure the definitive line and width of the public footpath is retained, in the interests of accessibility and highway safety, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 9 The width of public footpath no. 26 (Little Easton), for its entire length within the site, must be retained at a minimum of 1.5 metres, and any proposed planting must be set back a minimum of 2 metres from the width of the footpath, and no part of the flood alleviation scheme shall be any closer than 3 metres from the width of the public footpath, and any surfacing works to be agreed with the Highway Authority.

REASON: To ensure the definitive line and width of the public footpath is retained, in the interests of accessibility and highway safety, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 10 No dwelling shall be occupied until the associated parking and/or turning head indicated on the approved plans has been provided. The vehicle parking and turning heads shall be retained in this form at all times.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interest of highway safety and that appropriate parking is provided, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

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

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 12 Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport opportunities, including walking, cycling, and local car clubs and other alternatives to the private car, as approved by Essex County Council. Such packs should include six one day travel vouchers for use with the relevant local public transport operator.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 13 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved Plan shall be adhered to throughout the construction period and shall provide for the following all clear of the highway:
- i. Safe access into the site;
 - ii. The parking of vehicles of site operatives and visitors;
 - iii. Loading and unloading of plant and materials;
 - iv. Storage of plant and materials used in constructing the development;
 - v. Wheel and underbody washing facilities.
 - vi. Local highway before and after condition survey and where necessary repairs/reinstatement of the highway (at developers' expense) to the satisfaction of the Highway Authority.
 - vii. Appropriate cleaning of the highway in the vicinity of the site.

viii. The proposed management and protection of the definitive routes of public footpaths no. 7 and no. 26 within the site, and mindful that the route currently used does not wholly coincide with the definitive route.

REASON: To ensure that appropriate facilities are provided for construction operations clear of the highway, to ensure that loose materials and spoil are not brought out onto the highway and appropriate consideration of the public footpaths, in the interests of highway safety, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 14 No unbound material shall be used in the surface treatment of the highway within 10 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety, to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1

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

Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.

Limiting discharge rates to 1:1 Greenfield runoff rates for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change. Alternatively discharge from the site should be limited to Greenfield equivalent rates with inclusion of Long-Term Storage (LTS) as stated in SuDS Design Guide. All relevant permissions to discharge from the site into any outfall should be demonstrated.

Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event. Where the half drain time cannot be achieved within 24 hours it should be shown that features are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 30 year event plus climate change.

Final modelling and calculations for all areas of the drainage system.

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. This condition is in accordance with Uttlesford Local Plan (2005) Policy GEN3 and the National Planning Policy Framework (2023).

- 16 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 states 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 topsoil's 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. This condition is in accordance with Uttlesford Local Plan (2005) Policy GEN3 and the National Planning Policy Framework (2023).

- 17 Prior to occupation, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/ frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site. This condition is in accordance with Uttlesford Local Plan (2005) Policy GEN3 and the National Planning Policy Framework (2023).

- 18 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. This condition is in accordance with Uttlesford Local Plan (2005) Policy GEN3 and the National Planning Policy Framework (2023).

- 19 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Hybrid Ecology, April 2021) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species), in accordance with Uttlesford Local Plan (2005) Policy GEN7.

- 20 Prior to slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Hybrid Ecology, April 2021), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: To enhance protected and priority species and allow the Local Planning Authority to discharge its duties under the s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species), in accordance with Uttlesford Local Plan (2005) Policy GEN7.

- 21 Prior to occupation a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended and s40 of the Natural Environment and Rural Communities Act 2006 (Priority Habitats and Species), in accordance with Uttlesford Local Plan (2005) Policy GEN7.

- 22 A Traffic Noise Assessment, including the cumulative impact from vehicles, accessing/egressing the proposed development, shall be submitted to and approved by the Local Planning Authority. The assessment should consider the advice contained in the Design Manual For Roads and Bridges, LA 111 Noise and vibration and Guidelines for Noise Impact Assessment from the Institute of Environmental Management and Assessment (IEMA) 2014, as appropriate. It is considered that if the outcome of the assessment is greater than slight, this would be considered unacceptable and further mitigation measures would be required.

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

- 23
- a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.
 - b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes;
 - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and
 - (ii) The results from the application of an appropriate risk assessment Methodology
 - c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority
 - d) This site shall not be occupied, or brought into use, until:
 - (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
The verification report shall include disposal records, waste transfer receipts etc, to ensure that all waste disposal is traceable.
 - e) In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with Land contamination risk management published by the Environment Agency. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures, a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

REASON: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

- 24
- Prior to occupation of the development, details of measures to maximise the use of low-emission transport modes (e.g., secure covered storage for motorised and non-motorised cycles, an electric vehicle charge point) must be submitted to and approved in writing by the local planning authority. The measures must be installed in accordance with the approved details prior to occupation.

REASON: To minimise any adverse effects on air quality, in accordance with Policy ENV13 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework (2023).

- 25 Prior to the commencement of development, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:
- 1) Demolition, construction and phasing programme.
 - 2) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
 - 3) Construction/ Demolition hours shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.
 - 4) Delivery times for construction/demolition purposes shall be carried out between 0730 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.
 - 5) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
 - 6) Maximum noise mitigation levels for construction equipment, plant and vehicles.
 - 7) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
 - 8) Prohibition of the burning of waste on site during demolition/ construction.
 - 9) Site lighting.
 - 10) Screening and hoarding details.
 - 11) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - 12) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
 - 13) Prior notice and agreement procedures for works outside agreed limits.
 - 14) Complaints procedures, including complaints response procedures.
 - 15) Membership of the Considerate Contractors Scheme.
- The development shall then be undertaken in accordance with the agreed plan.

REASON: To minimise any adverse effects on residential amenity, in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework (2023).

- 26 The Sustainable Urban Drainage basin shall be maintained such that it will not be allowed to clog and thereby hold water over time.

REASON: In the interests of flight safety and birdstrike avoidance, and to ensure that a habitat feature is not created for species of birds that are hazardous to aircraft

- 27 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment-Addendum ref 2211-763 by Ingent Consultants,

dated April 2023, and the following mitigation measures detailed within the FRA: o Infiltration testing in line with BRE 365. If infiltration is found unviable the run-off rates from the site should be limited to 3.4l/s o Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the effective treatment of surface water runoff to prevent pollution.

- 28 Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

REASON: To protect the amenities of the occupiers of adjoining Properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

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

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H1 - Housing development	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H9 - Affordable Housing	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H10 - Housing Mix	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV3 - Open spaces and trees	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

National Planning Policy Framework December 2023

Notes:

- 1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

- 2 -This permission does not incorporate Listed Building Consent unless specifically stated.
 - The alterations permitted by this consent are restricted to those specified and detailed in the application. Any alteration, demolition or re-building not so specified, even if this should become necessary during the course of the work, must be subject of a further application. It is an offence to carry out unauthorised work to the interior or exterior of a Listed Building in any way, which would affect its character.
 - The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.
 - The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).
 - It is the responsibility of the owner to ensure that any conditions attached to an approval are complied with. Failure to do so can result in enforcement action being taken. Where conditions require the submission of matters to and approval by the local planning authority these must be submitted on form "Application for approval of details reserved by condition" available from the Council's web site www.uttlesford.gov.uk and accompanied by the correct fee.

-Your attention is drawn to the need to check with the Council's Building Surveying Section regarding fire-fighting access and the requirements of Section 13 of the Essex Act 1987.

-Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.

-If you intend to pipe, bridge or fill in a watercourse, as part of this development or otherwise, you need to contact the County Highways Authority.

-Under the terms of the Water Resources Act 1991 and Environment Agency Byelaws, the prior written consent of the agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of any main river.

-If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

-Working in close proximity to live overhead lines:

The law requires that work may be carried out in close proximity to electricity overhead lines (usually recognised by a yellow and black "Danger of Death" label on the pole or pylon although this may be missing or have been vandalised) only when there is no alternative and only when the risks are acceptable and can be properly controlled. Further information can be viewed at <http://www.ukpowernetnetworks.co.uk/internet/en/help-and-advice/help-sheets/> then click on "Keeping Safe" then "Working safely near power lines" UK Power Networks will also visit sites and provide safety advice with regard to work near electricity overhead lines and a statement of clearances to the overhead lines. A call to UK Power Networks general enquiries line on 0845 601 4516 will be required to request a visit. Lines open Monday to Friday 9.00am to 5.00pm.

Appeals to the Secretary of State

-If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

-The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

-The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

- 3 This Decision Notice must be read in conjunction with an Obligation made under Section 106 of the Town and Country Planning Act 1990, relating to this site/property.

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Dean Hermitage
Strategic Director of Planning