



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Mr I Warner
Tetlow King Planning
32 High Street
West Malling
Kent
ME19 6QR

Dated: 2 November 2016

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Number: UTT/16/0459/OP

Applicant: Mrs I Barba and West Whittle Properties Ltd & Retirement Villages Ltd

Uttlesford District Council **Grants Permission** for:

Outline planning application for the redevelopment of land to the rear of Bury Water Lane with some matters reserved. The detailed element to consist of engineering works to create a new means of vehicular access to the site involving the demolition of the property known as Ersanmine, Bury Water Lane; works within the front gardens of numbers 1 and 2 Hillside for visibility splay improvement; and associated upgrade works at the junction with Bury Water Lane. The outline element to consist of the development of a residential care home facility (up to 50 beds) together with an extra care development (up to 90 units comprising of apartments and cottages) all within Use Class C2; associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. at Land At Bury Water Lane Bury Water Lane Newport Essex

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
4490 PL14 REVISION A/Extra	Elevations (proposed)	17/02/2016
Care Apartments		
4490 PL15 REVISION	Combined	17/02/2016
A/Bungalows semi detached		
4490 PL16 A/Bungalows terrace	Combined	17/02/2016
link 3		
4490 PL17 A/Bungalows terrace	Combined	17/02/2016
link 4		
CARE SUPPORT STATEMENT	Other	17/02/2016
DESIGN AND ACCESS	Design and Access Statement	17/02/2016
FLOOD RISK ASSESSMENT	Other	17/02/2016
HABITAT SURVEY	Other	17/02/2016
HEALTH IMPACT	Other	17/02/2016
ASSESSMENT		

LAND CONTAMINATION ASSESSMENT	Other	17/02/2016
LANDSCAPE AND VISUAL ASSESSMENT	Other	17/02/2016
PLANNING STATEMENT	Other	17/02/2016
SITE WASTE MANAGEMENT PLAN	Other	17/02/2016
ROAD SAFETY AUDIT	Other	17/02/2016
STRUCTURAL SURVEY	Other	17/02/2016
TRANSPORT ASSESSMENT	Other	17/02/2016
TREE SURVEY	Other	17/02/2016
UTILITIES STATEMENT	Other	17/02/2016
1606-1/Off-Site Highway Works	Other	17/02/2016
4490 LP01 REVISION B	Location Plan	17/02/2016
4490 PL01/Existing Site Plan	Block Plan	17/02/2016
4490 PL02 REVISION B/Proposed Site Plan	Block Plan	17/02/2016
4490 PL28/Proposed Site Section	Combined	18/05/2016
4490 PL06 REVISION B/Roof Plan	Roof Plans	09/06/2016
4490 PL07 REVISION A/care home _ Club House	Elevations (proposed)	09/06/2016
4490 PL27 REVISION E/Proposed Site Elevations	Other	09/06/2016

Permission is granted with the following conditions:

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

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

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

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

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 and ENV1 of the Uttlesford Local Plan (adopted 2005).

- 4 The development hereby permitted shall be used for as a care home and extra care housing for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In the interests of the special circumstances surrounding the approval, highway safety, parking provision and educational contributions for school places in accordance with Policies GEN1, GEN2, and GEN8 of the Uttlesford Local Plan (adopted 2005) and ECC Parking Standards (adopted 2009).

- 5 No development, excluding demolition, but including site stripping and groundworks, shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, 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) including buildings, service lines and pipes, adjoining land, groundwaters and surface waters, and ecological systems;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policies GEN2, GEN4 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 6 No development other than that required to be carried out as part of an approved scheme of remediation, shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, 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.

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policies GEN2, GEN4 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 7 The remediation scheme shall be implemented in accordance with the approved timetable of works prior to the commencement of development (other than that required to carry out the remediation) unless otherwise agreed by the local planning authority. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation

report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policies GEN2, GEN4 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 8 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.

An assessment must be undertaken in accordance with the requirements of condition 5, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of condition 6.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with condition 7.

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policies GEN2, GEN4 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 9 Prior to occupation of the proposed development, a Travel Plan shall be provided and implemented which shall including the initial commitments and amended and supplemented under the provisions of a yearly report. The Travel Plan shall include a commitment to provide a Travel Plan coordinator within the residential sales office to give advice to the new residents of the development.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and Policies DM9 and DM10 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

- 10 Prior to commencement of any works on site excluding demolition, the provision of an access formed at right angles into the site and works to upgrade byway 1, Newport to carriageway status as shown on Haswell Associates Ltd Drawing No. 1606-01 to include but not be limited to:
- i. minimum 5.5 metre carriageway width with a minimum 1.8 metre wide footway to the northern side to tie in with the existing footway at the northern edge of Bury Water Lane to the east
 - ii. visibility splays shall be retained free of any obstruction in perpetuity
 - iii adoption of land within the front gardens of 1 & 2 Hillside for improved visibility splays at the junction of Bury Water Lane and Whiteditch Lane.

Details to be submitted to and approved in writing with the Local Planning Authority in consultation with the Highway Authority, prior to commencement of development. The approved scheme of works shall then be implemented in its entirety prior to commencement of any works on site.

REASON: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 11 Prior to occupation of the development, the provision of a bound surface footpath from Bury Water Lane to the footbridge over Wicken Water with appropriate dropped kerb crossings on both sides of Bury Water Lane. Details to be submitted to and approved in writing with the Local Planning Authority in consultation with the Highway Authority, prior to commencement of development.

REASON: In the interests of highway safety, efficiency and accessibility in accordance with policy GEN1 of the Uttlesford Local Plan (adopted 2005).

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

REASON: The Historic Environment Record and the Historic Environment Characterisation study indicate that the proposed development lies within a potentially sensitive area of heritage assets. No information has been submitted with the application with regard to the potential historic environment impacts of the proposed scheme. The proposed development lies just outside the suggested limits of the medieval town, however, there is documentary evidence of a castle being in the vicinity (EHER 234). Initially thought to be in the area of the school, however, excavations here have failed to identify any remains. As the site contains a number of greenhouses at present it is impractical to undertake evaluation before a planning decision has been made. Recent trial trenching to the west and north of the site identified limited prehistoric occupation (EHER 48597) It is recommended, therefore, that if given approval that prior to detailed matters being submitted a full archaeological programme is undertaken and a mitigation strategy submitted, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

- 13 A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of this work.

REASON: The Historic Environment Record and the Historic Environment Characterisation study indicate that the proposed development lies within a potentially sensitive area of heritage assets. No information has been submitted with the application with regard to the potential historic environment impacts of the proposed scheme. The proposed development lies just outside the suggested limits of the medieval town, however, there is documentary evidence of a castle being in the vicinity (EHER 234). Initially thought to be in the area of the school, however, excavations here have failed to identify any remains. As the site contains a number of greenhouses at present it is impractical to undertake evaluation before a planning decision has been made. Recent trial trenching to the west and north of the site identified limited prehistoric occupation (EHER 48597) It is recommended, therefore, that if given approval that prior to detailed matters being submitted a full archaeological programme is undertaken and a mitigation strategy submitted, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

- 14 No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the

mitigation strategy, and which has been signed off by the Local Planning Authority through its historic environment advisors.

REASON: The Historic Environment Record and the Historic Environment Characterisation study indicate that the proposed development lies within a potentially sensitive area of heritage assets. No information has been submitted with the application with regard to the potential historic environment impacts of the proposed scheme. The proposed development lies just outside the suggested limits of the medieval town, however, there is documentary evidence of a castle being in the vicinity (EHER 234). Initially thought to be in the area of the school, however, excavations here have failed to identify any remains. As the site contains a number of greenhouses at present it is impractical to undertake evaluation before a planning decision has been made. Recent trial trenching to the west and north of the site identified limited prehistoric occupation (EHER 48597) It is recommended, therefore, that if given approval that prior to detailed matters being submitted a full archaeological programme is undertaken and a mitigation strategy submitted, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

- 15 A post-excavation assessment shall be submitted to the Local Planning Authority within three months of the completion of fieldwork, unless otherwise agreed in writing. This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: The Historic Environment Record and the Historic Environment Characterisation study indicate that the proposed development lies within a potentially sensitive area of heritage assets. No information has been submitted with the application with regard to the potential historic environment impacts of the proposed scheme. The proposed development lies just outside the suggested limits of the medieval town; however, there is documentary evidence of a castle being in the vicinity (EHER 234). Initially thought to be in the area of the school, however, excavations here have failed to identify any remains. As the site contains a number of greenhouses at present it is impractical to undertake evaluation before a planning decision has been made. Recent trial trenching to the west and north of the site identified limited prehistoric occupation (EHER 48597) It is recommended, therefore, that if given approval that prior to detailed matters being submitted a full archaeological programme is undertaken and a mitigation strategy submitted, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

- 16 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 shall subsequently be implemented prior to occupation and should include but not be limited to:
- o Discharge rates limited to the 1 in 1 year rate of 9.1l/s for all events up to the 1 in 100 plus climate change;
 - o Storage for the 1 in 100 plus climate change event, allowance for urban creep not appropriate;
 - o Demonstration of compliance with the pollution indices approach in the CIRIA Manual C753;

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

- 17 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 has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

REASON: The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development. 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. In accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

- 18 The approved development shall be carried out in accordance with the approved ecology report, the reserved matters submission under Condition 2 shall include an Ecological Design Strategy (EDS) .

The EDS shall pull together the conclusions and recommendations of the Phase 1 / Bat and Reptile Report (Adonis Ecology, May 2015) include shall the following:

- a) Purpose and conservation objectives for the proposed works;
- b) Review of site potential and constraints;
- c) Detailed design(s) and/or working method(s) to achieve stated objectives;
- d) Extent and location/area of proposed works on appropriate scale maps and plans;
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) Persons responsible for implementing the works;
- h) Details of initial aftercare and long-term maintenance;
- i) Details for monitoring and remedial measures;
- j) Details for disposal of any wastes arising from works;

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter. It shall include details of the legal and funding mechanism(s) by which long-term implementation will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the EDS are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development hereby permitted shall be implemented in accordance with the approved EDS.

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

- 19 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings units shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON To prevent environmental and amenity problems arising from flooding, in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

20 Each apartment of the 'over 65's' residential apartments hereby permitted shall be occupied only by:

- i. person over the age of 65
- ii. persons of state pensionable age;
- iii. persons living as part of a single household with such a person or persons;
- iv. persons who were living as part of a single household with such a person or persons who have since died.

REASON: In the interests of the special circumstances surrounding the approval, highway safety, parking provision and educational contributions for school places in accordance with Policies GEN1, GEN2, and GEN8 of the Uttlesford Local Plan (adopted 2005) and ECC Parking Standards (adopted 2009).

21 No arisings or material following demolition, with the exception of the demolition of Ersanmine, shall be removed from the site until the proposed new access road into the site from Bury Water Lane has been constructed in accordance with condition 10.

REASON: In the interests of highway safety, efficiency and accessibility in accordance with policy GEN1 of the Uttlesford Local Plan (adopted 2005).

22 Prior to development, excluding demolition, a scheme for the provision of passing bays on Whiteditch Lane shall be submitted for approval to the Local Planning Authority. The approved scheme shall be subsequently implemented prior to the first occupation of the development and thereafter retained.

REASON: In the interests of highway safety, efficiency and accessibility in accordance with Policy GEN1 of the Uttlesford Local Plan 2005.

23 Development, excluding demolition, shall not commence until details of the Sustainable Urban Drainage Schemes (SUDS) have been submitted to and approved in writing by the Local Planning Authority. Details must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS). (available at www.aoa.org.uk/operations-safety). The submitted Plan shall include details of:

- Profiles & dimensions of water bodies
- Attenuation times
- Details of marginal planting

No subsequent alterations to the approved SUDS scheme are to take place unless first submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To avoid endangering the safe movement of aircraft and the operation of Stansted Airport through the attraction of Birds and an increase in the bird hazard risk of the application site, in accordance with GEN2 of the Uttlesford Local Plan (adopted 2005). For further information please refer to Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)'.

24 Development, excluding demolition, shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent

sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/operations-safety).

management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting and roosting birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/operations-safety)

reinstatement of grass areas

maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow

The Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force in perpetuity. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Stansted Airport, In accordance with GEN2 of the Uttlesford Local Plan (adopted 2005).

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	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN5 - Light Pollution	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV5 - Protection of agricultural land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV12 - Groundwater protection	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV15 - Renewable Energy	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H1 - Housing development	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H3 - Infilling with new houses	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005

H10 - Housing Mix	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
Uttlesford Local Parking Standards		
ECP - ECC Parking Standards (Design & Good Practice)September 2009		
SPD2 - Accessible homes and playspace		
SPD4 - Energy Efficiency and Renewable Energy		
NPPF - National Planning Policy Framework		
ENV3 - Open spaces and trees	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV4 - Ancient Monuments and Site of Archaeological Importance	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005



Gordon Glenday
Assistant Director Planning

Notes:

- 1 * 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 you are aggrieved by the decision of the Council to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.* If you want to appeal against the Council's decision then you must do so within 12 weeks if it is a Householder (HHF) application, 6 months for other Planning Applications and Listed Building applications and all other planning applications or within 8 weeks in relation to Advertisement applications.* 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 application) of the date of this notice, whichever period expires earlier.* The Inspectorate will publish details of your appeal on the internet. Please only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.* Appeals must be made using a form available from the Planning Inspectorate Customer Support Team 0303 444 50 00 or to submit electronically at <https://www.gov.uk/appeal-planning-inspectorate>.* 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.ukpowernetworks.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.

- 2 All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made to the Essex County Council on 0845 603 7631
- 3 Essex guidance "Land Affected by Contamination: Technical Guidance for Applicants and Developers 3rd edition", is available on the UDC website.
- 4 Developers are referred to the Uttlesford District Code of Development Practice. To avoid/minimise the impact upon the amenity of adjoining residents; developers are advised to follow the General Principle, and advice contained therein.
- 5 Should any legally protected species or evidence of legally protected species be found prior to or during the development, all works must stop immediately and an ecological

consultant or the Council's ecologists contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.