

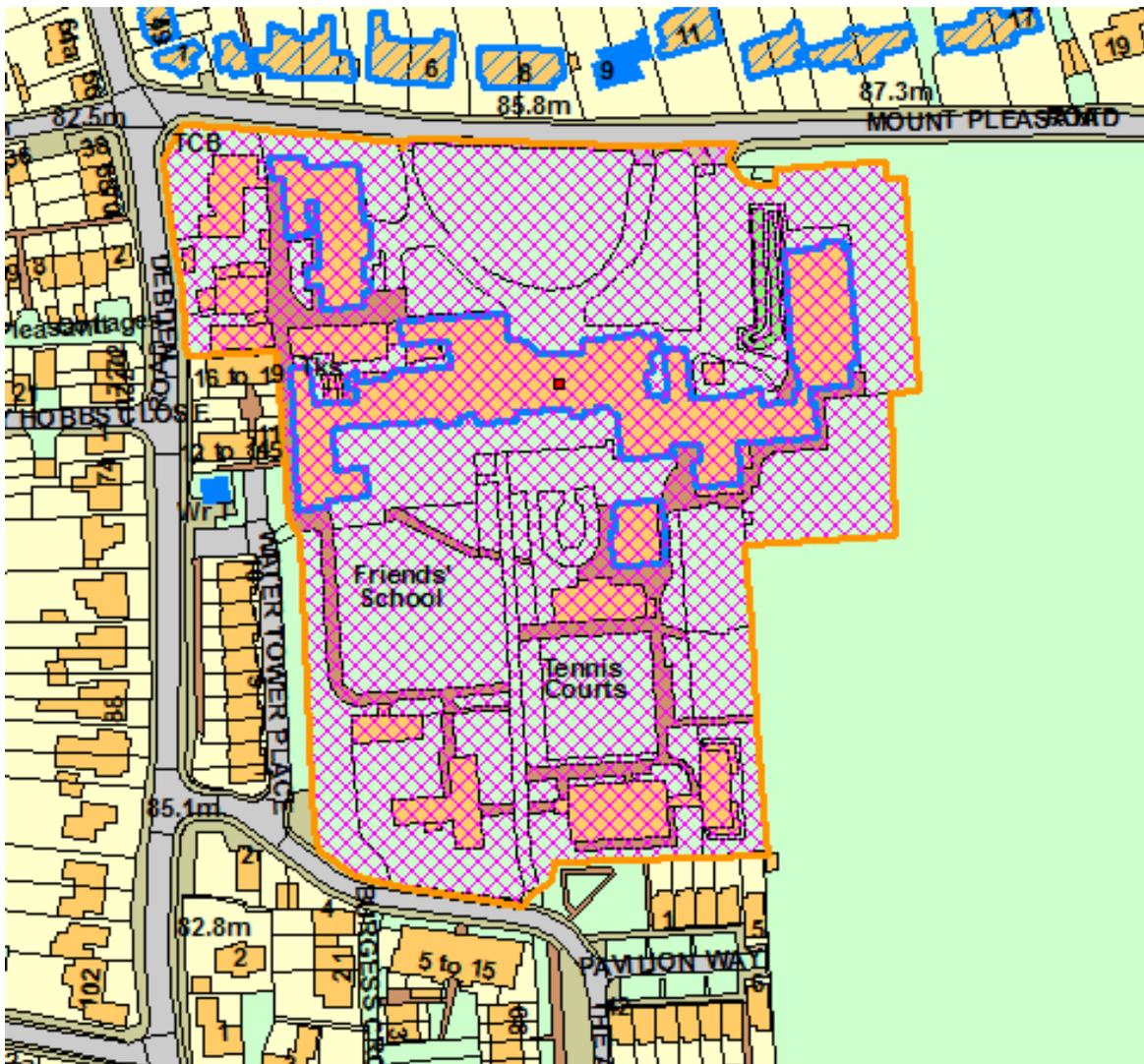
ITEM NUMBER:

PLANNING COMMITTEE DATE: 11 May 2022

REFERENCE NUMBER: PINs S62A/22/0000002 &
UDC UTT/22/1040/PINS

LOCATION: FORMER FRIENDS' SCHOOL, MOUNT
PLEASANT ROAD, SAFFRON WALDEN

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: May 2022

PROPOSAL: Conversion of building and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping.

APPLICANT: Chase (SW) Ltd (Chase New Homes Ltd)

AGENT: Savills (UK) Ltd

DATE CONSULTATION RESPONSE DUE: 25 May 2022

CASE OFFICER: Mr Lindsay Trevillian

NOTATION: Within Development Limits; Various TPO's on site; Within Conservation Area; Local Heritage List; SSSI Impact Risk Zone.

REASON THIS CONSULTATION IS ON THE AGENDA: This is a report in relation to a major planning application submitted to the Planning Inspectorate (PINS) for determination.

Uttlesford District Council (UDC) has been designated by Government for poor performance in relation to the quality of decisions making on major applications.

This means that the Uttlesford District Council Planning Authority has the status of a consultee and is not the decision maker. There is limited time to comment. In total 21 days.

1. **RECOMMENDATION**

That the Interim Director of Planning and Building Control be authorised to **GRANT** permission for the development subject to those items set out in section 15 of this report -

- A) Completion of a s106 Obligation Agreement in accordance with the Heads of Terms as set out
- B) Conditions

And

If the freehold owner shall fail to enter into such an agreement, the Interim Director Planning & Building Control shall be authorised to **REFUSE** permission following the expiration of a 6 month period from the date of Planning Committee.

2. SITE LOCATION AND DESCRIPTION

- 2.1** The area of land subject to this full planning application relates to the land known as 'Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB.' The extent of the application site is as shown by the land edged in red on the site location plan submitted in support of this application.
- 2.2** The site itself is located on the southern side of Mount Pleasant Road, within the town of Saffron Walden. The site is generally rectangular in shape, relatively level, with just a slight slope falling from east to west and is approximately 3.25 hectares in size.
- 2.3** The site was formally used as private school known as 'Friends School'; however, it has been vacant for approximately 4 years since the school went into administration. Currently located on the site are the former school buildings that vary in size and scale. The main school building that fronts Mount Pleasant Road is locally listed. This building has many Tudor embellishments such as large chimney stacks, embattled entrance tower with large corner buttresses and a gothic-arched entrance made from chamfered brick.
- 2.4** The main building has been extended on its eastern side with an indoor swimming pool (early 1900s) and on its southern elevation with a 1980s classroom block. Other buildings have been added on the site over time, with the most recent being the new school building to the south of the site.
- 2.5** A 1980s gym building lies to the front and to the east of the main building. It is a large utilitarian building that is viewed within the context of the main school building and has its own car park.
- 2.6** Also to the front of the site is the interwar assembly building, which has been extended on its northern elevation with flat-roofed single-storey buildings which formerly housed the music department.
- 2.7** Most of the newer buildings lie at the rear of the site. These buildings are situated either side of the avenue of lime trees, which form a strong feature of this part of the site. Also at the rear of the site are former grassed tennis courts, a hard-surfaced tennis court, a MUGA and a playground.
- 2.8** There are three existing access routes onto Mount Pleasant Road, including a crescent with in/out entrances and a larger entrance to the gym building and parking area. The southern boundary of the site fronts onto The Avenue and has another vehicular access by the avenue of trees. There is also existing vehicular access onto the site from Water Tower Place that leads off Debden Road.

- 2.9** Along the frontage of the site (Mount Pleasant Road) a modest size wall extends the length of the boundary. Behind the wall lies mature vegetation that is protected by tree preservation orders. Further mature vegetation is located throughout the site in which some are also protected tree preservation orders.
- 2.10** The north-western corner of the site has a limited Debden Road frontage whereby a couple of buildings are visible on this frontage. The remainder of the western boundary is mostly obscured from Debden Road by the relatively recent 'The Avenue' re-development, which was granted planning permission in 2011 and has since be completed. This development was permitted on land that formed part of the school site and included 76 new-build homes along with a new junior school and new dwellings located either side of a Grade II listed water tower. Adjoining the site to the east are the former playing fields which do not form part of the application site.
- 2.11** The application site is located and situated within an established built-up area that mainly comprises a mixture of dwelling types and styles.
- 2.12** In terms of local designations, the whole of the site lies within the Saffron Walden Conservation Area. Number 9 Mount Pleasant Road opposite the site and the Water Tower located along Debden Road to the west are both classified as Grade II Listed Buildings. To the front and parts of the rear of the site are designated protected public open space. The rear half of the site also falls within a designated Archaeological site of interest.
- 2.13** There are no other local environmental designations nearby. The site is not adjacent to any statutory or non-statutory landscape designations and the Environmental Agency Flood Risk Maps identifies the whole of the site lying within 'Flood Zone 1'.

3. PROPOSAL

- 3.1** This application is submitted in full to the Secretary of State for the conversion and demolition of existing buildings on the site to allow for its redevelopment to provide a total of 96 residential dwellings alongside associated infrastructure.
- 3.2** As demonstrated within the applicants supporting planning statement, in its simplest form, the best way to highlight the description of the proposed buildings to be demolished, converted and erected is as follows:
- 3.3** Conversion of main school building to 52 no. apartments;
Conversion of 'Croydon' building at northwest corner to 4 no. apartments;
Conversion of 'Assembly Hall' immediately east of Croydon building to 4 no. houses and 2 no. flats;
Demolition of school building in between 'Croydon' and 'Assembly Hall';
Demolition of school building south of 'Croydon' and erect block of 6 no. flats (Maple Building) in its place;

Erect 12 no. new three storey flats (Pine Building) attaching to the western limits of the retained main school building;
Demolition of gym located in northeast corner and erect 7 no. (Ash) terraced houses;
Demolition of two buildings at southeast corner of site and erect 5 no. (Oak) dwellings; and
Demolition of two school buildings at southwest of site demolished and erect 4 no. (Lime) dwellings in their place (two semi-detached)

- 3.4** The proposed development provides a mix of dwelling types (flats, terrace, semi-detached) in a range of sizes (1-4 bedroom units). The dwellings are all market dwellings and no on-site or off-site affordable housing contribution forms part of the proposals.
- 3.5** In addition to the residential element of the scheme, it is also proposed to re-instate grass tennis courts on western side of avenue of lime trees and the provisions of multi-use games area (MUGA) on eastern side of lime trees along with the provision of public open space in place of hard-surfaced playground. Furthermore, the existing pool within the main school building will remain and new changing room extension is proposed.
- 3.6** Vehicular access to the site is gained from Mount Pleasant via three existing access, the most easterly of which is to be upgraded and would service the 'Ash' Terrace dwellings car park, the main apartment car park and pool. The central Mount Pleasant access is separated by open green space and connected by a crescent lane servicing the 'Croydon', 'Assembly Hall' and new Maple apartment building. Access to the proposed 12 no. unit 'Pine' apartment building (central west of site) will be gained from the existing gated access connecting to the abutting 'Water Tower Place', which then connects to Debden Road via The Avenue. A new mews court access from The Avenue will service the 'Lime' and 'Oak' dwellings to the south of the site.

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. An EIA did not form part of the supporting documentation submitted to PIN's.

5. RELEVANT SITE HISTORY

- 5.1** There has been an extensive amount of planning history to the site which are not particular relevant to the proposals, however, they demonstrate the extensive work that has taken place over a considerable amount of time. The full history of the site is attached at Appendix 1.

6. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

- 6.1** The applicant has undertaken a consultation exercise with the public and other stakeholders in their preparation of this application. This was

conducted June 2021. This included sending letters and consultation packs to neighbours, hosted a website and a notice board was erected at the school advertising the proposals. A total of 82 letters from the public were apparently received expressing the views of the proposals.

- 6.2 Full details of the consultation exercise conducted is discussed within the supporting Statement of Community Involvement. The applicant submits that they listened to all views expressed by the public throughout the duration of the consultation and has made appropriate changes to the proposed development to address and mitigate concerns raised where possible.
- 6.3 Paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties and that good quality pre-application discussions enable better coordination between public and private resources, and improved results for the community.
- 6.4 The applicant submitted a formal pre-application request on 23 August 2021 followed by a site visit on September 9th with planning officers of UDC and conservation officers of ECC Place Services. Verbal feedback from officers from the site visit resulted in a redesign of the scheme which was further circulated to UDC on 27th September. UDC officers provided a formal pre-application written response issued on 22nd October 2021.
- 6.5 Further redesign of the scheme was subsequently resubmitted to the Council at the beginning of February 2022 with a follow up meeting between the applicant and officers of UDC on the 24th February. No formal written response was provided, however, a Statement of Agreement setting out matters that were discussed and agreed was published.

7. **STATUTORY CONSULTEES**

- 7.1 All statutory consultees will write directly to PINS within the 21 period being the 25th of May 2022 and are thereby not informed within this report.

8. **TOWN COUNCIL COMMENTS**

- 8.1 Any comments made by Saffron Walden Town Council in relation to the proposals will be required to be sent directly to PINS within the 21 period being the 25th of May 2022 and are thereby not informed within this report.

9. **CONSULTEE RESPONSES**

- 9.1 All consultees' comments should be submitted directly to PINS within the 21-day consultation period being the 25th of May 2022 and are thereby not informed within this report.

10. **REPRESENTATIONS**

10.1 The application was publicised by sending letters to adjoining and adjacent occupiers, displaying a site notice and advertising it within the local newspaper. Anyone wishing to make a representation (whether supporting or objecting) are required to submit their comments directly to PINS within the 21-day consultation period being the 25th of May 2022.

10.2 Uttlesford District Council has no role in co-ordinating or receiving any representations made about this application. It will be for PINS to decide whether to accept any representations that are made later than 21 days.

11. MATERIAL CONSIDERATIONS

11.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

11.2 Section 70(2) of the Town and Country Planning Act 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,;

(a) 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.

11.3 Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area.

11.4 The Development Plan

11.4.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made Feb 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)

12. POLICY

12.1 National Policies

12.1.1 Uttlesford Local Plan (2005) – Provides the basis for all planning decisions within the district. It contains policies relating to the location of development and protection of environmental features.

The National Planning Policy Framework (hereafter “the NPPF”) was first published in 2012 and was revised in July 2021. It sets out the Government’s national planning policies for England. It identifies the Government’s vision, objectives and goals for the planning system and provides a series of aids in the determination of planning applications.

12.2 Uttlesford District Plan 2005

12.2.1 S7 – Settlement Boundaries for the Main Urban Areas
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN4 – Good Neighbourliness
GEN5 – Light Pollution
GEN6 – Infrastructure Provision
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
ENV1 – Design of Development within Conservation Areas
ENV2 – Development Affecting Listed Buildings
ENV3 – Open Spaces and Trees
ENV4 – Ancient Monuments and Sites of Archaeological Interest
ENV7 – Protection of the Natural Environment
ENV8 – Other Landscape Elements of Importance
ENV10 – Noise Sensitive Developments
ENV11 – Noise Generators
ENV12 – Groundwater Protection
ENV14 – Contaminated Land
H9 – Affordable Housing
H10 – Housing Mix
LC1 – Loss of Sports Fields and Recreational Facilities
LC2 – Access to Leisure and Cultural Facilities

12.3 Saffron Walden Neighbourhood Plan

The Saffron Walden Neighbourhood Plan has been prepared in draft and is currently subject to examination. A response was received from the Inspector on 5 October 2021 which identified numerous concerns that includes the potential for the Plan to be withdrawn from examination. A focussed consultation on significant modifications took place between 1 March and 21 March 2022. Given the Inspector’s concerns over the emerging Neighbourhood Plan and that its progress through examination is not advanced, it is considered that no weight should be afforded to the emerging Neighbourhood Plan in determining the application.

12.4 Supplementary Planning Document or Guidance

- Uttlesford Local Residential Parking Standards (2013)
- Essex County Council Parking Standards (2009)
- Supplementary Planning Document- Accessible homes and play space homes Essex Design Guide
- Uttlesford Interim Climate Change Policy (2021)

13.1 CONSIDERATIONS AND ASSESSMENT

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

- 13.3**
- A) Principle of Development**
 - B) Suitability and Location**
 - C) Character and Design**
 - D) Heritage**
 - D) Archaeological**
 - F) Sports Fields & Recreational Facilities**
 - G) Housing Mix and Tenure**
 - H) Neighbouring Amenity**
 - I) Parking and Access**
 - J) Landscaping, Open Space**
 - K) Nature Conservation**
 - L) Contamination**
 - M) Flooding**
 - N) Planning Obligations**
 - O) Other Issues**

13.4 A) Principle of development

13.4.1 The application site is located within the development limits of Saffron Walden within a well-established built-up area where policy S1 applies.

13.4.2 Policy S1 explains that new development within existing built-up areas, if compatible with the character of the settlement will be permitted within these boundaries. The site is within the Development Limits, and it is demonstrated further below that the site is in a sustainable location for the proposed development with good access to local facilities. This report will further consider below whether the development is compatible with the character of the settlement as per the requirements of Policy S1, however, prior to doing so, other material considerations need to be considered.

13.4.3 The proposal cannot be tested against a fully up-to-date Development Plan, and the Council are currently unable to demonstrate a 5 YHLS. In either scenario or both, in this case, paragraph 11 is fully engaged along with the "tilted balance" in favour of the proposals.

13.4.4 Paragraph 11 requires the decision maker to grant planning permission unless having undertaken a balancing exercise there are (a) adverse

impacts and (b) such impacts would 'significantly and demonstrably' outweigh the benefits of the proposal.

13.4.5 The "Planning Balance" is undertaken further below, but before doing so we have undertaken a wider assessment of the proposal against all relevant considerations to determine if there are impacts, before moving to consider if these impacts are adverse and would 'significantly and demonstrably' outweigh the benefits of the proposal in the planning balance.

13.5 B) Suitability and Location

13.5.1 The Applicant submits that the proposals would represent a sustainable form of development. Saffron Walden is identified within the Local Plan settlement hierarchy as being "Urban Area" that provides a main service centre and hub for surrounding rural areas. These areas are recognised as attractive places to live, work and for recreation, and are well related to principle public transport links. It is the intention to protect or strengthen the role of these communities where there is potential to encourage people to live and work locally and for the redevelopment of previously developed, unused land and existing buildings subject to other material considerations.

13.5.2 The proposals for this residential development along with associated infrastructure would be contained within the established structure and fabric of the town and would be located adjacent and adjoining existing built form. The proposal, therefore, provides a strong and logical relationship with the existing town.

13.5.3 The town of Saffron Walden has a wide variety of local facilities and services that are within walking/cycling distance from the application site, including local shops, restaurants and public houses, schools, playing fields and cultural and religious buildings.

13.5.4 The application site is situated within an accessible and sustainable location, close to local amenities and facilities including local transport (bus) links. A regular bus service runs along both Mount Pleasant and Debden Roads connecting the site to the town centre and to other nearby towns and villages. In addition, buses also provide connections to Audley End Train Station, which provides further links for commuters working in London or Cambridge. Full details of the site's accessibility are provided within the supporting Transport Assessment.

13.5.5 As such, it is regarded that the application site would not be significantly divorced or isolated and that it would be capable of accommodating the development proposed in that it could be planned in a comprehensive and inclusive manner in relation to the wider area of Saffron Walden.

13.5.6 This is a case to which paragraph 85(f) of the NPPF applies. The purpose of paragraph 85 is to support new development in in and around town centre locations to support the vitality of town centres in recognition of the benefits new homes can bring to communities. New homes create additional

population, and new populations support services through spending (helping to sustain economic activity) and through participation (in clubs and societies for example). There is no reason to suppose that the additional occupants of the properties on the application site would not use local facilities and participate in town life in the same way that other residents do.

13.5.7 Therefore, the development will contribute to sustainable development by providing exactly the sort of social and economic benefits to the local community that paragraph 85 of the NPPF envisages. Through the additional population and activity generated, the application scheme contributes to the social and economic objectives of sustainable development.

13.5.8 In addition to the local beneficial impact, because the application scheme would provide additional residential homes in a context where the Council is in short housing supply, and because it is widely accepted that construction activity contributes to the economy, the application scheme also contributes, in its own way, to wider social and economic sustainability objectives. These are additional material considerations that weigh in favour of the application scheme.

13.5.9 This is also a case to which paragraph 110 of the NPPF apply. When one takes account of the urban context, the application site is in a high sustainable location because it offers options for accessing local facilities by non-car modes (particularly walking & cycling). Where car trips are required (which is common for rural areas such as Uttlesford), local facilities mean this can be short trips. In the context of development in this location, the application scheme will also contribute to the environmental 'limb' of sustainability.

13.5.10 It is acknowledged that the proposal for an additional 96 new homes would have a negative impact by putting more strain on the local infrastructure and demand for school places and local doctors' surgeries. The impact on local infrastructure could be mitigated by way of financial contributions as identified by the statutory consultees, and these could be secured by way of s106 Legal obligation. This would be a matter for PIN's to address once they have received and reviewed all statutory consultee responses.

13.5.11 For all of the above reasons, it is submitted that the application scheme accords with national policy relating to support for communities as set out in the NPPF and contributes to sustainable development.

13.6 C) Character and Design

13.6.1 The guidance set out in Section 12 of 'The Framework' stipulates that the proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture.

13.6.2 Local Plan Policy GEN2 seeks to promote good design requiring that development should meet with the criteria set out in that policy. Regard

should be had to the scale form, layout and appearance of the development and to safeguarding important environmental features in it's setting to reduce the visual impact of the new buildings where appropriate. Furthermore, development should not have a materially adverse effect on the reasonable occupation and enjoyment of residential properties as a result of loss of privacy, loss of daylight, overbearing or overshadowing.

13.6.3 The design and access statement provides details of the rationale behind the proposed development, although this is somewhat limited. This follows an assessment of the constraints and opportunities of the site, the design and appearance of the residential units, heritage objectives, and landscaping strategies.

13.6.4 Layout

13.6.5 In respect to the layout, the applicant approach has been to focus on avoiding protected open space areas and replacing built form in the same location. It is understood why this approach has been taken, but the full range of options and the balance of merits/disbenefits could have been explored further including different options for how the new development could be knitted into the context of the site and identifying opportunities for good placemaking. However, the scheme has been presented in its current form and thereby must be considered how it currently stands.

13.6.6 The proposals in some instances have inactive frontages addressing the public real, and some cases incorporate prominent parking, whereas other developments in the locality ensures that buildings face the public realm and are activated by way of windows to habitable rooms or balconies. It would have been a preference if more the units and particular those new dwellings to the rear would have had a more active frontage to the public realm.

13.6.7 The internal layout generally encourages walking and cycling in those internal paths are well connected allowing pedestrians and cyclists a choice of direct routes and to move freely between all parts of the layout to wider destinations. However, the surface materials should be used to make this routes clearer, and guide people across the car park for example. The proposals currently show black tarmac for the shared surface drives whereas the Essex Design Guide requires a 'special surface' for these routes such as coloured block paving which identifying shared spaces for pedestrian/cycle and vehicle areas.

13.6.8 Although the dwellings to the rear of the site (Oak and Lime Houses) would have on plot parking, it is however noted that there are large parking courts located throughout the site including the large parking area directly behind the main building. It is accepted that large parking courts are generally considered to be inappropriate for new developments as they can be visually intrusive and encourage car dominant features, and thereby it is preferable for on plot parking. However, in this case, officers have taken a balance approach. The layout of the parking courts has to some degree been agreed by officers during pre-application discussions to protect the historic

significance of the main building which is locally listed. The proposal to shift the car parking spaces to the south of the site, away from the main school building, while retaining the area of landscape around the pond is welcomed as this provides a more sympathetic setting for the building.

- 13.6.9** However, there are certain areas where there are more than 4 car parking spaces in a run without a sub-dividing tree pit as per the Building for a Healthy Life guidance and although it is recognised that the constraints of the site and Uttlesford's parking standards are a challenging combination, it would have been preferable to have seen more soft landscaping breaking up the hard standing areas of the parking courts.
- 13.6.10** The proposals also show bin stores as prominent standalone buildings in the public realm, whereas good design principles would suggest they were incorporated into larger buildings/apartment blocks to reduce visual intrusion.
- 13.6.11** In summary, although there are areas of the development that could be improved in terms of its layout, on balance the masterplan generally will ensure that the residential layout is designed to integrate with wider locality and surrounding housing. The proposals will seamlessly blend with the existing character of the adjoining areas.
- 13.6.12** Scale
- 13.6.13** The scale of the new dwellings to the rear of the site (Oak and Lime Houses) have been proposed with regard to the character of the surrounding locality which predominantly contains two story dwellings but combine detached and semi-detached buildings. They would be well proportioned, articulated and reflect the patterns and characteristics of surrounding built form. In addition, the Oak houses replace the former school building and represent a reduction in scale and massing from the existing building.
- 13.6.14** In respect to the built form towards the front of the site, whilst the new 'Ash Houses' would be located closer to Mount Pleasant Road than the existing gym building that they would replace, this would be offset by the far lesser scale of these modest two-storey houses with shallow-pitched roofs compared to the large gymnasium building.
- 13.6.15** The 'Assembly Building' which will provide 4 residential units is to be retained and thereby there will not be a significant material change to the massing of this building. The music block located to the front of the Assembly Hall will be removed and replaced with two new single storey homes within a much smaller footprint.
- 13.6.16** The new apartment building known as the 'Maple Building' would be two stories and will replace the former pottery and woodwork building that is primarily a single storey building. The scale and design of the 'Maple Building' has been influenced by existing homes in Water Tower Close that front onto

Debden Road, but also reflects some of the aspects of the pottery building that is being replaced.

- 13.6.17** Focusing on the new 'Pine Building', this has evolved during discussions with the Council, and is now a simple modern building with traditional form that respects the building it replaces and is both subservient and respectful of the main school building. The 'Pine Building' is slightly smaller but generally replicates the footprint of the classroom block that it is to replace. It will be located behind the water tower and maisonettes that front onto Debden Road, and will maintain a similar presence, although slightly larger to the classroom block that it is replacing.
- 13.6.18** A small single storey extension will be added to the southern elevation of the existing swimming pool building replacing an existing element that will accommodate the changing rooms. This extension will be of a similar scale but with smaller footprint than the existing building.
- 13.6.19** Overall, the building footprints have decreased by 1725 square metres across the site. It has been the applicant's approach to re-use existing buildings where possible and to improve upon the current arrangement and layout of buildings, with less bulky buildings replacing existing and therefore to improve the appearance of the site overall. Although the form and layout of some of the new and replacement buildings could be improved, they are generally compatible with the surrounding buildings.
- 13.6.20** Appearance
- 13.6.21** Following initial pre-application discussions with the applicant it was suggested that the generic/pastiche traditional approach was changed for a contemporary approach which is supported in principle by officers; however, it does not appear that the extent of the opportunity to create the quality of architecture befitting of the site has been taken in full.
- 13.6.22** The housing off the main avenue forms a series of courtyards that strike a clever mix of coherence and community for the owners. The proposal scheme is however let down slightly using standard house types (namely the Oak) which results in a design for south-eastern corner of the site which is not sensitively tailored to the site shape and results in poorly hidden parking, left over pieces of land with no clear public or private function, and awkward driveways. Particularly problematic is the garage and exposed parking on the prominent face of the Oak House type addressing the important avenue of trees, the facade should have an active elevation with windows to habitable rooms.
- 13.6.23** The mixture of individual housing types to some degree, the addition of different ridge heights and use of appropriate materials would all contribute to a development that would break up any repetitiveness and avoid a strict symmetry that would be visually unpleasant within the street scene.

13.6.24 The proposed new house types would be representing a pleasing blend of traditional steeply and shallow pitched roof forms and relatively narrow floor spans and more contemporary elevational details. The suggested geometry and design of the fenestration would result in proportions of void to solid compatible with many buildings in the locality and the more modern theme that ties in with The Avenue and Water Tower Close.

14.6.25 Quality of Accommodation:

13.6.26 All dwellings should be designed to be of a high quality and their layout should ensure attractive residential environments for new residents. In light of this, this application should comply with the Nationally Described Space Standard (NDSS). Each new homes should meet internal space standards and have acceptable levels of daylight and privacy. They should also ensure that each new home will function, be adaptable and cater to changing lifestyles that meet the needs of families, children and older people.

13.6.27 For a two-bedroom dwelling unit, the provision of 50sqm of amenity area and 100sqm for a three bedroom of more dwelling unit has been found to be acceptable and a workable minimum size that accommodates most household activities in accordance with the Essex Design Guide. For two or more bedroom flats, communal gardens must be provided on a basis of a minimum area of 25sqm per flat. In addition to the minimum size guidance, the amenity space should also be totally private, not be overlooked, provide outdoor sitting area, and should be located to the rear rather than the side.

13.6.28 Although the supporting plans indicate areas of private garden and communal areas, no measurements of these areas have been provided, nor has a schedule of accommodation has been provided. As such, it can't be determined whether the proposals comply with the above guidance. It is thereby suggested that a condition be imposed seeking all private and communal garden areas for the residential units to be provided with sufficient amenity space as per the above standards.

13.7 D) Heritage

13.7.1 Policy ENV1 (Design of Development within Conservation Areas) allows for development where it preserves or enhances the conservation area. ENV2 (Development affecting Listed Buildings) seeks to protect the historical significance, preserve and enhance the setting of heritage assets. The guidance contained within Section 16 of the NPPF, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.

13.7.2 The main building on the site is locally listed. The site lies within the Saffron Walden Town Centre Conservation Area. Furthermore, site lies within the setting of several listed buildings including:

Water Tower – Debden Road, Saffron Walden. (List Entry 1205709)
9 Mount Pleasant Road, Saffron Walden (List Entry 1196227)

- 13.7.3** Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 13.7.4** The NPPF defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic'*.
- 13.7.5** The 'Setting of a heritage asset' is defined as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 13.7.6** Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 13.7.7** Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
- 13.7.8** The conversion of the school buildings to residential provides the opportunity to re-think the site as a whole. The existing school buildings were developed in a piecemeal fashion over time responding to the school requirements of the moment, without a clear overarching strategy. Several of the existing buildings do not relate sympathetically to the main school building in their size or location.
- 13.7.9** The proposals largely replicate the areas of existing built form on the site, replacing them with new residential dwellings. In this instance, there is an opportunity to reassess the site as a whole and consider how best a new residential development could be integrated with the existing school buildings of interest which are to be retained (the main school building, the 1930s Assembly Hall and the Croydon building).
- 13.7.10** Officers of Place Services and the Council undertook pre-application discussions with the applicant in order to take some development pressure off the main school site and provide a more satisfactory and considered development. However, very little has changed in respect to the layout of the

site from that of which was discussed during pre-application discussions and the final layout now presented as part of this full application.

13.7.11 It is acknowledged that the Council are not in receipt of any comments from Essex County Council Place Services Conservation officer at the time of presenting this scheme to members of the planning committee as these comments would be directly sent to PIN's. However, initial discussions regarding the principle of the development during pre-application between the applicant and conservation officers concluded the following:

13.7.12 New three-storey building

This block is proposed as a replacement for a modern two-storey building abutting the main school to the west. The existing block is of low architectural quality and there is no objection to its removal. Its positioning abutting the main school building means that it has an impact on the appreciation of the architectural quality of the main building, therefore replicating built form on this sensitive location would not be ideal.

13.7.13 Assembly Hall

The proposal to retain the 1930s Assembly Hall and convert it into four residential units is welcomed. The front (east) elevation is the more significant and would be retained largely as existing. The rear elevation is of lesser interest and changes to this elevation to support improved accommodation are reasonable.

13.7.14 Croydon building

There is no in principle objection to the conversion of this building to flats, but at the site visit it was discussed that the proposed internal arrangements could be improved to retain more of the plan form of the non-designated heritage asset and to demonstrate that a sympathetic change of use can be achieved.

13.7.15 Flats by Croydon building

The design of these flats appears to be referencing the recently constructed new houses facing onto Debden Road with their rhythm of pitched gable ends facing the street.

13.7.16 Oak and Lime houses

These houses would replace the modern nursery school block at the southern end of the site. While the existing buildings are not of great architectural quality, their recent date of construction means that demolition would be wasteful of resources, and it is unfortunate that the existing buildings are not able to be reused as part of the new scheme. The proposed new houses utilise a contemporary design language, referencing the commended new-build estate to the south, which will help to integrate the new development on the Friends' site with the wider townscape.

13.7.17 In summary, while the proposals are an improvement on the initial scheme presented during pre-application stages as some changes have been made to the fenestration and appearance of the new development, it is considered

that there are still some aspects of this development, such as some of the proposed new buildings on site, which would be assessed as causing harm to the character and appearance of the Conservation Area and the setting of the non-designated heritage asset.

- 13.7.18** The level of harm would need to be assessed by conservation officers; however, it is considered that the proposals due to the change in character of the site as a result of demolition, conversion and construction of buildings would result in 'less than substantial harm'.
- 13.7.19** Thereby paragraph 202 of the NPPF is engaged whereby the identified harm needs to be balanced against the benefits of the scheme.
- 13.7.20** It is recognised that the proposals would result in 96 additional dwelling houses units in a time where the Council are in need of housing which can be regarded to be of significant weight in respect to public benefits. The proposals will also reinstate a MUGA and swimming pool with new changing room facilities that would be accessible to residents and the wider community along with many other benefits that are concluded within the planning balance of this Report.
- 13.7.21** It is concluded that this significant benefit would overcome the identified harm upon the heritage assets identified as above. The proposals thereby comply with Policies ENV1 and ENV2 of the adopted Local Plan and the NPPF.

13.8 E) Archaeological

- 13.8.1** In accordance with policy ENV4 of the adopted local plan, the preservation of locally important archaeological remains will be sought unless the need for development outweighs the importance of the archaeology. It further highlights that in situations where there are grounds for believing that a site would be affected, applicants would be required to provide an archaeological field assessment to be carried out before a planning application can be determined, thus allowing and enabling informed and reasonable planning decisions to be made.
- 13.8.2** As identified in the below figure, which is an extract of the Adopted Local Plan, a small proportion of the site to the rear is designated as an Archaeological Site of Interest.

13.8.3



Figure 1: Extract of Local Plan showing site falls within an area of Archaeological Site of Interest.

13.8.4 The application is supported by a Desk Based Archaeology Assessment has concluded that there is moderate potential for archaeological remains from the Prehistoric and Roman periods and a low potential for remains from the Saxon to Post Medieval periods. The report concludes that any necessary archaeological mitigation measures can be secured by an appropriately worded condition.

13.8.5 To secure the necessary archaeological evaluation of the site, suitable planning conditions as per those generally recommended by the County's archaeological shall be suggested if PIN's are mindful of granting planning permission. The development of the site is therefore unlikely to have any direct impact on archaeological remains of significance. It is therefore considered that the proposed development complies with policy ENV4.

13.9 F) Sports Fields & Recreational Facilities

13.9.1 Although the Adopted Local Plan does not specifically have a policy that requires the retention of the existing gymnasium building on the site, paragraph 99 of the NPPF states that existing sports and recreational buildings should not be built on unless specific criteria are met. This criterion includes:

- 13.9.2**
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

13.9.3 The applicant within their planning statement clearly acknowledges that the proposals in reference to those specific criteria as above are not met in this instance. It is the applicant's justification as outlined in their supporting Heritage Statement which concludes that the gymnasium building is one of which is an incongruous modern building that detracts from the setting of the main building and the character and appearance of the Conservation Area and thereby submits that its removal and replacement with more sympathetic buildings use as dwellings.

13.9.4 The proposals are contrary to paragraph 99 of the NPPF as they do not meet the set criteria. There is no disagreement that the proposals would result in a loss of a recreational facility. However, as part of the overall planning balance, one must consider the balance of the built form, resulting from proposals such as the replacement of the gymnasium building with a smaller scale development of residential dwellings which will help to support and enhance the architectural interest of the main school building through improving its setting.

13.9.5 The demolition and replacement of the gymnasium building was generally accepted in principle by Place Services conservation officers who "*This block is proposed as a replacement for a modern two-storey building abutting the main school to the west. The existing block is of low architectural quality and there is no objection to its removal. Its positioning abutting the main school building means that it has an impact on the appreciation of the architectural quality of the main building, therefore replicating built form on this sensitive location would not be ideal*".

13.9.6 The swimming pool building will be maintained and will be accessible to residents and the wider community thereby maintaining community facilities.

13.10 G) Housing Mix and Tenure

13.10.1 In accordance with Policy H9 of the Local Plan, the Council has adopted a housing strategy which sets out Council's approach to housing provisions. The Council commissioned a Strategic Housing Market Assessment (SHMA) which identified the need for affordable housing market type and tenure across the district. Paragraph 62 of the Framework requires that developments deliver a wide choice of high-quality homes, including affordable homes, widen opportunities for home ownership and create sustainable, inclusive, and mixed communities.

13.10.2 The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more properties. The affordable housing provision on this site will attract the 40% policy requirement as the site is for up to 96 properties. This amounts to up to 39 affordable housing properties.

- 13.10.3** The applicant submits that 'Vacant Building Credit' applies in this instance and thereby no affordable housing provision is proposed.
- 13.10.4** Vacant building credit is designed as an incentive for the reuse of vacant buildings and to encourage residential development on brownfield sites such as the subject site. This effectively means that that the existing floor space of the vacant buildings on the site can be off set against the floor space of any affordable housing in line with Planning Policy Guidance. The reintroduction of this policy is a significant material consideration in the decision making of this application as it is the latest statement on Governments policy towards affordable
- 13.10.5** The guidance states that "*National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.*"
- 13.10.6** The principal building is vacant and all the other buildings on the site are vacant. In this case the constraints of the application site amounts to:
- Existing floorspace is 10,596 sqm
Proposed total floorspace is 10,590 sqm.
- 13.10.7** The difference in floor space amounts to a net loss and thereby no affordable housing provision is required as part of this development. Furthermore, the applicant has submitted a viability assessment that concludes Based on the finding of our Toolkit Viability Assessment, the scheme could not provide any further liability towards planning contributions and the delivery of affordable housing as in this case is not financially viable to do so.
- 13.10.8** It is acknowledged that the supporting viability statement has not be independently checked or verified in respect to its conclusions due to the need to present the scheme to members of the planning committee so that a resolution could be made and sent to the Inspectorate.
- 13.10.9** Policy H10 requires that developments of 3 or more dwellings should provide a significant proportion of small 2 and 3 bedroom market dwellings. However, since the policy was adopted, the Council in joint partnership with Braintree District Council have issued the 'Housing for New Communities in Uttlesford and Braintree (ARK Consultancy, June 2020)'.
- 13.10.10** The study recommends appropriate housing options and delivery approaches for the district. It identities that the market housing need for 1 bed units is 11%, 2-bedunits 50%, 3-bed units 35.6% and 4 or more bed units being 3.4%. Although the applicant has expressed that there would be mixture of dwellings, no accommodation schedule has been provided.

13.10.11

Dwelling Type	Number	Percentage
1-Bed	25	26%
2-Bed	44	46%
3-Bed	18	19%
4-Bed	9	9%
Total	96	100%

13.10.12 The above table reflects that the proposal would amount to a large proportion of 1 and 2 bedroom dwellings being 72% with the remainder of 3 and 4 bedroom units being 28%. Overall, the development will provide a genuine mix of dwelling types and sizes, which will create a sustainable, mixed and balanced community at the site and contribute to the range of house types and sizes in the local area.

13.10.13 It is also the Councils' policy to require 5% of the whole scheme to be delivered as fully wheelchair accessible (building regulations, Part M, Category 3 homes). A condition requiring this will be suggested if the Inspector is mindful of granting consent.

13.11 H) Neighbouring Amenity

13.11.1 The NPPF requires a good standard of amenity for existing and future occupiers of land and buildings. Policies GEN2 and GEN4 of the Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

13.11.2 Due consideration has been given in relation to the potential harm cause to the amenities enjoyed by adjoining residential property occupiers.

13.11.3 Although a large proportion of the new dwellings within the development would have the pleasure of views overlooking public spaces other new dwellings would back onto the land that is occupied adjoining dwellings that front onto Debden Road to the west and those to the South along 'The Avenue'.

13.11.4 The proposed 'Pine Building' to the rear of the main building may have the potential for overlooking areas of the dwellings to the west of the site due to the insertion of first and second floor windows. These windows are to serve bedrooms of the new building and have an outlook onto the flank elevations of the adjoining dwellings

13.11.5 The remainder of the development shows a degree of separation between the proposed area of housing and the adjoining dwellings that would ensure that the amenities of these properties will be largely protected. The distance would conform to the relevant setbacks within the Essex Design Guide and as such the proposal would not result in a significant degree of overlooking or overshadowing and would neither be visually intrusive or overbearing when viewed from adjoining properties.

13.11.6 In relation potential impacts at the construction stage, particular in relation to air quality, noise and vibration, it is considered that these could be addressed by appropriate conditions and also by a Construction Management Plan if permission were to be granted consent.

13.11.7 It is concluded that the development would not result in excessive harm to the amenities enjoyed by adjoining residential property occupiers and that the proposal would comply with local policies GEN2, GEN4 and ENV11.

13.12 I) Parking and Access

13.12.1 Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and also encourage movement by means other than a vehicle.

13.12.2 Access

13.12.3 The site currently benefits from three vehicular accesses off Mount Pleasant Road at the northern boundary. It is proposed that the existing site access that primary serves the former gymnasium building to be upgraded to provide the main access for the development proposals. The upgraded access will be provided in the form of a simple priority 'Access', as described within the Essex Design Guide, with 5.5m carriageway width, radii of 6m and two 2m footways on either side.

13.12.4 The existing 'in-out' crescent access off Mount Pleasant Road will remain unchanged under the development proposals and will serve as an access point for the development proposed associated with the Croydon Building, School Building, and Assembly Hall conversions along with new flats being proposed.

13.12.5 The proposals will also include a new access of 'The Avenue', to the south of the development, to serve as a second point of access to the development. The new access will provide a 6m wide carriageway that will provide access to the new mews court to serve up to 20 dwellings on a cul-de-sac. This will be a 6m wide carriageway and will combine pedestrian and vehicular movements with appropriate surface typology to reflect the shared nature of the surface.

13.12.6 Lastly, it is also proposed that access to the parking for the new three storey flat block (Pine Building) to the rear of the main school building will be served via the existing gated entrance taken from Water Tower Place of The Avenue. It is expected that this will serve 12 flats.

13.12.7 The acceptance of the proposed vehicle access points will ultimately be assessed by Essex County Council who are the lead local highway authority in respect to matters of highway safety, traffic congestion, intensification and

accessibility. The highway authority will directly provide written advice of their findings and conclusions directly to PIN's by the 25th May 2022.

13.12.8 Parking:

13.12.9 Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning Guidance 'Vehicle Parking Standards.

13.12.10 The Adopted Council Parking Standards recommends that a minimum of one vehicle space be provided for a one-bedroom unit, two spaces for a two or three bedroom dwelling, and three spaces for a four-bedroom dwelling house along with additional visitor parking spaces. In addition, each dwelling should also be provided with at least 1 secure cycle covered space.

13.12.11

Dwelling Type	Number of units	Number of Required Spaces per unit
1-Bed	25	25
2-Bed	44	88
3-Bed	18	36
4-Bed	9	27
Total	96	176

13.12.12 In accordance with the above table and the required adopted parking standards, a total of 176 off street parking spaces are required. In addition, 0.25 visitor spaces are required for each unit which amounts to 24 spaces.

13.12.13 The supporting Transport Statement confirms that a total of 160 off street parking spaces are provided. This is an under provision of 26 spaces and thereby contrary to the adopted parking standards and Policy GEN8 of the Local Plan. It is however acknowledged that 24 visitor spaces have been provided and 11 addition spaces for the swimming pool users.

13.12.14 The Transport Statement also refers that it is anticipated that the proposed development will provide a minimum of 96 cycle parking spaces throughout the Site (based on 96 units), which is in accordance with standards. It is suggested that this is secured by way of a planning condition if PIN's are mindful to approve the scheme.

13.12.15 Refuse

13.12.16 Adequate storage for refuse and recycling will be provided in accessible locations and sufficient space will be provided in each collection location/area for refuse vehicles to manoeuvre so that they can enter and exit site in forward gear.

13.13 **J) Landscaping, Open Space**

13.13.1 There are open spaces areas of high environmental quality in many of the District's towns and villages which can play an important role to the character of the locality. Policy ENV3 (Open Spaces and Trees) is relevant to this proposal in that it seeks to retain traditional open spaces, or other visually important spaces, groups of trees and fine individual tree specimens, unless the need for the development outweighs their amenity value.

13.13.2 As identified in the below figure which is an extract of the Adopted Local Plan, a proportion of the front and parts of the rear of the site are designated protected public open space.



Figure 2: Protected public open space

13.13.3 Planning permission was granted in March 2011 for 76 residential units within the western part of the designated public open space now known as 'The Avenue'. Although each planning application should be considered on its own merits, to some extent material weight needs to be given in respect to this consent in the balance of the decision. In this instance the Protected Open Space designation was set aside to allow extensive development as there was a demonstrable need for housing in the district at the time of the assessment.

13.13.4 Even so, a very sensitive approach needs to be taken and the designations provide a clear steer as to where development can take place. Where the principle of development is accepted, it should avoid taking away features that are prominent elements and enhance the local environment. If a successful design can be achieved, a limited loss of open space may be permitted.

13.13.5 All larger developments should be designed around a landscape structure. The landscape structure should encompass the public open space system but should also provide visual contrast to the built environment and constitute a legible network based, where appropriate, on existing trees and

hedgerows. The layout and design of the development, including landscaping, should seek to reflect the rural vernacular of the locality. Native species should be provided for structural planting and linked to existing vegetation to be retained.

- 13.13.6** In good landscape design, both soft landscaping and hard landscaping are essential elements, and both need consideration. The principal aims of a good quality landscape plan are to secure a coordinated and high standard of landscape management for the landscape areas within the site, to ensure the successful integration of the residential development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives.
- 13.13.7** In terms of soft landscaping, it has been submitted that the existing soft landscaping area amounts to 13370sq.m and the proposed soft landscaping area amounts to 16511sq.m. In total, 10230sq.m. of Communal amenity space is to be provided.
- 13.13.8** The proposals are supported by a Landscape Strategy which seeks to retain as much of the existing landscape features as possible, whilst adapting where appropriate to reflect areas of new build. The submitted landscape masterplan seeks to retain and emphasize the key landscape features of the site, including that of the main approach from Mount Pleasant Road and the southern axis of the Limes Avenue. The overall design of the landscape strategy helps to improve the circulation routes and identify contrasting private and public spaces.
- 13.13.9** Many of the trees on the site are subject to Tree Preservation Order (TPO) as shown in the supporting tree report. The applicant states that these trees will all be retained and protected during operation works. Appropriate conditions would be required to ensure the protection of these trees. Furthermore, it is understood that the proposals would include the retention of hedgerows and trees along the boundaries of the site and individual and groups of trees are proposed to be planted within the development to help define spaces and soften the building forms. This will help to provide natural screening of the development and enhance the public realm in order to enrich the public open spaces to achieve a better sense of wellbeing and place making for future residents.
- 13.13.10** The layout and provision of the proposed communal open space areas are not ideal particular around the new Pine and Maple buildings as these areas are not suitably located and have appropriate proportions to their use and setting and thereby result in narrow or peripheral areas, which are difficult to access or maintain. However, there are other reasonable areas of communal space that are more appropriate for the future occupiers to enjoy and socialise.

13.14 K) Nature Conservation

- 13.14.1** Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.
- 13.14.2** The application site itself is not subject of any statutory nature conservation designation being formally used as a school.
- 13.14.3** The application is supported by a Preliminary Ecology Assessment which states that the site is dominated by a grass sports field of limited ecological interest. Areas of greater ecological interest or where further investigation work is recommended include the established boundary hedgerows and tree belts, a pocket of deciduous woodland, individual mature trees and several buildings.
- 13.14.4** The assessment also identified that brown long-eared bat roosts within the buildings of the Friends School were identified during inspection of the site and that it is suggested that further surveys are to be undertaken in respect of bats to establish the need for and details of any mitigation requirements.
- 13.14.5** The assessment also identified potential mitigation measures to be set out in the event that bat roosts or other important ecological features are identified at the Site. Furthermore, opportunities have been highlighted within the assessment for ecological enhancement measures that could be delivered as part of the proposed development, including creation of species-rich grassland and/or butterfly banks.
- 13.14.6** The acceptance of the proposals in will need to be assessed by Essex County Council Place Services (ecology officer) who are the lead local flooding authority in respect to matters biodiversity, protected species and their habitats. Place Service will directly provide written advice of their findings and conclusions directly to PIN's by the 25th May 2022.

13.15 L) Contamination

- 13.15.1** Although the Council has no reason to believe the proposed site is contaminated and is not aware of any potentially contaminative past use on the site in question. It is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site in accordance with policy ENV14 of the adopted Local Plan.
- 13.15.2** It is suggested that appropriately worded planning conditions are required if PIN's are mindful of approving the proposals regarding to ensure the health and safety of those undertaking construction works and for those future occupiers and users that no development shall take place until an assessment of the nature and extent of contamination on the site by way of a Phase 1 Assessment.

13.16 M) Flooding

- 13.16.1** The NPPF states that inappropriate development in areas of high-risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 13.16.2** A check of the Environmental Agency's website and the Councils policy maps has identified the site is within a fluvial Flood Zone 1.
- 13.16.3** New major development for housing need to include a flood risk assessment as part of their planning application, to ensure that the required form of agreed flood protection takes place. Additionally, all major developments are required to include sustainable drainage to ensure that the risk of flooding is not increased to those outside of the development and that the new development is future proofed to allow for increased instances of flooding expected to result from climate change.
- 13.16.4** In respect to flooding and drainage, the application is supported by a Flood Risk Assessment. This concludes that the proposed development will follow best practice regarding site drainage to ensure that surface water runoff from the development is managed. Surface water from the proposed development will be attenuated and discharged directly to the ground via infiltration features. In order to prevent flooding, both on and off the site, a variety of SuDS will be utilised to control surface water flows, including geo-cellular soakaways and infiltration basins. These features will be designed to store the volume of water associated with a 1 in 100 year rainfall event, plus an allowance for climate change. Foul water will be connected into the public foul network as per the existing scenario.
- 13.16.5** The acceptance of the proposals in will ultimately be assessed by Essex County Council who are the lead local flooding authority in respect to matters of relation surface water drainage and to flooding. The flooding authority will directly provide written advice of their findings and conclusions directly to PIN's by the 25th May 2022.
- 13.17** **N) Planning Obligations**
- 13.17.1** Paragraph 56 of the NPPF sets out that planning obligations should only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. This is in accordance with Regulation 122 of the Community Infrastructure Levy (CIL) Regulations.
- 13.17.2** Relevant statutory and non-statutory consultees will directly provide PIN's their formal consultation response in respect to the proposals which may or may not result in the need for obligations to be secured by a Section 106 Legal Agreement. Such matters that may arise include:
- 13.17.3** Payment of education financial contributions; Early Years, Primary and Secondary Schools

Financial contribution for Libraries
Financial contribution for Health contributions
Provision and long-term on-going maintenance of public open space
Highways obligations and associated financial contributions
Community use for swimming pool
Provision of MUGA
Provision of Community Meeting Room

13.18 O) Other Issues

13.18.1 Energy and Sustainability

13.18.2 Council's supplementary planning document 'Uttlesford Interim Climate Change Policy (2021)' seeks new development proposals to demonstrate the optimum use of energy conservation and incorporate energy conservation and efficiency measure. The applicant has provided a Sustainability Statement which outlines potential technologies and strategies to achieve and met the targets in the SPD.

13.18.3 All new development, as part of a future growth agenda for Essex, should provide climate friendly proposals in terms climate change mitigation and adaptation measures. Robust and effective designs provide an excellent mechanism to ensure that such measures are delivered within new schemes.

13.18.4 The retention and re-use of existing buildings is a positive, but no reference to the built fabric or energy standards for the new build elements could be found in the supporting documentation, and no evidence to suggest they are meeting the aims set out in the Interim Clime Change Policy.

13.18.5 Air Quality and Pollution

13.18.6 Policy ENV13 of the adopted local plan states that new development that would involve users being exposed on an extended long-term basis to poor air quality outdoor near ground level will be refused.

13.18.7 A review of the potential impact of the proposed scheme on air quality confirmed that the site is not within an existing Air Quality Management Area (AQMA) The Air Quality Assessment submitted in support of this application concludes that the development is expected to have a negligible effect on local air quality at existing sensitive receptor locations.

13.18.8 The proposed development will not materially impact on queuing traffic or congestion as there are many different vehicle access points in and out of the site. It is therefore concluded that the residual effects of the proposed development in relation to air quality are negligible and the proposed development complies with national and local policy for air quality subject to imposing conditions if permission is granted for the development to provide appropriate mitigation measures as provided within the Air Quality Assessment.

14. PLANNING BALANCE AND CONCLUSION

14.1 With Uttlesford District Council unable to demonstrate a 5YHLS as a consequence paragraph 11d of the NPPF therefore applies which states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless there are (a) adverse impacts and (b) such impacts would 'significantly and demonstrably' outweigh the benefits of the proposal.

14.2 In respect to addressing the benefits of the proposed development, the following has been concluded:

14.3 Provision of 96 dwellings would represent a significant boost to the district's housing supply, mindful of the housing land supply situation and the need for housing in the district.

Consideration has been given in respect to the net gains for biodiversity, and the provision of recreational space, and additional landscaping which will bring health and enjoyment benefits to residents.

The proposals would make efficient use of previously developed land, thereby helping to ensure that encroachment into the countryside is prevented. It would also provide a viable use to the existing buildings and the use of the site that has been redundant for some years and provide a viable long-term use for a locally listed building.

The retention of MUGA, meeting room and pool facility for the use of residents and opening them to the public would provide further social benefits.

The development would provide economic and social benefits in terms of the construction of the dwellings and supporting local services and amenities providing investment into the local economy.

14.4 Thus, taken these together, significant weight to the benefits of the development have been considered.

14.5 Turning to the adverse impacts of development, it has been identified that:

14.6 The removal of the gymnasium building, thus a loss of a recreational building for the community.

The proposals would inevitably result in 'less than substantial harm' to the setting and experience of the designated heritage assets of the locally listed building and the Saffron Walden Conservation Area.

Inappropriate off street parking provision.

- 14.7** All other factors relating to the proposed development will need to be carefully considered by relevant statutory and non-statutory consultees in respect to the acceptance of the scheme and whether the scheme is capable of being satisfactorily mitigated, such that they weigh neutrally within the planning balance. These factors include biodiversity, highways, drainage and flooding, local infrastructure provisions and ground conditions.
- 14.8** Therefore, and taken together, weight to the adverse impacts have been considered in respect of development and the conflict with development plan policies. The benefits of granting planning permission would on balance outweigh the identified adverse impacts of development.
- 14.9** Overall, the proposals are in conformity with relevant local and national planning policies and the scheme results in a positive and sustainable form of development that is of planning merit.
- 14.10** If the Inspector is mindful of granting planning permission, it is recommended that the application be approved subject to the suggested conditions and section 106 agreement as detailed in Section 16 below.

15. S106 - CONDITIONS

15.1 SUGGESTED S106 HEADS OF TERMS TO PIN's

- (i) Payment of education financial contributions; Early Years, Primary and Secondary Schools
- (ii) Financial contribution for Libraries
- (iii) Financial contribution for Health contributions
- (iv) Provision and long-term on-going maintenance of public open space
- (v) Highways obligations and associated financial contributions
- (vi) Community use for swimming pool
- (vii) Provision of MUGA
- (viii) Provision of Community Meeting Room
- (ix) Pay the Council's reasonable legal costs
- (x) Pay the Council's Monitoring fees.

15.2 SUGGESTED CONDITIONS TO PIN's

- 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** The proposed development hereby approved shall be constructed in accordance with the approved plans as listed unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development reflects and maintains the character of the surrounding locality and the street scene in accordance with Policies GEN2, ENV1 and the NPPF.

- 3** Prior to any of the development hereby permitted is commenced, details of all materials to be used in the external finishing of the buildings shall be submitted and approved in writing by the Local Planning Authority and thereafter the development shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the appearance of the proposed development will reflect with the character of the surrounding locality in accordance with policy GEN2 of the adopted Local Plan.

- 4** No works except demolition shall takes 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:

Provide calculations for the conveyance and storage network for the proposed development. The network should not predict surcharge in 1yr events, and should not predict flooding in 30year events. During 100 year plus 40pc cc event if any.

Marginal flooding is predicted then it should be directed away from the building using appropriate site grading.

The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.

Detailed engineering drawings of each component of the drainage scheme.

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

A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA

REASON: To ensure an adequate level of surface water and drainage scheme is provided to minimise the risk of on and off-site flooding in accordance with policy GEN3 of the Adopted Local Plan and the NPPF.

- 5 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

REASON: The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution in accordance with policy GEN3 of the Adopted Local Plan and the NPPF.

- 6 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 in accordance with policy GEN3 of the Adopted Local Plan and the NPPF. 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.

- 7 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk in accordance with policy GEN3 of the Adopted Local Plan and the NPPF.

- 8 If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

REASON: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection

Act 1990 and in accordance with the Policy ENV14 of the Adopted Local Plan and the NPPF.

- 9** 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 by the applicant and approved by the planning authority prior to reserved matters applications being submitted.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

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

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 11** 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: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 12** The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). 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: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 13** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Prepared by CSA Environmental (December 2018) and the Ecological Impact Assessment Prepared by CSA Environmental (August 2021) as already submitted with the planning application.

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 LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.

14 A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to include measures to protect Bats and other Priority species.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021 and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.

15 A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;

- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.

16 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan 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 LEMP 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 approved plan will be implemented in accordance with the approved details.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

17 A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall

identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and 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 LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

18 Prior to the commencement of the development, a detailed Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing
- b) Hours of operation, delivery and storage of materials
- c) Details of any highway works necessary to enable construction to take place
- d) Parking and loading arrangements
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.
- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

All works shall be carried out in accordance with the approved CMP
Thereafter

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 2021.

- 19** The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be free of obstruction for the parking of residents and visitors vehicles.

Reason: In the interest of highway safety in accordance with policy GEN8 of the adopted Local Plan and the NPPF.

- 20** A minimum of a single electric vehicle charging point shall be installed at each of the residential units. These shall be provided, fully wired and connected, ready to use before first occupation.

REASON: The requirement of the charging points are required to mitigate the harm for poor air quality due to the increase in vehicle movement and being within and in accordance with Policy ENV13 and the NPPF.

- 21** Prior to the occupation of the dwellings hereby approved, the provision of secured and undercover storage for cycles at a ratio of 1:1 per residential unit are provided unless otherwise agreed in writing by the Local Planning Authority.

REASON: to ensure appropriate modes of sustainable transport is achieved in accordance with the adopted Essex County Council Parking Standards (2009) and Policy GEN8 of the Adopted Local Plan and the NPPF.

- 22** All of the dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON : To ensure compliance with Policy GEN2 (c) of the Uttlesford Local Plan 2005 and the subsequent SPD on Accessible Homes and Playspace.

- 23** Prior to commencement of development above slab level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) Proposed finished levels
- b) Means of boundary enclosures
- c) Hard surfacing, other hard landscape features and materials
- d) Existing trees, hedges or other soft features to be retained (unless since removed)
- e) Planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- f) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- g) Details of siting and timing of all construction activities to avoid harm to all nature conservation features
- h) Location of service runs

i) Management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with ULP Policies GEN2 and ENV8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2019.

- 24** Prior to the occupation of the dwellings hereby approved, details are to be submitted and agreed in writing to the Local Planning Authority demonstrating that appropriate outdoor amenity space is provided for each residential unit. The private or communal amenity space shall be provided in accordance as follows:

- For a two-bedroom dwelling unit, the provision of 50sqm of amenity area and 100sqm for a three bedroom or more dwelling unit must be provided.
- For two or more bedroom flats, communal gardens must be provided on a basis of a minimum area of 25sqm per flat.

REASON: To ensure appropriate amenity is provided for future residents in accordance with the Essex Design Guide and Policy GEN2 of the Adopted Local Plan and the NPPF.

- 25** The proposed development hereby approved shall be constructed in accordance with the Tree Protection Plan prepared by IKEEN Consultants (ref: 1642-KC-XX-YTREE-TTP01 Rev A) unless otherwise agreed by the Local Planning Authority.

REASON: To ensure the protection of the protected trees on the site in accordance with Policy ENV3 of the Adopted Local Plan and the NPPF.

Appendix 1 – Site History

RELEVANT PLANNING HISTORY

UTT/13/0496/DOC	Application to discharge condition 37 (Obscure glazing plots 30-40) on application UTT/0188/10/FUL dated 31st March 2011	CF	3rd April 2013
UTT/13/0500/NMA	Non Material Amendment to UTT/0188/10/FUL - General update of building relationships, window and door positions	A	17th May 2013
UTT/13/1311/DOC	Application to Discharge Condition 28 (preliminary ground works) attached to UTT/0188/10/FUL dated 31 March 2011	CF	1st August 2013
UTT/14/0577/DOC	Application to discharge condition 3 (hard and soft landscaping) attached to UTT/0188/10/FUL dated 21 April 2011	CF	6th March 2014
UTT/14/3129/TPO	Reduce 1 no. Horse Chestnut 20% or 30% ,uplift 5 meters and remove dead wood . Reduce 1 no. Conifer, back to fence line.TPO 7/07	TP	19th November 2014
UTT/15/1130/TPO	Proposed removal of branch to 1 no. Lime (TPO: 7/07/38 - G8)	TR	28th April 2015
UTT/15/3312/FUL	New gates to each of three entrances, and associated fencing	AC	16th December 2015
UTT/16/3632/TCA	Crown reduce by approx. 30% and reshape as required 1 no. twin stemmed ash	TN	23rd December 2016
UTT/18/0029/ACV	To nominate property as Asset of Community Value	ACVL	16th February 2018
UTT/19/1744/OP	Hybrid application consisting of full details for development of 30 dwellings utilising existing access, re-provision of swimming pool with new changing rooms, artificial grass pitches, sports pavilion, multi-use games area (MUGA), local equipped area for play (LEAP), local area for play (LAP), associated parking and demolition of gym building. The remainder is in outline for up to 70 dwellings with associated infrastructure, public open space, forest school and perimeter path.	R	19th March 2021
UTT/22/1040/PINS	Consultation on S62A/22/0000002 for demolition in a conservation area for conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping.		

SWB/0036/57	Site for two caravans in Orchard and Kitchen Garden	AC	12th July 1957
SWB/0120/68	Storage of school equipment	AC	10th January 1969
SWB/0010/72	Proposed extension to Art Room	AC	28th April 1972
SWB/0067/49	Classroom block	UA	12th January 1950
SWB/0066/49	Staff house in the grounds	UA	12th January 1950
SWB/0038/57	Extension to Carpenters Shop	UA	9th August 1957
SWB/0065/59	Proposed classroom block (Details approved 14-06-1960)	UA	11th December 1959
SWB/0004/60	Alterations to girls entrance & female staff room	UA	11th March 1960
SWB/0043/61	Extensions to changing rooms	UA	9th June 1961
SWB/0079/62	Continued use of temporary classroom	AC	11th January 1963
SWB/0009/72	Proposed biology Lab	AC	28th April 1972
SWB/0005/54	Erection of Physics and Chemistry laboratories and Girls Changing Room	UA	12th March 1954
SWB/0087/65	Continued use of existing temporary classroom building	AC	6th August 1965
SWB/0076/69	Extension to building	AC	8th August 1969
SWB/0057/70	Erection of ground equipment shed	AC	21st August 1970
SWB/0102/72	Conversion of reservoir	AC	18th October 1972
SWB/0028/74	Erection of new teaching block	AC	20th March 1974
UTT/0389/75	Extension of domestic science room	AC	5th August 1975
SWB/0077/65	Construction of a car park	AC	9th July 1965
SWB/0048/66	Extension to existing and provision of new sanatorium	UA	10th June 1966
SWB/0038/68	Erection of single storey timber building to be used for class teaching of music	AC	10th May 1968
SWB/0071/57	Garden sheds for kitchen garden	UA	10th January 1958
SWB/0039/57	Extension to Greenhouse	UA	9th August 1957
SWB/0031/58	Conversion of roof space to dormitories	AC	8th August 1958
SWB/0003/60	Convert Art Room to Dormitory	UA	11th March 1960
SWB/0126/64	Making of an extension to the Housekeepers Store	UA	12th February 1965
SWB/0142/66	Erection of 2 pairs of semi-detached staff houses	S	
SWB/0105/66	Erection of four new classrooms	UA	14th October 1966
SWB/0043/73	Timber store 4 garages and car port	AC	23rd November 1973
SWB/0001/48	Alterations to kitchen	UA	1st July 1948
UTT/0417/74	Additional first floor space for private dwelling	AC	30th August 1974
UTT/0155/82	Construction of a Sports Hall and linking/storage areas plus music school and the relocation of existing garages	AC	5th April 1982
UTT/1669/86/REN	Renewal of permission for use of buildings as nursery school with toilet facilities.	AC	27th January 1989
UTT/0613/86	Proposed construction of new craft design and technology workshop with link building to existing workshop	AC	20th June 1986
UTT/0598/99/FUL	Installation of 3 roof mounted antennas and	R	19th July 1999

	erection of equipment cabin		
UTT/1285/12/FUL	Erection of boiler room	AC	10th August 2012
UTT/1270/12/FUL	Proposed Biomass Boiler Room	AC	10th August 2012
UTT/1732/07/TCA	Fell 1 no. Lime	TR	15th October 2007
UTT/1391/12/FUL	Erection of wooden shed	AC	14th January 2013
UTT/1524/12/DOC	Application for discharge of conditions 7 (Landscape Management) and 57(Electricity sub-station) attached to UTT/0188/10/FUL.	DC1	27th July 2012
UTT/1246/12/DOC	Application to discharge conditions 43 (Road Adoption) and 44 (Transport Information pack) attached to UTT/0188/10/FUL	DC1	25th July 2012
UTT/0852/12/MA	"Non Material Amendment to UTT/0188/10/FUL Change window positions and fenestration plot 1-20, Additional Windows to rear of flat block A. Addition of rooflights to plot 10 and 19, proposed PV panels"	UA	11th July 2012
UTT/1436/11/MA	"Non Material Amendment to UTT/0188/10/FUL Relocate sub station from south end of site adj. St Johns Close to more central play area"	UA	29th July 2011
UTT/1243/11/MA	"Non Material Amendment to UTT/0188/10/FUL Relocate proposed junior school by 2.5m to the east. Removal of trees ref 076 and 077"	UA	29th July 2011
UTT/0832/11/DOC	Application to discharge conditions 3 (Hard and soft landscape), 11 (Cross sections) , 23 (Large scale drawings), 26 (Lighting and security), 33 (Surface water), 34 (surface water maintenance), 35 (Surface water maintenance, 39 (Estate roads and footways), 41 (Discharge of surface water), 42 (Closure of accesses), 46 (Road details), 48 (Footpath details) and 49 (Estate Road Detail) on application UTT/0188/10/FUL	DC1	27th July 2012
UTT/0741/11/DOC	Application for Discharge of Condition 3 (Demolition Plan) relating to UTT/0190/10/CA	DC1	26th April 2011
UTT/0740/11/DOC	Application for discharge of conditions 6 (Tree Protection), 8 (Materials), 13 (Wheel Cleaning), 15 (Sound Insulation), 16 (School Travel Plan), 21 (Bat Survey), 24 (Conservation Area - Roofing Materials), 25 (Conservation Area Bricks), 27 (Ground Contamination), 28 (Archaeological), 30 (Refuse), 31 (Parking), 38 (Traffic Management) and PART DISCHARGE condition 14 (DESIGN STAGE Sustainable Homes), relating to UTT/0188/10/FUL	DC2	27th July 2012
UTT/0188/10/FUL	Erection of new junior school with associated parking, 31 no. affordable houses, 18 no. 55+ units and 27 no. dwellings with associated garaging, parking, landscaping and play area. Relocation of vehicular access onto Debden Road	AC	31st March 2011
UTT/0190/10/CA	Demolition of school buildings	AC	31st March 2011
UTT/0204/98/REN	Renewal of planning permission UTT/1153/95/FUL for construction of revised	AC	4th June 1998

	access to highway		
UTT/1103/12/DOC	Application for discharge of conditions 7 (landscape management plan) and 23 (refuse bins and storage) on application UTT/2154/11/FUL	DC1	18th June 2012
UTT/0896/12/DOC	Application to Discharge Conditions 3 (Landscaping), 18 (Large Scale Drawings), 19 (External Lighting), 21 (Archaeology), 25 (Surface Water Maintenance) and Part Discharge Condition 12 (Design Stage Sustainable Homes) relating to UTT/2154/11/FUL	DC1	6th July 2012
UTT/2457/11/FUL	"Removal of condition No. 37 on planning consent UTT/0188/10/FUL (C19.1 avoidance of overlooking) as this no longer applies with revised plans. Removal of condition No. 57 on planning consent UTT/0188/10/FUL (C.90CC Electricity sub-station) as this will not now be built."	W	22nd April 2013
UTT/0691/06/CA	Buildings to be demolished in conservation area: part Croydon, Design & Technology, Octopus Gallery and associated sheds	R	10th December 2007
UTT/0653/06/OP	Outline application (including details of access, siting and landscaping) for 25 dwellings (Site A), 15 detached houses (Site C), 72 apartments in 3.5-4.5 storey buildings (Site B), 32 dwellings in 3-storey buildings (Sites D & E); 3-storey school boarding house; 2-storey replacement junior school; restoration of main building for school use; extension to school car park; relocation of vehicular access onto Debden Road and provision of internal roads, including school drop-off point. Construction of performing arts centre (details of siting, design and external appearance included for this element). Installation of traffic signal scheme at Borough Lane/Debden Road/Mount Pleasant Road, and other financial contributions to highway works; provision of footpath link between Site A and Mount Pleasant Road (adjacent playing fields/eastern boundary of site). Provision of communal gardens, play areas & replacement wildlife habitat. Demolition of school buildings	R	10th December 2007
UTT/1996/11/TPO	Crown reduce 1no Lime.	TCA	20th October 2011
UTT/0547/11/TPO	35% Reduction 3 no. Lime	TCA	30th March 2011
UTT/0386/11/TCA	Fell 12 no trees in accordance with submitted plan.	TNO	18th March 2011
UTT/0173/11/TPO	Lift Crown to height of 2.2m	TCA	14th February 2011
UTT/1932/07/TPO	"1) Repollard 1 no. Lime (G11) 2) Crown lift 166 no. Limes (G1, 2, 3, 6, 8, 10, 11, 12, 13, & 14) 3) Crown lift 1 no. Norway Maple (G4)"	TCA	13th December 2007
UTT/1265/03/TCA	Remove overhanging branches form 1 No.	TA	4th August 2003

ENF/12/5060/B	Enforcement Enquiry		12th December 2012
ENF/12/5076/C	Enforcement Enquiry		12th December 2012
ENF/13/0346/C	Enforcement Enquiry		5th September 2013
ENF/13/0494/C	Enforcement Enquiry		2nd July 2014
ENF/14/0334/C	Enforcement Enquiry		9th September 2014
ENF/18/0293/C	Enforcement Enquiry		16th October 2018
ENF/19/0336/C	Enforcement Enquiry		10th February 2020
ENF/20/0103/C	Enforcement Enquiry		21st August 2020
EN/GEN/128/92	Enforcement Enquiry		6th January 2022
ENF/275/11/B	Enforcement Enquiry		28th October 2011
ENF/93/97/D	Enforcement Enquiry		26th November 1997
ENF/116/94/A	Enforcement Enquiry		21st June 1994