

Terry Garner

Delegated Officer Report Recommendation – Refuse

Application number: UTT/19/1744/OP

Proposal: 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.

Site Address: Former Friends School , Mount Pleasant Road, Saffron Walden, CB11 3EB

Parish: Saffron Walden

Ward: Saffron Walden Shire

Applicant: Chase (SW) Ltd

Agent: Mr M Hodgson

Target Date: 18th March 2021

Expiry Date: 30th October 2019

Extension of Time Date: 25th March 2021

Plans:

| Plan Ref | Version | Received |
|--|---------|----------------|
| AIR QUALITY ASSESSMENT | | 31st July 2019 |
| ARCHAEOLOGICAL DESK BASED ASSESSMENT | | 31st July 2019 |
| DRAINAGE STRATEGY AND SUDS STATEMENT | | 31st July 2019 |
| INFRASTRUCTURE AND FOUL WATER STATEMENT | | 31st July 2019 |
| 19 0037-600 C | | 31st July 2019 |
| 19 0037-601 D | | 31st July 2019 |
| 19 0037-602 B | | 31st July 2019 |
| 19 0037-605 A | | 31st July 2019 |

| | |
|-------------------------------------|----------------|
| 19 0037-606 A | 31st July 2019 |
| 19 0037-609 B | 31st July 2019 |
| 19 0037-610 A | 31st July 2019 |
| 19 0037-620 A | 31st July 2019 |
| 19 0037-627 | 31st July 2019 |
| 19 0037-628 | 31st July 2019 |
| 19 0037-650 | 31st July 2019 |
| 19 0037 - 660 A | 31st July 2019 |
| 19 0037 - 700 | 31st July 2019 |
| DAT/9.8 | 31st July 2019 |
| DESIGN AND ACCESS STATEMENT | 31st July 2019 |
| FLOOD RISK ASSESSMENT | 31st July 2019 |
| HERITAGE STATEMENT | 31st July 2019 |
| PLANNING STATEMENT | 31st July 2019 |
| PRELIMINARY ECOLOGICAL APPRAISAL | 31st July 2019 |
| TOWNSCAPE AND VISUAL APPRAISAL | 31st July 2019 |
| TRANSPORT ASSESSMENT | 31st July 2019 |
| TREE SURVEY | 31st July 2019 |

Planning Policies:

| Policy | Local Plan | Local Plan Phase |
|--|----------------------------|---------------------------------------|
| NPPF3 - National Planning Policy Framework 3 | | |
| E3 - Access to Workplaces | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| S1 - Settlement Boundaries for the Main Urban Areas | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| S7 - The Countryside | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |

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|---|----------------------------|------------------------------------|
| GEN1 - Access | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN2 - Design | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN3 - Flood Protection | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN4 - Good Neighbours | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN5 - Light Pollution | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN6 - Infrastructure Provision to Support Development | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN7 - Nature Conservation | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| GEN8 - Vehicle Parking Standards | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| H9 - Affordable Housing | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| H10 - Housing Mix | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV1 - Design of development within Conservation Areas | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV2 - Development affecting Listed Buildings | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV3 - Open spaces and trees | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV5 - Protection of agricultural land | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV11 - Noise generators | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV12 - Groundwater protection | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV13 - Exposure to poor air quality | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV14 - Contaminated land | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| ENV15 - Renewable Energy | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| RS1 - Access to Retailing and Services | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| RS2 - Town and local centre | Uttlesford Local Plan 2005 | Uttlesford Local Plan Adopted 2005 |
| SPD1 - Home Extensions | | |
| Uttlesford Local Parking Standards | | |
| ECP - ECC Parking Standards (Design & Good Practice) September 2009 | | |

EDG - Ecology and Biodiversity

EDG - Garden Size

EDG - Landscape and
Greenspaces

EDG - Parking Square (Space)

EDG - Private Amenity Space

EDG - Rear Privacy

EDG - Appropriate Use of
Materials

EDG - Architectural Details

EDG - Balance and Windows

EDG - Building Form

Planning Applications History (if any):

| Reference No. | Status | Decision Date | Proposal |
|-----------------|--------|---------------|---|
| UTT/13/0496/DOC | CF | 03/04/2013 | Application to discharge condition 37 (Obscure glazing plots 30-40) on application UTT/0188/10/FUL dated 31st March 2011 |
| UTT/13/0500/NMA | A | 17/05/2013 | Non Material Amendment to UTT/0188/10/FUL - General update of building relationships, window and door positions |
| UTT/13/1311/DOC | CF | 01/08/2013 | Application to Discharge Condition 28 (preliminary ground works) attached to UTT/0188/10/FUL dated 31 March 2011 |
| UTT/14/0577/DOC | CF | 06/03/2014 | Application to discharge condition 3 (hard and soft landscaping) attached to UTT/0188/10/FUL dated 21 April 2011 |
| UTT/14/3016/FUL | AC | 19/11/2014 | Installation of 1no. 600mm transmission dish, replacement of 3no. antennas on the rooftop, plus works within the existing purpose built equipment cabin inside the tower and development ancillary thereto. |
| UTT/14/3017/LB | AC | 28/11/2014 | Installation of 1no. 600mm transmission dish, replacement of 3no. antennas on the rooftop, plus works within the existing purpose built equipment cabin inside the tower and development ancillary thereto. |
| UTT/14/3129/TPO | TP | 19/11/2014 | Reduce 1 no. Horse Chestnut 20% or 30% ,uplift 5 meters and remove dead wood . Reduce 1 no. Conifer, back to fence |

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| | | | line.TPO 7/07 |
| UTT/14/3597/FUL | AC | 15/01/2015 | Removal of existing 6 no. antennas and installation of 6 no. replacement antennas on new bracketry and support poles. Installation of 3 no. replacement cabinets internally and ancillary development thereto |
| UTT/14/3599/LB | AC | 15/01/2015 | Removal of existing 6 no. antennas and installation of 6 no. replacement antennas on new bracketry and support poles. Installation of 3 no. replacement cabinets internally and ancillary development thereto |
| UTT/15/1130/TPO | TR | 28/04/2015 | Proposed removal of branch to 1 no. Lime (TPO: 7/07/38 - G8) |
| UTT/15/1403/LB | AC | 02/11/2015 | The repositioning of the existing FCIA cabinet and installation of a Sami equipment cabinet measuring 600 x 550 x 1975mm internal to the tower, the swap out on a like for like basis of the existing Mast Head Amplifier's (MHA's), the installation of additional MHA's and associated development thereto. |
| UTT/15/3312/FUL | AC | 16/12/2015 | New gates to each of three entrances, and associated fencing |
| UTT/16/3632/TCA | TN | 23/12/2016 | Crown reduce by approx. 30% and reshape as required 1 no. twin stemmed ash |
| UTT/17/2841/FUL | AC | 26/02/2018 | Proposed telecommunications rooftop upgrade and associated works |
| UTT/17/2842/LB | AC | 28/02/2018 | Proposed telecommunications rooftop upgrade and associated works |
| UTT/18/0029/ACV | ACVL | 16/02/2018 | To nominate property as Asset of Community Value |
| SWB/0036/57 | AC | 12/07/1957 | Site for two caravans in Orchard and Kitchen Garden |
| SWB/0120/68 | AC | 10/01/1969 | Storage of school equipment |
| SWB/0010/72 | AC | 28/04/1972 | Proposed extension to Art Room |
| SWB/0067/49 | UA | 12/01/1950 | Classroom block |
| SWB/0066/49 | UA | 12/01/1950 | Staff house in the grounds |
| SWB/0038/57 | UA | 09/08/1957 | Extension to Carpenters Shop |
| SWB/0065/59 | UA | 11/12/1959 | Proposed classroom block (Details approved 14-06-1960) |
| SWB/0004/60 | UA | 11/03/1960 | Alterations to girls entrance & female staff room |
| SWB/0043/61 | UA | 09/06/1961 | Extensions to changing rooms |
| SWB/0079/62 | AC | 11/01/1963 | Continued use of temporary classroom |
| SWB/0009/72 | AC | 28/04/1972 | Proposed biology Lab |
| SWB/0005/54 | UA | 12/03/1954 | Erection of Physics and Chemistry laboratories and Girls Changing Room |
| SWB/0116/67 | UA | 05/04/1968 | Erection of a radio aerial |
| SWB/0087/65 | AC | 06/08/1965 | Continued use of existing temporary classroom building |
| SWB/0076/69 | AC | 08/08/1969 | Extension to building |
| SWB/0057/70 | AC | 21/08/1970 | Erection of ground equipment shed |

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| SWB/0060/72 | AC | 08/08/1972 | Radio mast at water tower |
| SWB/0102/72 | AC | 18/10/1972 | Conversion of reservoir |
| SWB/0028/74 | AC | 20/03/1974 | Erection of new teaching block |
| UTT/0389/75 | AC | 05/08/1975 | Extension of domestic science room |
| SWB/0077/65 | AC | 09/07/1965 | Construction of a car park |
| SWB/0048/66 | UA | 10/06/1966 | Extension to existing and provision of new sanatorium |
| SWB/0038/68 | AC | 10/05/1968 | Erection of single storey timber building to be used for class teaching of music |
| SWB/0071/57 | UA | 10/01/1958 | Garden sheds for kitchen garden |
| SWB/0039/57 | UA | 09/08/1957 | Extension to Greenhouse |
| SWB/0031/58 | AC | 08/08/1958 | Conversion of roof space to dormitories |
| SWB/0003/60 | UA | 11/03/1960 | Convert Art Room to Dormitory |
| SWB/0126/64 | UA | 12/02/1965 | Making of an extension to the Housekeepers Store |
| SWB/0142/66 | S | | Erection of 2 pairs of semi-detached staff houses |
| SWB/0105/66 | UA | 14/10/1966 | Erection of four new classrooms |
| SWB/0043/73 | AC | 23/11/1973 | Timber store 4 garages and car port |
| SWB/0001/48 | UA | 01/07/1948 | Alterations to kitchen |
| UTT/0417/74 | AC | 30/08/1974 | Additional first floor space for private dwelling |
| UTT/0155/82 | AC | 05/04/1982 | Construction of a Sports Hall and linking/storage areas plus music school and the relocation of existing garages |
| UTT/0420/82 | R | 05/07/1982 | Outline application for residential development of 7 houses 6 semi-detached and 18 flats with access roads |
| UTT/1669/86/REN | AC | 27/01/1989 | Renewal of permission for use of buildings as nursery school with toilet facilities. |
| UTT/0613/86 | AC | 20/06/1986 | Proposed construction of new craft design and technology workshop with link building to existing workshop |
| UTT/0599/99/LB | R | 19/07/1999 | Installation of 3 roof mounted antennas |
| UTT/0598/99/FUL | R | 19/07/1999 | Installation of 3 roof mounted antennas and erection of equipment cabin |
| UTT/1285/12/FUL | AC | 10/08/2012 | Erection of boiler room |
| UTT/1270/12/FUL | AC | 10/08/2012 | Proposed Biomass Boiler Room |
| UTT/0366/99/LB | R | 22/07/1999 | Erection of 3 radio antennae and one dish antenna |
| UTT/0365/99/FUL | R | 22/07/1999 | Erection of 3 radio antennae, one dish antenna and one radio equipment cabin |
| UTT/1732/07/TCA | TR | 15/10/2007 | Fell 1 no. Lime |
| UTT/1391/12/FUL | AC | 14/01/2013 | Erection of wooden shed |
| UTT/1524/12/DOC | DC1 | 27/07/2012 | Application for discharge of conditions 7 (Landscape Management) and 57(Electricity sub-station) attached to UTT/0188/10/FUL. |
| UTT/1246/12/DOC | DC1 | 25/07/2012 | Application to discharge conditions 43 (Road Adoption) and 44 (Transport Information pack) attached to UTT/0188/10/FUL |
| UTT/0852/12/MA | UA | 11/07/2012 | "Non Material Amendment to |

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| | | | 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" |
| UTT/1436/11/MA | UA | 29/07/2011 | "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" |
| UTT/1243/11/MA | UA | 29/07/2011 | "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" |
| UTT/0832/11/DOC | DC1 | 27/07/2012 | 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 |
| UTT/0741/11/DOC | DC1 | 26/04/2011 | Application for Discharge of Condition 3 (Demolition Plan) relating to UTT/0190/10/CA |
| UTT/0740/11/DOC | DC2 | 27/07/2012 | 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 |
| UTT/0188/10/FUL | AC | 31/03/2011 | 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 |
| UTT/0190/10/CA | AC | 31/03/2011 | Demolition of school buildings |
| UTT/0208/98/REN | AC | 15/05/1998 | Renewal of planning permission UTT/0738/93/FUL for the erection of head teacher's dwelling and alteration to acc |
| UTT/0204/98/REN | AC | 04/06/1998 | Renewal of planning permission UTT/1153/95/FUL for construction of revised access to highway |
| UTT/0389/96/FUL | AC | 13/06/1996 | Use of Scout hut as additional school accommodation and retention of toilet |

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| | | | extension |
| UTT/0406/95/FUL | AC | 01/06/1995 | Erection of telecommunication antennas on disused water tower |
| UTT/0685/97/LB | AC | 08/08/1997 | Erection of telecommunications antennae and equipment |
| UTT/0412/97/FUL | AC | 11/06/1997 | Erection of telecommunications antennae and equipment |
| UTT/1103/12/DOC | DC1 | 18/06/2012 | Application for discharge of conditions 7 (landscape management plan) and 23 (refuse bins and storage) on application UTT/2154/11/FUL |
| UTT/0896/12/DOC | DC1 | 06/07/2012 | 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 |
| UTT/2457/11/FUL | W | 22/04/2013 | "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." |
| UTT/0676/02/LB | W | 18/12/2002 | Erection of three telecommunication antennae, one transmission dish and equipment cabin on water tower |
| UTT/0675/02/FUL | W | 18/12/2002 | Erection of three telecommunication antennae, one transmission dish and equipment cabin on water tower |
| UTT/0653/06/OP | R | 10/12/2007 | 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 & |

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| | | | replacement wildlife habitat. Demolition of school buildings |
| UTT/1614/98/LB | AC | 16/03/1999 | Installation of six antennae and internal alterations |
| UTT/1613/98/FUL | AC | 16/03/1999 | Installation of six antennas |
| UTT/1604/98/LB | UA | 11/03/1999 | Retention of telecoms antennae and associated equipment. |
| UTT/1996/11/TPO | TCA | 20/10/2011 | Crown reduce 1no Lime. |
| UTT/0547/11/TPO | TCA | 30/03/2011 | 35% Reduction 3 no. Lime |
| UTT/0386/11/TCA | TNO | 18/03/2011 | Fell 12 no trees in accordance with submitted plan. |
| UTT/0173/11/TPO | TCA | 14/02/2011 | Lift Crown to height of 2.2m |
| UTT/1932/07/TPO | TCA | 13/12/2007 | "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)" |
| UTT/1265/03/TCA | TA | 04/08/2003 | Remove overhanging branches form 1 No. Ash tree |

Planning Appeals History (if any):

| Reference No. | Status | Decision Date | Proposal |
|---------------|--------|---------------|----------|
|---------------|--------|---------------|----------|

Neighbour / Public Responses:

| No. Neighbours Notified | No. Contributions Received |
|-------------------------|----------------------------|
| 165 | 197 |

Note: Neighbour comments (if any can be viewed online at www.uttlesford.gov.uk/planning)

Consultee Responses:

| Consultee Name | Date Comments Received | Nature of Consultation |
|--|------------------------|------------------------|
| West Essex Clinical Commissioning Group | 4th December 2019 | Consultation Letter |
| Sport England | 30th August 2019 | |
| County Planner - Archaeology Section (ECC) | 14th August 2019 | |
| Conservation Officer | No Comments Received | Consultation Letter |
| UDC Internal Housing (Land) | 22nd November 2019 | Consultation Letter |
| Planning Policy | No Comments Received | Consultation Letter |
| Sustainable Drainage | 2nd August 2019 | Consultation Letter |
| Crime Prevention Tactical Adviser | 21st August 2019 | Consultation Letter |
| BAA Aerodrome Safeguarding | 2nd August 2019 | Consultation Letter |
| Cllr John Lodge | No Comments Received | Consultation Letter |

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| National Air Traffic Services | 1st August 2019 | Consultation Letter |
| Anglian Water Services Ltd | 23rd August 2019 | Consultation Letter |
| Affinity Water Ltd | 16th August 2019 | Consultation Letter |
| Essex County Council - Minerals And Waste | 25th November 2019 | Consultation Letter |
| Sport England | 31st July 2019 | Consultation Letter |
| Environment Agency | No Comments Received | Consultation Letter |
| Parish Council | No Comments Received | Parish Letter |
| Ward Members | No Comments Received | Ward Member Notification |
| UK Power Networks | 1st August 2019 | |
| National Grid Plant Protection (Electricity) | 1st August 2019 | |
| Education & Highways (ECC) | 2nd March 2020 | Consultation Letter |
| Environmental Health | 25th September 2019 | Consultation Letter |
| ECC Ecology Advice | 13th September 2019 | Consultation Letter |
| UDC Landscaping | No Comments Received | Consultation Letter |
| UDC Internal Housing (Land) | 22nd November 2019 | Consultation Letter |
| Conservation Officer | 17th December 2020 | Consultation Letter |
| Conservation Officer | 20th May 2020 | Consultation Letter |
| Education & Highways (ECC) | 2nd February 2021 | |

Note: Consultee comments (if any) can be viewed online at www.uttlesford.gov.uk/planning

Officer Report

Conclusion

Reasons for Refusal

1 The scheme of development conflicts with ULP Policies S1, ENV1, ENV3, GEN1, GEN2, GEN8 Essex Design Guide and the NPPF, as the design, layout, scale and appearance of the development is considered inappropriate in terms of the character of the site and surrounding area. In addition, the development would erode a distinctive protected open space of significant importance to the character of this area of Saffron Walden, as well as the conservation area and the locally listed school buildings.

2 The submitted layout plans indicating the proposed sports uses and activities are located such that the immediate environs of the new residential properties, will incur, at close quarters, significant disturbance from noise, floodlighting, parking as well as the general

coming and going of visitors to the facilities which would be in conflict with ULP Policies GEN2 and GEN4, and the NPPF.

3 The proposal is not considered to represent sustainable development in the context of Paragraph 8 of the NPPF, as it cannot show that the economic, social and environmental aspects of the development are satisfied in a positive and beneficial way. The development scheme as submitted, will involve a detrimental impact on the conservation area, the loss of protected playing fields and sports facilities and the locally listed school buildings. Paragraph 11 NPPF, requires full assessment of the benefits that will accrue from the development to show that it will result in a positive contribution. The loss of the protected sports fields, the impact on nearby locally listed buildings and the conservation area would outweigh the benefits of the scheme, especially with limited level of mitigation being proposed. Notwithstanding the fact that the council does not have a 5 year housing supply at present, the type of housing being proposed is not compliant with the housing officers requirements in terms of mix, layout, scale and design. This is a further significant issue that weighs against the development of the site and helps tilt the balance in the consideration of para 11, NPPF. The proposed development is therefore contrary to the NPPF and Local Plan Policies S1, LC1, ENV1 and GEN2.

4 The proposal does not show that the development of this site would involve a positive contribution to bio-diversity and protected species in the local area, which is in conflict with Local Plan Policy GEN7 and the NPPF.

5 The planning application does not include a health impact assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development, without this detail and assessment the application cannot be supported. This is contrary to Local Plan Policy GEN6

6 The applicant has not established that this site is redundant in terms of its longstanding sports use, nor has it been shown that there is an excess of sports facilities and playing fields similar to the application site, consequently the loss of this open space area is unacceptable and against UDP Policy LC1.

7 The 2005 Local Plan Policy ENV1 specifically provides that Outline Applications for development within Conservation Areas will not be considered, this application incorporates the largest part of the site as an outline proposal which is unacceptable without detailed information.

8 The 2005 Local Plan Policy ENV1 specifically provides that Outline Applications for development within Conservation Areas will not be considered, this application incorporates the largest part of the site as an outline proposal which is unacceptable without detailed information.

Informative(s):-

0 Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an ENFORCEMENT NOTICE, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

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

If this is a decision to REFUSE planning permission for a HOUSEHOLDER (HHF) application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a MINOR COMMERCIAL application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an ADVERTISEMENT, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice (for those not specifically mentioned above).

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

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

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

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the

appeal. Further details are on GOV.UK
<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

Authorising Officer and date:

**Maria Shoesmith
18 March 2021**