

Decision Notice and Statement of Reasons

Site visit made on 8 June 2022
Hearing held on 25 August 2022

By Owen Woodward MRTPI

A person appointed by the Secretary of State

Decision date: 11 October 2022

Application Reference: S62A/22/0000002

Site address: Friends School, Mount Pleasant Road, Saffron Walden, Essex CB11 3EB

- The application is made under section 62A of the Town and Country Planning Act 1990.
 - The site is located within the administrative area of Uttlesford District Council.
 - The application dated 8 April 2022 is made by Chase (SW) Ltd (Chase New Homes).
 - The development proposed is the 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.
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Decision

1. Planning permission is granted for the 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 in accordance with the terms of the application dated 8 April 2022, subject to the conditions set out in the attached schedule.

Statement of Reasons

Procedural Matters

2. The application was submitted under s62A of the Town and Country Planning Act 1990. This allows for applications to be made directly to the Secretary of State (SoS), where a local authority has been designated. In this case, Uttlesford District Council (UDC) have been designated for major applications from 8 February 2022.
 3. The proposal falls within 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regs). However, the proposal is for a relatively modest residential-led development, using significant amounts of the existing built form, and of an overall scale commensurate with the previous use of the application site. There would be localised effects on the site and surrounding area but these would not likely result in significant effects on the environment, either alone or cumulatively with other development. Therefore, an Environmental Impact Assessment was not required, as set out in the letter from the Planning Inspectorate, dated 13 May 2022. I am satisfied that the requirements of the EIA Regs have been complied with.
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4. On 12 August 2022, on behalf of the SoS, I published an Issues Report, prepared under the provisions of the Town and Country Planning (Section 62A Applications) (Hearings) Rules 2013. This included a description of the development, consultation details and material considerations, and explored the issues to be considered in relation to the application. In addition to that report, I set out an agenda and a schedule of draft conditions, which were put forward on a without prejudice basis, and discussed at the Hearing.
5. I carried out a site visit on 8 June 2022, which included the site and surrounding area including all relevant roads. This took place on an access-required, unaccompanied basis.
6. I then held a public Hearing on 25 August 2022 at UDC's offices in Saffron Walden, which was attended by members of the local and Parish Councils, by officers of UDC, a representative of Sport England and members of the public.
7. The Council considered the proposal at the Planning Committee on 11 May 2022, where it was resolved that UDC request that the Planning Inspectorate approve the application, subject to a number of measures required in a s106 agreement(s) and to be controlled by conditions.
8. The applicant submitted further information in June 2022, including further information regarding drainage, ecology, a schedule of garden sizes, transport and access, energy efficiency, sports facilities and playing fields, and a note regarding the Saffron Walden Neighbourhood Plan 2021-2036 (SWNP). All relevant parties were given the opportunity for further comment. Further information was also submitted by the applicant in August 2022 regarding bat surveys and the SWNP. This information was relatively limited and did not require re-consultation. In September 2022, the applicant submitted additional information in relation to playing fields. Re-consultation was undertaken.
9. All parties were given opportunities to comment as required and there would be no prejudice to any party from my consideration of these documents. The application is therefore determined on the basis of the revised and additional documents and drawings. The documents submitted at the Hearing, and subsequent to the Hearing, are listed in the attached schedule.
10. I have taken account of all written and oral representations in reaching my Decision.

Background

Planning history

11. There is extensive planning history for the site, but this relates to when it was in use as a school. There is no planning history directly relevant to the proposal.

Planning policy

12. The development plan includes the Uttlesford District Local Plan 2005 (the LP). The emerging Local Plan has not been released for Regulation 18 Preferred Options consultation and it has been confirmed in a statement dated 13 September 2022 from the Leader of the Council, Councillor Petrina Lees,

that there is no confirmed timetable for production and eventual adoption of the emerging plan. The emerging Local Plan therefore has very limited weight. In contrast, the SWNP was formerly approved by UDC on 7 July 2022 and at a referendum on 15 September 2022. It is not yet 'made' but that is a formality in light of the approval and referendum result, and I afford the full weight.

The application site

13. The application site is c.3.25 ha. It comprises the former Friends' School, most recently occupied by Walden School, which has been vacant since July 2017. It contains the former main school building as extended including an indoor swimming pool, and a number of other buildings and structures, including the relatively attractive Assembly Hall and Croydon Buildings, large utilitarian Gym building, and other relatively modern and unassuming buildings. Primary vehicular access is from Mount Pleasant Road, although the site can also be accessed from The Avenue to the rear and Debden Road via Water Tower Place to the west.
14. The site lies within Saffron Walden, which is identified as a 'Main Urban Area' and also as a 'major service centre' in the LP. The land to the front of the site in and around the crescent access road is listed as Protected Open Space. A relatively small part of the site to the south east of the gym is Protected Open Space for Playing Fields. The entire site lies within the Saffron Walden Conservation Area (the CA). The main school building is a locally listed building. The school as a whole is a designated Asset of Community Value (ACV)¹. The trees lining The Avenue, some along the western boundary, and a number within the open space to the front of the school, are covered by a Tree Preservation Order (TPO)².
15. The application site lies within Saffron Walden, to the south of the town centre. It is primarily surrounded by residential development and also by the playing fields for the former school. There are two grade II Listed buildings relatively close to the site, 9 and 10 Mount Pleasant Road and a water tower to the west.

The proposal

16. It is proposed to convert the existing main school building to provide 52 flats, a communal library/drawing room and to refurbish the existing swimming pool and changing rooms. Some newer extensions to this building would be demolished and there would be internal works relating to the conversion. It is also proposed to convert the Croydon Building into four flats, and to convert and extend the Assembly Hall to provide six dwellings. The remainder of the existing buildings would be demolished and replaced with a mixture of flats and houses. Overall, a total of 96 dwellings are proposed, split into 25 one-bed, 44 two-bed, 18 three-bed, and 9 four-bed units. All market housing and there would be no affordable housing. Car parking is proposed, including 35 spaces for visitors and users of the swimming pool.
17. It is also proposed to extensively re-landscape the site, including the provision of replacement tennis courts and multi-use games area (MUGA) and a variety of soft and hard landscaping. Access would largely remain as existing, though

¹ Ref UTT/18/0036/ACV

² Ref 7/07/38

upgraded where necessary, albeit with The Avenue between the lime trees changed to be for pedestrians and cyclists only.

Main Issues

18. The main issues for this application are:

- the effect of the proposed development on the character and appearance of the area, including whether or not the proposed development would preserve or enhance the character or appearance of the Saffron Walden Conservation Area (the CA);
- the effect of the proposed development on sports facilities, in particular playing pitches; and,
- the financial viability of the proposal, including consideration of Vacant Building Credit (VBC).

Reasons

Character and appearance

19. The main school building is a locally listed building, constructed in 1879 to designs by Edward Burgess as a Quaker day and boarding school. It is a handsome red brick building with refined architectural detailing and a central tower providing a strong focal feature. However, there are also some more modern, and less architecturally successful, extensions to the main building. In addition, the main building is surrounded by a number of other more modern buildings, which have been built incrementally in an ad hoc manner. These include the gym block which is excessively bulky and lacks articulation and detracts from the setting of the main building and Mount Pleasant Road. There are also a number of further modern buildings also of limited architectural merit. However, the Assembly Hall and Croydon Building are both of greater intrinsic architectural value, being well proportioned, and with relatively attractive facades and fenestration detailing.

20. The optimum use of the site, in particular the main school building, would be as a school. It is proposed to change the use of the site to a largely residential development, including conversion of the main school building. This would cause some harm to the character of the site through the change of use itself, and also the proposed removal of historic fabric and plan form in the main school building in order to create the proposed flats. However, the school closed in 2017. It has lain empty since then. No evidence has been provided of any providers willing to open a school on the application site. Externally, the important historic elements of the main school building would remain. This harm would therefore be limited and the proposal would be putting the main school building, and the wider site, to viable use consistent with its conservation, in accordance with paragraph 197 of the National Planning Policy Framework (the Framework).

21. Nevertheless, in light of its locally listed status and the extensive remaining original plan form and historic fabric to the building, preservation by record of the building would be a proportionate response to the proposed works, in accordance with paragraph 205 of the Framework. This could be controlled by condition.

22. The proposed demolition of the modern buildings of limited architectural merit is acceptable in principle. I particularly note that the Croydon Building and Assembly Hall, the two existing buildings of greatest architectural merit, would both be retained, and sensitively refurbished and extended where necessary. The new buildings would be in a modern architectural style, with a variety of designs proposed, but with the predominant use of brick as a unifying feature. They would be in the same or similar locations to the buildings they would replace. The modern architectural approach for the new buildings is successful with suitable articulation and design detailing through a variety of gables and fenestration patterns. The combination of the reduced scale of built development and improved architectural detailing and articulation are successful elements of the proposed design.
23. The open space around the semi-circle access road to the Mount Pleasant Road frontage would be retained. The appearance of the site along this key, prominent, road frontage would be enhanced through the demolition of the gym building and sensitive refurbishment of the Croydon Building and Assembly Hall. To the rear, behind the main school building, an existing MUGA and two grass tennis courts would be relocated and provided. There would also be a formal, landscaped area of communal open space including a pond, and a more informal pocket park to the east. There would be fairly extensive areas of car parking. However, these would be heavily screened by the retained lime trees along The Avenue and additional planting in and amongst the proposed car parking spaces. There are also a number of smaller car parks close to the proposed buildings, helping to break-up the parking across the site. Importantly, the avenue lined by lime trees would be retained as an attractive spine to the site.
24. The layout largely reflects the existing layout with the main school building remaining as the clear dominant feature. The Ash Houses would be much less bulky and set further away from the main school building than the existing gym building, thereby improving this relationship. Similarly, the existing modern extensions to the west of the school building would be demolished and replaced by the Pine Building, which would be a more attractive and subservient structure than the existing extensions. To the south of the site, several existing buildings would be demolished and replaced by the Lime houses, two buildings of semi-detached houses with a logical layout of parking to the front addressing the street and gardens to the rear. The Oak houses would present some inactive frontages to The Avenue. However, they would be laid out in a mews street style, which is a similar approach to the adjacent 'The Avenue' development, and helps this element of the site successfully assimilate into its surroundings.
25. The site falls within Area 6 of the CA. The area, and the site, is dominated by the former school 'campus', and in particular the main school building. It presents its most attractive and characterful features to Mount Pleasant Road. These are the key elements of the appeal site providing significance to the CA. As assessed above, the proposal would enhance the site as it presents itself to Mount Pleasant Road. The main school building would lose some character from the proposed change of use because it is a grand, civic building that was originally constructed, and until 2017 was still in use as, a school. However, it would also gain from the removal of unsightly extensions, and by the creation

of a more respectful setting, in particular through the demolition of the gym building.

26. Overall, the proposal would preserve, and in places enhance, the character and appearance of the area, including the CA. This is a conclusion shared by Historic England, which finds the proposal to be contextually acceptable in relation to the setting of the locally listed former school building and the character or appearance of the conservation area. The proposal therefore complies with LP Policy ENV1, with regard to the protection of conservation areas, GEN2 which requires high quality design, and ENV3 which resists the loss of open spaces and trees. It complies with SWNP Policy SW3 which required high quality design. It also complies with paragraph 203 of the Framework, which requires that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account.
27. Essex County Council (ECC) has requested that the proposal be taken through a Design Review Panel process by ECC prior to determination. However, paragraph 133 of the Framework recommends, but does not require, such a design review assessment to be undertaken. I also note that the proposal does not include an assessment against Building for Life 12 by the Design Council, as required by the SWNP. However, for the reasons given above, I have found the design of the proposal to conserve and enhance the character and appearance of the area, and the CA. The lack of a design review process or Design Council assessment does not negate the success of the design.

Sports facilities

Playing fields

28. The application site lies directly adjacent to extensive playing fields that were associated with the former school and have not been in use since it closed. The total area of the playing fields is 5.9 hectares (ha). The application site itself also contains the former changing facilities and a car park associated with use of the playing fields. Although owned by the school, the playing fields and associated facilities were regularly used by the local community outside of normal school hours, through a formal community use agreement.
29. The proposal would result in the loss of at least 0.029 ha of the playing field, through the proposed swimming pool car park and access road, and car parking. However, this is a difficult calculation on which to be precise. This is because some of the existing designated playing field is an existing hard standing car park. On the other hand, it also involves assuming that the thin landscaping strips to the rear of the proposed car parking could be turned over to the playing fields. Whilst possible, it is unlikely that such land so close to the proposed car parking could be fully utilised. There are also discrepancies between the official LP playing fields designation and the reality of the open land used as playing fields on the ground. The actual loss could therefore be at 0.15 ha or even greater.
30. Sports England (SE) are a statutory consultee for playing fields and it has objected to the proposal. This is because although the area to be lost would be relatively modest, because of its location SE state that it would not be possible to re-instate the former cricket pitch and may prevent the use of some small winter pitches for eg football. SE also highlight the importance of the proposed

loss of visitor car parking and changing facilities, which would harm the useability and viability of the remaining playing fields, irrespective of the above.

31. Paragraph 99 of the Framework is applicable where a proposal would result in the loss of playing fields. Part a) relates to whether or not the existing playing field is surplus to requirements. In this regard, UDC has undertaken a relatively recent forensic assessment of the demand for sports facilities³. This found that there is a shortfall in Saffron Walden of six match equivalent sessions for adult football, more shortages for youth football and eight match equivalent sessions for cricket. The governing bodies for football and cricket, the Football Association and the England and Wales Cricket Board respectively, have confirmed that this shortfall is likely to have increased since the 2019 report. It is therefore clear that the playing field is not surplus to requirements.
32. Part b) requires the replacement of equivalent or better provision. The applicant has not sought to re-provide football or cricket facilities in an alternative location(s). However, it has demonstrated that a cricket pitch could still operate from the remaining area of the playing field. SE's guidance is that a suitable cricket pitch ought to provide for nine wickets. The applicant's cricket pitch as detailed only includes one wicket but it has a larger outfield to the boundary rope than in SE's guidance. It is not therefore clear if a SE compliant nine-wicket cricket pitch could be provided. It is nevertheless clear that at least a one-wicket, and probably near to nine-wicket, pitch could be provided. Given that only a small area of playing field would be lost and the greater flexibility for the laying out of temporary football pitches, it also seems likely there would be relatively limited restriction, in terms of playing field area, on football provision.
33. However, the above does not take into account the crucial factor that the proposal would remove the existing car parking and changing facilities from the application site. This would harm the potential use of the adjacent playing fields, irrespective of the cricket and football pitch location considerations. It is of course possible that if any proposal were to come forward for the use of the playing fields then suitable facilities could form part of any such application. However, this is not before me and cannot be guaranteed.

Swimming pool

34. The existing swimming pool and associated changing rooms would be refurbished and reopened. SE raise concerns that the refurbishment cost is not sufficient and that, consequentially, operational feasibility for the pool is questioned. However, the cost for this has been provided by the applicant through the Toolkit Viability Assessment, at £558k. This has then been independently reviewed through the Financial Viability Assessment by Gerald Eve. Both assessments agree that the sum allocated for the refurbishment of the swimming pool and associated facilities is acceptable. The applicant states that funding of the ongoing maintenance and use of the pool should be possible through service charges for the future occupants of the proposed dwellings, at £593 per home per year. They additionally state that the pool would be open for wider community use and that this and/or changes to operational costs would influence the level of the service charge, up or down.

³ The Playing Pitch Strategy & Action Plan 2019

35. SE question this and think the running costs could be higher, eg energy costs. Of course, that is possible. However, I have not been provided with any substantiated evidence that the pool could not be maintained by a combination of service charges for future residents and membership options for visitors. There is a reasonable prospect that the pool would be provided and retained as set out by the applicant. There would not, therefore, be a loss in the provision of swimming pool facilities and the proposal would in fact bring back into use a currently closed facility.

Other

36. The existing gym/sports hall would be demolished. Whilst the school was open, this was used by the community outside of school hours. However, it has not been in use since 2017. Saffron Walden has alternative facilities, for example at Lord Butler Leisure Centre. Therefore, whilst the proposal would result in the loss of a gym, I place limited weight on this factor. The existing MUGA is to be retained and refurbished. Two grass tennis courts would be reinstated, but two existing hard standing courts would be lost, which are arguably of greater utility because they are less prone to damage and can be used in a greater range of weather. This represents a loss, albeit a relatively minor one, of an existing sports facility.

Overall

37. The proposed harm to the adjacent playing fields, primarily by loss of ancillary facilities and also through a slight reduction in their useability, and the loss of the gym and two hard court tennis courts, would harm existing sports facilities. The proposal therefore fails to comply with paragraph 99 of the Framework. It fails to comply with LP Policy LC1 which resists the loss of sports fields. It also fails to comply with reasoned justification paragraph 11.2.1 of the SWNP, which states that the SWNP opposes the loss of the specific playing fields affected by the proposal.

Viability

38. Paragraph 64 of the Framework states that where vacant buildings would be re-used or redeveloped, any affordable housing contribution should be reduced by a proportionate amount, ie a 'vacant building credit' (VBC). Planning Practice Guidance expands on this, stating that an applicant should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority (or in this case, myself, as the appointed person) calculates any affordable housing contribution which will be sought.⁴ All of the buildings on the application site are vacant, totalling 10,754 sq m. The total proposed floorspace would be 10,590 sq m. VBC therefore applies and no affordable housing is required. LP Policy H9 or SWNP Policy SW2, both requiring 40% affordable housing provision, are therefore not relevant to the application.
39. However, the proposal is for 96 new dwellings. The previous use of the site was as a school and this ceased five years ago. The new residents would create demand and put pressure on local infrastructure, for example health services. The general approach in such instances is to seek financial contributions, or the

⁴ Paragraph: 026 Reference ID: 23b-026-20190315

direct provision of facilities, to mitigate the effect of the proposal on local infrastructure.

40. In the case of this application, the applicant has submitted a Toolkit Viability Assessment January 2022 (TVA) which concludes that the scheme is unviable and cannot provide s106 contributions in this regard. This is based on the conclusion of a residual land value of £4.37m and a benchmark land value (BLV) is £5.1m, ie a loss of £733k. The Planning Inspectorate commissioned an independent review of the applicant's TVA. This was carried out by Gerald Eve and is dated August 2022 (the FVA). The FVA concludes that the proposal has a deficit of £2.15m, greater than that found by the applicant's assessor.
41. Therefore, whilst the proposal would not provide any contributions in mitigation of any effects on local infrastructure, this is acceptable in the context of the financial viability, or rather unviability, of the proposal. However, the consequential, unmitigated harms to local infrastructure would conflict with Policy GEN6 of the LP which requires community facilities that are made necessary by the proposal, and form part of the overall planning balance considerations, as set out below.

Other Matters

Listed buildings

42. Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged. Section 66 requires the decision maker to pay special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. The grade II listed Water Tower situated to the west of the main school building derives its significance through its integral architectural and historic interest. It gains little significance from its setting. Nos 9 and 10 Mount Pleasant Road are late-Victorian houses that gain their historic interest from their inherent architectural value.
43. None of these buildings gains significant significance from their setting, in particular that of the application site. In addition, the proposal would preserve and enhance the character and appearance of the area and would therefore at least preserve the setting of the listed buildings. Overall, the proposal would have a neutral effect on the significance of the assets and on their special architectural and historic interest, which would therefore be preserved.

Sites of Special Scientific Interest

44. The application site lies 3.2 km from the Debden Water Site of Special Scientific Interest (SSSI), 4.6 km from the Hales and Shadwell Woods SSSI, and 5.5 km from the Nunn Wood SSSI. SSSIs are protected under the Wildlife and Countryside Act 1981 from damaging operations, including from development proposals. I am a section 28G authority and have a duty to further the conservation and enhancement of the SSSIs. However, in this regard, given the distance to the SSSIs from the application site it is unlikely that there would be any significant effects on any of these SSSIs, through increased recreation from future residents or any other factor. I am therefore satisfied that the proposal would not result in unacceptable harm to the SSSIs.

Interested parties

45. A number of objections have been received, including from the Saffron Walden Town Council, and joint submissions from approximately 100 nearby households. They raise a number of points that I have discussed above and below. Other factors are also raised, for example the need for a masterplan approach including the wider site and adjacent playing fields. However, I must assess the proposal that is before me rather than theoretical or potential alternative developments. I particularly note that the proposal does not preclude further development on the playing fields site coming forward in the future. Highways safety concerns regarding crossing points on Mount Pleasant Road and the speed of traffic along that and other nearby roads have also been raised. However, the proposal would result in a reduction in traffic compared to the previous use as a school, with a less vulnerable user profile because far fewer children would be accessing the site. The proposal is therefore acceptable in these respects. A preference for the re-use of the site for either a school or other education facility, such as a sixth form college, has also been expressed. As I have stated above, there are no such proposals before me, and I must determine the application on its own merits.

Planning Obligation

46. An engrossed s106 planning agreement, dated 12 September 2022, between UDC and the applicant, has been submitted (the s106). It secures the provision of a community meeting room, MUGA, public open space, swimming pool and changing rooms, and tennis courts, with associated financial viability plans or strategies governing the terms on which they shall be made available for use by the wider community. It also secures the setting up of a management company with powers to raise its own funds and the ability to resource itself to appropriately maintain these facilities. All of these obligations are necessary to ensure that the proposed facilities can be used by the wider community and maintained as appropriate.
47. A Unilateral Undertaking, dated 13 September 2022, has also been submitted (the UU). It secures:
- an additional contribution towards local infrastructure (combined total capped at £380,000, or 50% of surplus profit, whichever is the lower);
 - an external review of the TVA by UDC 12 months after all pre-commencement conditions have been discharged ie an 'early-stage review';
 - an external review of the TVA by UDC 4 years after all pre-commencement conditions have been discharged ie a 'late-stage review'; and,
 - a travel plan monitoring fee of £1,596 per annum.
48. The proposal would result in increased pressure on public transport, and on increased pedestrian and cycle movements in the locality. ECC's CIL Compliance Statement set out the detailed background and justification for each of the obligations. ECC's request for a contribution toward bus services of £280,000 is justified, providing details of the costs of improving bus services. ECC also provide justification for the request of £100,000 towards cycling and pedestrian facilities, in particular for improvements to Route 13, which links the application site to the employment area at Thaxted Road. A Travel Plan is a

requirement for schemes of the scale proposed. An early and late stage review are required because sensitivity testing undertaken by Gerald Eve as part of the FVA demonstrates that relatively small movements in either costs or sales values could make the proposal viable and enable these contributions towards local infrastructure.

49. I am therefore satisfied that the provisions of the s106 and the UU would meet the tests set out in Regulation 122 of the CIL Regulations 2010 (as amended) and the tests at paragraph 57 of the Framework.

The Planning Balance

50. The Housing Trajectory and Five-Year Land Supply 2021 document by UDC sets the housing land supply at 3.52 years. There is therefore a substantial shortfall against the Council's requirement to provide a five year supply of housing land, an indicator that the future the needs of local people will not be met. The plan-led system is embedded in planning law, with the Framework placing great emphasis on the engagement of communities in shaping these development plans. This is intended to provide certainty. However, it also means that to meet community requirements for homes, jobs and other facilities, development plans must be up to date.
51. In situations such as this, where future housing needs are not being met, the Framework sets out that development plan provisions must be balanced against wider social, economic and environmental objectives. Specifically, this means that the presumption in favour of sustainable development set out in the Framework paragraph 11d) is engaged. Below, I carry out an assessment of the planning balance of the proposal in this context.

Positives

52. The proposed 96 dwellings in a mixture of flats and houses and a broad mix of unit sizes with a focus on 1 and 2 bed units and few 4-bed units broadly accords with the identified housing need for the area⁵ at 61% 1 and 2-bed dwellings, and with LP Policy H10 and its requirement for the provision of market housing to be tilted towards smaller properties. The provision of a relatively large amount of market housing of a suitable mix is of substantial positive weight.
53. The application site is within Saffron Walden, a main service centre, close to the town centre, and is easily accessible to a range of services and facilities. It is a brownfield site with good access to public transport with bus stops just outside the site on Mount Pleasant Road. This is a significant positive benefit of the proposal.
54. As established above, the proposal would preserve and enhance the character and appearance of the area, including the Saffron Walden Conservation Area. The enhancement would be relatively limited and I therefore place moderate positive weight on this benefit.
55. Nearly 3,500 sq m of public open space is proposed, which would be useable by the wider community as well as the future residents of the proposal. A

⁵ Housing for New Communities in Uttlesford and Braintree (ARK Consultancy, June 2020)

relatively large community room is also proposed to the ground floor of the main school building, as is a MUGA, two grass tennis courts, and a swimming pool, all of which would be open to leisure users from outside of the new residents, as secured through the s106. I place moderate positive weight on these factors.

56. The application site has limited ecological interest, being largely either grass, hard standing or buildings. No designated ecological sites are within the site or would be affected by the proposal. A series of reports⁶ have confirmed that there are some bat roosts and potential for bat foraging, as well as hedgehogs and birds. Mitigation is required and can be secured by condition(s) for the provision of wildflower grassland, installation of bat and bird boxes, hedgehog gaps, and wildlife-friendly species in the proposed planting. The measures would result in a biodiversity net gain on the site. I also note that ECC and Natural England have no objection to the proposal with regard to biodiversity. Only a relatively modest biodiversity net gain is proposed. This factor is therefore of limited positive weight.
57. The proposed houses would all be provided with private gardens, all of which would be of a useable size and layout, typically running behind the main rear elevation in a terrace style or wrapping around the corner of the property in a semi-detached style. The proposed flats would not have private outside space but this is a function of the layout and architectural nature of the buildings to be retained. Relatively substantial and attractive communal open space totalling 6,213 sq m is proposed for the flats, at over 100 sq m per flat on average. The overall provision of communal amenity space would pass the 'litmus test' set out in paragraph 11.3.8 of the SWNP ie that several people can use it for activities such as flying a kite and throwing a ball for a dog. The proposed outside space would meet minimum standards but would not be significantly in excess of them, either in size or quality. I therefore place limited positive weight on these factors.

Neutral

58. The proposal would result in reduced traffic generation in comparison to the site's previous use as a school, particularly at peak hours, but this is against the background of a site that has not been in use since 2017. The proposal would use the existing 'in-out' crescent from Mount Pleasant Road and upgrade the further existing access from that road. Technical details regarding visibility splays, footway details, turning heads, and other measures, could be controlled by condition(s). The Highways Authority has confirmed it has no objection to the proposal in principle, although it does raise concerns regarding a lack of evidence for waste collection. However, further information on this could be provided and controlled by condition. The application site is large with several vehicular access points, and there is no reason to believe that an acceptable solution could not be found. Overall, the development would have an acceptable effect on highway safety and the free-flow of traffic.
59. The proposed car parking would fall slightly below the Adopted Council Parking Standards for dwellings. However, 24 visitors' spaces would be provided, and the site is in a highly sustainable location, near to the town centre and several

⁶ Preliminary Ecological Appraisal December 2018; Ecological Impact Assessment August 2021 as updated February 2022 and June 2022; Biodiversity Validation Checklist April 2022

bus routes. 11 visitors' spaces are also proposed for the swimming pool. The proposed car parking would therefore be acceptable and would meet the likely demand that would be created by the proposal. Cycle parking would also be provided in accordance with the standard of one space per dwelling, and the detail could be controlled by condition.

60. The school is an ACV. However, it has not been in use as a school for five years. There are no plans before me for the re-opening of the school. The proposal would bring back into use the locally listed building, thereby creating a long-term viable use for the building and the wider site. Consequently, despite the loss of the existing use as a school, the proposal would not harm the ACV.
61. The proposal would result in the demolition of a number of buildings including some relatively modern structures. However, it would also bring back into beneficial use one large and two moderately sized existing buildings that currently lie vacant, with relatively minimal refurbishment and extensions. Extensive amounts of existing building fabric would therefore be reused. The overall effect of the proposal with regard to embodied energy and the re-use of existing buildings would therefore be neutral.
62. The proposal would have a neutral effect on the architectural and historic interest and significance of the nearby grade II listed buildings. The proposal would not result in unacceptable harm to the nearby SSSIs. Technical matters relating to noise, fluvial flooding, surface water flooding/drainage, air quality, archaeology, airport safeguarding and contaminated land have all been assessed and accepted that they could be addressed by the use of suitable conditions and/or planning obligations.
63. All of the above factors weigh neutrally in the planning balance.

Negatives

64. As set out above, the proposal would result in harm to the provision of playing fields, partly indirectly through the removal of changing facilities and partly directly through the loss of a small amount of designated playing field area that may result in reduced cricket pitch provision. There would also be the loss of a gym and two hard standing tennis courts. However, in all instances the existing facilities were primarily for use of the school, albeit with community use outside of school hours. In addition, they have not been in use since 2017 and there is no prospect of them being put into use without the proposal. This lessens the harm caused by the loss of, and harm to, sports facilities. I therefore place moderate negative weight on this factor.
65. The proposed 96 new homes would put more strain on the local infrastructure, for example demand for school places and local doctors' surgeries. In the absence of financial or other mitigation, this weighs negatively in the planning balance. I place moderate negative weight on this factor.

Conditions

66. A range of conditions were presented initially by UDC and directly by consultees. These were refined through further discussions and were considered under the relevant tests in the Framework, following which I presented them as a draft set to the Hearing for discussion. Several changes to

the conditions have been made following the discussion at the Hearing, and as agreed in principle with the applicant and UDC. These conditions are set out in the schedule below.

67. The Construction Traffic Management Plan, historic building recording, materials, drainage, flooding, biodiversity, landscaping and noise conditions are pre-commencement because a later trigger for their submission and/or implementation would limit their effectiveness or the scope of measure which could be used. The applicant has agreed to all of the pre-commencement conditions.

Conclusion

68. I have reached my conclusion taking all of the above into account, including the other matters raised. Notwithstanding the conflict with the development plan provisions relating to sports facilities and local infrastructure, the presumption in favour of sustainable development in paragraph 11d) of the Framework is a material consideration. Overall, I find that the adverse effects of granting planning permission would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. Therefore, material considerations support a decision other than in accordance with the development plan.

69. I therefore conclude that the application should be granted.

O S Woodward

Appointed Person

Schedule A – Planning Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: As required by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 21 0037-200L; 201F; 202; 203A; 204; 205A; 206; 207; 208; 209; 210; 211; 216; 230; 231; 232; 233; 234; 235B; 236; 238; 240C; 241C; 242C; 243C; 244; 250; 251; 252; 253; 254; 260A; 270D; 271A; 272; 273; 278D; 279D; 280B; 290D; 291B; 292; 300A; 301; 302A; 303; 304; 305; 306; 307; 308B; 309; 310; 311; 312; 313; 314; 315; 316; 317; 318; 319; 320; 321; 322; 323; 324; 325; 326; 327; 328; 329; 330; 331; 329; 350; 351; 352; 353; 354; 355; 400; 410; 411; 412; 413; 414; 415; 416; 22 0037 203A; 23 0037 204; 24 0037 205A; 25 0037 206; 26 0037 207; 27 0037 208; 28 0037 209; 29 0037 210; 30 0037 211; 31 0037 216; 32 0037 230; 33 0037 231; B21049 101E.

Reason: To provide certainty.

Pre-commencement

3. Prior to the commencement of development, a detailed Construction Management Plan (CMP) shall have been submitted to, and approved in writing by, the local planning authority. The CMP 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) control of dust and dirt on the public highway;
 - g) details of consultation and complaint management with local businesses and neighbours;
 - h) waste management proposals;
 - i) mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour; and,
 - j) 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 LP and the Framework.

4.

- a) Prior to commencement of development, including groundworks, a programme of archaeological trial trenching shall have been secured and undertaken in accordance with a Written Scheme of Investigation which shall have been previously submitted to, and approved in writing by, the local planning authority;
- b) A Mitigation Strategy detailing the excavation/preservation measures shall be submitted to the local planning authority following the completion of the relevant work;
- c) 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 shall have previously been submitted to, and approved in writing by, the local planning authority; and,
- d) A post-excavation assessment must be submitted to the local planning authority within three months of the completion of fieldwork. 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 LP and the Framework.

5. a) Prior to commencement of development, including demolition, a programme of historic building recording shall have been submitted to, and approved in writing by, the local planning authority, with regard to the locally listed building.

b) A report detailing the results of the recording programme and confirming the deposition of the archive to an appropriate depository as identified and agreed with the local planning authority shall be provided prior to first occupation of the proposal.

Reason: To ensure the locally listed building has a record of preservation proportionate to the proposed works, in accordance with paragraph 205 of the Framework.

6. Prior to commencement of development, save for demolition, 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, shall have been submitted to, and approved in writing by, the local planning authority. The scheme should include, but not be limited to:

- a) calculations for the conveyance and storage network for the proposed development;
- b) if marginal flooding is predicted then it should be directed away from the building using appropriate site grading;
- c) 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;
- d) detailed engineering drawings of each component of the drainage scheme;
- e) a final drainage plan which details exceedance and conveyance routes, Finished Floor Levels and ground levels, and location and sizing of any drainage features; and,

- f) a written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to first occupation of the development.

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 LP and the Framework.

- 7. Prior to commencement of development, a scheme to minimise the risk of off-site flooding caused by surface water run-off and groundwater during construction works and to prevent pollution shall have been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The Framework, paragraphs 167 and 174, state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Also in accordance with policy GEN3 of the LP.

- 8. Prior to commencement of development, 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) confirmation that the development shall be constructed in accordance with the Tree Protection Plan Ref 1642-KC-XX-YTREE-TPP01 Rev A;
 - h) the role and responsibilities on site of an ecological clerk of works or similarly competent person; and,
 - i) use of protective fences, exclusion barriers and warning signs.

The CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve protected and priority species and allow the Council 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 LP and the Framework.

9. Prior to commencement of development, a Biodiversity Enhancement Strategy for protected and priority species shall be submitted to, and approved in writing by, the local planning authority. The 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; and,
 - f) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected and priority species & habitats and allow the Council to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policy GEN7 of the LP and the Framework.

10. Prior to commencement of development above slab level, full details of both hard and soft landscape works shall have been submitted to, and approved in writing by, the local planning authority. The landscaping details 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; and,
 - i) management and maintenance details.

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

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 policies GEN2 and ENV8 of the LP and the Framework.

11. Prior to commencement of development, a scheme for protecting the proposed dwellings from noise from the swimming pool plant shall have been submitted to, and approved in writing by, the local planning authority. All works which

form part of the scheme shall be completed before first occupation of the dwellings and retained thereafter.

Reason: To ensure future occupiers enjoy a good acoustic environment and to protect their living conditions, in accordance with policy ENV10 of the LP.

Specific trigger

12. Prior to construction of the relevant part of the development, details of all materials to be used in the external finishing of the proposed buildings shall be submitted to, and approved in writing by, the local planning authority. Thereafter the development shall be constructed in accordance with the approved details.

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 LP.

13. Prior to installation of the relevant works, 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.

Reason: To allow the Council 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).

Pre-occupation

14. Prior to first occupation of the development, a Maintenance Plan detailing the maintenance arrangements, including who is responsible for different elements, of the surface water drainage system, shall have been submitted to, and approved 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. 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 so that they continue to function as intended to ensure mitigation against flood risk, in accordance with policy GEN3 of the LP and the Framework.

15. Prior to first occupation of the development, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to, and approved in writing by, the local planning authority. 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; and,
- h) ongoing monitoring and remedial measures.

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 biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

Reason: To allow the Council 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).

16. The parking area relevant to each proposed dwelling shall be provided prior to first occupation of the relevant dwelling. The parking areas for visitors' spaces shall be provided prior to the first occupation of the relevant part of the development. The parking areas shall thereafter be maintained free of obstruction for the parking of residents and visitors' vehicles.

Reason: In the interests of highway safety in accordance with policy GEN8 of the LP and the Framework.

17. Prior to first occupation of the relevant dwelling or sports facility, cycle parking shall be provided in accordance with details first to have been submitted to, and 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), policy GEN8 of the LP and the Framework.

18. Prior to first occupation of the relevant dwelling(s), details demonstrating that appropriate outdoor amenity space is provided for each residential unit shall have been submitted to, and agreed in writing by, the local planning authority.

Reason: To ensure appropriate amenity is provided for future residents in accordance with the Essex Design Guide, Policy GEN2 of the LP and the Framework.

19. Prior to first occupation of the development, the eastern access onto Mount Pleasant Road shall be provided as shall the southern access onto The Avenue Road. In addition, the following shall also be provided:

- a) for the Mount Pleasant Road access, clear to ground visibility splays with dimensions of 2.4 metres by 43 metres in both directions, which shall be retained clear of obstruction at all times thereafter;
- b) for The Avenue access, clear to ground visibility splays with dimensions of 2.4 metres by 25 metres in both directions, which shall be retained clear of obstruction at all times thereafter;
- c) a 5.5 metre carriageway with a 2 metre wide footway on the western side and appropriate verge/margin on the eastern side to provide intervisibility with pedestrians using the footway adjacent Mount Pleasant Road passing across the eastern access;
- d) any required regrading of the embankment to maximise visibility and the width of the existing footway along Mount Pleasant Road; and,
- e) removal of the school zigzag lines on Mount Pleasant Road and replacement with any necessary parking restrictions, first to have been agreed with the local planning authority.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in a forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway, in the interests of highway safety in accordance with policy DM1 of the LP.

20. Prior to first occupation of the development, a Residential Travel Plan shall have been submitted to, and approved in writing by, the local planning authority. The Travel Plan shall include a Residential Travel Information Pack for each dwelling, to include six one day travel vouchers for use with the relevant local public transport operator. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of reducing the need to travel by car, and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the LP.

For observation

21. If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the local planning authority shall be notified 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 LP and the Framework.

22. 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).

Reason: To conserve and enhance protected and Priority species and allow the Council 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 LP and the Framework.

Informatives:

- i. In determining this application, the Planning Inspectorate, on behalf of the Secretary of State, has worked with the applicant in a positive and proactive manner. In doing so the Planning Inspectorate In determining this application no substantial problems arose which required the Planning Inspectorate, on behalf of the Secretary of State, to work with the applicant to seek any solutions.
- ii. The decision of the appointed person (acting on behalf of the Secretary of State) on an application under section 62A of the Town and Country Planning Act 1990 ("the Act") is final, which means there is no right to appeal. Under section 288 of the Act, the decision can be challenged only by means of a claim for judicial review. This must be done within the statutory period of time set out in section 288 of the Act (6 weeks from the date of the decision letter).
- iii. These notes are provided for guidance only. A person who thinks they may have grounds for challenging this decision is advised to seek legal advice before taking any action. If you require advice on the process for making any challenge you should contact the Administrative Court Office at the Royal Courts of Justice, Strand, London, WC2A 2LL (0207 947 6655) or follow this link: <https://www.gov.uk/courts-tribunals/planning-court>
- iv. The internal layout of the development is unlikely to be adopted by the Highway Authority as it does not conform to the Essex Design Guide.
- v. The Highway Authority highlights that the proposal will be subject to The Advance Payments Code, Highways Act, 1980. The Developer will be served with an appropriate Notice within 6 weeks of building regulations approval being granted and prior to the commencement of any development must provide guaranteed deposits which will ensure that the new street is constructed in accordance with acceptable specification sufficient to ensure future maintenance as a public highway.
- vi. Any signal equipment, structures and non-standard materials proposed within the existing extent of the public highway or areas to be offered to the Highway Authority for adoption as public highway, will require a contribution (commuted sum) to cover the cost of future maintenance for a period of 15 years following construction. To be provided prior to the issue of the works licence.
- vii. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to SMO2 -Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.

- viii. Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.
- ix. The applicant should provide for agreement, information regarding their drainage proposals i.e. draining by gravity/soakaways/pump assisted or a combination thereof. If it is intended to drain the new highway into an existing highway drainage system, the Developer will have to prove that the existing system is able to accommodate the additional water.
- x. The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.
- xi. Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- xii. Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in a standing advice note from Essex County Council.
- xiii. It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- xiv. The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>.
- xv. Responsibility for ensuring compliance with this Decision Notice rests with Uttlesford District Council, any applications related to the compliance with the conditions must be submitted to the Council.

Schedule B – Documents

Hearing Documents Submitted:

- HD1 Statement by Calum Ewing on behalf of adjacent residents
- HD2 Councillor Paul Gadd statement on behalf of Saffron Walden Town Council
- HD3 Statement by Nicola Edwards, local resident

Documents Submitted After the Hearing:

- HD4 Further information on sports fields from the applicant, dated 1 September 2022
- HD5 Essex County Council CIL Compliance Statement, dated 8 September 2022
- HD6 Historic England Response, dated 8 September 2022
- HD7 Letter from Ecology Place Services, dated 12 September 2022
- HD8 Saffron Walden Town Council letter, dated 12 September 2022
- HD9 Neighbourhood Plan Referendum Results

Richborough Estate