

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	17/10/2019
Planning Development Manager authorisation:	TF	18/10/2019
Admin checks / despatch completed	CC	21/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	21/10/19

Application: 18/01331/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr Thompson - Willow Park Group

Address: Land to The rear of Jaywick Lane Clacton On Sea

Development: Proposed 100 bedroom residential care home

1. Town / Parish Council

Clacton – No Town
Council

2. Consultation Responses

ECC Highways Dept

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1 No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur, in the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

2 The Powered two wheeler/bicycle parking facilities as shown on the approved plan are to be provided prior to the first occupation of the development. The approved facility shall be secure, convenient, covered and provided prior to the first occupation of the proposed development hereby permitted within the site which shall be maintained free from obstruction and retained thereafter.

Reason: To promote the use of sustainable means of transport in accordance with Policy DM 1 and 9 of the Highway Authority's Development Management Policies February 2011.

3 The development shall not be occupied until such time as the car parking and turning areas, has been provided in accord with the details shown in Drawing Numbered 3345 / PA-12. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development thereafter.

Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011.

4 Prior to the occupation of the proposed development, the developer shall provide 2 number Traffic Signs General Directions Order 2016 approved "SLOW" and "ROAD NARROWS" signage both sides of the access route where it narrows between both developments at appropriate distances from the pinch point.

Reason: To alert motorists of the hazard ahead in the interests of highway safety and in accordance with Policy DM 1 and 8 of the Highway Authority's Development Management Policies February 2011.

5 Prior to the first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Travel Plan including the initial commitments; and amended and supplemented under the provisions of a yearly report approved by the Local Planning Authority. The Travel Plan to include a commitment to provide a Travel Plan co-ordinator within the development offices to give advice to the employees of the development.

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 Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Tree & Landscape Officer

There are no significant trees or other vegetation on the application site

In terms of the appearance of the development it is important to note that Section 11 of The Design and Access Statement describes the nature and scale of intended soft landscaping. The information contained therein sets out the parameters of the proposed soft landscaping ' details of which should be secured by way of a condition should planning permission be likely to be granted.

NHS East Essex CCG

The proposed development is likely to have an impact on the services of 1 GP practice including 1 branch surgery operating within the vicinity of the application site. This GP practice and branch surgery does not have capacity for the additional growth resulting from this development.

The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. North East Essex CCG would therefore expect these impacts to be fully assessed and mitigated.

Review of Planning Application

The planning application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.

A Healthcare Impact Assessment (HIA) has been prepared by North East Essex CCG to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

Assessment of Development Impact on Existing Healthcare Provision

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 100 residents and subsequently increase demand upon existing constrained services.

The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

Healthcare Needs Arising From the Proposed Development

The intention of NHS NEE CCG is to promote Primary Care at Scale in a local primary care strategy which relates to having Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

The development would give rise to a need for improvements to capacity, in line with emerging North East Essex CCG Estates Strategy, by way of refurbishment, reconfiguration, extension, or potential relocation at one of the above mentioned surgeries or through other solutions that address capacity and increased demand via digital solutions or health and wellbeing initiatives. For this a proportion of the cost would need to be met by the developer.

A developer contribution will be required to mitigate the impacts of this proposal. North East Essex CCG calculates the level of contribution required, in this instance to be £15,870. Payment should be made before the development commences.

North East Essex CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

Conclusions

In its capacity as the primary healthcare commissioner, North East Essex CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.

Assuming the above is considered in conjunction with the current application process, North East Essex CCG would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

The terms set out above are those that North East Essex CCG deem appropriate having regard to the formulated needs arising from the development.

North East Essex CCG is satisfied that the basis and value of the

developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

Anglian Water Services
Ltd

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Jaywick Water Recycling Centre that will have available capacity for these flows.

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity discharge regime only without further consultation with Anglian Water. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H.

This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent

environmental and amenity problems arising from flooding.

ECC SuDS Consultee

Natural England

Please see the advice letter attached for reference. Our advice is that the following development types are in scope for RAMS:

- New dwellings of 1+ units (excludes replacement dwellings and extensions)
- Houses in Multiple Occupancy (HMOs)
- Student Accommodation
- Residential care homes and residential institutions (excludes nursing homes)
- Residential caravan sites (excludes holiday caravans and campsites)
- Gypsies, travellers and travelling show people plots

It is for your authority to decide if this would fall under residential care home or nursing home and the level of mobility the residents will have.

3. Planning History

18/01331/FUL	Proposed 100 bedroom residential care home	Current
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4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

COM2 Community Safety

COM5 Residential Institutional Uses

COM21 Light Pollution

COM23 General Pollution

COM31A Sewerage and Sewage Disposal

EN1 Landscape Character

EN6 Biodiversity

EN6A Protected Species

EN6B Habitat Creation

EN13 Sustainable Drainage Systems

TR1A Development Affecting Highways

TR3A Provision for Walking

TR5 Provision for Cycling

TR6 Provision for Public Transport Use

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SP1 Presumption in Favour of Sustainable Development

SP4 Providing for Employment & Retail

SP5 Infrastructure & Connectivity

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP1 Improving Health and Wellbeing

LP10 Care, Independent Assisted Living

PPL1 Development and Flood Risk

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

CP1 Sustainable Transport and Accessibility

CP3 Improving the Telecommunications Network

Local Planning Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF

also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The site lies immediately to the west of Jaywick Lane with access provided immediately to the north of number 86 Jaywick Lane. The site is level and rectangular on plan and measures 149 metres by 59 metres. The site size equates to approximately 0.84 ha, with arable land to the north, west and south. To the east is a development of 21 bungalows currently under construction, which previously formed part of the original application on the site.

The site is located outside the settlement development boundary in the saved Tendring District Local Plan (2007) but wholly within the boundary in the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) in an area known as the Rouses Farm Development Site, a designated mixed-use residential-led development where planning permission is currently pending for 950 new homes.

Jaywick Lane is characterised by primarily residential development in a mix of styles although mainly bungalows in the locality of the site. A caravan park is located to the north of the site. The landscape beyond the site is open and gently sloping north to south.

Proposal/Planning History

This application is for a new build care home for the elderly, providing 100 en-suite single bedrooms with associated ancillary recreational and therapeutic facilities. The building is to be sited centrally within the site with access and parking to the north and landscaped amenity space to the south.

There is an existing planning permission on this site for 48 Assisted Living apartments, for the same applicant (16/01520/FUL). Since the approval was granted, the applicants have reviewed their scope of activity and will be adding residential care for the elderly to their existing portfolio of support services. The 2016 permission has been implemented via the construction of the bungalows and the vehicular access from Jaywick Lane to the east.

Design/Impact

This proposal is for a linear two and a half storey block, of similar length to the approved scheme with a 32-window range, a central gable to the front, lowered sections of roof above stairwells, and projecting green-roofed bays at rear ground floor housing the swimming pool and a large dining and social space - both opening on to the garden and projecting bays at front ground floor housing higher-dependency private en-suite bedrooms.

This application proposal is narrower on plan than the approved building but incorporates an increase in the height of the building by an additional 1m to the link elements and 2m to the central entrance section and brick link elements located roughly half way down each projecting wing. This slight increase in height will not adversely impact upon the character and appearance of the area given the significant setback of the building from Jaywick Lane behind an existing row of housing. It is acknowledged that the building would be visible in views across the landscape from Jaywick Lane to the south, however the distances involved and the marginal height increase means that any increase in visual impact would be minimal. It should also be noted that surrounding the site a large mixed use development is proposed comprising of 950 homes with commercial and education provision. The development would eventually be viewed within the context of this larger scheme.

The material palette is used in a manner which breaks up the extensive front and rear elevations along with the use of decorative dentil coursing, sedum roofs and differing ridge heights to provide variety and interest. Precise details of the intended materials will be secured via condition.

The NPPF requires new development to have good connections with the existing built environment. In this regard the development is well served by existing footpaths leading along Jaywick Lane with local services only a short distance away. The site is served by regular bus services. The site is considered to be in a very sustainable location.

Residential Amenities

The building follows largely the same footprint as the previous extant permission on the land and is therefore situated a significant distance from the rear of those properties fronting Jaywick Lane to the east. The new bungalows located directly to the east of the new building would face the reduced two-storey eastern wing of the building and therefore would not suffer from any significant loss of light or outlook.

The mixed use development to the west, which would surround the building, is proposed to be residential in nature. That development is yet to reach detailed design stage but can be designed to accord with the recommended back to back distance of 25m to preserve future resident's amenity. The orientation of the building to the north of the nearest proposed residences means that light deprivation and outlook matters would not be adverse.

In terms of residents of the care home, 1800m² of secure private amenity is located to the south of the care home, with three swales and native boundary planting. This garden space will be landscaped with level and continuous walks, for residents to use with or without staff or family assistance

Highways Impact

The access remains unchanged from the previous approval relating to the site. As a result ECC-Highways do not object to the development subject to the submission of a Construction Method Statement and the provision of parking areas, bicycle stores and road signage prior to first use of the building. These will be secured by condition.

A total of 54 vehicle parking spaces is provided, with covered cycle parking for 40 bikes.

The parking requirement for C2 Use: Residential Care Home is for one space per full time equivalent staff + 1 visitor space per 3 beds.

100 beds will thus generate 33 spaces. No more than 15 full-time equivalent staff will be on duty at once. Consequently, a provision of 48 spaces is required to meet the parking standards. This threshold is therefore comfortably achieved.

All vehicle parking bays are 2.9 metres x 5.5 metres, except for two spaces (no 33 & 34) adjacent to the service entrance which are sized for delivery vans at 7.5 metres x 3.5 metres. Four of the total number are accessible, located adjacent to the main entrance and sized at 3.9 metres x 6.5 metres.

Landscaping/Ecology

There are no significant trees or other vegetation on the application site. In terms of the appearance of the development it is important to note that Section 11 of The Design and Access Statement describes the nature and scale of intended soft landscaping. The information contained therein and on the submitted block plan sets out the parameters of the proposed soft landscaping, details of which will be secured by way of a condition. The details show planting is structured around 3 elements, these being boundary planting, trees and supplementary planting within the car park area and recreational planting to the communal garden area.

A preliminary ecological survey was undertaken previously and concluded that this section of the site is dominated by species poor improved grassland subject to intensive grazing and wear including poaching and impaction of the soil due to its use as paddock land. The survey concluded that it would be unlikely that the proposed development of this site would have a significant impact on local wildlife populations, or impede their movement through the wider environment. An ecological enhancement scheme to secure the implementation of bat/bird boxes will be secured via condition.

In respect of the implementation of RAMS (Essex Coast Recreation Disturbance, Avoidance and Mitigation Strategy), Natural England have stated that it is up to the Council to decide if this would fall under residential care home or nursing home and the level of mobility the residents will have. In the Council's view the use falls under a nursing home for the elderly and due to the low level of mobility of the intended residents a RAMS contribution is not to be sought. It must also be noted that the assisted living units could be constructed at any time without a RAMS payment.

Drainage

Details of the foul drainage/surface water drainage scheme for the site have been approved under 19/00958/DISCON which related to the previous application on the site. ECC-SUDs reviewed the information submitted at DISCON stage and commented as follows;

As the drainage scheme for application 18/01331/FUL is that for the care home section found within application 19/00958/DISCON and does not include the access road, it is deemed

acceptable as long as the plans and drawings are in line with those found within application 19/00958/DISCON.

A condition will be applied to secure the implementation of the drainage scheme prior to commencement along with its continued maintenance.

Other Considerations

NHS has requested a contribution towards healthcare facilities in the area of £15,870. A legal agreement has been completed to secure this payment.

No further letters of representation have been received.

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawing numbers PA-12 and PA-10A.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing materials to be used in construction have been submitted to and approved in writing by the Local Planning Authority. Such materials as may be approved shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - Insufficient information has been included with the application for consideration of these details.

- 4 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved, in writing, by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure and fencing within the site; car parking layouts/manoeuvring areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc).

Reason - To ensure that the development provides a satisfactory setting having regard to its location, in accordance with Policies QL9 and QL10 of the Tendring District Local Plan.

- 5 Soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

Reason - To ensure that the development provides a satisfactory setting having regard to its location, in accordance with Policies QL9 and QL10 of the Tendring District Local Plan.

- 6 Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next

planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - To ensure that the development provides a satisfactory setting having regard to its location, in accordance with Policies QL9 and QL10 of the Tendring District Local Plan.

- 7 Prior to commencement of development, details of on-site cycle and powered two-wheelers provision shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle and powered two-wheelers storage facilities shall be installed and made available for use before first occupation of the care home, and thereafter be retained in the approved form.

Reason - To promote the use of sustainable means of transport.

- 8 No floodlighting or other means of external lighting shall be installed until details of the illumination scheme have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area.

- 9 No site clearance or construction work shall take place on the site on Sundays or public holidays. On all other days no site clearance or construction work shall take place on the site outside of the following times:

- 0730 - 1800 on Mondays to Fridays
- 0800 - 1300 on Saturdays

These restrictions shall apply throughout the site clearance and construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To safeguard the amenity of occupiers of neighbouring property during the site clearance and construction period of the development.

- 10 Prior to the commencement of the development, details of an on-site parking facility for demolition and construction works and vehicles, a loading and unloading area for demolition and construction materials and a turning facility suitable for the largest vehicle attracted to or generated by the sites' activities during the demolition, construction and fitting out phases, being provided entirely clear of the limits of the highway, shall be submitted to and approved in writing, by the Local Planning Authority.

Reason - To ensure that on-street parking of these vehicles in the adjoining roads does not occur, in the interests of highway safety.

- 11 Prior to the commencement of the proposed development, details of a wheel and underbody cleaning facility within the site and adjacent to the egress onto the highway shall be submitted to and approved, in writing, by the Local Planning Authority and that facility shall be maintained during the periods of demolition/construction.

Reason - To ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety.

- 12 The premises shall only be used as a residential care home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification), without the express written permission of the Local Planning Authority, upon formal application having been made.

Reason - Alternative uses permitted under the Town and Country Planning (Use Classes) Order 1987 would have an impact on residential amenity over and above that of a residential care home facility by reason of the likely increased intensity of use in this edge of village location in close proximity to residential development, therefore the condition is in accordance with Policy COM5 (iii) of the Tendring District Local Plan 2007, which requires the Local Planning Authority to withdraw permitted development rights where there is evidence to suggest that a change of use from that granted to another use within the same Use Class would be inappropriate.

- 13 The development shall not be occupied until such time as the car parking and turning areas, has been provided in accord with the details shown in Drawing Numbered 3345 / PA-12. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development thereafter.

Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.

- 14 Prior to the occupation of the proposed development, the developer shall provide 2 number General Directions Order 2016 approved "SLOW" and "ROAD NARROWS" traffic signs to both sides of the access route where it narrows between both developments at appropriate distances from the pinch point.

Reason - To alert motorists of the hazard ahead in the interests of highway safety.

- 15 Prior to the first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Travel Plan including the initial commitments; and amended and supplemented under the provisions of a yearly report approved by the Local Planning Authority. The Travel Plan to include a commitment to provide a Travel Plan co-ordinator within the development offices to give advice to the employees of the development.

Reason - In the interests of reducing the need to travel by car and promoting sustainable development and transport.

- 16 The foul and surface water drainage systems shall be constructed and maintained in full accordance with the following details/plans;

- IT1508/HD/007 Rev E
- Intermodal Letter dated - 16th September 2019
- Micro Drainage Details for Supported Living Buildings - Summary of Results for 100 year Return Period (+40%)
- IT1508/HD/008
- IT1508/HD/006 Rev A
- Document Titled - Drainage Asset Maintenance Plan

The approved foul and surface water drainage schemes shall be implemented prior to first occupation of the building.

Reason - To prevent flooding by ensuring the satisfactory storage and disposal of surface/foul water from the site and to ensure the effective operation of SUDs features over the lifetime of the development.

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

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

18 Prior to any above ground works, an ecological mitigation and enhancement scheme in line with the recommendations set out within the Preliminary Ecological Appraisal undertaken by Richard Kilshaw ecological services, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - To preserve and enhance the biodiversity of the site in accordance with the recommendations and enhancements set out with the supporting reports.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall 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:

SMO1 Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester.
CO4 9YQ.

Planning Obligation Informative

The applicant is reminded that this permission is linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO