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Item No: 7.3

Application: 210763

Applicant: MTX Contracts Ltd, On Behalf Of ESNEFT

Agent: Mrs Natalie Makepeace

Proposal: Erection of building to provide an Elective Orthopaedic Centre comprising 8283sqm internal floor area; Demolition of Mary Barron building & removal of Cardiac Catheterisation Unit, administrative block & part removal of Elmstead Day Unit (Endoscopy only), relocation of clinical services; New service loop road including drop off parking, delivery area & ambulance bays; Provision of an external link corridor to the existing Elmstead Day Unit; Landscaping & ancillary works.

Location: Mary Barron Building, Colchester General Hospital, Turner Road, Colchester, CO4 5JL

Ward: Mile End

Officer: Lucy Mondon

Recommendation: Approval subject to consultee updates, conditions, and legal agreement.

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because it constitutes major development where an objection has been received.

2.0 Synopsis

- 2.1 The application seeks planning permission for the demolition of existing buildings and the erection of a three-storey building (with additional roof top plant) to operate as an Elective Orthopaedic Centre. The proposed development would include a new loop road for ambulances, deliveries, and patient drop-off, as well as landscaping, a dedicated car park and cycle parking.
- 2.2 The key issues for consideration are principle of development, contamination, flood risk and drainage, ecology, highway impact, heritage, landscape and trees, design and appearance, and amenity.
- 2.3 Material planning considerations are taken into account in accordance with National and Local Planning Policy, along with consultation comments and local representations. The proposed development is subsequently recommended for approval subject to further negotiation in respect of landscaping, further comment from the Fire Service, planning conditions, and a legal agreement to secure contributions towards archaeology.

3.0 Site Description and Context

- 3.1 Colchester General Hospital is well established and has been developed and expanded over a number of years so that there is now a complex of buildings on site. The existing buildings are not prominent from wider public vantage points along the Via Urbis Romanae (to the west) and Turner Road (to the east) given changes in levels, landscaping, and boundary treatments.
- 3.2 The application site is located to the western side of the hospital grounds and is currently occupied by several buildings including modular buildings (for office use and a sterilisation unit) and single-storey buildings such as the Mary Barron Suite (previously used as a Cancer Day Care Unit). Part of the site is used for car parking.
- 3.3 Immediately south of the application site is a Public Right of Way (PRoW) which is also identified as a green link in the Local Plan. The ProW gives pedestrian and cycle access to the hospital from the Northern Approach Road (NAR) to the west and runs through the site to Turner Road (to the east).
- 3.4 There is a fall in site levels between the NAR and existing hospital buildings. There is also a well-established landscape bund between the NAR and the hospital site.

- 3.5 Existing hospital buildings vary in terms of their scale, height, and design due to either functional requirements or design rationale at the time they were built. To the south of the application site is a crescent of detached 'villas' which are used by the hospital and are locally listed. There is also a locally listed water tower further south within the hospital grounds.
- 3.6 The application site lies within an SSSI Impact Risk Zone, although the nature of the development does not trigger any requirement for consultation with Natural England.

4.0 Description of the Proposal

- 4.1 The application seeks planning permission for the demolition of existing buildings and the erection of a three-storey building (with additional roof top plant) to operate as an Elective Orthopaedic Centre (EOC). The proposed development would include a new loop road for ambulances, deliveries, and patient drop-off, as well as landscaping, a dedicated car park and cycle parking.
- 4.2 The EOC would be for planned orthopaedic surgery that requires inpatient treatment and would serve the whole of east Suffolk and north east Essex. Orthopaedic trauma surgery and day-case surgery would continue to be available at both hospital sites in Ipswich and Colchester.
- 4.3 The EOC would be three-storeys high (with additional roof top plant) and would provide up to 72 inpatient beds and 6 operating theatres. The building would also have a reception, waiting areas, admissions area, recovery and post-anaesthetic care, staff training and support areas, as well as storage and office space. There would be a link corridor to allow the EOC to connect to the existing Elmstead Day Unit.
- 4.4 It is proposed that the development is constructed in two phases. The first phase would consist of the construction of the EOC and provision of drop-off car parking spaces (including 2 disabled spaces), with the second phase being after occupation and involving demolition of the remaining buildings to provide the loop road and drop-off ambulance bays.
- 4.5 The application is supported by the following plans and documents:
- Site Location Plan
 - Existing Block Plan
 - Proposed Block Plan
 - Proposed Floor Plans (ground floor, first floor, second floor, plant room)
 - Proposed Roof Plan
 - Proposed Elevations
 - Proposed Site Sections
 - Demolition and Phasing Plan (Phase 1 and Phase 2)
 - Proposed Car Parking Plan
 - Landscape Strategy

- Anglian Water Pre-Planning Report
- Archaeology and Heritage Desk Based Assessment
- Construction Management Plan
- Engineering Utility Assessment Statement
- Fire Strategy
- Phase 1 Geoenvironmental Desk Study Report
- Planning Statement (incorporating Design and Access Statement and Health Impact Assessment)
- Preliminary Ecological Appraisal
- Renewable Energy Statement
- Statement of Public Consultation
- Surface and Foul Water Drainage Strategy
- Transport Statement
- Tree Survey and Arboricultural Impact Assessment

5.0 Land Use Allocation

- 5.1 The hospital site is located within the Colchester Northern Growth Area. It is not allocated for development within the current Colchester Borough Council Local Plan but is identified as being a 'large job generator' within the growth area.

6.0 Relevant Planning History

- 6.1 Given the growth and evolution of the General Hospital, there is a great deal of planning history. The hospital has expanded in a piecemeal fashion over the years and there have been many planning permissions to reconfigure certain elements of the hospital.
- 6.2 The application site contains a number of buildings. The recent planning history is as follows:
- Office modular building granted temporary planning permission until May 2009 (ref: F/COL/06/0586);
 - Elective Car Centre and extension to stroke ward approved in November 2010 (ref: 090970), with an extension to the waiting room of the Elective Care Centre approved in December 2011 (ref: 112008); and
 - Endoscopy Sterilisation Unit modular building granted planning permission in October 2017 (ref: 172098). The relocation of this modular building (to an alternative site within the hospital grounds) was granted in May 2021 (ref: 210825).
- 6.3 Additional planning history in the immediate vicinity of the application site includes:
- The replacement building on the site of Villa 7 (to be used for health related, education, training and research) was granted planning permission in 2009 (ref: 090800).
- 6.4 Recent planning permissions for the wider hospital site include:
- Emergency Department extension and new ambulance canopy (ref: 200304);

- Wellness Centre adjacent the main visitor car park (reference: 190779); Emergency Department and Main Entrance Frontage Extension/Works (ref: 182480);
- Cancer Day Care Unit (ref: 182361);
- Aseptic Unit to the south-east of the main hospital building (ref: 181699); and
- Single-deck car park (ref: 192993).

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations
 UR2 - Built Design and Character
 PR2 - People-friendly Streets
 TA1 - Accessibility and Changing Travel Behaviour
 TA2 - Walking and Cycling
 ENV1 - Environment
 ER1 - Energy, Resources, Waste, Water and Recycling

7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
 DP2 Health Assessments
 DP3 Planning Obligations and the Community Infrastructure Levy
 DP4 Community Facilities
 DP14 Historic Environment Assets
 DP17 Accessibility and Access
 DP19 Parking Standards
 DP20 Flood Risk and Management of Surface Water Drainage
 DP21 Nature Conservation and Protected Lanes

7.4 Some "allocated sites" also have specific policies applicable to them. The adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

SA NGA1 Appropriate Uses within the North Growth Area

7.5 The Neighbourhood Plan for Myland and Braiswick is also relevant. This forms part of the Development Plan in this area of the Borough.

7.6 Adopted Local Plan and Emerging Local Plan Status

The Council is developing a new Local Plan that has been submitted to the Planning Inspectorate (October 2017). An Inspector has been appointed and the formal examination commenced in January 2018. The examination is completed and the Inspector's report is awaited later this summer.

Paragraph 48 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to:

1. The stage of preparation of the emerging plan;
2. The extent to which there are unresolved objections to relevant policies in the emerging plan; and
3. The degree of consistency of relevant policies to the policies in the Framework.

The Emerging Local Plan submitted in October 2017 is at an advanced stage, with Section 1 now adopted and Section 2 completed examination having had hearing sessions in April. Section 1 of the plan is therefore considered to carry full weight.

Section 2 will be afforded some weight due to its advanced stage. However, as the Inspector's report is awaited following the EIP, the exact level of weight to be afforded will be considered on a site-by-site basis reflecting the considerations set out in paragraph 48 of the NPPF. Proposals will also be considered in relation to the adopted Local Plan and the NPPF as a whole.

7.7 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide
External Materials in New Developments
EPOA Vehicle Parking Standards
Sustainable Construction
Sustainable Drainage Systems Design Guide
Managing Archaeology in Development.
Developing a Landscape for the Future
ECC's Development & Public Rights of Way
Planning Out Crime
North Colchester Growth Area
Myland and Braiswick Neighbourhood Plan

8.0 Consultations

8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

8.2 Air Quality Monitor: No comments received.

- 8.3 Anglian Water: Confirmation that the foul drainage from this development is in the catchment of Colchester Water Recycling Centre that will have available capacity for these flows. Comments regarding surface and foul drainage and likely requirements leading to recommended condition for a foul water drainage scheme. Recommended informatives regarding duties under relevant Acts and requirements for Anglian Water adoption.
- 8.4 Arboricultural Officer: The proposal requires the removal of low and moderate value trees on site. Given the benefits of the proposal, and the ability for the loss to be mitigated by additional planting elsewhere on site, the loss of trees is acceptable. Recommended conditions to secure the content of the tree report and for replacement trees elsewhere on site.
- 8.5 Archaeological Adviser: The submitted Archaeological and Heritage Desk-Based Assessment identifies a 'moderate to high potential for Roman period remains on the site' and the proposed works would cause ground disturbance that has potential to damage any archaeological deposits which exist. Trial-trench archaeological evaluation is required to establish the archaeological potential of the site, with further investigation and monitoring required as necessary. Recommended condition for programme of archaeological work.
- 8.6 Building Control: No comments received.
- 8.7 Contaminated Land Officer: The submitted Geoenvironmental report is acceptable for Environmental Protection assessment. There are some potential sources of contamination that could pose a risk to relevant receptors and a limited Phase 2 intrusive investigation is recommended to clarify this. It is unlikely, however, that contamination matters would preclude the proposed development subject to appropriate investigation and remediation which can be secured via conditions.
- 8.8 Environment Agency: No comments received.
- 8.9 Environmental Protection: Note that the acoustic report states that some attenuation may be needed once mechanical equipment is in place. No objection subject to conditions to ensure that site boundary noise levels do not exceed current noise levels, and to control hours of work during demolition and construction.
- 8.10 Essex Bridleways Association: No comments received.
- 8.11 Essex County Fire and Rescue: No objections; advisory comments regarding access, building regulations, water supplies, and sprinkler systems.
- 8.12 Essex Wildlife Trust: No comments received.
- 8.13 Forestry Commission: No comments received.
- 8.14 Health and Safety Executive: The site does not currently lie within the consultation distance of a major hazard site or major accident pipeline.

- 8.15 Highway Authority: The proposal is acceptable from a highway and transportation perspective subject to conditions to secure bicycle parking facilities, travel plan, and wheel/underbody cleaning of vehicles during demolitions and construction. Recommended informatives regarding promotion of sustainable modes of transport, changes to road layout within the site, and contact details.
- 8.16 Historic Buildings and Areas Officer: No objection on heritage grounds.
- 8.17 Housing Strategy: No comments received.
- 8.18 Landscape Officer: Amendments required to landscape strategy in the interests of the future character and amenity of the site.
- 8.19 Natural England: No comments.
- 8.20 NHS: No comments received.
- 8.21 Parks and Recreation: No comments received.
- 8.22 SUDs: No objection subject to conditions to agree a detailed surface water drainage scheme and maintenance plan.
- 8.23 The Ramblers Association: No comments received.
- 8.24 Transport and Sustainability: No objection. Comments regarding improving the walking route from the car park to the proposed building, standards for cycle parking, and requirements for a travel plan.
- 8.25 Urban Designer: Critique of massing and design: lack of visual articulation, visual interest, and pedestrian scale. Recommended revisions.

[Case Officer update: Revisions have now been received in response to the Urban Designer's comments.]

- 8.26 Waste Services: No comments received.
- 8.27 The Woodland Trust: No comments received.

9.0 Parish Council Response

- 9.1 Myland Community Council have confirmed support for the application, but have asked that consideration is given to management of the site (vehicles, pedestrians, and cyclists) and that consideration is given to parking requirements.

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. The full text of all of the representations received is available to view on the Council's website. However, a summary of the material considerations is given below.
- 10.2 One comment of support has been received stating that the proposed development would be an asset for Colchester, although the Trust must ensure landscaping softens the visual impact of the building and that the latest cycle path standards should be used.
- 10.3 One comment of objection has been received which expressed concern that the proposed development will intensify an existing issue with hospital staff and patients parking in residential roads.
- 10.4 One general comment has been received welcoming the cycle parking provision for visitors and staff (noting that the site is not well served by pedestrian and cycle routes) and commenting on future access proposals on the Northern Approach Road.

11.0 Parking Provision

- 11.1 The Vehicle Parking Standards generally require parking for hospitals to be considered on a case by case basis. Minimum standards relate solely to cycle and motorcycle parking as per the below:

Cycle parking: 1 space per 4 staff

PTW: 1 space + 1 per 20 car spaces (for 1st 100 car spaces)

- 11.2 The proposed development would be built on an existing car parking area so it would result in an overall deficit of 71 car parking spaces. The development would be served by the following:

20 car parking spaces (plus 3 drop off spaces close to entrance)

2 disabled parking spaces (close to entrance)

10 cycle spaces for visitors (close to entrance)

30 cycle spaces for staff (to south of building)

- 11.3 The minimum parking standards for cycle parking and motorcycle parking would equate to 9 cycle spaces and 2-3 motorcycle spaces. The proposed development exceeds the cycle parking requirements, but does not meet motorcycle parking requirements. An assessment of highway matters (including parking) is included in the main body of the report.

12.0 Accessibility

12.1 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. The proposed development does not raise any issues of discrimination; the site is accessible by a number of modes of transport (car, bus, cycle, foot) and accessible car parking would be provided. There would be level access into the building.

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

14.1 As a “Major” application, there was a requirement for this proposal to be considered by the Development Team. It was considered that Planning Obligations should be sought for archaeology as follows:

- Contribution of £348 will be required if no archaeological remains are affected by the development, to integrate the information from the archaeological resource remains into the HER.
- In the event that archaeological remains are affected by the development, contributions of:
 - £14,400 for museum quality display case, design, and display material
 - £2,400 for an interpretation panel
 - £753 for enhancement of the Colchester HER

14.2 The contributions can be secured via a s106 Agreement or Unilateral Undertaking.

15.0 Report

15.1 The main issues in this case are principle of development, contamination, flood risk and drainage, ecology, highway impact, heritage, landscape and trees, design and appearance, and amenity.

Principle of Development

15.2 The application site is part of established hospital grounds, located within the settlement boundary of Colchester and within an identified growth area. The expansion of Colchester General Hospital is identified in Core Strategy Policy SD3 as a key community facility with which to support the Sustainable Community Strategy and to develop Colchester as a prestigious regional centre.

15.3 Further development of the hospital is therefore supported in principle subject to other material planning considerations.

Contamination

- 15.4 Development Plan policy DP1 requires new development to undertake appropriate remediation of contaminated land.
- 15.5 A Geoenvironmental Desk Top Study Report has been submitted with the application which identifies some potential sources of contamination on site that could pose a risk to relevant receptors. The Council's Contaminated Land Officer has concluded that further investigation would be required, but that this would not preclude the proposed development provided that conditions were imposed to secure investigation, risk assessment, and subsequent remediation.

Flood Risk and Drainage

- 15.6 Core Strategy Policy SD1 and Development Plan Policy DP20 require proposals to promote sustainability by minimising and/or mitigating pressure on (inter alia) areas at risk of flooding. Policy DP20 also requires all development proposals to incorporate measures for the conservation and sustainable use of water, including the appropriate use of SUDs for managing surface water runoff.
- 15.7 The site is located within Flood Zone 1 which means that there is low probability of flooding (less than 0.1%). The development itself is, therefore, unlikely to be susceptible to flooding. It is still important, however, to assess whether/how the development could affect flood risk elsewhere.
- 15.8 Essex County Council SUDs team have considered the submitted Surface and Foul Water Drainage Strategy and have confirmed that they have no objection to the proposals subject to conditions to secure a detailed surface water drainage scheme and future management and maintenance of the surface water drainage. The proposed development is not therefore considered to increase flood risk subject to the conditions recommended by Essex County Council (as Lead Local Flood Authority).
- 15.9 The proposals also take into account the sustainable use of water. A Renewable Energy Statement has been submitted which sets out some energy conservation measures that would be incorporated as part of the scheme. The measures include water consumption being assessed with a target of 25 % improvement, and the use of low water use fittings. These measures are considered to comply with policy DP20.

Ecology

- 15.10 Section 40 of the Natural Environment and rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity and a core principle of the NPPF is that planning should contribute to conserving and enhancing the natural environment. Development Plan policy DP21 seeks to conserve or enhance biodiversity and geodiversity in the Borough. New developments are required to be supported by ecological surveys where appropriate, minimise the fragmentation of habitats, and maximise opportunities for the restoration, enhancement and connection of natural habitats.
- 15.11 Whilst the site is within an SSSI Impact Risk Zone, it does not trigger the need for consultation with Natural England. It should be noted however that Natural England have been consulted on the application in any case and have confirmed that they do not have any comments.
- 15.12 A preliminary Ecological Appraisal have been submitted with the application and this concludes that the site has a low value in terms of existing habitat, being largely developed with a limited range of common habitats in small patches within the predominant areas of bare ground. There is a lack of evidence of protected species being present on site. Ultimately, the site is considered to be of low ecological value.
- 15.13 The Appraisal identifies that there is opportunity for the proposed development to deliver biodiversity net gain through the implementation of a wildlife friendly soft landscaping scheme. Proposed enhancements could include native tree and hedgerow planting, sowing of wildflower mixes within areas of Public Open Space, and incorporation of bat boxes and bird boxes within the built development. These measures are considered to mitigate any negative impacts from the proposed development on biodiversity, as well as provide biodiversity net gain (given the low value currently) and are a benefit of the scheme. The ecological mitigation and enhancement measures can be secured by condition.

Highway Impact

- 15.14 Core Strategy policy TA4 seeks to make the best use of the existing highway network and manage demand for road traffic. The policy makes it clear that new development will need to contribute towards transport infrastructure improvements to support the development itself and to enhance the broader network to mitigate impacts on existing communities. Development Plan policy DP17 requires all development to maintain the right and safe passage of all highways users. Development Plan policy DP19 relates to parking standards in association with the Vehicle Parking Standards SPD.

- 15.15 In terms of impact, the proposed development would provide increased and enhanced facilities what would result in approximately 5 additional inpatients each day (Monday to Saturday), with the overall number of visiting patients being 24 taking into account those that would already be visiting the hospital site. There would be 37 additional staff members, working in shift patterns. As described earlier in the report, the development would be provided with a drop-off point for cars and ambulances, as well as car parking. In addition, the proposed development includes generous cycle parking for both staff and visitors, in excess of the minimum standards set out in the Vehicle Parking Standards SPD.
- 15.16 Both the Highway Authority and the Council's Transport and Sustainability team have confirmed that they have no objections to the proposals, subject to various measures to promote and ensure sustainable modes of transport. It is recommended that conditions secure the provision of cycle parking, an updated Travel Plan, and that way finding signage is installed for motorists, cyclists, and pedestrians.
- 15.17 Local representations have expressed concern regarding existing issues with staff and visitors parking in residential streets. The proposed development is not considered to give rise to significant car parking demand given the low numbers of additional visitors and measures to encourage sustainable modes of transport. The submitted Transport Statement does provide some further information to explain that a 2019 parking study has shown that approximately 32 spare staff parking spaces were available at peak times on a weekday at the hospital and that 64 staff spaces would be required to meet a deficit of spaces. This deficit is being partially addressed by reallocating 23 spaces in visitor Car Park 2 to staff spaces. The remaining deficit of 41 staff parking spaces would be addressed by actively seeking to discourage staff car use and encourage walking, cycling, and bus travel where possible. These measures would be incorporated into the Hospital Travel Plan, which would be conditioned for approval. In addition, the Transport Statement comments that there are various changes in work practices at the hospital that would reduce travel and parking pressure, such as office staff working from home and virtual outpatient appointments. The proposed development is not considered to give rise to significant parking pressure and existing deficits are being actively managed by the hospital.

Heritage

- 15.18 Both Core Strategy Policy ENV1 and Development Plan Policy DP14 seek to conserve and enhance Colchester's historic Environment. Development Plan Policy DP14 makes it clear that development will not be permitted that will adversely affect a listed building, conservation area, historic park or garden, or important archaeological remains.

- 15.19 The Council's Historic Building and Areas Officer has commented that the interest of the application from a heritage perspective involves the impact of the proposed development on the Crescent of the Villas to the south-east of the site, as locally listed buildings. The Local List also includes the Water Tower to the South-west of the site and the Gate Lodges to the south-east, but the area of the proposed development is at a greater distance from these buildings and is screened by intervening development; the proposed development is less likely to have any significant impact on the setting of these heritage assets and the main consideration therefore relates to the historic Villas.
- 15.20 The submitted section drawings illustrate the visual relationship of the proposed EOC building and the locally listed Villas. The sections suggest that the new building would appear quite imposing within the setting of Villa 8 which is located closer to the site. The impact on the remaining villas would gradually diminish in respect of each villa by virtue of the increasingly greater degree of separation between them and the proposed development.
- 15.21 The Historic Building and Areas Officer goes on to advise that the proposed building would be grouped together with the existing Hospital facilities to the north of the Crescent and would not disrupt the historic group. The effect of the proposed development on the non-designated heritage assets would mainly derive from the visual impact on the views of the westernmost end of the Crescent (mainly Villa 8), particularly as the viewer approaches the site from the south. On balance, and having in mind that the original context of the Crescent has been affected significantly by modern development and extensive car parking areas, this impact would amount to some limited harm to the setting of the locally listed Crescent but would not be critical for the heritage interest of the historic group.
- 15.22 Paragraph 197 of the National Planning Policy Framework (NPPF) instructs that the decision of applications should consider their effect on the significance of a non-designated heritage asset and when applications directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The proposed development would not disrupt the grouping of the locally listed Villas and the visual impact would, for the reasons set out above, be towards the lower end of the scale. The Historic Buildings and Areas Officer concludes that there are no objections to the application on heritage grounds. It is therefore assessed that the proposals are acceptable with regards to the NPPF and Local Plan policies ENV1 and DP14 with regards to built heritage.
- 15.23 In terms of archaeology, the submitted Archaeological and Heritage Desk-based Assessment has identified a 'moderate to high potential for Roman period remains on the site', although as the Council's Archaeological Adviser has noted, the degree to which the later development of the hospital will have impacted upon these remains is not currently certain.

The proposed works would cause ground disturbance that has potential to damage any archaeological deposits which do exist and, whilst there are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets, it is considered necessary to require further archaeological investigation and assessment in accordance with paragraph 199 of the NPPF. Such condition(s) would enable recording of, and advance understanding of, the significance of any heritage asset before it is damaged or destroyed.

- 15.24 In this case in particular, a trial-trenched archaeological evaluation will be required to establish the archaeological potential of the site. This will need to focus on areas of existing open ground, and also include provision to evaluate the areas of existing buildings following their demolition, unless extensive basement storeys already exist. Decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation. In addition, financial planning contributions are required for the purposes display and interpretation of any finds as mitigation of the impact (see section 14.0 of this report for detail).
- 15.25 Subject to necessary conditions, the proposed development is considered to be acceptable in heritage terms in accordance with Local Plan policies ENV1 and DP14.

Landscape and Trees

- 15.26 Core Strategy Policy ENV1 seeks to conserve and enhance Colchester's natural and historic environment, countryside and coastline, with Development Plan Policy DP1 requiring development proposals to demonstrate that they, and any ancillary activities associated with them, will respect and enhance the character of the site, context and surroundings in terms of (inter alia) its landscape setting.
- 15.27 The application site is currently a working part of the hospital, with existing buildings and car parking areas. There are however areas of established landscaping within the site, as well as to the boundary of the site alongside the NAR. The submitted tree reports confirm that the proposed layout would require the removal of 14 individual trees comprising 5 category 'U', 7 category 'C' plus 1 young and 1 semi-mature category 'B' trees. The Category 'U' trees have been identified as being unsuitable for retention due to their poor condition and their limited safe useful life expectancy in the context of the location.
- 15.28 The Council's Arboricultural Officer has agreed with the submitted reports and has commented that, given the removal of low and moderate value trees on the site is acceptable subject to mitigation with additional planting elsewhere.

- 15.29 A landscape strategy has been submitted with the application which shows some additional tree planting, although the Arboricultural Officer has not confirmed whether the tree planting on site would be sufficient to mitigate the loss of trees proposed, rather it is suggested that mitigatory planting is carried out elsewhere within the hospital site. The additional tree planting can be conditioned.
- 15.30 In terms of the landscape proposals, the Council's Landscape Officer has commented that the current landscape strategy would not adequately conserve or enhance the landscape of the site for the betterment of its wider setting as required by planning policy. The Landscape Officer has requested some amendments to the landscape strategy to increase planting beds, relocate proposed trees, and incorporate soft landscape beds for new tree planting. Some of the landscape amendments would require some minor adjustments to the site layout; revised plans and a revised landscape strategy would be required before a positive recommendation on landscape grounds can be made. The necessary amendments are considered to be achievable so have not resulted in a recommendation of refusal; further negotiation can be undertaken, along with the inclusion of conditions to secure detail and implementation of an agreed landscape scheme.

Design and Appearance:

- 15.31 In considering the design and layout of the proposal, Core Strategy policy UR2 and Development Plan policy DP1 are relevant. These policies seek to secure high quality and inclusive design in all developments, respecting and enhancing the characteristics of the site, its context and surroundings.
- 15.32 The proposed development would result in a large three-storey building that would be publicly visible from within the hospital grounds and from the adjacent NAR. There is pedestrian/cycle entrance into the hospital immediately south of the application site which is a public right of way and well used so visual amenity is a significant consideration.
- 15.33 The built environment across the wider hospital complex consists of an eclectic mix in terms of the scale, form and materials structures adopt. The design of the proposed building should make a contribution to the design quality of the wider complex as required by planning policy. The existing buildings that would be demolished do not exhibit particular design merit so there is no objection to their removal.
- 15.34 The Council's Urban Designer had a number of concerns regarding the massing and design of the proposed building: lack of visual articulation, visual interest, and pedestrian scale. The proposals have subsequently been revised to reduce the scale of the building, as well as improve the proportions and increase the articulation to provide visual breaks. Changes include:
- staggering the windows on all elevations to create visual breaks;

- the inclusion of windows at the lower level of the eastern and southern elevations (which are publicly visible and accessible) to accentuate the horizontality of the building and provide some active frontage;
 - use of signage on the eastern elevation to create a break in the mass and unify the building;
 - balustrading on the southern elevation to create a vertical emphasis;
 - recessed feature to southern elevation and use of gabion planters to provide more visual interest;
 - Roof top plant set back from façade in order to reduce visual impact and overall height of building;
 - Use of profiled louvred cladding for roof top plant in order to reduce visual impact; and
 - Projecting cladding over lower level brickwork in order to bring the sight line down and improve the pedestrian scale of the building.
- 15.35 The revisions to the proposal are considered to be successful in giving the building a more compatible scale in relation to existing buildings within the hospital site, as well as presenting a more active frontage to the publicly accessible parts of the building (particularly the eastern and southern elevations). It will be important to ensure that the detailed design of the building (e.g. materials, architectural detailing, window and door arrangements and design) maintain a high standard so that the overall design of the building is not diminished in any way; this can be secured via conditions.
- 15.36 The scale, massing, and design of the building is considered to satisfactorily reflect the character of the existing hospital site, whilst still maintaining an individual design quality. Provided that the detailed design of the building maintains a high quality, and subject to appropriate landscaping to compliment the design of the building as a whole, the proposal is not considered to have an adverse impact on the character of the area or visual amenity.

Amenity

- 15.37 Development Plan policy DP1 requires all development to be designed to a high standard that protects existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, and daylight and sunlight.
- 15.38 The proposed building, whilst large, would not be in such close proximity to neighbouring dwellings so as to have an adverse impact in terms of daylight or sunlight, nor would it result in overlooking to residential properties. The proposed development includes a large plant area which has the potential to create noise and the Council's Environmental Protection team have therefore recommended a condition to ensure that noise levels at boundaries do not exceed the current levels, in the interests of residential amenity. Subject to the noise condition, the proposed development is considered to be in accordance with planning policy DP1.

Other Matters:

- 15.39 Development Plan Policy DP2 requires all development to be designed to help promote healthy lifestyles and avoid causing adverse impacts on public health. The policy requires Health Impact Assessments to be submitted for all non-residential development in excess of 1,000sqm (there is also a requirement for residential development over a certain size). Whilst it may seem superfluous to request a health provider to provide a Health Impact Assessment it is necessary in order to meet with planning policy and, as such, a desktop review and screening note has been submitted with the planning application which considers healthcare provision, parking and travel planning, environmental impacts (such as traffic generation, air pollution, light pollution, noise impact, residential amenity, and landscaping), with recommendations for monitoring to ensure a balanced approach particularly with regards to modes of transport and parking. Ultimately the submitted Health Impact Assessment screening and scoping concludes that negative impacts are minimal and the proposed development would 'support the provision and function of vital accessible healthcare facilities, with consequential benefits on local public health, equality and wellbeing being experienced.' The conclusions are considered to be reasonable and are accepted. It is noted that the NHS were consulted on the planning application, but have not submitted any comments.
- 15.40 With regards to health and safety, the Health and Safety Executive have confirmed that there no major hazards or pipelines that would be affected by the proposed development. The Fire Service have considered the submitted Fire Strategy information and do not have any objections.
- 15.41 Impacts from the construction phase, such as mud on the road and working hours, can be controlled via conditions.

16.0 Planning Balance and Conclusion

- 16.1 National policy requires planning to be genuinely plan-led. The proposal is considered to accord with the relevant policies contained in the Council's adopted development plan, subject to some further negotiation in respect of landscaping and subject to necessary planning conditions and obligations. The NPPF makes it plain that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF identifies three dimensions to sustainable development – economic, social and environmental. In respect of the first of these, the current proposal would provide economic benefits, for example in respect of employment during the construction phase and continued employment as part of its future use. The social role of sustainable development is described as supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

- 16.2 The proposal is considered to meet these objectives by providing a necessary health care facility that would be accessible by the local community and would benefit their health and well-being. In respect of the third dimension (environmental), the proposal does allow for some biodiversity net gain with ecological enhancement measures. There is also sufficient evidence to be confident that overall the development would not cause significant harm to the amenity of nearby residents, create noise pollution or have a severe impact upon the highway network. Overall it is considered the positive environmental effects and sustainability of the proposal would weigh in favour of this scheme.
- 16.3 In conclusion, it is considered that the public benefits of the scheme demonstrably outweigh the limited adverse impacts identified in terms of the setting of the locally listed buildings and loss of moderate value trees. As such, Members are recommended to resolve to grant planning permission subject to the requirements and conditions set out below.

17.0 Recommendation to the Committee

- 17.1 The Officer recommendation is for the Committee to resolve to:
- Approve the application subject to the recommended conditions (following satisfactory negotiations with regards to the landscape strategy and including any necessary conditions as a result) and following the signing of a legal agreement to secure necessary planning contributions. In the event that the legal agreement is not signed within 6 months of the committee meeting, to delegate authority to the Head of Service to refuse the application, or otherwise to be authorised to complete the agreement;
 - Allow delegated authority to the Head of Service to make minor amendments to the recommended conditions as a result of consultation with the applicant and the requirements of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

18.0 Conditions

1. Time Limit for Full Permissions

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. Development to Accord With Approved Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers:

Proposed Block Plan	133738-IBI-WS-XX-PL-A-100-0007 Rev P4
Proposed Ground Floor Plan	133738-IBI-WB-00-PL-A-200-0001 Rev 3
Proposed First Floor Plan	133738-IBI-WB-01-PL-A-200-0001 Rev 3
Proposed Second Floor Plan	133738-IBI-WB-02-PL-A-200-0001 Rev 3
Proposed Roof Plan	133738-IBI-WB-04-PL-A-200-0001 Rev 3
Proposed Building Elevations	133738-IBI-WS-XX-EL-A-100-0001 Rev P4

Proposed Site Sections 133738-IBI-WS-XX-EL-A-100-0006 Rev P3
Proposed Car Parking Plan 133738-IBI-WS-XX-PL-A-100-0007
Construction Management Plan Rev O, dated 11.03.2021
SES Tree Survey and Arboricultural Impact Assessment Rev B, dated 18th March 2021

Reason: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

3. Ecological Mitigation and Enhancement Measures

The development hereby approved shall be implemented fully in accordance with the Mitigation and Enhancement Measures set out in Section 4.0 of the SES Preliminary Ecological Appraisal dated 18 March 2021.

Reason: In the interests of mitigating the impact of the development upon biodiversity and to secure biodiversity net gain.

4. Limits to Hours of Work

No demolition or construction work shall take outside of the following times;

Weekdays: 08:00-18:00

Saturdays: 08:00-13:00

Sundays and Bank Holidays: No working

Reason: To ensure that the construction phase of the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise at unreasonable hours.

5. Archaeological Investigation

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority.

The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works.

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

6. SUDS

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and certified as technically acceptable in writing by the SUDs approval body or other suitably qualified person(s) . The certificate shall thereafter be submitted by the developer to the Local Planning Authority as part of the developer's application to discharge the condition. No development shall commence until the detailed scheme has been approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

- Rainwater harvesting should be considered on this site as a viable option
- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Limiting discharge rates to 15l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason: To prevent surface water flooding and to mitigate any environmental harm that may be caused to the local water environment.

7. Contaminated Land Part 1 of 4 (Site Characterisation)

No works shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval, in writing, of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination, including contamination by soil gas and asbestos;
- (ii) an assessment of the potential risks to:
 - human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with all relevant, current, best practice guidance, including the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

8. Contaminated Land Part 2 of 4 (Submission of Remediation Scheme)

No works shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and then submitted to and agreed, in writing, by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Contaminated Land Part 3 of 4 (Implementation of approved Remediation Scheme)

No works shall take place other than that required to carry out remediation, the approved remediation scheme must be carried out in accordance with the details approved. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. Construction Vehicle Cleaning Facilities

No works shall take place until details of a wheel and underbody cleaning facility for demolition and construction vehicles has been submitted to and approved in writing by the Local Planning Authority. The wheel and underbody cleaning facility shall be located within the site and adjacent to the egress onto the highway. The approved facility shall then be implemented and maintained as approved during the periods of demolition and construction.

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

11. Architectural Detailing

Notwithstanding the information submitted, no works shall take place (except for site clearance and underground enabling works) until additional drawings (at a scale between 1:5 and 1:50 as appropriate) of the architectural features have been submitted to and approved in writing by the Local Planning Authority. These drawings shall include details of any flashing, reveals, recessed or projecting elements to be used. The development shall be implemented in accordance with the approved additional drawings.

Reason: Insufficient detail has been submitted to ensure that the character and appearance of the area is not compromised by poor quality architectural detailing.

12. Materials

Notwithstanding the information submitted, no works shall take place, other than site clearance and underground enabling works, until details and samples of all 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.

Reason: In order to ensure that suitable materials are used on the development in the interests of good quality design and visual amenity.

13. Foul Water Drainage Scheme

No works shall take place above damp proof course level until a scheme for on-site foul water drainage works, including connection point and discharge rate, have been submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall then be carried out and completed in full prior to the occupation of the development.

Reason: To prevent environmental and amenity problems arising from flooding.

14. Window and Door Details

No external windows, doors, or curtain walling shall be installed until precise details of all external windows, doors, and curtain walling has been submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through any glazing bars) at not less than 1:2 or as a sample sections as deemed appropriate. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the approved works are carried out without detriment to the character and appearance of the building where there is insufficient information within the submitted application

15. SUDS Management and Maintenance

The development shall not be occupied until a surface water drainage management and maintenance plan, detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies/recording, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

16. Site Boundary Noise Levels

The development shall not be occupied until a competent person has ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not exceed 0dB(A) above the background levels determined at all facades of [or boundaries near to] noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to, and agreed in writing by, the Local Planning Authority and shall be adhered to thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance, as there is insufficient information within the submitted application.

17. Bicycle Parking

The development shall not be occupied until the bicycle parking facilities, as shown on the approved plans, have been provided and made available for use. The bicycle parking facilities shall be secure, convenient, and covered, and shall be maintained free from obstruction and retained thereafter.

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

18. Travel Plan

The development shall not be occupied until a Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority.

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

19. Directional Signage

The development shall not be occupied until appropriately faced signage that indicates and leads motorists, cyclists, and pedestrians to and from the development have been provided at access points and throughout the site in accordance with a signage scheme that shall have been previously submitted to

and approved in writing by the Local Planning Authority. The approved signage shall then be implemented as approved and thereafter retained.

Reason: In the interests of ensuring convenient and efficient access, circulation, and exit movements within the site.

20. Contaminated Land Part 4 of 4 (Reporting of Unexpected Contamination)

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Please note:

Conditions regarding LANDSCAPING AND TREES to be added, subject to further landscape proposals being submitted as per Case Officer's recommendation.

19.0 Informatives

19.1 The following informatives are also recommended:

1. Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

2. Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either **before you commence the development or before you occupy the development**. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission and be investigated by our enforcement team. Please pay particular attention to these requirements. To discharge the conditions and lawfully comply with your conditions you should make an application online via www.colchester.gov.uk/planning or by using the application form entitled 'Application for approval of details reserved by a condition following full permission or listed building consent' (currently form 12 on the planning application forms

section of our website). A fee is also payable, with the relevant fees set out on our website.

3. Highway Informative (Parking Facilities)

The Highway Authority observes that there will be a significant loss of onsite parking facilities which are fiercely competed for, patients and visitors will be arriving from more distant locations and there will be an increase in staff levels albeit working within a shift system and strongly recommends that the promotion of alternative means of travel than the use of private vehicles such as taxis', public transport, the park and ride facilities etc being highlighted and included in the refreshed travel plan, also included in the patient advice notes prior to admission and also available to those who may visit.

4. Highway Informative (Future Access Proposals)

The Highway Authority observes that there are proposals awaiting confirmation of a new access and connection to the internal road layout, the applicant is advised to carefully consider the proposal against this proposal.

5. Highway Informative (Highway Works)

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 – Development Management
Essex Highways Ardleigh Depot,
Harwich Road,
Ardleigh,
Colchester,
Essex
CO7 7LT

6. SUDS Suitable Qualified Person Informative

A Suitably Qualified Person(s) must have a background in flood risk and be assessed by staff at Essex County Council before reviewing and providing any supporting statements to say that an application is technically acceptable. The assessment of a suitably Qualified Person will be carried out by members of the Development and Flood Risk team and may be liable to a charge. Following the initial assessment of a Suitably Qualified Person(s) subsequent reviews will take place and if deemed necessary Qualified Person status may be withdrawn or the person(s) assessed may be required to carry out further training and assessment at additional charge. The applicant may use ECC SuDS Planning Written Advice service to have their FRA/ Drainage strategy reviewed to provide a formal letter confirming this is acceptable issued. Further details on the SuDS Planning Advice service can be found at: <https://flood.essex.gov.uk/new-development-advice/apply-for-suds-advice/>

7.Fire Service Informatives

Building Regulations:

It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint an Approved Inspector. Local Authority Building Control will consult with the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority (hereafter called “the Authority”) in accordance with “Building Regulations and Fire Safety - Procedural Guidance”. Approved Inspectors will consult with the Authority in accordance with Regulation 12 of the Building (Approved Inspectors etc.) Regulations 2010 (as amended).

Water Supplies:

The architect or applicant is reminded that additional water supplies for fire fighting may be necessary for this development. The architect or applicant is urged to contact the Water Technical Officer at Service Headquarters, telephone 01376-576344.

Sprinkler Systems:

“There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS. ECFRS are ideally placed to promote a better understanding of how fire protection measures can reduce the risk to life, business continuity and limit the impact of fire on the environment and to the local economy. Even where not required under Building Regulations guidance, ECFRS would strongly recommend a risk based approach to the inclusion of AWSS, which can substantially reduce the risk to life and of property loss. We also encourage developers to use them to allow design freedoms, where it can be demonstrated that there is an equivalent level of safety and that the functional requirements of the Regulations are met.”

8.Informative on Any Application with a Site Notice

PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.