



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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**to  
SOUTH EASTERN AREA PLANNING COMMITTEE  
12 MARCH 2018**

**ADDENDUM**

**AGENDA ITEM NO. 6      OUT/MAL/17/01338 - MAPLEDEAN POULTRY FARM,  
MAPLEDEAN CHASE, MUNDON, ESSEX**

**5      MAIN CONSIDERATIONS**

**5.7      Other Matters (page 45)**

Please be advised that the following paragraphs were omitted, in error, from the Officers' report distributed.

*Health Impact Assessment*

- 5.7.1. The NPPF supports that planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. A Health Impact Assessment (HIA) is a useful tool to use where there are expected to be significant impacts.
- 5.7.2. According to Health Impact Assessment of Government Policy (2010) the HIA is to produce a set of evidence-based practical recommendations that will inform decision-makers on how best they can promote and protect the health and wellbeing of local communities they serve. The HIA should maximise the positive impacts and minimise the negative impacts of the policy and address health inequalities. Recommendations for action and monitoring should be included within the document submitted.
- 5.7.3. A HIA has been submitted with the application assessing the effects that the development would have on the nearby residents in comparison to the existing use of the site and concludes to proposed resources of minimising the impacts of the development.
- 5.7.4. It is stated that the site is currently used by a poultry farm and there are other uses which are both noise and pollutant sources nearby the existing residential properties which result in more significant impacts on the amenities of the neighbouring properties from the proposed use. Furthermore, the proposed B1 use is by definition a type of use that can coexist with residential uses. It is therefore argued that the replacement of the poultry farm with B1 uses would be beneficial to the locality and existing neighbours. It is also suggested that the development would encourage walking and cycling to work to reduce car dependency. Whilst by reason of the location of the site, there are concerns that this may not be able to be fully achieved; it

is considered that should permission have been recommended, further details would have been requested to be submitted with Travel Pack Information.

- 5.7.5. It is also stated that in terms of equalities, it is considered that the development would be an opportunity to provide employment with particular benefit to those on a low income who are resident within the rural areas of the Dengie.
- 5.7.6. As part of the application, it is suggested that the redevelopment of the site would be an opportunity to decontaminate the site. Furthermore, the development would promote crime reduction and community safety through design and appropriate advice will be taken from the Secure by Design team. However, this is not considered to be robustly substantiated.
- 5.7.7. The development would significantly increase the vehicle movements in comparison to the movements currently created by the existing use on the site. Although one of the objections raised by officers relate to the limited information submitted regarding the impact of the development on the highway network by reason of this increased levels of traffic, taking into consideration that the movements would be directed away from the residential properties (there would be no access to the site from Mapledean Chase which is currently shared between the application site and the residential properties), on balance, no objection is raised in terms of the impact of the development on the health of the neighbouring residential occupiers.
- 5.7.8. On balance, in light of the above, it is considered that the development would promote social interaction and it would not result in detrimental impacts on the health of the existing communities. The development is, on balance, considered to minimise the adverse health impacts from the exiting use of the site.

#### *Sewage Pumping Station*

- 5.7.9 It is noted that a sewage pumping station and existing main sewers with cross the site and owned by Anglia Water. The Anglia Water has been consulted and suggested the following notice to be added as a reminder for the applicant:
- *Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.*
- 5.7.10 It is noted that this matter is covered by separate legislation and it is not a material Planning consideration.