

1. The development hereby permitted shall be begun on or before the expiration of three years beginning with the date of this permission.

REASON: This condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be read in conjunction with the Agreement entered into under Section 106 of the Town and Country Planning Act, dated contemporaneously with the permission.

REASON: To ensure the provision of affordable housing dwellings, bus service improvements contribution, County Council monitoring fee, healthcare contribution, monitoring fee, open space land, open space management company, open space scheme and the RAMS contribution required as a result of the development.

3. The development hereby permitted shall be carried out in complete accordance with the details contained within the following drawings:

Title	Plan No.
Site Location Plan	001 Rev PL01
Proposed Site Layout Plan	300 Rev PL01
Proposed Storey Heights Plan	310 Rev PL01
Proposed Housing Tenure Plan	311 Rev PL01
Proposed Parking Plan	312 Rev PL01
Proposed Housing Mix Plan	313 Rev PL01
Proposed Back-to-Back Plan	314 Rev PL01
Proposed Movement Plan	315 Rev PL01
Proposed Garden Size Plan	316 Rev PL01
Proposed Materials Plan	317 Rev PL01
Proposed Refuse Strategy Plan	318 Rev PL01
Proposed Boundary Treatment Plan	319 Rev PL01
House Type 2 Bed Affordable Type A	320 Rev PL01
House Type 2 Bed Affordable Type B	321 Rev PL01
House Type 3 Bed Affordable Type B	322 Rev PL01
House Type 3 Bed Affordable Type B	323 Rev PL01
House Type 3 Bed Affordable Type C	324 Rev PL01
Apartment Type A Floor Plan	326 Rev PL01
Apartment Type A Elevations	327 Rev PL01
Apartment Type B Floor Plan	328 Rev PL01
Apartment Type B Elevations	329 Rev PL01
2 Bed Bungalow Affordable	330 Rev PL01
House Type 301 Type A	332 Rev PL01
House Type 301 Type B	333 Rev PL01
House Type 305 Type A	334 Rev PL02
House Type 305 Type B	335 Rev PL02
House Type 1184	336 Rev PL01
House Type 309	338 Rev PL01
House Type 1002 Type A	339 Rev PL02
House Type 1002 Type B	340 Rev PL02
House Type 412	343 Rev PL01

House Type 419	344 Rev PL01
House Type 500 Type A	345 Rev PL02
House Type 500 Type B	346 Rev PL01
Single Garage	350 Rev PL01
Double Garage	351 Rev PL01
Proposed Street Scenes 1 of 2	355 Rev PL01
Proposed Street Scenes 2 of 2	356 Rev PL02
Apartment Block Cycle Store	385 Rev PL01
Apartment Block Refuse Store	386 Rev PL01
Landscape and Open Space Strategy Plan	LV-0006 Rev S3-P2

REASON: For the avoidance of doubt.

4. Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority immediately. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

5. No works shall take place until a detailed Green Infrastructure Strategy/ Landscape Strategy for the site, based on the Essex Green Infrastructure Strategy 2020 and Essex GI Standards 2022 and an assessment of the ecological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:

- Demonstrate that the development site/setting has been reviewed for multiple functions and benefits (listed in the Essex GI Strategy (chapter 5.1, page 35) and ensure that green/open spaces are designed to ensure multi- purpose and functional use.
- Travel Infrastructure should give consideration to use of GI features to ensure accessibility across the site.
- Ensure there are good accessible links for all from the development to existing settlements, urban centres, rural areas, active travel networks and green spaces.
- Demonstrate how the GI has been designed to provide recreational facilities for different user and age groups. It should deliver social inclusive processes that are open to all and incorporate the knowledge and needs of diverse parties. The development shall be carried out and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: The National Planning Policy Framework 2024 paragraph 8c sets environmental protection and enhancement as one of the 3 objectives of the planning system. Paragraph 103 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

6. Prior to commencement of development, a Green Infrastructure Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted Plans shall include:
- Details of advance planting around construction sites; and
 - The timescale for the implementation of each aspect of Green Infrastructure within the development and details of the quality standard of construction and maintenance. Set out how retained GI, such as trees, hedges and vegetation, as well as any nature designated sites (e.g. SSSIs etc.) will be protected during construction.

REASON: The implementation of good quality GI will provide further benefit of reducing/buffering the aesthetic impact from the construction work and the final development.

7. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape ecological management and maintenance plan and work schedule for a minimum of 10 years. Details shall include who is responsible for GI assets and the maintenance activities/frequencies. Details on how management company services for the maintenance of GI assets and green spaces shall be funded and managed for the lifetime of the development shall also be included. The applicant or any successor in title must maintain yearly records of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon request of the Local Planning Authority.

REASON: To ensure appropriate management and maintenance arrangements are put in place to maintain high-quality value and benefits of the GI assets for the lifetime of the development as part of any approved Maintenance Plan.

8. No works except demolition 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 approved in writing by the local planning authority. The scheme shall include but not be limited to:

- A scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution
- Limiting discharge rates to 19.1l/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 shall be demonstrated.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that features are able to accommodate a 1 in 10 year storm events within 24 hours of a 1 in 30 year event plus climate change.
- Final modelling and calculations for all areas of the drainage system. The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. Medium pollution level shall be used for the roads.
- Detailed engineering drawings of each component of the drainage scheme.
- Results of further groundwater monitoring shall be provided.
- 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.
- Details showing the means to prevent the discharge of surface water from the development onto the highway.

The scheme shall subsequently be fully implemented prior to occupation.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk, pollution hazard and ice on the highway from the site.

9. Prior to occupation of any unit within a phase, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. The applicant or any successor in title must maintain yearly logs of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements shall 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.

10. Prior to the commencement of development, which for the purposes of this condition includes land clearance, grading and demolition, a construction management plan shall be submitted to and approved in writing by the Council. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for

- i. Vehicle routing;
- ii. The parking of vehicles of site operatives and visitors;
- iii. Loading and unloading of plant and materials;
- iv. Storage of plant and materials used in constructing the development;
- v. Wheel and underbody washing facilities
- vi. Before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer expense where caused by developer;
- vii. Control measures for dust, noise, vibration, lighting and restriction of hours of work and all associated activities to 07:00 – 19:00 Monday to Friday daily, 08:00 – 13:00 Saturdays. No works to be undertaken on Sundays or bank holidays; and,
- viii. Public display of contact details including accessible phone contact to persons responsible for the site for the duration of the works.

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and to ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

11. Prior to first occupation of the development, the access point at Daws Heath Road shall be provided as shown in principle on 'Iceni DWG Proposed Priority Junction' drawing (16-T022_09C). The vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway with an appropriate dropped kerb vehicular crossing of the footway with clear to ground visibility splay. Such vehicular visibility splays of 2.4m x 43m in both directions, shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times thereafter. All redundant access points shall be suitably reinstated with full upstand kerb and footway provision.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

12. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

REASON: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

13. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

REASON: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

14. Vehicle parking shall accord with the requirement of the EPOA parking standards and as such each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres. All single garages should have a minimum internal measurement of 7m x 3m, All double garages should have a minimum internal measurement of 7m x 5.5m to be considered in the parking numbers. Visitor Parking shall be provided throughout the development.

REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

15. Prior to occupation of the proposed residential development the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for every household for sustainable transport, to include 6 day travel ticket for bus travel from the development site, approved by Essex County Council.

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.

16. Any tree planting proposed within the highway must be agreed with the Highway Authority. Trees must be sited clear of all underground services and 2m back visibility splays and must be sympathetic to the street lighting scheme. All proposed tree planting must be supported by a commuted sum to cover the cost of future maintenance, to be agreed with the Highway Authority.

REASON: To avoid the interference with visibility splays and lighting of the highway in the interest of highway safety in accordance Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

17. No development or preliminary groundworks shall commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation which has previously been submitted by the applicant and approved by the planning authority.

REASON: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with Section 16 of the National Planning Policy Framework.

18. A mitigation strategy detailing the excavation/preservation strategy for any archaeological deposits shall be submitted to the local planning authority following the completion of this work.

REASON: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with Section 16 of the National Planning Policy Framework.

19. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been previously approved by the local planning authority in consultation with its historic environment advisors.

REASON: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with Section 16 of the National Planning Policy Framework.

20. The applicant shall submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with Section 16 of the National Planning Policy Framework.

21. Prior to any works onsite a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Ecological Impact Assessment and Biodiversity Net Gain Assessment-Rev C (Southern Ecological Solutions Ltd, October 2023)

The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities;
- b. Identification of "biodiversity protection zones";
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d. The location and timing of sensitive works to avoid harm to biodiversity features;
- e. The times during construction when specialist ecologists need to be present on site to oversee works;
- f. Responsible persons and lines of communication;
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and,
- h. Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority;
- i. Control of pollutants, water quality/quantity, lighting and noise during construction to avoid indirect impacts on the SSSI.

REASON: To protect the adjacent Great Woods and Dodd's Grove SSSI, to conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

22. Prior to commencement, a Badger Method Statement in accordance with the Ecological Impact Assessment and Biodiversity Net Gain Assessment-Rev C (Southern Ecological Solutions Ltd, October 2023) shall be submitted to and approved in writing by the local planning authority. This will contain finalised mitigation measures and/or works to reduce potential impacts to Badger during the construction phase, including the finalised location and details of artificial badger sett. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats species).

23. Prior to commencement of any phase a bat mitigation scheme shall be submitted and approved in writing by the local planning authority.

REASON: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

24. Prior to the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority.

The content of the LEMP shall include the following:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan in line with the finalised biodiversity metric).
- Details of the body or organisation responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP shall also include details by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

25 Prior to its installation, a lighting design scheme for the site accesses only shall be submitted to and approved in writing by the local planning authority. The scheme shall identify through the provision of appropriate technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances shall any other external lighting be installed without prior consent from the local planning authority.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

26 Details of on site measures to restrict unauthorised access from the application site into the adjacent Great Wood and Dodd's Grove SSSI, the application of a 15m buffer zone adjacent to the SSSI, the preparation of a Construction Environmental Management Plan to safeguard the SSSI during construction and the submission of a sensitive lighting strategy shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development. The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To avoid Adverse Effects on the Integrity of the to the Great Wood and Dodd's Grove SSSI and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

27 Prior to first occupation of the development, a full landscaping scheme shall be submitted to and approved in writing by the local planning authority. Such a scheme 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. The scheme shall include areas at ground floor level as well as green roofs and shall also investigate the potential for providing a green roof to the uppermost floor.

All landscaping works forming part of the approved scheme shall be carried out in accordance with the approved scheme within one year of first occupation of the development.

Any tree or shrub or grass contained within the approved landscaping scheme dying or becoming damaged, diseased or uprooted within 5 years of the development being occupied shall be replaced by a tree or shrub or grass of a similar size and species, or such other species as may be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory standard of landscaping in the interest of visual amenity and to encourage an increase in biodiversity on the site.

28 Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority. No other fill material shall be imported onto the site.

REASON: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

29 No development above ground level shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority.

REASON: The proposed levels of the development are required prior to commencement for clarity and to ensure that any works in connection with the development hereby permitted respect the height of adjacent properties.

30 No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development hereby approved have

been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

REASON: For clarity and in the interests of proper planning to ensure the preservation of visual interest.

31 No development above ground level details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

REASON: For clarity and in the interests of proper planning to ensure the preservation of visual interest.

32 Prior to completion or first occupation of the development hereby approved, whichever the sooner; a scheme for the provision of Affordable Housing and the location of the affordable housing units within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved scheme. Those dwellings providing Affordable Housing shall be made available to occupants in accordance with the approved scheme or as otherwise agreed in writing by the Local Planning Authority.

REASON: To promote inclusive living by ensuring an appropriate tenure mix.

33 A minimum of 10% of the dwellings hereby approved shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body 33 26 appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that genuinely accessible housing is provided to those in need.

34 All of the dwellings shall be fitted with superfast broadband capability.

Reason: To provide high quality communications infrastructure for future occupiers and promote sustainable ways of working.