



S62A/22/0012 - LAND EAST OF STATION ROAD, ELSENHAM

DRAFT CONDITIONS

- 1) Approval of the details of layout, scale, landscaping, and appearance (hereafter called ‘the Reserved Matters’) must be obtained from the Local Planning Authority in writing before that development commences and the development must be carried out as approved.

Application for approval of the first Reserved Matters must be made to the local planning authority not later than the expiration of 2 years from the date of this permission. The development hereby permitted must be begun no later than the expiration of 1 year from the date of approval of the last of the Reserved Matters to be approved.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan 006 V3
 - Building Heights PP 005 V3
 - Land Use, Open Space & Access PP 004 V3
 - Site Access Design 001 Rev P01

- 3) No development shall commence until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and:
 - a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) The provision to be made for analysis of the site investigation and recording.
 - d) The provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e) The provision to be made for archive deposition of the analysis and records of the site investigation.
 - f) The nomination of a competent person or persons/organisation to undertake the works.

- 4) No development shall commence until a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
 - a) Hours of operation, site office locations, delivery, and storage of materials details.
 - b) Vehicle parking, turning, and loading arrangements.
 - c) Construction Traffic Management Plan.
 - d) Construction Dust Management Plan including wheel washing measures to control the emission of dust and dirt during construction including on the public highway.
 - e) Waste management plan.
 - f) Measures to limit noise and vibration from construction activities.
 - g) Risk assessment of potentially damaging construction activities.

- h) Identification of 'biodiversity protection zones'.
- i) 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).
- j) The location and timing of sensitive works to avoid harm to biodiversity features.
- k) The times during construction when specialist ecologists need to be present on site to oversee works.
- l) Responsible persons and lines of communication.
- m) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- n) Use of protective fences, exclusion barriers and warning signs.
- o) A scheme for early structural planting.
- p) Measures to provide temporary localised surface water run-off management systems for construction stage activities.
- q) A soil management plan for construction stage activities.
- r) A Bird Hazard Management Plan (BHMP) to minimise the risk of bird strike.
- s) Protection of any public rights of way within or adjacent to the site specially PROW13/21 which is likely to be crossed by construction vehicles.
- t) Before and after condition survey to identify defects to highway in the vicinity of the access and within the development to the south. Then, where necessary, ensure repairs are undertaken at the developer expense where caused by development construction traffic.

The development must be carried out in accordance with the approved CEMP

Ecology

- 5) Prior to first occupation, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The LEMP shall include provision for habitat creation and management during the life of the development hereby permitted, and shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-year period).
 - g) Details of the body or organisation responsible for implementation of the plan. Ongoing monitoring, remedial/contingency measures triggered by monitoring to ensure that conservation aims, and objectives are met.
 - h) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and the management body or bodies responsible for its delivery.

The approved plan will be implemented in accordance with the approved LEMP.

- 6) All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (SES, October 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

- 7) No development shall commence until a Reptile Method Statement is submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

- 8) No development shall commence until a Biodiversity Net Gain Design Stage Report, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), is submitted to and approved in writing by the local planning authority, using the DEFRA Biodiversity Metric 1.0 or any successor. The content of the Biodiversity Net Gain report should include the following:

- Baseline data collection and assessment of current conditions on site;
- A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- Provision of the full BNG calculations, with plans for pre and post development and detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- Details of the implementation measures and management of proposals;
- Details of the monitoring and auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

- 9) Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

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

- 10) Prior to first occupation, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Environmental Health

- 11) No development shall take place until an assessment of the nature and extent of contamination, based on the findings of the Land East of Elsenham Preliminary Risk Assessment (September 2022), has been submitted to and approved in writing by the Local Planning Authority.

This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site, and must include: a survey of the extent, scale and nature of contamination; and an assessment of the potential risks to human health, the water environment, property (existing or proposed), service lines and pipes, adjoining land and any other receptors identified as relevant. If found to be necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The scheme must include all works to be undertaken, proposed remediation objectives, an appraisal of remedial options, a timetable of works and site management procedures.

The remediation scheme for each phase shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report demonstrating that the remediation objectives have been achieved must be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination that was not previously identified is found at any time after the development of any phase has begun, development must be halted on that part of the site affected by the unexpected contamination. The contamination must be reported in writing within 3 days to the Local Planning Authority. An assessment must be undertaken in accordance with the requirements of this condition, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

- 12) Prior to first occupation of any dwelling a scheme for protecting the proposed dwellings from rail noise shall be submitted in writing to the Local Planning Authority for approval. Details shall include the design, layout and acoustic noise insulation performance specification of the external building envelope, having regard to the building fabric, glazing and ventilation. The scheme shall be based on insulation calculations provided in British Standard 8233:2014, and World Health Organisation (WHO) Guidelines for Community Noise and shall be designed to achieve the following noise targets: Bedrooms (23.00-07.00 hrs) 30 dB LAeq (8hrs), living Rooms (07.00- 23.00 hrs) 35 dB LAeq (16hrs) 55 dB LAeq (16hr) for noise levels in the external garden areas (or part thereof). The scheme shall be implemented as approved.

Highways

- 13) Prior to first occupation of any dwelling the access from the approved development (application UTT/21/3269/DFO) to the south shall be provided as shown in principle in drawing number 70084697-WSP-XX-XX-DG-TP-00001 Rev P01 including 6m carriageway, 1 x 2m width footway, 1 x3.5m width shared cycleway/footway and the layout changes to the approved application. But excluding indicative layout detail on drawing 4697-WSP-00-XX-DR-CV-05101 Rev P01 which is a reserved matter.
- 14) Prior to first occupation of any dwelling the following transport infrastructure shall be provided:
 - a) Provision of real time passenger information within the shelter at the bus stop on the east of Station Road (Railway Station (o/s) ATCO number 1500IM2128) and a replacement pole, flag and real time passenger information sign at the bus stop on the west of Station Road (Railway Station (near) ATCO number 150018012004).
 - b) cycle parking facilities at the station a minimum of 5 secure covered spaces close to the station and a minimum of 2 Sheffield Stands at local shopping area, facilities to be situated on highway land details to be approved by the highway authority.
- 15) No development shall commence until a scheme showing the footway cycleway network across the site and including a minimum of two convenient, direct routes linking to the proposed cycleway/footway to be provided as part of application UTT/21/3269/DFO and a minimum of three convenient, direct routes linking to the development to the south. The scheme shall provide details of surfacing, signing and lighting and shall be submitted to and approved in writing by the Local Planning Authority. The footway/cycleways shall be constructed in accordance with the approved scheme and made available for use prior to the occupation of the first dwelling hereby permitted.
- 16) Prior to first occupation of any dwelling hereby permitted an electrical vehicle charging point shall be provided in accordance with the Building Regulations - Infrastructure for charging electric vehicles: Approved document S 2021 edition.

The National Trust

- 17) Prior to first occupation details regarding the on-site measures which would help relieve the pressure on Hatfield Forest shall be submitted to and approved in writing by the Local Planning Authority. These should take the form of:
 - High-quality, informal, semi-natural areas, to be provided prior to first occupation of the dwellings (including a dog walking circuit and dogs off lead area);
 - Any other on-site mitigation as advised by Natural England.

Drainage

- 18) Prior to the commencement of development a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:
 - a) Limiting discharge rates partly via infiltration and partly to 9.7l/s for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.
 - b) Final modelling and calculations for all areas of the drainage system.
 - c) The appropriate level of treatment for all runoff leaving the site, in line with the simple Index Approach in chapter 26 of the Construction Industry Research and Information Association (CIRIA) SuDS Manual C753.
 - d) Detailed engineering drawings of each component of the drainage scheme.

- e) A final drainage plan which details exceedance and conveyance routes, finished floor levels (FFL) and ground levels, and location and sizing of any drainage features.
- f) A written report summarising the final strategy and highlighting any minor changes to the approved strategy.
- g) A programme for the delivery of the surface water drainage scheme ensuring necessary provision of surface water drainage infrastructure throughout the construction phase of the development until completion.

The scheme shall subsequently be implemented in accordance with the approved drainage scheme including the programme for delivery.

- 19) Prior to first occupation of any of the dwellings hereby permitted 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, shall be 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.

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

- 20) 5% of the dwellings approved by this permission shall be built to Category 3 (Wheelchair user) housing M3 (3)(2)(a) wheelchair adaptable. The remaining dwellings must be built to Category 2: Accessible and adaptable dwellings M4 (2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.
- 21) No development or preliminary groundworks shall commence until an Unexploded Ordnance Risk (UXO) Assessment has been submitted to and approved in writing by the Local Planning Authority. The UXO Assessment shall include details of risk mitigation measures, how mitigation will be implemented, details of the procedures should high risk UXO not previously identified be encountered and the reporting regime. The mitigation shall be undertaken in accordance with the approved scheme.
- 22) No development shall commence until a detailed arboricultural method statement is submitted to and approved in writing by the Local Planning Authority. The statement shall identify trees to be retained as part of the development and shall include details of measures to protect and manage those trees during and after the construction stage of the development. The development shall be undertaken in accordance with the approved statement.