

Schedule of draft conditions for land west of Thaxted Rd, Saffron Walden

Revised Draft Conditions – Agreed Version – 17.5.23

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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 development commences and the development must be carried out as approved.	
2	Application for approval of the Reserved Matters must be made to the Local Planning Authority not later than the expiration of three years from the date of this permission.	
3	The development hereby permitted must be begun no later than the expiration of two years from the date of approval of the last of the Reserved Matters to be approved.	
4	The development shall be carried out in accordance with the following approved plan: Site Location Plan Dwg Ref: 1000 PR C and the Site Access Arrangement Plans 22078/006D and 22078/007B, unless otherwise agreed in writing by the Local Planning Authority.	
5	The location of the built development shall be carried out in general accordance with the Land Use Parameter Plan Dwg Ref: 1201 PL C, Access Strategy Parameter Plan Dwg Ref: 1202 PL D, the Building Heights Parameter Plan Dwg Ref: 1203 PL D, the Density Parameter Plan Dwg Ref: 1204 PL C and the Green Infrastructure Parameter Plan Dwg Ref: 1205 PL D, unless otherwise agreed in writing by the Local Planning Authority.	
6	The development hereby approved shall be constructed in accordance with the details as set out within the 'Design Code' Rev A (February 2023) prepared by Keir unless otherwise agreed in writing by the Local Planning Authority.	
7	In accordance with the details contained in the 'Energy and Sustainability Statement' (November 2022) prepared by 'Love Design Studio', details for the provision of domestic heating from a renewable source of energy, <a href="#">which may</a> <del>to</del> include but not limited to the installation of PV solar panels shall be submitted to, and approved by, the local planning authority. The approved details shall be installed prior to the occupation of each dwelling.	
8	The development hereby approved shall be constructed in accordance with the details as set out within the Minerals Resource Assessment (MRA) prepared by Wardrop Minerals Management Limited (December 2022), a Waste Infrastructure Impact Assessment (WIIA) prepared by Tetra Tech (January 2023) and a Site Waste	

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	Management Plan (SWMP) prepared by Tetra Tech (January 2023) unless otherwise agreed in writing by the Local Planning Authority.	
9	No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved works shall thereafter be carried out in accordance with the approved scheme.	
10	No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in condition 9 and confirmed by the Local Planning Authority.	
11	The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three 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.	
12	<p>Prior to the commencement of the development, 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, but not limited to the following:</p> <ul style="list-style-type: none"> <li>a) The construction programme and phasing.</li> <li>b) Hours of operation, delivery and storage of materials.</li> <li>c) Details of any highway works necessary to enable construction to take place.</li> <li>d) Parking and loading arrangements.</li> <li>e) Details of hoarding.</li> <li>f) Management of traffic to reduce congestion.</li> <li>g) Control of dust and dirt on the public highway.</li> <li>h) Details of consultation and complaint management with local businesses and neighbours.</li> <li>i) Waste management proposals.</li> <li>j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.</li> </ul>	

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	<p>k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.</p> <p>l) wheel and underbody washing facilities.</p> <p>m) routing strategy for construction traffic.</p> <p>n) protection of any public rights of way within or adjacent to the site</p> <p>o) 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 when caused by the developer</p> <p>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.</p>	
13	<p>Notwithstanding the details submitted with this application, no development shall commence other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:</p> <p>i. a survey of extent, scale and nature of contamination.</p> <p>ii. an assessment of the potential risks to:</p> <ul style="list-style-type: none"> <li>• Human health,</li> <li>• Properly (existing or proposed) including buildings, crops, livestock,</li> <li>• pets, woodland and service lines and pipes,</li> <li>• Adjoining land,</li> <li>• Groundwaters and surface waters,</li> <li>• Ecological systems</li> <li>• Archaeological sites and ancient monuments.</li> </ul> <p>iii. an appraisal of remedial options, and proposal of the preferred option(s).</p>	
14	<p>No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of</p>	

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	<p>potentially contaminated sites – Code of Practice and the Environment Agency’s Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard or Model Procedure if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:</p> <p>a) A survey of the extent, scale and nature of contamination;</p> <p>b) The potential risk to: Human health, Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems; and archaeological sites and ancient monuments.</p> <p>No development shall take place in locations where (following the risk assessment) land affected by contamination is found, which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s); the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that on completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out (and upon completion a verification by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the Local Planning Authority) before the development (or relevant phase of development) is occupied.</p>	
15	<p>The glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application [Noise Solutions Ltd, 24<sup>th</sup> February 2023, reference 90582 Revision 5].</p>	
16	<p>Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The exterior lighting is to be capped at the horizontal with no upward lightspill. Only the details thereby approved shall be implemented.</p>	

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17	The development hereby approved shall be constructed in accordance with the details as set out within the 'Air Quality Assessment' (November 2022) prepared by WSP Environment & Infrastructure Solutions UK Limited unless otherwise agreed in writing by the Local Planning Authority.	
18	All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Tyler Grange, December 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.	
19	<p>Prior to commencement, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities, including in relation to surface water run-off and groundwater.</li> <li>b) Identification of "biodiversity protection zones.</li> <li>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).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> <li>i) Containment, control and removal of any Invasive non-native species present on site.</li> </ul> <p>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.</p>	
20	Prior to commencement, a Farmland Bird Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures to be secured by legal agreement, in nearby agricultural land, prior to commencement. The content of the Farmland Bird Mitigation Strategy shall include the following:	

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	<p>a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark plots;</p> <p>b) detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';</p> <p>c) locations of the compensation measures by appropriate maps and/or plans;</p> <p>d) persons responsible for implementing the compensation measure.</p> <p>e) The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.</p>	
21	<p>Prior to commencement, a Biodiversity Net Gain Design Stage Report, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), shall be submitted to and approved in writing by the local planning authority which provides a measurable biodiversity net gain, using the DEFRA Biodiversity Metric 3.1 or any successor. The content of the Biodiversity Net Gain report should include the following:</p> <p>a) Baseline data collection and assessment of current conditions on site;</p> <p>b) A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;</p> <p>c) 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;</p> <p>d) Details of the implementation measures and management of proposals;</p> <p>e) Details of any off-site provision to be secured by a planning obligation;</p> <p>f) Details of the monitoring and auditing measures.</p> <p>The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.</p>	
22	<p>Prior to commencement, a detailed surface water drainage scheme for the site, based on sustainability 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 should include but not be limited to:</p> <p>a) 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.</p>	

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	<p>b) Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event OR, if impracticable Demonstrate that features are able to accommodate a 1 in 10 year storm event within 24 hours of a 1 in 30 year event plus climate change.</p> <p>c) Final modelling and calculations for all areas of the drainage system.</p> <p>d) 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.</p> <p>e) Detailed engineering drawings of each component of the drainage scheme.</p> <p>f) A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.</p> <p>g) A written report summarising the final strategy and highlighting any minor changes to the approved strategy. The scheme shall subsequently be implemented prior to occupation.</p>	
23	<p>Prior to occupation 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.</p> <p>Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.</p>	
24	<p>Prior to the construction of the development hereby approved, a Bird Hazard Management Plan shall be submitted and approved by the Local Planning Authority. The Plan should include details of landscaping, especially open /public spaces and SuDS, and measures in how birdstrike avoidance is undertaken during both the construction period and in perpetuity.</p>	
25	<p>Prior to occupation of the development, the signalised access, as shown on submitted drawing 22078/006 Rev D and 007B shall be provided, including a carriageway of minimum width (at junction) of 7.3m, a footway minimum width 2m and shared pedestrian/cycleway minimum effective width 3.5m, toucan and Pegasus crossings on the access road and the northern arm of Thaxted Road, the junction signals shall include capability to link it to any current or future signals in the vicinity, provision of MOVA and a clear to ground visibility splays in accordance with the speed of the road. The visibility splays shall be retained free of any obstruction at all times thereafter. All necessary works including safety audits, any relocation or provision of signage, lighting, associated resurfacing or</p>	

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	works to the existing carriageway to facilitate widening and Traffic Regulation Orders to be carried out entirely at the developer's expense.	
26	Concurrent with the reserved matters planning application, a scheme showing the walking and cycling network within the site and access to Thaxted Road, as shown in principle in drawing number 3118/A/1020/PL/D including the Multi-user Green Route, shall be provided. The scheme shall provide details of any necessary 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.	
27	<p>A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation the development. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of features to be managed.</li> <li>b) Ecological trends and constraints on site that might influence management.</li> <li>c) Aims and objectives of management.</li> <li>d) Appropriate management options for achieving aims and objectives.</li> <li>e) Prescriptions for management actions.</li> <li>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li> <li>g) Details of the body or organisation responsible for implementation of the plan.</li> <li>h) Ongoing monitoring and remedial measures.</li> </ul> <p>The LEMP shall also include details of the legal and funding mechanism(s) 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.</p>	
28	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	



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	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	