

Draft schedule of conditions

Condition	Reason	Suggested by	
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.	In accordance with Article 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	UDC
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.	In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	UDC
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.	In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.	UDC
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 Arrangements Dwg Ref: 22078/001, unless otherwise agreed in writing by the Local Planning Authority.	To ensure the development reflects and maintains the character of the surrounding locality and the street scene in accordance with Policies S7, GEN1, GEN2, of the Adopted Local Plan and the National Planning Policy Framework.	UDC
5.	The location of the built development shall be carried out in general accordance with the Land Use Parameter Plan Dwg Ref: 1201 PL A, Access Strategy Parameter Plan Dwg Ref: 1202 PL A, the Building Heights Parameter Plan Dwg Ref: 1203 PL A, the Density	To ensure the development reflects and maintains the character of the surrounding locality and the street scene in accordance with Policies S7, GEN1, GEN2 of the Adopted Local Plan and the National Planning Policy Framework.	UDC

	Condition	Reason	Suggested by
	Parameter Plan Dwg Ref: 1204 PL A and the Green Infrastructure Parameter Plan Dwg Ref: 1205 PL A, 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' (November 2022) prepared by Keir unless otherwise agreed in writing by the Local Planning Authority.	To ensure a high-quality development and place making is achieved when applications for reserve matters are submitted in accordance with Policy GEN2 of the Adopted Local Plan and the NPPF.	UDC
7.	The development hereby approved shall be constructed in accordance with the details as set out within the 'Energy and Sustainability Statement' (November 2022) prepared by 'Love Design Studio' unless otherwise agreed in writing by the Local Planning Authority.	To ensure the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with the adopted Uttlesford Local Plan Policies ENV15 and GEN2, as well as Uttlesford District Council's Interim Climate Change Policy document (2021) and the Uttlesford Climate Change Strategy 2021-2030 and the National Planning Policy Framework.	UDC
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 Management Plan (SWMP) prepared by Tetra Tech (January 2023) unless	In order to demonstrate compliance with Essex Mineral Local Plan Policies S4 and S8, and Essex and Southend-on-Sea Waste Local Plan Policy 2 and the National Planning Policy Framework.	UDC

	Condition	Reason	Suggested by
	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.	To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.	UDC
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	To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.	UDC
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.	To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.	UDC
12.	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	In the interests of highway safety and the control of environmental impacts on existing residential properties in accordance with Policies GEN1, ENV10, ENV11 of the	UDC and ECC Highways

Condition	Reason	Suggested by
<p>Authority, and the plan shall include the following:</p> <ul style="list-style-type: none"> a) The construction programme and phasing. b) Hours of operation, delivery and storage of materials. c) Details of any highway works necessary to enable construction to take place. d) Parking and loading arrangements. e) Details of hoarding. f) Management of traffic to reduce congestion. g) Control of dust and dirt on the public highway. h) Details of consultation and complaint management with local businesses and neighbours. i) Waste management proposals. j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour. k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures. l) wheel and underbody washing facilities m) routing strategy for construction traffic 	<p>Adopted Local Plan, Policy DM 1 of the Highway Authority's Development management policies February 2011 and the NPPF.</p>	

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	<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>To ensure the health of future occupiers in accordance with Policy ENV14 of the Adopted Local Plan and the National Planning Policy Framework.</p>	UDC

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<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"> • 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. <p>iii. an appraisal of remedial options, and proposal of the preferred option(s)</p>			
14.	<p>The development hereby permitted shall not commence 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 submitted to and approved 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</p>	<p>To ensure the health of future occupiers in accordance with Policy ENV14 of the Adopted Local Plan and the National Planning Policy Framework.</p>	UDC

	Condition	Reason	Suggested by
	under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.		
15.	<p>The development hereby permitted shall not commence other than that required to carry out the agreed remediation until the measures set out in the approved Remediation scheme have been implemented, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification 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.</p>	To ensure the health of future occupiers in accordance with Policy ENV14 of the Adopted Local Plan and the National Planning Policy Framework.	UDC
16.	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, and where remediation is necessary a remediation scheme must be prepared submitted for the	To ensure the health of future occupiers in accordance with Policy ENV14 of the Adopted Local Plan and the National Planning Policy Framework	UDC

	Condition	Reason	Suggested by
	<p>approval in writing of the Local Planning Authority.</p> <p>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.</p>		
17.	<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, 4th November 2022, reference 90582/PNA/Rev2].</p>	<p>To ensure future occupiers enjoy a good acoustic environment in accordance with Policy ENV10 of the Adopted Local Plan which requires appropriate noise mitigation and sound proofing to noise sensitive developments.</p>	UDC
18.	<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. Only the details thereby approved shall be implemented.</p>	<p>To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).</p>	UDC
19.	<p>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.</p>	<p>Due to the scale of the development there is the potential for an impact on air quality in the area, both during the development and operational phase, and to ensure the protection of the public in accordance with Policy ENV13 of the Adopted Local Plan and the National Planning Policy Framework.</p>	UDC
20.	<p>All mitigation and enhancement measures and/or works shall be</p>	<p>To conserve and enhance protected and Priority species</p>	UDC

	Condition	Reason	Suggested by
	<p>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.</p> <p>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.</p>	<p>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), Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.</p>	
21.	<p>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> <p>a) Risk assessment of potentially damaging construction activities.</p> <p>b) Identification of "biodiversity protection zones.</p> <p>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).</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p>	<p>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), Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.</p>	UDC

	Condition	Reason	Suggested by
	<p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>i) Containment, control and removal of any Invasive non-native species present on site.</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>		
22.	<p>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:</p> <p>a) Purpose and conservation objectives for the proposed</p>	<p>To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species), Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.</p>	UDC

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	<p>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>		
23.	<p>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</p>	<p>In order to demonstrate measurable net gains and allow the LPA to discharge its duties under the NPPF (2021)</p>	UDC

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	<p>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>		
24.	<p>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 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</p>	<p>To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.</p> <p>To ensure the effective operation of SuDS features over the lifetime of the development.</p> <p>To provide mitigation of any environmental harm which may be caused to the local water environment.</p> <p>Failure to provide the above required information before commencement of works may result in a system being</p>	UDC

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<p>and including the 1 in 100 year plus 40% climate change event.</p> <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.</p> <p>The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date</p>	<p>installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site all of which is in accordance with Policy GEN3 of the Adopted Local Plan and the National Planning Policy Framework.</p>	

	Condition	Reason	Suggested by
	design criteria held by the LLFA.		
25.	No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.	<p>The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.</p> <p>Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.</p> <p>Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed in accordance with Policy GEN3 of the Adopted Local Plan and the National Planning Policy Framework.</p>	UDC
26.	Prior to occupation a maintenance plan detailing the maintenance arrangements	To ensure appropriate maintenance arrangements are put in place to enable the	UDC

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	<p>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>	<p>surface water drainage system to function as intended to ensure mitigation against flood risk.</p> <p>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. This is to ensure compliance with in accordance with Policy GEN3 of the Adopted Local Plan and the National Planning Policy Framework.</p>	
27.	<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>	<p>Flight safety – to prevent distraction or confusion to pilots using Stansted Airport in accordance with the NPPF.</p>	UDC
28.	<p>All exterior lighting to be capped at the horizontal with no upward light spill.</p>	<p>Flight safety – to prevent distraction or confusion to pilots using Stansted Airport in accordance with the NPPF.</p>	UDC
29.	<p>No reflective materials to be used in the construction of the new buildings and no solar photovoltaics to be used on site without first consulting with the aerodrome safeguarding authority for Stansted Airport. An aviation perspective Glint & Glare assessment may be required.</p>	<p>Flight safety – to prevent ocular hazard and distraction to pilots using Stansted Airport in accordance with the NPPF.</p>	UDC

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30.	<p>Prior to occupation of the development, the signalised access, as shown in principle on submitted drawing 22078/006 Rev D 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 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 works to the existing carriageway to facilitate widening and Traffic Regulation Orders to be carried out entirely at the developer's expense.</p>	<p>To ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with 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</p>	ECC Highways
31.	<p>Prior to first occupation the highway works shown in principle in submitted drawings 22078/006 rev D to be provided, all necessary works including safety audits, any relocation or provision of signage, lighting, associated resurfacing or works to the existing carriageway to facilitate widening and Traffic Regulation Orders to be carried</p>	<p>To improve the accessibility of the of the development by walking, cycling and public transport in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011</p>	ECC Highways

Condition	Reason	Suggested by
<p>out entirely at the developer's expense. The works include</p> <ol style="list-style-type: none"> 1. Pegasus crossing of Thaxted Road, including visibility splays in accordance the speed of the road, to link public right of way, byway 44/18 to the proposed greenway within the site and proposed footway cycleway. The visibility splays shall be retained free of obstruction at all times thereafter. 2.A footway/Cycleway on the western side of Thaxted Road of minimum effective width 3.5m, to link onto Peaslands Road to the north and at least to the proposed Pegasus crossing to the south and a footway of minimum width 2m to continue south to the bus stop opposite Knights Retail Park. For the avoidance of doubt such cycleway to include full depth construction/reconstruction of any existing footway and surfacing of the entire width of the cycleway to the satisfaction of the Local Planning Authority. 3.Two new bus stops on Thaxted Road north of the access which shall comprise (but not be limited to) the following facilities: shelters; seating; raised kerbs; bus stop markings; poles and flag, timetable casings and real time information. Upgrade of the bus stop on Winstanley Road known as Tukes Way (adj) with raised kerbs and upgrade of stop known as The Glebe and a new partner stop with a new Essex 		

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	Standard pole, flag and timetable frame. Raised and dropped kerbing and bus stop clearway markings		
32.	Prior to the commencement of the development, a scheme showing the walking and cycling network within the site and accesses to the northern residential area and Thaxted Road, as shown in principle in drawing number 3118/A/1202/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	To improve the accessibility of the of the development by walking and cycling in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	ECC Highways
33.	Prior to commencement the developer to use best endeavours to secure links across the 'green mile' to the residential area to the north of the site and prior first occupation either pay of a financial contribution of £TBC (indexed from the date of this recommendation) to provide pedestrian and cycle links between the site and the residential area to the north, or deliver the agreed scheme.	To improve the accessibility of the of the development by bus in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	ECC Highways
34.	Prior to first occupation payment of a financial contribution of £238,000	To improve the accessibility of the of the development by bus in accordance with policy DM9	ECC Highways

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	(indexed from the date of this recommendation) and a second contribution to be paid 1 year later of £238,000 (indexed from the date of this recommendation) to fund improvements to enhanced bus services between the development and the town centre; local amenities and Audley End Rail Station improving the frequency, quality and/or geographical cover of bus routes servicing the site.	of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.	
35.	Prior to first occupation payment of a financial contribution of £TBC (indexed from the date of this recommendation) to improve the pedestrian and cycle routes between the site and key facilities in and around the town centre as identified in the forthcoming Local Walking and Cycling Action Plan being produced by Uttlesford District Council (UCD) and or the Active Travel Audit submitted in the Transport Addendum.	To improve the accessibility of the of the development by walking and cycling in accordance with policy DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011	ECC Highways
36.	Prior to first occupation of the proposed development, the Developer shall submit a residential travel plan based on the principles in Framework Travel Plan (February 2023) to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall then be actively implemented by a travel plan co-ordinator for a minimum period of 5 years or from first occupation of the development until 1 year after	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	ECC Highways

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	final occupation, whichever is longer. It shall be accompanied by an annual monitoring fee of £1596 (index linked) to be paid to Essex County Council.		
37.	Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, to include travel vouchers and bus tickets of the value of £100 for use with the relevant local public transport operator, or cycle hire scheme.	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.	ECC Highways
38.	Prior to first occupation payment of a financial contribution of £64,600 (indexed from the date of this recommendation) to support the provision of an electric car and incentives for use as part of a wider Saffron Walden scheme secured by Uttlesford District Council or best endeavours to secure a scheme if a UDC scheme is not available. And provision of two electric vehicle parking spaces for the scheme.	In the interests of 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.	ECC Highways
39.	Prior to first occupation payment of a financial contribution of £69,000 (indexed from the date of this recommendation) to support the provision of 6 electric bikes as part of a wider Saffron Walden scheme secured by Uttlesford District Council. And	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	ECC Highways

	Condition	Reason	Suggested by
	provision of six electric cycle parking spaces.	Supplementary Guidance in February 2011.	
40.	The air source heat pumps to be installed at the development shall be specified and designed, enclosed, or otherwise attenuated to ensure that noise resulting from their operation shall not exceed the existing background noise level as measured at the nearest noise sensitive receptor inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics when measured or calculated according to the provisions of BS4142:2014	None provided	UDC – Environmental Health
41.	<p>A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.</p> <p>The content of the Biodiversity Enhancement Strategy shall include the following:</p> <ul style="list-style-type: none"> 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; 	To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).	Place Services

	Condition	Reason	Suggested by
	<p>e) persons responsible for implementing the enhancement measures;</p> <p>f) details of initial aftercare and long-term maintenance (where relevant).</p> <p>The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.</p>		
42.	<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> <p>a) Description and evaluation of features to be managed.</p> <p>b) Ecological trends and constraints on site that might influence management.</p> <p>c) Aims and objectives of management.</p> <p>d) Appropriate management options for achieving aims and objectives.</p> <p>e) Prescriptions for management actions.</p> <p>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</p>	<p>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)</p>	Place Services

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	<p>g) Details of the body or organisation responsible for implementation of the plan.</p> <p>h) Ongoing monitoring and remedial measures.</p> <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>		
43.	<p>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</p>	<p>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)</p>	Place Services

Condition	Reason	Suggested by
	<p>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.</p>	
44.	<p>The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.</p>	<p>To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.</p>
		<p>ECC – Development and Floodrisk</p>