

COMPLIANCE CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the approved plans.

- WH202.WST.P1.ZZ.DR.PL.05.01 - SITE LOCATION PLAN
- WH202.WST.P1.ZZ.DR.PL.10.06 - Masterplan-MASTER PLAN - BOUNDARY TREATMENT
- WH202.WST.P1.ZZ.DR.PL.10.07 - Masterplan-MASTER PLAN - PARKING
- WH202.WST.P1.ZZ.DR.PL.10.09 - Masterplan-MASTER PLAN
- WH202.WST.P1.ZZ.DR.PL.10.10 - Masterplan-MASTER PLAN - TRAFFIC CONTROL
- WH202.WST.P1.ZZ.DR.PL.10.50 - PRIORS GREEN ACCESS DETAILS
- WH202.WST.P1.ZZ.DR.PL.10.51 - JACKS GREEN JUNCTION WORKS - COLOURED
- WH202.WST.P1.ZZ.DR.PL.10.53 - JACKS GREEN JUNCTION WORKS - TOPO
- WH202-22-15.5-102 - construction Detail
- WH202-22-15.11-103 - Off Site Connection 1 of 2
- WH202-22-15.11-104 - Off Site Connection 2 of 2
- WH202.WST.P1.ZZ.DR.PL.05.02 - SITE OWNERSHIP PLAN
- WH202-22-15.21-104 - Off Site Electrical Layout 1 of 2
- WH202-22-15.21-105 - Off Site Electrical Layout 2 of 2
- WH202.WST.P1.ZZ.DR.PL.30.01 Rev C
- WH202.WST.P1.ZZ.DR.PL.30.02 Rev C
- WH202.WST.P1.ZZ.DR.PL.55.01B - House Type B1 Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.02B - House Type C1 Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.03A - House Type 2C Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.04A - House Type 3B Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.05B - House Type 3C Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.06B - House Type 4C Jacks Green
- WH202.WST.P1.ZZ.DR.PL.05.03 - 106 LOCATION PLAN
- WH202.WST.P1.ZZ.DR.PL.55.07B - House Type 4D Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.08 - House Type 5A Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.09 - Typical Garages Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.10A - House Type 1A Jacks Green
- WH202.WST.P1.ZZ.DR.PL.55.11B
- 2951-LA-04 Rev P02 - Illustrative Landscape Masterplan
- 2007045-TK33 Rev A - Swept Path Analysis Refuse Vehicles
- 2007045-TK34 Rev A - Swept Path Analysis Fire Tender
- Proposed Lighting Strategy - Scale Print – R2
- SJG3443 - 1 21 - WARISH HALL FARM TAKELEY BISHOPS STORTFORD CM22 6NZ - SHEET 1OF21
- WH202.WST.P1.ZZ.DR.PL.10.00 - Masterplan-MASTER PLAN - COLOURED SITE
- SJG3443 - 2 21 - WARISH HALL FARM TAKELEY BISHOPS STORTFORD CM22 6NZ - SHEET 2OF21

- SJG3443 - 3 21 - WARISH HALL FARM TAKELEY BISHOPS STORTFORD CM22 6NZ - SHEET 3OF21
- SJG3443 - 4 21 - WARISH HALL FARM TAKELEY BISHOPS STORTFORD CM22 6NZ - SHEET 4OF21
- SJG3443 - 5 21 - WARISH HALL FARM TAKELEY BISHOPS STORTFORD CM22 6NZ - SHEET 5OF21
- WH202.WST.P1.ZZ.DR.PL.10.01 - Masterplan-MASTER PLAN - GA
- WH202.WST.P1.ZZ.DR.PL.10.02 - Masterplan-MASTER PLAN - REFUSE STRATEGY
- WH202.WST.P1.ZZ.DR.PL.10.03 - Masterplan-MASTER PLAN - FIRE STRATEGY
- WH202.WST.P1.ZZ.DR.PL.10.04 - Masterplan-MASTER PLAN - HARD LANDSCAPING
- WH202.WST.P1.ZZ.DR.PL.10.05 - Masterplan-MASTER PLAN - AFFORDABLE HOUSING

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

2. All mitigation, compensation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (Ecology Solutions, October 2021), Ecology Update and Walkover Survey (Ecology Solutions, September 2022), Bat Survey Report (Ecology Solutions, November 2021) and Lighting Impact Assessment Rev R3 (MMA Lighting Consultancy Ltd., December 2023) as already submitted with the planning application and agreed in principle with the local planning authority. 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.

REASON: To conserve and enhance 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). and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

3. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or enacting that Order), Schedule 2, Part 1, Classes A-F, all exterior lighting shall be capped at the horizontal with no upward light spill.

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport, in accordance with Policy GEN2 of the Uttlesford Local Plan.

4. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or enacting that Order), Schedule 2, Part 1, Classes A-F, no reflective materials other than clear or obscure glass, including solar PV panels, shall be added to the building without the express consent of the local planning authority.

REASON: Flight safety - to prevent ocular hazard and distraction to pilots using STN - in accordance with policy GEN2 of the Uttlesford Local Plan (2005).

PRIOR TO COMMENCEMENT CONDITIONS

5. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority, in consultation with the local highway authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - a) construction vehicle access
 - b) the parking of vehicles of site operatives and visitors,
 - c) loading and unloading of plant and materials,
 - d) storage of plant and materials used in constructing the development,
 - e) wheel and underbody washing facilities.
 - f) routing strategy for construction vehicles,
 - g) protection of public rights of way within or adjacent to the site,
 - h) 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.

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 Policy DM1 of the Highway Authority's Development Management Policies February 2011, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005).

6. Prior to commencement of the development, 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.
 - 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) to include the retained and adjacent Priority habitats.
 - 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.
- 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.

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 NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

7. No development shall take place until a Reptile Mitigation Strategy addressing the mitigation targeting reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following.
- Purpose and conservation objectives for the proposed works.
 - Review of site potential and constraints.
 - Detailed design(s) and/or working method(s) to achieve stated objectives.
 - Extent and location/area of proposed works on appropriate scale maps and plans.
 - Type and source of materials to be used where appropriate, e.g. native species of local provenance.
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - Persons responsible for implementing the works.
 - Details for monitoring and remedial measures.
 - Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework

8. Prior to commencement of development, a Great Crested Newt Method Statement shall be 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 Great Crested Newt 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.

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 NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

9. No works shall take place on site 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:
- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753. If a full infiltration scheme is not viable, then a hybrid approach may be suitable.
 - 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 all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
 - 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. The subbase depth of the permeable paving should be minimum 300mm.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be 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 and pollution hazard from the site. This is all in accordance with Policy GEN3 of the Uttlesford Local Plan (2005).

10. 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. Development shall be carried out in accordance with the approved details.

Reason: The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. 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 topsoil 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. 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 Uttlesford Local Plan (2005).

- 11.** Prior to commencement of development, a Biodiversity Compensation and 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 Compensation and Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed compensation and enhancement measures, to include at least six bat boxes as compensation;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations, orientations, and heights of proposed compensation and enhancement measures (where applicable) 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 compensation and 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.

REASON: 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) and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

- 12.** Prior to commencement of development, a schedule of the types and colours of the materials (including photographs) to be used in the external finishes shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in full accordance with the approved materials.

REASON: To preserve the character and appearance of the area and to ensure the development is visually attractive, in accordance with policies S7 and GEN2 of the adopted Uttlesford Local Plan (2005), the Essex Design Guide, and the National Planning Policy Framework (2023).

- 13.** No development approved by this permission shall take place until a Phase 2 Site Investigation is completed. The site investigation must assess the site with regard to potential contamination has been submitted to and approved in writing by the Local Planning Authority. This report shall adhere to BS10175:2011.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater, and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.

The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

Reason: To protect human health and the environment, in accordance with Policy ENV14 of the Uttlesford Local Plan (2005).

- 14.** No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 of the Uttlesford Local Plan (2005) which requires appropriate noise mitigation and sound proofing to noise sensitive development.

- 15.** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning

authority. The statement shall specify the provisions to be made for the control of noise and dust emanating from the site and shall be consistent with the best practicable means as set out in the Uttlesford Code of Development Practice. The approved Statement shall be adhered to throughout the construction period.

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 16.** The applicant must ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours by implementing the following measures:
- a) No waste materials should be burnt on the site, instead being removed by licensed waste contractors;
 - b) No dust emissions should leave the boundary of the site;
 - c) Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
 - d) Hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

Reason: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

PRIOR TO OCCUPATION

- 17.** 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. 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 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.

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. 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 in accordance with Policy GEN3 of the Uttlesford Local Plan (2005).

18. No dwelling shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and be approved in writing by, the local planning authority. The LEMP 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 five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

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. Development shall be carried out 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) and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.

19. Prior to occupation of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details relating to the improvement of restricted byway 25 (Takeley 48) from Burgattes Road to Jacks Lane and north to the proposed footway/cycle link forming part of the residential estate shown hatched purple on drawing no. WH202.WST.P1.ZZ.DR.PL.10.04. The improvement works should make the restricted byway suitable for regular, all-weather use by pedestrians, cyclists, equestrians and people with mobility impairment. The scheme shall include, but not be limited to, full depth construction, surfacing, lighting, drainage, signage, ditch crossing, measures to prevent use by motor vehicles and vegetation clearance. No occupation of any dwelling shall take place until the approved scheme is delivered entirely at the developer's expense.

REASON: to ensure safe and suitable access to key facilities for pedestrians and cyclists in accordance with policy DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005).

20. Prior to first occupation of the development, the access as shown in principle on drawing no. WH202.WST.P1.ZZ.DR.PL.10.51 shall be provided entirely at the developer's expense, to include but not be limited to the following:

- a) the provision of a bell-mouth access with appropriate radii to accommodate the swept path of vehicles regularly using the site access.
- b) clear to ground visibility splays with dimensions of 2.4 metres by 43 metres to both the north and south along Smiths Green Lane. Such vehicular visibility splays shall be retained free of any obstruction at all times thereafter.

REASON: 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, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005).

- 21.** Prior to occupation of the development, the shared use footway/cycleway link shown on drawings no. 2951-LA-04_Rev_P02 and no. WH202.WST.P1.ZZ.DR.PL.10.04, or other such scheme as may be agreed with the Local Planning Authority, in consultation with the highway authority, shall be provided to a width of 3.5 metres between restricted byway 25 (Takeley 48) (improved as above) and Smiths Green Lane.

REASON: to ensure safe and suitable access to key facilities for pedestrians and cyclists in accordance with policy DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005)

- 22.** The development shall not be occupied until such time as the cycle parking provision as indicated on drawing no. WH202.WST.P1.ZZ.DR.PL.10.09 has been provided and this provision shall be retained in this form at all times.

REASON: to ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005).

- 23.** The development shall not be occupied until such time as the vehicle parking areas as shown indicatively on drawing number WH202.WST.P1.ZZ.DR.PL.10.07 have been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: to ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as

County Council Supplementary Guidance in February 2011, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005).

- 24.** Prior to occupation of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details relating to the maintenance of the improvement works detailed in draft condition 2 (Jacks Lane restricted byway 25 (Takeley 48) improvement works). The maintenance requirements will include a commuted sum for maintenance of the improved surfacing, a commuted sum for maintenance of the new lighting scheme and an obligation to maintain the vegetation around the lighting columns to ensure they effectively light the restricted byway.

REASON: to ensure safe and suitable access to key facilities for pedestrians and cyclists is maintained appropriately in accordance with policy DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, in accordance with Policy GEN1 of the Uttlesford Local Plan (2005).

OTHER CONDITIONS

- 25.** (a) The development shall be carried out in accordance with the Written Scheme of Investigation for Archaeological Evaluation by RPS (January 2023) Version 3.
- (b) Following the completion of the works set out in the Written Scheme of Investigation, a mitigation strategy detailing the excavation / preservation strategy shall be submitted to and approved in writing by the local planning authority.
- (c) 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 approved in writing by the local planning authority.
- (d) Within 6 months of the date of completion of the archaeological fieldwork (or as otherwise agreed in writing by the local planning authority), a written post-excavation assessment shall be submitted to the local planning authority. This will comprise a 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 - The Essex Historic Environment Record indicates that the proposed development lies within an area where there is known archaeological deposits. The proposed development is between two medieval moated sites at Cheerups Cottage and Jack's Green (EHER19463, 4655) and a possible moated site at Goodwyns (EHER18163). Excavations to the east of the proposed development at Priors Green identified a small prehistoric enclosure with probable post-holes, a Late Bronze Age/Early Iron Age pit complex (EHER46765) and 10th to 13th century activity (EHER46766). A Desk Based Assessment has been undertaken and has highlighted the moderate potential for encountering archaeological remains of Bronze Age, Iron Age, Roman, and Saxon date and a high potential for Medieval features. Evidence from Priors Green to the south and the archaeological evaluation of Stansted G2 to the north indicates the high potential for prehistoric through to post medieval occupation within the area. The proposed development would also impact the Warish Hall Protected Lane which lies on the western

side of the development area. The creation of an additional access will impact this non designated asset. This condition is in accordance with Policy ENV4 of the Uttlesford Local Plan (2005).

- 26.** Prior to installation, 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 the whole 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.

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) and in accordance with Policy GEN7 of the Adopted Local Plan and the National Planning Policy Framework.