

- 1 **Timescales:** The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Approved Plans:** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

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.

- 3 **Planting:** The planting proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory in accordance with Local Policy GEN2 Uttlesford Local Plan Adopted (2005) and the National Planning Policy Guidance.

4. **Tree Protection:** Prior to works commencing on site, details of protective fence(s) are to be submitted and approved by the Council that are to be positioned around existing retained trees including Moors Wood.

The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained tree(s) give, and will continue to give to the amenity of the area in accordance with Local

Policies GEN2, ENV8 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.

5. Play Areas: Prior to the occupation of the dwellings hereby approved, details of the play areas as shown in principle on drawing ref: 3261.MA.1000 Rev C and within the supporting 'Landscape Statement' (October 2023) shall be submitted to and approved by the Council and thereafter constructed. The Play areas shall be constructed in accordance with the 'Guidance for Outdoor Sport and Play Beyond the Six Acre Standard (England) and include but not limited to the following provisions:

- The Local Equipped Areas for Play (LEAP's) shall have a minimal size area of 400sq.m.
- The Local Area of Play (LAP) shall have a minimal size area of 100sq.m.
- Be reasonably flat and well drained.
- Be accessible by hard surfaced footpaths.
- Be fenced and have 2 self-closing entrance gates.
- Have a minimum of 2 benches, (unless otherwise specified), one litter bin and an information sign.
- Incorporate play equipment that complies with relevant British Standards – equipment shall be predominantly of steel only.
- Incorporate multi-coloured safety surfacing to relevant British Standards.
- Play tiles are preferred. Grass or loose surfacing is not preferred within play areas.
- Provide for children with special needs.
- Have adequate safety measures to minimise the risk of road-related accidents and potential dangers from nearby water courses, etc.

The play areas shall thereafter be retained and maintained in accordance with the approved details permanently.

REASON: In the interests of providing positive place making in the quality of the environment, and people's quality of life. In promoting healthy communities and access to high quality play areas makes an important contribution to health and wellbeing in accordance with Local Policy GEN2 of the Uttlesford District Local Plan 2005 (as Adopted) and paragraph 92 of the National Planning Policy Framework.

6. Community Orchard and/or Allotments: Notwithstanding the details provided, further details are to be submitted and approved by the Council in relation to the community orchard and/or allotments including but not limited to the following:

- Species and numbers of trees (these should be fruit bearing).

- Size and number of individual allotments if proposed (should be varied in size)
- Perimeter fencing and entrance points.
- Visitor parking including a disabled space and loading and unloading areas.
- Water supply & points, water butts and composite bins.
- Any portable buildings, containers, sheds, or communal huts.
- Be accessed by hard surfaced footpaths be accessible for all users.
- The layout should clearly define pathways to allow suitable access.

The community orchard and/or allotments shall thereafter be permanently retained and maintained thereafter.

REASON: In the interests of providing positive place making in the quality of the environment, and people's quality of life. In promoting healthy communities and access to high quality play areas makes an important contribution to health and wellbeing in accordance with Local Policy GEN2 of the Uttlesford District Local Plan 2005 (as Adopted) and paragraph 92 of the National Planning Policy Framework.

7. *Wording of condition merges that suggested by Essex Highways with that proposed by Active Travel England:*

The wording of this condition will require further discussion at the hearing as the parties do not agree on the appropriate trigger for completion.

Walking and Cycling Network: prior to occupation of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the Highway Authority, details of the walking and cycle routes across the site shown indicatively on drawing no. 3261.MA.2000 rev B, including details of their surfacing, signage, and accesses to the highway. **The walking and cycling infrastructure for the development shall be constructed and completed in accordance with the approved details prior to the occupation of ___% of the approved dwellings.** Once completed, the walking and cycling networks shall be completed on site and to be retained at all times.

REASON: In the interests of reducing the need to travel by car, promoting sustainable development and transport, and ensuring an appropriate walking and cycling network in accordance with policy DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

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The wording of this condition will require further discussion at the hearing as the parties do not agree on the appropriate trigger for completion.

South-eastern pedestrian and cycle access: prior to commencement of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details of the south-eastern shared pedestrian and cycle access, including the proposed bridge over the enhanced swale. **The south-eastern shared pedestrian and cycle access shall be constructed and completed in accordance with the approved details prior to the occupation of __% of the approved dwellings.** Once completed, the shared pedestrian and cycle access shall be retained at all times.

REASON: In the interests of reducing the need to travel by car, promoting sustainable development and transport, and ensuring an appropriate walking and cycling network in accordance with policy DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

9. *Wording of condition merges that suggested by Essex Highways with that proposed by Active Travel England:*

Cycle Parking: The cycle parking as shown on approved drawing numbers P23-0555-HT25 and P23-0555_DE_013C for flats and houses without garages and in the form of 4 Sheffield Stands at the play area shall be provided prior to first occupation of the dwelling or beneficial use of the play area that it serves, and it shall be retained thereafter.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8 of the Highways Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

10. **Residential vehicular parking:** prior to commencement of the development, the Developer shall submit to the Local Planning Authority for approval, in consultation with the highway authority, details of the car parking provision for each residential dwelling. The approved car parking provision shall be provided prior to first occupation of the dwelling that it serves. 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 Highways Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

11. **Visitor vehicular parking:** the visitor parking spaces indicated on drawing no. P23-0555_DE_013C shall be hard surfaced, sealed and marked out in parking bays prior to the first occupation of the nearest dwelling. The visitor parking shall be retained in this form at all times and 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 Highways Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

12. **Turning areas:** prior to their first use by vehicles (excluding for construction) the vehicular turning facilities as shown indicatively on drawing no. 134390-RSK-ZZ-ZZ-DR-C-0026 P05, shall be constructed to Essex Design Guide standards (size 3 or size 5 as required), surfaced and maintained free from obstruction within the site at all times for that sole purpose.

REASON: to ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1 of the Highways Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

13. **Visibility:** prior to the first use of any junction or corner by vehicles (excluding for construction) the clear-to-ground visibility splays indicated on drawing nos. 134390-RSK-ZZ-ZZ-DR-C-0027 P04, 134390-RSK-ZZ-ZZ-DR-C-0028 P04 and 134390-RSK-ZZ-ZZ-DR-C-0029 P04, for that junction or corner shall be provided. Such vehicular visibility splays shall be kept clear of vegetation, and be retained free of any obstruction at all times. Any new planting shall be planted a minimum of 1m back from the highway boundary and any visibility splay.

REASON: To provide adequate inter-visibility between vehicles using the highway and to ensure that the future outward growth of the planting does

not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway in the interest of highway safety in accordance with policy DM1 of the Highways Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

- 14. Footways:** prior to occupation any dwelling, the footways serving that dwelling shown on drawing nos. 3261.MA.1000 - 3261.MA.1007 to be constructed a minimum of 2m wide and retained as such at all times.

REASON in the interests of reducing the need to travel by car, promoting sustainable development and transport, and ensuring an appropriate walking and cycling network in accordance with policy DM9 of the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011

Schedule of Approved Plans

TITLE	AUTHOR	REFERENCE	SUBMISSION DATE
Landscape Statement	MacFarlane + Associates	3261.MA.RP001 Rev P02	06/10
Site Location Plan	Pegasus Group	P23-0555_001 Rev B	17/07
Existing Site Layout	Pegasus Group	P23-0555_002 Rev B	17/07
Technical Layout	Pegasus Group	P23-0555_003 Rev T	21/11
Materials Plan	Pegasus Group	P23-0555_005 Rev D	21/11
Hard Landscaping Plan	Pegasus Group	P23-0555_006 Rev D	21/11
Boundary Treatment Plan	Pegasus Group	P23-0555_007 Rev D	21/11
Waste Management Plan	Pegasus Group	P23-0555_008 Rev D	21/11
Street Scenes	Pegasus Group	P23-0555_009 Rev B	21/11
Adoptable Highways Plan	Pegasus Group	P23-0555_010 Rev D	21/11
Storey Height Plan	Pegasus Group	P23-0555_011 Rev C	21/11
Rear Garden Compliance Plan	Pegasus Group	P23-0555_012 Rev D	21/11
Parking Strategy Plan	Pegasus Group	P23-0555_013 Rev C	21/11
Nodal Buildings Plan	Pegasus Group	P23-0555_014 Rev A	21/11
Housetype Pack	Pegasus Group	P23-0555_DE	21/11
Bin and Cycle Store Details	Pegasus Group	P23-0555_HT25	06/10
Single Detached Garage Details	Pegasus Group	P23-0555_HT26 Rev A	21/11
Twin Detached Garage Details	Pegasus Group	P23-0555_HT27 Rev A	21/11
Double Detached Garage Details	Pegasus Group	P23-0555_HT28	06/10
Housetype Roof Plans	Pegasus Group	P23-0555_HT30 Rev A	06/10
Landscape General Arrangements, Site Wide	MacFarlane + Associates	3261.MA.1000 Rev C	21/11

General Arrangement plan, Sheet 1 of 7	MacFarlane + Associates	3261.MA.1001 Rev C	21/11
General Arrangement plan, Sheet 2 of 7	MacFarlane + Associates	3261.MA.1002 Rev B	21/11
General Arrangement plan, Sheet 3 of 7	MacFarlane + Associates	3261.MA.1003 Rev B	21/11
General Arrangement plan, Sheet 4 of 7	MacFarlane + Associates	3261.MA.1004 Rev C	21/11
General Arrangement plan, Sheet 5 of 7	MacFarlane + Associates	3261.MA.1005 Rev B	21/11
General Arrangement plan, Sheet 6 of 7	MacFarlane + Associates	3261.MA.1006 Rev B	21/11
General Arrangement plan, Sheet 7 of 7	MacFarlane + Associates	3261.MA.1007 Rev B	21/11
Access and Circulation Plan	MacFarlane + Associates	3261.MA.2000 Rev B	21/11
Planting Plan, Site Wide	MacFarlane + Associates	3261.MA.3000 Rev B	21/11
Planting Plan, Sheet 1 of 7	MacFarlane + Associates	3261.MA.3001 Rev B	21/11
Planting Plan, Sheet 2 of 7	MacFarlane + Associates	3261.MA.3002 Rev B	21/11
Planting Plan, Sheet 3 of 7	MacFarlane + Associates	3261.MA.3003 Rev B	21/11
Planting Plan, Sheet 4 of 7	MacFarlane + Associates	3261.MA.3004 Rev B	21/11
Planting Plan, Sheet 5 of 7	MacFarlane + Associates	3261.MA.3005 Rev B	21/11
Planting Plan, Sheet 6 of 7	MacFarlane + Associates	3261.MA.3006 Rev B	21/11
Planting Plan, Sheet 7 of 7	MacFarlane + Associates	3261.MA.3007 Rev B	21/11
Detailed Plant Schedule	MacFarlane + Associates	3261.MA.3008 Rev B	21/11
Refuse Vehicle Tracking	LDE	134390-RSK-ZZ-ZZ-DR-C-0026 P05	21/11
Visibility Splays Sheet 1 of 3	LDE	134390-RSK-ZZ-ZZ-DR-C-0027 P04	21/11
Visibility Splays Sheet 2 of 3	LDE	134390-RSK-ZZ-ZZ-DR-C-0028 P04	21/11
Visibility Splays Sheet 3 of 3	LDE	134390-RSK-ZZ-ZZ-DR-C-0029 P04	21/11
General Arrangement	LDE	134390-RSK-ZZ-ZZ-DR-C-0030 P02	21/11
Pedestrian Crossing Points	LDE	134390-RSK-XX-XX-DR-C-SK11 P02	21/11