

## COMPLIANCE CONDITIONS

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

**REASON: 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.**

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

- WH202.WST.P1.ZZ.DR.PL.05.01 Rev A - SITE LOCATION PLAN
- WH202.WST.P1.ZZ.DR.PL.10.06 Rev C - Masterplan-MASTER PLAN - BOUNDARY TREATMENT
- WH202.WST.P1.ZZ.DR.PL.10.07 Rev B - Masterplan-MASTER PLAN - PARKING
- WH202.WST.P1.ZZ.DR.PL.10.09 Rev B - Masterplan-MASTER PLAN
- WH202.WST.P1.ZZ.DR.PL.10.10 Rev B - 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 Rev 02 - JACKS GREEN JUNCTION WORKS - COLOURED
- WH202.WST.P1.ZZ.DR.PL.10.53 Rev A1 - JACKS GREEN JUNCTION WORKS - TOPO
- WH202-22-15.5-102 Rev A1 - construction Detail
- WH202-22-15.11-103 Rev A1 - Off Site Connection 1 of 2
- WH202-22-15.11-104 Rev A1 - Off Site Connection 2 of 2
- WH202.WST.P1.ZZ.DR.PL.05.02 Rev A - SITE OWNERSHIP PLAN
- 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.55.04B - 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 Rev A - 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

- WH202.WST.P1.ZZ.DR.PL.10.00 Rev B - Masterplan-MASTER PLAN - COLOURED SITE
- WH202.WST.P1.ZZ.DR.PL.10.01 Rev B – Masterplan-MASTER PLAN – GA
- WH202.WST.P1.ZZ.DR.PL.10.02 Rev B - Masterplan-MASTER PLAN - REFUSE STRATEGY
- WH202.WST.P1.ZZ.DR.PL.10.03 Rev B - Masterplan-MASTER PLAN - FIRE STRATEGY
- WH202.WST.P1.ZZ.DR.PL.10.04 Rev B - Masterplan-MASTER PLAN - HARD LANDSCAPING
- WH202.WST.P1.ZZ.DR.PL.10.05 Rev C - 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).**

3. All ecological 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 submitted with the planning application. This will 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 Local planning authority 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), in accordance with Policy GEN7 of the Uttlesford Local Plan (2005).**

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 installed without the express consent of the Local Planning Authority.

**REASON: To prevent ocular hazard and distraction to pilots using Stansted Airport, in accordance with policy GEN2 and GEN4 of the Uttlesford Local Plan (2005).**

## **PRIOR TO COMMENCEMENT CONDITIONS**

5. No works shall take place until a Construction Environmental Management Plan: Construction (CEMP: Construction) has been submitted to and approved in writing by the local planning authority. The CEMP: Construction shall include but not be limited to the following:
- a. The construction programme and phasing.
  - b. Construction vehicle access arrangements
  - c. Hours of operation, delivery, and storage of materials.
  - d. Details of any highway works necessary to enable construction to take place, including a before and after survey to identify defects to the highway adjoining the access to the site and where necessary ensure repairs are undertaken where damage is caused by construction vehicles travelling to and from the site.
  - e. Parking arrangements, for site operatives and visitors.
  - f. Arrangements for the loading, unloading and storage of plant and materials.
  - g. Details of hoardings.
  - h. Management of traffic to reduce congestion including the routing of construction vehicles.
  - i. Control of dust and dirt on the public highway including wheel and underbody washing facilities.
  - j. Details of consultation and complaint management with local businesses and neighbours.
  - k. Waste minimisation and management proposals.
  - l. Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.
  - m. Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures and,
  - n. Measures to protect any public rights of way within or adjacent to the site.

Thereafter, the Development shall be carried out in accordance with the approved CEMP.

**REASON: In the interests of highway safety and the control of environmental impacts, in accordance with Policy GEN1, GEN4, ENV10, ENV11 and ENV14 of the Uttlesford Local Plan (2005) and the NPPF (2023).**

6. Prior to the commencement of development, a Biodiversity Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP: Biodiversity shall include but not be limited to 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 a precautionary working method statement for Great Crested Newts.
- d) Measures for the protection of any identified Priority habitats within 50m of site.
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs.
- j) Containment, control and removal of any Invasive non-native species present on site.

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

**REASON: To conserve protected and Priority species and allow the Local planning authority 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), in accordance with Policy GEN7 of the Uttlesford Local Plan (2005).**

7. No development shall take place until a Reptile Mitigation Strategy has been submitted to and approved in writing by the local planning authority.

The Reptile Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.

- h) Details for monitoring and remedial measures.
- i) 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 Uttlesford Local Plan (2005) and the National Planning Policy Framework.**

8. Prior to commencement of the development, the Developer shall submit to the Local Planning Authority for approval, 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 Rev B. 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. Thereafter, the development shall be carried out in accordance with the agreed details, prior to the first occupation of any dwelling hereby approved.

**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).**

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:

- a) 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.
- b) 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.
- c) Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- d) Final modelling and calculations for all areas of the drainage system.

- e) 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.
- f) Detailed engineering drawings of each component of the drainage scheme.
- g) A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- h) 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: So as to ensure development does not increase flood risk elsewhere and does not contribute to water pollution in accordance with Policy GEN3 of the Uttlesford Local Plan (2005).**

11. Prior to commencement of development above ground, 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).**

12. A. No works shall take place until a risk assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be based on findings of the Phase 1 Dest Study and Preliminary Risk Assessment by Stansted Environmental Services (Dated: 28 January 2021) and shall assess any contamination on the site, including ground gas, whether or not it originates on the site, and must be conducted in accordance with DEFRA and the

Environment Agency's "Model Procedures for the Management of Land Contamination, CLR11".

B. If found to be necessary from the findings of the risk assessment, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to receptors shall be 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, and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. The remediation scheme shall be implemented in accordance with the approved timetable of works prior to the commencement of development (other than that required to carry out the remediation) unless otherwise agreed by the local planning authority. Within 2 months of the completion of measures identified in the approved remediation scheme, a validation report to demonstrate the effectiveness of the remediation carried out must be submitted to the local planning authority for its written approval.

D. If, during development, contamination not previously identified is found to be present at the site, it must be reported as soon as possible and within 3 days to the local planning authority and work halted on the part of the site affected by the unexpected contamination. No further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has carried out a full assessment of the extent of the contamination. Where remediation is necessary, a remediation scheme shall be provided detailing how this unsuspected contamination shall be dealt with. The details shall be submitted to and approved in writing by the Local planning authority. Following completion of measures identified in the approved remediation scheme, a validation report must be submitted to the local planning authority for its written approval.

**REASON: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in the interest of human health in accordance with Policy ENV14 of the Adopted Local Plan and the National Planning Policy Framework.**

#### **PRIOR TO OCCUPATION**

13. Prior to occupation of development, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details prior to occupation of the dwellings hereby approved.

The landscaping details to be submitted shall include:

- a) proposed finished levels including details of the dwellings;
- b) means of enclosure;

- c) car parking layouts;
- d) other vehicle, cycle and pedestrian accesses, routes and circulation areas;
- e) hard surfacing and other hard landscape features and materials;
- f) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- g) proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, drainage systems, supports etc.);
- h) existing trees, hedges or other soft features to be retained;
- i) new soft landscaping features and details of planting, including specifications of species, sizes, planting centres, numbers and percentage mix;
- j) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
- k) management and maintenance details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

**REASON: To preserve the character and appearance of the area, to safeguard residential amenities and to ensure the development is visually attractive, in accordance with Policy GEN2 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework (2023).**

14. Development shall not be occupied 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. Prior to the occupation of any dwelling, a Surface Water Maintenance Plan setting out the maintenance arrangements for the different elements of the surface water drainage system, including who is to be responsible for the maintenance, and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the local planning authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.

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

16. 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 and to ensure the SuDS are maintained for the lifetime of the development in accordance with Policy GEN3 of the Uttlesford Local Plan (2005).**

17. The applicant or any successor in title must maintain yearly Maintenance Logs of the maintenance of any element of the surface water drainage scheme for which they are responsible, which should be carried out in accordance with any approved Surface Water Maintenance Plan. Such Maintenance Logs must be available for inspection upon a request by the local planning authority.

**REASON: 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, location and evaluation of features to be managed (including biodiversity compensation and enhancement measures).
- 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 first occupation of the development, final details of the access from Smiths Green Lane as shown on drawing no. WH202.WST.P1.ZZ.DR.PL.10.51 Rev 02 shall be submitted to and approved in writing by the Local Planning Authority, which shall include:

- 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.

Thereafter, the development shall be carried in accordance with the approved details prior to the first occupation of any dwelling hereby approved.

**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).**

20. Prior to occupation of the development, a shared use footway/cycleway link shown on drawing no. WH202.WST.P1.ZZ.DR.PL.10.04 Rev B shall be provided to a width of 3.5 metres through the site, 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).**

21. The development shall not be occupied until such time as the cycle parking provision as shown on drawing no. WH202.WST.P1.ZZ.DR.PL.10.09 Rev B 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).**

22. The development shall not be occupied until such time as the vehicle parking areas as shown on drawing number WH202.WST.P1.ZZ.DR.PL.10.07 Rev B have been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall thereafter be retained in this form at all times.

**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).**

#### **OTHER CONDITIONS**

23. (a) No development other than that specified within the Written Scheme of Investigation for Archaeological Evaluation by RPS (January 2023) Version 3 ('The WSI') shall be carried out until those works detailed in the WSI have been completed.

(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 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: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework (2021).**

24. Prior to installation, details of any lighting relating to the residential dwellings and internal access road shall be submitted to and approved in writing by the local planning authority. The scheme shall identify any features on the 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.**