

Officers' Meadow

Land North of Shenfield, Brentwood

Rebuttal Statement

Jane Piper BA(Hons), BTP, MRTPI

Appeal against Brentwood Borough Council for failure to give notice of its decision within the appropriate period on an application for permission for:

Hybrid planning application for 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure (23/01164/FUL)

Prepared on behalf of Croudace Homes Ltd

31 January 2025

Lucid
Planning

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1. Introduction

- 1.1 This Rebuttal Statement is prepared by Jane Piper BA(Hons), BTP, MRTPI.
- 1.2 My qualifications and experience are set out in my Proof of Evidence submitted on 21 January 2025.
- 1.3 The Evidence that I have prepared and provide in this Proof of Evidence (APP/H1515/W/24/3353271) is true and has been prepared and given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my personal professional opinions.
- 1.4 I do not intend to address every point raised and will not address specific points in detail, but this is not to be taken as a concession on points not addressed in this rebuttal.
- 1.5 There are a number of significant new matters that the Council raises or have arisen during s106 negotiations, as follows:
- The reliance on unpublished and untested information in the Council's Proofs of Evidence (PoEs)

 - Other Matters of Rebuttal/Additional Information
 - The submission of our own set of conditions in the absence of the Council's list at Appendix 1
 - S106, and BBCs request regarding the provision of M4(3) units in excess of Policy HP01
 - S106, and update on the Ninth Schedule (Education Site)
 - Inclusion of the Chancellor's Announcement 26 January 2025

- 1.6 This Rebuttal Statement addresses matters that have been introduced by BBC for the first time in the Council's Proofs of Evidence or in discussions on the s106. There is also some further information regarding the conditions, s106 and a new Government announcement which have occurred since the submission of PoEs on 21 January 2025.
- 1.7 As indicated above, but specifically in relation to my submitted evidence, nothing in this rebuttal proof should be understood to resile from, or concede any matter already addressed therein.

2. The Reliance on Unpublished and Untested Information in Proofs of Evidence

2.1 Paragraph 11.37 of Mr Field's PoE(CD 9.4) and paragraph 15 of Cllr Barrett's PoE (CD9.6) introduces a "*recently commissioned...study of present affordable housing need*" entitled 'Ark – Brentwood Borough Council Delivering a Sustainable Balance of Affordable Homes PLANNING PRACTICE GUIDANCE Dec 2024'.

2.2 Both Mr Field and Cllr Barrett rely heavily on this document suggesting it is evidence relevant to the Inspector's decision.

2.3 On behalf of Croudace, I object in the strongest terms to the introduction of this unpublished and untested document at this stage of the Inquiry proceedings for the following reasons:

Improper and Inadequate Notice & Timing

2.4 The document is dated December 2024. It is referred to in the Council's PoEs as if a final report, not a draft. This would suggest the Council were in receipt of this document, or at least, aware of its imminent arrival in December. The Council, of course, knew it had been commissioned some time ago. Yet there was no mention of this document in the Council's Statement of Case (CD4.3) submitted on 16 December 2024 or indeed mention of it to the Inspector at the CMC on 17 December 2024. Nor was the document mentioned in the protracted discussions regarding the Statement of Common Ground (CD9.1) which was submitted on 21 January 2025, or in the formulation of the Core Document List and Library, when I asked the Council specifically several times if they wished any documents to be included.

2.5 It is clear in the first sentence of the PINS publication in regard to Statements of Case that,

*“Your statement of case needs to set out your case, identifying the main issues **and the evidence to be called**. This will allow us to make an informed decision on the appeal procedure and **will ensure that all other parties** (including interested people) **are fully aware of the nature of your case and the issues raised right from the start.**”*

Inadequate Explanation of Scope and Purpose

- 2.6 The document is cited extensively by both Mr Field and Cllr Barrett. Yet there is no explanation of when and why this document was commissioned; what the brief was to ARK, what its scope is or what purpose the commissioned document serves. Nor is there any information about the qualifications of ARK to prepare a Planning Practice Guidance Note.
- 2.7 Croudace was made aware that some sort of affordable housing report had been commissioned by BBC directly after (and possibly as a result of) the Appeal Application Planning Committee.
- 2.8 The introduction of this document at this very late stage, without any prior mention of its existence, its imminent arrival or intended use in the Council’s Statement of Case causes a procedural problem, and a substantive disadvantage to the Appellant.
- 2.9 This, of course, is exacerbated by the fact that the Council has still not entered the document into evidence as a Core Document, at the time of submitting this rebuttal (on 31 January 2025). This is manifestly unfair and potentially prejudicial to the Appellant. It is clearly not possible for us to comment on or test the contents of this report. It is a concern that the Inquiry process may be impacted by any material being served so late. It is deeply unsatisfactory to

justify ex post facto a decision taken prior to the commission of a report by that later report.

Untested and Unseen By Any BBC Committee

- 2.10 Despite the SHMA 2022 (CD 2.2a and b) being sent to Croudace by the Council's own professional and technical officers as the latest evidence in May 2023, Cllr Barrett's PoE at Footnote 2 suggests that that evidence had not been utilised in any planning meeting before the Croudace application was considered in July 2024, neither had it been subject to testing by an Inspector "*as sound in line with the Local Development Plan.*" Firstly, it should be noted that if the Council had complied with its own adopted Policy MG06 regarding the immediate review of the Local Plan, this independent testing would have been done. Secondly, it is an internal BBC matter as to when the basis of evidence is changed. Croudace used what it was sent by officers, in good faith. It was explained it was the up-dated SHMA. There was no reason to question it, given all planning policy to that date had been based on SHMA evidence, as the correct and acknowledged evidence base.
- 2.11 Conversely, there is no evidence in the Council's PoEs of a presentation to committee nor committee resolution of approval of the ARK Report, prior to relying on it for this inquiry.

Lack of Publicity and Engagement

- 2.12 RfR2 is based on insufficient early, inclusive and effective engagement of the planning application. There's even a suggestion in paragraph 14 of Cllr Mynott's PoE (CD 9.5) that '*as a matter of good planning practice*' developers should ignore adopted planning policy, and the written process set out by the Council's own officers (in CD2.1) and enter into unnecessary and disproportionate engagement. In Mr Field's PoE, his case at paragraphs 10.8-10.10, is that the 2.5 months between the consultation in July 2024 and submission of the

application in September 2024 was inadequate, despite the preparation and submission of a SCI which addressed the issues raised throughout the consultation. Yet, there has been no engagement by BBC with those most affected by the ARK Report.

- 2.13 The Council also sent its first housing mix to Croudace on 16 January 2025, as part of the s106 negotiations, which is also neither inclusive or effective – or indeed adequately timed. I have commented on the issues raised with that suggested mix in paragraphs 9.3 to 9.7 in my PoE, but I will further address this in regard to the ARK Report below at paragraph 2.46.

Commentary on the Scope and Purpose of the ARK Report

- 2.14 Paragraph 11.36 of Mr Field’s PoE (CD 9.4) sets out the list of how the unmet gross need for affordable housing be calculated as set out in Paragraph: 020 Reference ID: 2a-020-20190220 of the PPG on Housing and Economic Needs Assessment. At no point in the PoE does Mr Field state that this is what the ARK Report actually did, and, of course, we cannot interrogate that because the document has not been reported to committee or been published.
- 2.15 We are unable to assess whether this report fulfils the requirements to properly assess affordable housing need in relation to the PPG, let alone the other requirements for identifying the need for different types of housing to fulfil paragraph 63 of the NPPF (CD7.1).
- 2.16 That said, from the extensive references set out by Mr Field and Cllr Barrett, it is clear that the report is a review of the Housing Register and Transfer List, and the Council’s Housing Team’s comments (paragraph 11.38). From these PoEs, it is not an affordable housing needs assessment that meets the PPG or NPPF requirements.
- 2.17 As such, it is not surprising, therefore, that the report confirmed Cllr Barrett’s “instincts” applied at the Croudace committee some six months prior to this

report being received, which were informed by long experience on the Council and of the local housing needs.

- 2.18 Every piece of planning policy relied on by the Council in regard to housing need has been provided by a SHMA. Firstly the 2016 SHMA, and then up dated by the SEHNA (the 2022 SHMA). It should be noted that the other commissioning authorities that are preparing local plan reviews (Basildon, Rochford (which shares its planning function with BBC), and Thurrock all list the SEHNA 2022 in their evidence base.

Uneven Treatment & Inconsistent Decision-Taking

- 2.19 I have also confirmed at the time of submitting this Rebuttal that the other two developers of R03, Stonebond and Countryside, who currently have applications before BBC, have not been sent the report either.
- 2.20 Section 8 of my PoE (CD9.8) sets out the uneven and inconsistent decision-taking by BBC in regard to the Redrow application. It is worth repeating briefly here within the context of the Council's reliance on the ARK Report in its PoEs that despite the ARK report having been commissioned (but nearing final submission according to the date on the report) it did not influence BBC resolving to grant the Redrow application on 26 November 2024. Instead that decision was based on the same MDP, the same 2022 SHMA (as a starting point) and the Housing Officer's acceptance of the affordable housing mix, as the Croudace application.

Current Housing Register and Transfer Applicants List

- 2.21 We do not accept that the ARK Report, as quoted in the Council's PoEs, provides a current affordable housing needs assessment. Despite Table 11.8 (paragraph 11.45) in Mr Field's PoE (CD9.4) being titled, 'Current Affordable Housing Needs', the table merely shows the Housing Register and Transfer

Applicants for two six month periods in 2024. It is a 1/6 of the information required for an assessment, as set out in Mr Field's paragraph 11.36.

2.22 All that said, Croudace has sympathy for the residents on the Housing Register and the waiting times they are having to endure. As set out in my PoE (CD9.8) at Table 3 (paragraph 4.23) which shows BBC's Affordable Housing Completions, this is a fundamental failing of BBC, not Croudace.

2.23 Table 11.8 of Mr Field's PoE is the first time Croudace has been shown the Housing Register and the Transfer Applications List. As set out in paragraph 9.95 of the 9 July Planning Committee report (CD5.1) "*the Housing Manager advised that the policy requirement no longer reflects the BBC Housing Need Register, which clearly shows a strong, long-term need for family units (2 bed+).*" Paragraph 9.97 goes on to state that Croudace,

*"agreed to amend their affordable housing mix, **significantly increasing their provision of 2-bedroom houses. This is strongly supported.** The new mix was also tested with four Registered Providers, to ensure that the proposed quantum of affordable housing could be delivered. It should be noted that, in order to maintain the desired wide range of housing types, it was not possible to reduce the number of flats."*

2.24 The resultant affordable housing mix of the Appeal Application is therefore based on up-to-date published evidence that the Council commissioned (and relied upon to resolve to grant the Redrow application) and was "strongly supported" by the Council's own officers.

2.25 It is not clear, however, what Table 11.8 does show. It sets out the number of people/families on the housing register per dwelling size and those on the transfer list. But this in itself is merely a snapshot of one aspect of affordable housing need. Further, it seems likely that there is an element of double

counting, which is not explained. , e.g. those residents in the columns ‘Transfer Applicants’ are already in an affordable dwelling and therefore are not in need of a new home per se, but a different size home. It’s not clear if those in the ‘3 bed’ category want a 3 bed or want to move from a 3 bed dwelling. If the former, what size property do they want? If the latter, what size property do they wish to leave? How does that affect the need for the various size of dwellings?

2.26 All that aside, and to continue to demonstrate Croudace’s willingness to respond to information when it is shared, this is what Table 11.8 looks like as combined percentages. The data is taken as shown and therefore shows worse-case scenario:

	Hsg register + Transfer appls 31 Jan 2024	% 31 Jan 2024	Hsg register + Transfer appls 31 May 2024	% 31 May 2024
1 bed	191	39%	176	37%
2 bed	129	26%	132	27%
3 bed	157	32%	158	33%
4 bed	15	3%	14	3%
Total	492		480	

2.27 From this information, the inherent issues of using the Housing Register are obvious. Firstly, it can only be a snapshot in time. Even in the six months shown there are differences in the percentage mix, and in itself it only provides 1/6 of the whole picture.

2.28 Further, using this information alone, as the Council have done in its PoE (as the other evidence of affordable housing need is not present) Croudace alone will be providing 25% of the combined housing need. Policy R03 will provide 51%. The new garden village at Dunton Hills (Policy R01) is the main housing allocation. It is expected to provide 1650 new homes in the plan period which equates to 578 affordable new homes, and 4000 new homes in total, which equates to an additional 822 affordable new homes. This would result in just these two allocations alone, within the Plan Period, providing 46% more

affordable housing than needed to address the Housing Register and Transfer List.

- 2.29 If all the Local Plan Allocations were taken into account (a total of 2118 dwellings) Policy R03 should provide 39%, and Croudace at 344 dwellings should provide 19.5%.
- 2.30 This is just a demonstration as to why the Housing Register and Transfer List in themselves does not provide the whole affordable housing need. Affordable Housing Need should be considered as a whole and within the scope of a SHMA, which accords with paragraph 63 of the NPPF and looks at all types of housing need, not just affordable and not just the housing register/transfer list. The 2022 SHMA does this and therefore remains the most up-to-date evidence.
- 2.31 There is no required dwelling size mix evidenced or set out.
- 2.32 There is no tenure mix evidenced or set out.
- 2.33 There is nothing in the Council's summary of the Report that sets out the evidence that the ARK analysis can conclude that the Council's policy objectives should remain founded primarily on the results of the 2016 SHMA and the Local Plan, as suggested in Mr Field's PoE at paragraph 11.44. It cannot possibly do so as it is not a like-for-like assessment.
- 2.34 **The above clearly demonstrates that the ARK Report does not equate to an affordable housing needs assessment and should not be relied upon at this Inquiry.**

Summary on the ARK Report

- 2.35 In summary:
- The Ark report is not up-to-date evidence of affordable housing need.

- From the information set out in the Council's PoEs, it reviews the Housing Register and Transfer List, which is 1/6 of an Affordable Housing Needs Assessment.
- It does not evidence or set out a dwelling size mix
- It does not evidence or set out a tenure mix
- It cannot conclude that the council's policy objectives should remain as per the 2016 SHMA because it is not a like-for-like assessment
- It cannot replace the 2022 SHMA as it does not comply with paragraph 63 of the NPPF and considers all housing needs. It is not a like for like assessment.
- It cannot be used to ex post facto to justify a decision 7 months ago.
- It cannot be relied upon at this Inquiry.

The Need for Family Housing

- 2.36 As set out in my PoE (CD9.8), Croudace firmly believes that the Appeal Application is policy compliant and provided what officers advised was required, using the up-to-date SHMA as a starting point. As such, the mix – and the application - was strongly supported by BBC's own professional and technical officers.
- 2.37 Now we have seen the Housing Register and Transfer List for the first time in Mr Field's PoE, Croudace can, however, see there is a need for less 2 beds and more 3 bed dwellings in 2024.
- 2.38 If the Inspector were minded not to accept Croudace's Primary Case; considers the RP's own position should not be relied upon; the need for a mixed and balanced community; and that the Housing Register should take precedent over an NPPF compliant up-to-date evidence base (being used by the other commissioning authorities in their local plan reviews), then Croudace would be willing to continue their positive and proactive approach to delivering this site by decreasing the number of 2 beds and increasing the number of 3 beds (with

a slight increase in 4 beds) to better match the need of the Housing Register on the current full application. The number of 1 bed and 2 bed apartments would not change as those buildings and their ancillary uses (access, parking, etc) and accessibility arrangements are fixed. An Alternative Mix could look like this:

	Croudace Mix No of dwellings	% Croudace Mix	% Hsg Reg + Transfer 31 May 2024	Alt Croudace Mix No of dwellings	Difference
1 bed	33	27%	37%	33 fixed	-
2 bed apart	14	12%	27%	14 fixed	-
2 bed house	59	48%		30	-29
3 bed	13	11%	33%	40	+27
4 bed	2	2%	3%	4	+2
Total	121			121	

NPPF December 2024

- 2.39 Further, and again notwithstanding Croudace’s firm belief that the Appeal Application is policy compliant and was supported by BBC’s own professional and technical officers, we do acknowledge the Government’s move, as part of the Plan for Change to address the acute and entrenched housing crisis, to support higher levels of affordable properties to rent, which has been published subsequent to the resolution to refuse the application and submission of this appeal.
- 2.40 If the Inspector were minded not to accept Croudace’s Primary Case on this matter, then Croudace would be willing to amend the Appeal Application tenure mix as follows:

Appeal Application Alternative Tenure Split			86%	14%
	No of units	%	No of Affordable Rent	No of Shared Ownership
1B apartment	33	27%	33	
2B (4 people) apartment	14	12%	14	
2B (4 people) house	59	48%	49	10
3B house	13	11%	7	6
4B house	2	2%	1	1
	121	100	104	17

- 2.41 This could be done by s106 legal agreement and would not require a review (via condition) to amend the layout/details of house types and thereby ensure Croudace could continue to deliver on site as swiftly as the Appeal Application.
- 2.42 If the Inspector were minded not to accept Croudace's Primary Case on this matter and also accept that the review of the Housing Register and Transfer List in the unpublished and untested ARK Report justifies an 86:14 tenure split and increase in 3 bed houses, and ignores the Council's officers' offered and accepted compromise (bearing in mind the totality of the s106 and CIL) of 47:53 tenure split, then again in the spirit of wanting to be helpful and deliver housing on this site, Croudace would be willing to consider returning to the 86% affordable rent to 14% shared ownership tenure split overall on the site. It is not possible to have that split for each dwelling size, due to the RPs not wanting a shared entrance for rented and shared ownership properties, but the Alternative Mix and Tenure could look like this:

	Croudace Alt Mix No of dwellings	86% of total Affordable Rent	14% of total SO
1 bed	33	33 (100%)	0, no shared entrance
2 bed apart	14	14 (100%)	0, no shared entrance
2 bed house	30	22(73%)	8 (27%)
3 bed	40	31(78%)	9 (22%)
4 bed	4	4	0
Total	121	104	17

2.43 Due to the slight increase in 4 bed dwellings, which the RPs had previously said they did not want, Croudace went back to them to check their response. The conclusion was that they could deliver 4 bed affordable rent new homes, but not shared ownership, as the applicant's income would prevent purchase under a shared ownership scheme.

2.44 If required, a change in house size mix and tenure could be dealt with by condition; however, this would significantly impact delivery, due to the need for a revised layout and house types to be agreed with BBC and statutory consultees. From our experience on this application, a Section 96a application could take an additional 9 months, which would impact on the build sequence and further delay delivery of the new homes by up to a year on this allocated site, with the consequential impact on the local plan trajectory.

BBC Affordable Housing Mix in s106

2.45 As set out in paragraphs 9.3-9.7 of my PoE (CD9.8) the Council, as part of the correspondence on the s106, issued an affordable housing mix for the very first time on 16 January 2025.

2.46 Now having seen the Council's PoEs, it is surprising that this mix was offered. The Council must have been drafting its PoE at the time this affordable housing mix was offered, yet it bears no resemblance AT ALL to the propositions put forward by Mr Field and Cllr Barrett. For ease, the percentages alone are set out below.

	% Hsg Register + Transfer appls 31 May 2024	% BBC s106 Mix
1 bed apartments	37%	31%
2 bed apartments	27%	6%
2 bed		20%
3 bed	33%	20%
4 bed	3%	24%

2.47 To my mind this shows a continued disconnect between BBC Members and their professional and technical officers. It also demonstrates that despite the application being submitted 18 months prior to the Inquiry, the Council still does not know what it wants and cannot evidence any other dwelling size mix or tenure split than that in the 2022 SHMA (as a starting point) and agreed by its professional and technical officers.

3. Other Matters of Rebuttal & Additional Information

Conditions

- 3.1 I have repeatedly asked for a set of conditions from the Council. As set out in paragraph 9.1 of my PoE, the set that was sent on the afternoon of 21 January 2025 could not be agreed.
- 3.2 I attach a Croudace list in order to assist the Inspector. These are based on the conditions in the Committee Report (CD 5.1) but with the up-to-date list of drawings, plus the highways conditions, amended (from Condition 42 on Page 19) so that they are implementable in red text, and with annotated notes as explanation where necessary. These are attached at Appendix A of this Statement.

S106 Legal Agreement

BBC

- 3.3 As set in Section 9 of my PoE, there are a number of outstanding s106 matters.
- 3.4 Matters have progressed with BBC, leaving only the following to be resolved:
1. the affordable mix, as discussed above; and
 2. the approach on M4(3) dwellings (see below).

M4(3) Units

- 3.5 Policy HP01 3.a states,
- “On developments of 60 or more (net) dwellings the Council will require all of the above, and:*
- a. a minimum of 5% of new affordable dwellings should be built to meet requirement M4(3) wheelchair accessible dwellings of the Building Regulations 2015, or subsequent government standard.”***

- 3.6 5% of 121 dwellings is 6.05. Croudace is providing 7no. M4(3) 1-bed ground floor apartments. On 16 January 2025, the Council added s106 drafting so that the 5% has to apply to each house size, since modified so that the M4(3) is to be provided comprising “various sized dwellings”. Given the Appeal Application is a full application, it is not possible at this stage to re-design various dwellings and their surroundings to achieve this.
- 3.7 Further, the Redrow Committee Report (CD5.3) of 26 November 2024 (9 weeks ago) at paragraph 11.76 confirms the Redrow full application will provide 5% of the affordable housing units to be built at M4(3) standards. There is no mention of “various sized dwellings” so at least, in this regard, there would be some consistency with how the Council has dealt with the applications, if this adopted Policy wording was to remain unchanged.

ECC - Education

- 3.8 Since the submission of PoEs, a further draft of the s106 has been received from Essex County Council. The trigger for payment of the Noise Mitigation Contribution has now been agreed.
- 3.9 The key aspect of the obligations to be entered into with Essex County Council which remains outstanding is the Ninth Schedule, and the provisions concerning the Education Site
- 3.10 Suggestions of meetings with Essex County Council to attempt to resolve matters expeditiously have been declined, but negotiations continue. The issues remain as set out in Section 9 of my PoE in respect of the Ninth Schedule.

Chancellor’s Announcement, 26 January 2025

- 3.11 Subsequent to the submission of the Proofs of Evidence on 21 January 2025, the Chancellor announced on 26 January 2025, a presumption in favour of development in key areas such as those around train stations, to give households easy access to urban centres and businesses a greater choice of potential workers. This is reported

to be a crucial factor to assist the Government to achieve its goal of building 1.5 million new homes in this Parliament.

- 3.12 Had this announcement been a few days earlier it would have been included in Section 4 of my PoE, Planning Policy Context For Delivering Housing, with specific reference made to the fact that the Appeal Application site was removed from the Green Belt specifically to provide housing on a site within easy walking and cycling distance of Shenfield station and the Elizabeth Line into London and beyond.

Appendix A: Croudace Set of Conditions



APP/H1515/W/24/3353271
Officers' Meadow
Land North of Shenfield, Brentwood

Croudace List of Conditions

31 January 2025

Full Application (23/01164/FUL): List of Conditions

1. Standard Time – Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed below and specifications.

Site Location Plan	22.1643.120C
Proposed Coloured Site Layout	22.1643.450V
Proposed Site Layout	22.1643.400V
Phasing Plan	988/000
MATERIALS PLAN	22.1643.201E
REFUSE STRATEGY	22.1643.202E
GARDEN AREA PLAN	22.1643.203E
AFFORDABLE PLAN	22.1643.204D
PARKING LAYOUT PLAN	22.1643.205F
STOREY HEIGHTS PLAN	22.1643.206E
CHARACTER AREAS PLAN	22.1643.207E
HOUSE TYPE DISTRIBUTION PLAN	22.1643.208E
PERMEABILITY PLAN	22.1643.209C
STREET SCENES AA and BB	22.1643.300B
STREET SCENES CC	22.1643.302
STREET SCENES DD	22.1643.304A
STREET SCENES EE	22.1643.306C
STREET SCENES FF AND HH	22.1643.308A
STREET SCENES GG	22.1643.310
STREET SCENES JJ	22.1643.312A
STREET SCENES KK	22.1643.314
COLOURED STREET SCENES AA and BB	22.1643.350B

COLOURED STREET SCENES CC	22.1643.352A
COLOURED STREET SCENES DD	22.1643.354C
COLOURED STREET SCENES EE	22.1643.356D
COLOURED STREET SCENES FF and HH	22.1643.358B
COLOURED STREET SCENES GG	22.1643.360B
COLOURED STREET SCENES JJ	22.1643.362B
COLOURED STREET SCENES KK	22.1643.364
HOUSE TYPE (A2708M)-V1-PLANS-ELEVATIONS	22.1643.500D
HOUSE TYPE (A2708M)-V3-PLANS-ELEVATIONS	22.1643.502D
HOUSE TYPE (A2708M)-V5-PLANS-ELEVATIONS	22.1643.504D
HOUSE TYPE (A3710M)-V1-PLANS-ELEVATIONS	22.1643.505C
HOUSE TYPE (A3710M)-V2-PLANS-ELEVATIONS	22.1643.506D
HOUSE TYPE (A3710M)-V3-PLANS-ELEVATIONS	22.1643.507C
HOUSE TYPE (A4715M)-V1-PLANS-ELEVATIONS	22.1643.510B
HOUSE TYPE (B2009M)-V1-PLANS-ELEVATIONS	22.1643.515D
HOUSE TYPE (B2009M)-V2-PLANS-ELEVATIONS	22.1643.516C
HOUSE TYPE (B2009M)-V3-PLANS-ELEVATIONS	22.1643.517C
HOUSE TYPE (B2009M)-V4-PLANS-ELEVATIONS	22.1643.518
HOUSE TYPE (B2013M)-V1-PLANS-ELEVATIONS	22.1643.520B
HOUSE TYPE (B3015M)-V1-PLANS-ELEVATIONS	22.1643.525C
HOUSE TYPE (B3015M)-V2-PLANS-ELEVATIONS	22.1643.526B
HOUSE TYPE (B3015M)-V3-PLANS-ELEVATIONS	22.1643.527B
HOUSE TYPE (B3015M)-V4-PLANS-ELEVATIONS	22.1643.528
HOUSE TYPE (B3016M)-V1-PLANS-ELEVATIONS	22.1643.530C
HOUSE TYPE (B3016M)-V2-PLANS-ELEVATIONS	22.1643.531C
HOUSE TYPE (B3016M)-V3-PLANS-ELEVATIONS	22.1643.532C
HOUSE TYPE (B3016M)-V4-PLANS-ELEVATIONS	22.1643.533C
HOUSE TYPE (B3017M)-V1-PLANS-ELEVATIONS	22.1643.535C
HOUSE TYPE (B3017M)-V2-PLANS-ELEVATIONS	22.1643.536C
HOUSE TYPE (B3017M)-V3-PLANS-ELEVATIONS	22.1643.537C
HOUSE TYPE (B3017M)-V4-PLANS-ELEVATIONS	22.1643.538B
HOUSE TYPE (B3017M)-V6-PLANS-ELEVATIONS	22.1643.539-1B
HOUSE TYPE (B3017M)-V5-PLANS-ELEVATIONS	22.1643.539C
HOUSE TYPE (F2004M)-V1-PLANS	22.1643.540C
HOUSE TYPE (F2004M)-V1-ELEVATIONS	22.1643.541C
HOUSE TYPE (F2004M)-V3-ELEVATIONS	22.1643.544-1C
HOUSE TYPE (F2004M)-V4-PLANS	22.1643.544-2C
HOUSE TYPE (F2004M)-V4-ELEVATIONS	22.1643.544-3C
HOUSE TYPE (F2004M)-V3-PLANS	22.1643.544C
HOUSE TYPE (F2005M)-V1-PLANS	22.1643.545C
HOUSE TYPE (F2005M)-V1-ELEVATIONS	22.1643.546C
HOUSE TYPE (F2005M)-V2-PLANS	22.1643.547C
HOUSE TYPE (F2005M)-V2-ELEVATIONS	22.1643.548C
HOUSE TYPE (G4031M)-V1-PLANS	22.1643.550C
HOUSE TYPE (G4031M)-V1-ELEVATIONS	22.1643.551C
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3. CEMP

No development shall commence, until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP should define best practice measures for ecological protection (including but not limited to protected species, in particular badgers and nesting birds), protection methods of retained trees, and adhere to the Proposed Badger Construction Safeguards set out in the Ecological Appraisal. The CEMP should include a method statement to avoid injury to any animals entering the site during construction.

The CEMP shall identify that construction activities so far as is practical do not adversely impact amenity, traffic or the environment of the surrounding area by minimising the creation of noise, vibration and dust during the site preparation and construction phases of the development. The CEMP shall also provide for:

- i. Vehicle routing
- ii. The parking of vehicles of site operatives and visitors
- iii. Loading and unloading of plant and materials
- iv. Storage of plant and materials used in constructing the development
- v. Wheel and underbody washing facilities

To reduce disturbance to nearby properties, construction and demolition activities should be restricted to the following hours: 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturdays with none on Sundays and Public Holidays.

The demolition and construction works shall be completed in accordance with the information agreed within the CEMP by the Local Planning Authority.

Reason: To ensure that appropriate measures are undertaken to ensure any disturbance to protected species is mitigated and to ensure trees are not harmed in the interests of visual amenity. 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 in accordance with Local Plan Policies BE09 and BE12.

4. Minerals Supply Audit

Prior to the commencement of the development, a Minerals Supply Audit and a Site Waste Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. Without prejudice to the foregoing, the Plan and Audit shall reflect the scope set out by the Minerals and Waste Planning Authority in previous consultation responses and can be combined as a single document reflecting Circular Economy principles. The development shall thereafter be implemented in accordance with the approved Mineral Supply Audit and Site Waste Management Plan.

Reason: To ensure that each phase of the development's construction is in conformity with the Waste Hierarchy as set out in the National Planning Policy for Waste, as well as in conformity with Essex County Council Minerals Local Plan 2014 Policy S4 which seeks to reduce the use of primary mineral resources and the amount of construction, demolition, and excavation wastes going to landfill.

5. Flood Risk

No development shall take place or commence until the outstanding issues relating to the flood risk modelling for the scheme have been approved in writing by the Environment Agency.

Reason: To appropriately model the impacts of flood risk related to the scheme which will form a basis for assessing the submitted Flood Risk Assessment.

6. Flood Risk

Following the approval of the flood modelling, no development shall take place or commence until an updated Flood Risk Assessment (FRA) has been submitted to, and approved in writing by, the local planning authority and the Environment Agency. The FRA shall include a detailed design confirming levels used for the access road at the Chelmsford Road roundabout and the new crossing over the Shenfield Brook. The development shall be carried out in accordance with the approved flood risk assessment.

Reason: To reduce the risk of flooding to the proposed development and to prevent flooding elsewhere.

7. Flood Risk

Prior to the completion of the development, a scheme to ensure the maintenance of the culverts through the new crossing of the Shenfield Brook will be submitted to, and approved in writing by, the local planning authority. This excludes the existing culverts through Chelmsford Road.

Reason: To reduce the risk of flooding to the proposed development and future users through culvert blockage.

8. Drainage

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:

- Limiting discharge rates to flow matching rates with sufficient long-term storage to discharge at no more than 2 l/s/ha.
- 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.
- 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.
- Detailed engineering drawings of each component of the drainage scheme.
- A final detailed drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Each phase of the surface water drainage scheme shall subsequently be implemented prior to occupation of that phase. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

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.

9. Drainage

With the exception of site clearance and archaeology investigation, 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.

Reason: 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. 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. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

10. Drainage

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.

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.

11. Drainage

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 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.

12. Archaeology

No development or preliminary groundworks can commence until a programme of archaeological trial trenching evaluation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the planning authority.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

13. Archaeology

A mitigation strategy detailing the excavation/preservation strategy of the archaeological remains identified shall be submitted to the local planning authority following the completion of the archaeological evaluation.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

14. Archaeology

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 signed off by the local planning authority through its historic environment advisors.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

15. Archaeology

The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six 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.

Reason: To safeguard heritage assets of archaeological interest that may survive on the site, in line with Local Policy BE16.

16. Materials

Notwithstanding the details shown on the drawings hereby approved, no development above ground level shall take place in each phase until section details, photographs of samples, and specifications of the materials to be used in the construction of the external surfaces of the buildings and of ground hard surfaces (including shared surface streets, private drives and permeable paved areas), have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

17. Design detailing

No development above ground level shall take place in each phase until details of the brickwork, including brick patterns, to be used in the development, have been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of the proposed brickwork to include mortar colour and jointing, and bonding. Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

18. Design Materials

No development above ground level shall take place in each phase until details of each type of cladding have been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of each type of

cladding, including flashing details.

Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

19. Roofing materials

No development above ground level shall take place in each phase until details of roofing material have been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of each roofing material, including flashing details and eaves/secret gutter details where appropriate. Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In order to safeguard the character and appearance of the area, in line with Policy BE14.

20. Glazing

No development above ground level shall take place in each phase until the details and plot locations of all translucent glazing to protect privacy have been agreed. Details include specification of glass and photographs of sample panels.

Reason: to avoid unacceptable overlooking or loss of privacy in line with Policy BE14.

21. Fenestration

Notwithstanding the details shown on the drawings hereby approved, no development aboveground level shall take place in each phase until detailed drawings by section and elevation at scales between 1:20 and 1:1 as appropriate of the fenestration details (i.e. mullions, typical reveals, concealed vent strips) and balustrades hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure the architectural language is consistent with the architectural period adopted, in line with Policy BE14.

22. External utilities

Notwithstanding the details shown on the drawings hereby approved, no meter boxes shall be installed until details and locations (including elevations of the buildings in which they would be located on and their materials including colour) of the meter boxes have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: In order to safeguard the character and appearance of the area and to

ensure the resulting appearance of the buildings would not be harmed, in accordance with Policy BE14.

23. Boundary details

Prior to commencement of above ground works in each phase, a detailed scheme for the siting and design of all boundary treatments (including drawings of any gates, fences, the fence along the safeguarded school site, walls or other means of enclosure and any bollards) and way finding (including any signs indicating the public open space elements, the school and the play areas) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before first occupation and maintained thereafter.

Reason: In order to ensure high quality landscaping.

24. Woodland Management

No development above ground level shall commence on Phase 4, until a Woodland Management Plan (WMP) for Arnold's Wood and the ancient woodland buffer has been submitted to and approved in writing by the local planning authority. The WMP shall include but not be limited to:

- Details of the tree thinning proposed.
- Identify when a Forestry Commission Felling Licence might be required.
- Details of reintroduction of coppicing.
- Details of the buffer zone between the woodland and the development, and how it will be maintained.
- Long term vision and management objectives for the woodland (across at least a 10 year period).
- Woodland survey.
- Details of those responsible for ensuring the implementation of the management plan
- Risk Assessment to consider any potential threats to the woodland.
- Stakeholder Engagement.
- Monitoring and Plan Review.

The plan shall be implemented in accordance with the approved details and reviewed at least every 5 years to incorporate any changes needed to the proposed management.

Reason: To ensure that the woodlands are protected and maintained, ensuring no harm to woodland species.

25. Arboriculture

No development above ground level shall commence on site, until a Tree Risk and Veteran Tree Management Strategy, to cover at least a 10 year period, has been submitted to and approved in writing by the local planning authority, to include:

- The veteran tree in the school plaza
- Trees protected by a TPO
- All the other retained trees including:
- The north/south tree belt within the northern field, to the east.

- The east/west tree belt connecting Arnold's Wood to the north/south tree belt.
- Category A trees within the northern field.
- Boundary trees along the northern edge of the site, and to the east and west of the southern field.
- Boundary trees along the southern edge of the site.
- The Management Strategy shall include but not be limited to:
- Details of essential safety works proposed for the veteran tree.
- Details of the buffer zone between the veteran tree and the school plaza, and how it will be maintained.
- The type (pro-active or reactive) and frequency of survey in different areas of the site.
- Set out how record keeping for surveys will be managed and recommendations actioned.
- Detail the competency of the inspector.
- Provide a system for obtaining specialist advice where a survey reveals defects requiring a more detailed assessment or where a second opinion is required.
- Establish a reporting system for damage / failure to / of trees (e.g. vehicle collision, high winds).
- Discuss details of resources necessary for implementation including contract management and auditing of the system.
- Identify methods for recognising changing circumstance to amend the priority of inspection and frequency. The plan shall be implemented in accordance with the approved details.

Reason: To ensure that the trees on site are protected and maintained. 26

26. Landscape

No development above ground level shall commence on site, until a scheme of hard and soft landscaping for the School Plaza has been submitted to and approved in writing by the Local Planning Authority, the details of which shall indicate and include:

- Details of retained vegetation around the veteran tree;
- Details of any new trees, hedges or plants;
- The location and species of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved;
- Minor artefacts and structures (e.g. furniture, planters, play equipment, refuse and other storage units including cycle stands, signs);
- Any external hard surface materials for pedestrian accesses, etc.

The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority and maintained thereafter. Any newly planted tree, shrub or hedgerow or any existing shrub to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced

within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: In order to safeguard and enhance the character and appearance of the area and preserve the natural environment.

27. Arboriculture

No trees, shrubs or hedges within the site which are shown as being retained shall be felled, uprooted willfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species and shall be planted at the same location in the next planting season unless the local planning authority gives written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area and preserve the natural environment.

28. Ecology

Prior to commencement of all works, details of mitigation strategies and method statements shall be submitted to and approved in writing by the Local Planning Authority, in accordance with Ecological Appraisal, dated September 2023.

Reason: In order to minimise the risk of harm to protected species and preserve the natural environment.

29. Landscape and Ecology

No development above ground level shall commence on site, until a Landscape and Ecology Management Plan, including management of the Public Right of Way, covering the first 5 years of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard and enhance the character and appearance of the area and preserve the natural environment.

30. Noise

Prior to any occupation of the approved development, the applicant shall submit the detailed specification for noise mitigation measures including glazing and ventilation requirements to the residential locations indicated in Figure C5 and C6 of the Sharps Acoustics report: Officers' Meadow Assessment of noise and vibration effects on proposed residential use September 2023.

The specification shall demonstrate that the indoor ambient noise levels contained

in BS8233- 2014 Table 4 will be achieved:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,10hour}$	—
Dining	Dining room/area	40 dB $L_{Aeq,10hour}$	—
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,10hour}$	30 dB $L_{Aeq,8hour}$

Maximum internal night-time noise levels of 30dBLAeq, for living rooms and bedrooms and 55dBLAeq for external garden areas.

For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

The specification shall indicate the required specification for glazing and ventilation proposed to all residential accommodation.

Reason: To safeguard the living conditions of future occupiers. 31 BROADBAND No residential unit shall be occupied until a Fibre to the Premises (FTTP) Statement has been submitted to and approved in writing by the local planning authority detailing a scheme for the installation of a high speed wholly FTTP connection to each premises within the approved development OR supplying evidence detailing reasonable endeavours to secure the provision of FTTP and where relevant, details of alternative provision for superfast broadband in the absence of FTTP. The FTTP infrastructure or alternative provision for superfast broadband in the absence of FTTP shall be laid out at the same time as other services during the construction process and be available for use on the first occupation of each premise, or such other date agree in writing by the local planning authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP).

Reason: Enable the enhancement of the Council's digital infrastructure in order to comply with Local Plan Policy BE07.

32. Energy & Sustainability

Prior to commencement of development above ground, a revised Energy and Sustainability Statement shall be provided for approval by the local planning authority. The statement shall set out in detail how the development hereby approved shall incorporate the energy efficiency measures, renewable energy, and sustainable design principles into the design and construction of the development in full accordance with the sustainability statement titled 'Officers' Meadow, Shenfield Sustainability Statement' by Stantec dated September 2023 (Rev 03) and the energy statement titled 'Officers' Meadow, Shenfield Energy Strategy' by Stantec dated September 2023 (Rev 02), including the updated provision of solar photovoltaic generation, space heat demand reduction measures, and energy use intensity reduction measures as detailed in the technical note titled 'Energy Strategy Technical Note' by Stantec dated April 2024 (Rev 05).

Reason: To ensure that the development incorporates measures to minimise the

effects of, and can adapt to, a changing climate in line with the objectives of the Planning Policy Position for Net Zero Carbon in Operation for Greater Essex.

33. Phasing

The development shall be carried out in accordance with the approved phasing plan ref 988/000, unless amended by agreement with the LPA.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

34. Lighting

The development shall be carried out in accordance with the approved Lighting Strategy, unless amended by agreement with the LPA.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

35. Highways

Prior to the occupation of the proposed development, the main site access roundabout on the A1023 Chelmsford Road shall be provided as shown in principle in Drawing 152080/A/01 Rev J.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner, in the interest of highway safety and in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE12.

36. Highways

Prior to the occupation of Phase 2 development, as indicated in Phasing Plan 988/100, the secondary site access on Alexander Lane shall be provided as shown in principle in Drawing 152080/PD11 Rev A.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner, in the interest of highway safety and in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE12.

37. Highways

Prior to the occupation of the proposed development, the developer shall provide pedestrian and cyclist infrastructure at the Chelmsford Road access as shown in principle in Drawing 152080/A/01 Rev J. This includes a toucan signalised crossing of Chelmsford Road (also shown in principle in Drawing 152080/PD08 Rev A in Appendix F of the Transport Assessment).

Reason: To provide safe and suitable access for pedestrians and cyclists, in accordance with Policies DM1 and DM9 of the Development Management Policies

as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

38. Highways

Prior to the occupation of the proposed development, the developer shall provide a combined 3 metre wide footway / cycleway on the west side of Chelmsford Road from the proposed toucan crossing to a point immediately south of the Alexander Lane junction where the current designated cycleway ends, as shown in principle in Drawing 152080/SK03. Full details are to be agreed with the Highway Authority.

Reason: To provide pedestrians and cyclists with safe accessibility to nearby facilities and services in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE12.

39. Highways

The proposed Traffic Regulation Order to restrict the central section of Alexander Lane to pedestrians and cyclists is to be funded by the developer. As part of the proposals, the developer shall provide a turning head and bollards to ensure there is no vehicle access, as shown in principle in Drawing No 152080/PD14 Rev B (provided in response to the Stage 1 Road Safety Audit).

Reason: To allow vehicles to turn safely and provide pedestrians and the mobility impaired with safe accessibility to nearby facilities and services in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

40. Highways

Prior to occupation of the proposed development, the proposed pedestrian island together with dropped kerb and tactile paving to the northeast of the proposed access roundabout, shall be provided as shown in principle in Drawing 152080/PD19 Rev A.

Reason: To provide pedestrians and the mobility impaired with safe accessibility to nearby facilities and services in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

41. Highways

Prior to the occupation of the proposed development and as indicated in Drawing 152080/A/01 Rev J, two new bus stops shall be provided on the A1023 Chelmsford Road southwest of the proposed access roundabout. Both stops shall be provided with a shelter with lighting and flag attached, raised kerbs and Real Time Passenger Information display. Both stops shall be provided with bus stop clearway markings on the road and the southwest bound stop shall incorporate the removal of the existing traffic island southwest of the stop.

Reason: To encourage trips by public transport and in the interest of accessibility, in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

42. Bus Stop

Prior to the occupation of the proposed development in Phase 2 (as shown on Phasing Plan 988/100) the new bus stop close to the Chelmsford Road entrance shall be provided on the main spine road in an eastbound direction. The bus stop shall be provided with a shelter with lighting and flag attached, raised kerbs and Real Time Passenger Information display. Full details of the locations are to be agreed with the Highway Authority.

Reason: To encourage trips by public transport and in the interest of accessibility, in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

43. Bus Stop

Prior to the occupation of the Phase 2 development, the new bus stop at the southern end of the site shall be provided on the main spine road in a southbound direction. Both stops shall be provided with a shelter with lighting and flag attached, raised kerbs and Real Time Passenger Information display. Full details of the locations are to be agreed with the Highway Authority.

Reason: To encourage trips by public transport and in the interest of accessibility, in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.]

45. Highways

~~Notwithstanding the Proposed Site Layout Drawing No 1643.400 Rev V, the proposed footway linking the south-east of the development site to the northern part of the proposed neighbouring development site (application reference 24/00332/FUL) shall be provided with a minimum width of 3m.~~

~~Reason: To enable both pedestrians and cyclists to use the facility safely together, in accordance with Policies DM1 and DM9 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.~~

46. Highways

Prior to commencement of Phase 4 of the development as indicated in the Phasing Plan 988/100, an order to secure the diversion of the existing definitive right of way (public footpath no 86, Brentwood Parish) through the site to a route to be agreed with the Local Planning Authority, has been confirmed and the new route is constructed to the satisfaction of the Local Planning Authority.

Commented [JP1]: We are not clear what footway link this is referring to, and received no confirmation. If it the PROW, the parameters of the width/characteristics are with the PROW team and are "to be a rural as possible". As such, this condition would conflict.

Reason: To ensure the continued safe passage of pedestrians on the public right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

47. Highways

Prior to occupation of the proposed development, the developer shall pay for a Traffic Regulation Order together with the provision of the associated signage to extend the existing 30mph speed limit on the A1023 Chelmsford Road to a location north-east of the proposed site access roundabout. The precise location is to be agreed in consultation with the Highway Authority and shall include a gateway feature and road markings.

Reason: In the interests of highway safety and Policy DM1 of the Highway Authority's Development Management Policies February 2011. To be in accordance with Local Plan Policy BE09 and BE12.

48. Highways

The proposed development **in each phase (as shown on Phasing Plan 988/100)** shall not be occupied until such time as the **on street** vehicle parking areas indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area 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. To be in accordance with Local Plan Policy BE09 and BE12.

49. Highways

Cycle parking shall be provided in accordance with Brentwood Borough Council's adopted standards. The approved facilities shall be secure, convenient, covered and provided prior to occupation and retained 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. To be in accordance with Local Plan Policy BE09 and BE12.

50. Highways

No part of the development hereby approved shall be brought into use unless and

until the Travel Plan has been approved in writing by the Local Planning Authority who shall consult with Essex County Council as Highways Authority. The Travel Plan shall be in line with prevailing policy and best practice and shall as a minimum include:-

- The identification of targets for trip reduction and modal Shift
- The methods employed to meet these targets
- The mechanisms for monitoring and review
- The mechanisms and review
- The penalties to be applied in the event that targets are not met
- The mechanisms for mitigation
- Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter
- Mechanisms to secure variations to the Travel plan following monitoring and reviews

Such approved travel plan shall be actively implemented for a minimum period from first occupation of the development until 1 year after final occupation. It shall be accompanied by an annual monitoring fee of £1,759.29 (index linked) to be paid to Essex County Council.

Reason:

To ensure that the A12 continues to serve its purpose as a part of a national system for through traffic in accordance with Section 10 of the Highways Act 1980. To reduce 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. to satisfy the reasonable requirements of road safety. To be in accordance with Local Plan Policy BE09 and BE12.

51. Highways

Prior to occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport to each dwelling, as approved by Essex County Council (to include six one day travel vouchers for use with the relevant local public transport operator).

Reason: 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. To be in accordance with Local Plan Policy BE09 and BE12.