



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

**Croudace List of Conditions**

**10 February 2025**

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**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 HOUSING PLAN          | 22.1643.204G |
| 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 |

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| 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   |
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| 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   |
| HOUSE TYPE (G4031M)-V2-PLANS            | 22.1643.552D   |
| HOUSE TYPE (G4031M)-V2-ELEVATIONS       | 22.1643.553D   |

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| HOUSE TYPE (G4032M)-V1-PLANS            | 22.1643.555C   |
| HOUSE TYPE (G4032M)-V1-ELEVATIONS       | 22.1643.556C   |
| HOUSE TYPE (S3019M)-V1-PLAN             | 22.1643.560B   |
| HOUSE TYPE (s3019m)-V1-ELEVATIONS       | 22.1643.561B   |
| HOUSE TYPE (S3019M)-V2-PLANS            | 22.1643.562B   |
| HOUSE TYPE (S3019M)-V2-ELEVATIONS       | 22.1643.563B   |
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| HOUSE TYPE (S3019M)-V5-PLANS            | 22.1643.564-4B |
| HOUSE TYPE (S3019M)-V5-ELEVATIONS       | 22.1643.564-5B |
| HOUSE TYPE (S3020M)-V2-PLANS-ELEVATIONS | 22.1643.566B   |
| HOUSE TYPE (S3020M)-V3-PLANS-ELEVATIONS | 22.1643.567C   |
| HOUSE TYPE (S3020M)-V4-PLANS-ELEVATIONS | 22.1643.568C   |
| HOUSE TYPE (S3020M)-V5-PLANS-ELEVATIONS | 22.1643.569B   |
| HOUSE TYPE (S3020M)-V6-PLANS-ELEVATIONS | 22.1643.569-1B |
| HOUSE TYPE (S3020M)-V8-PLANS-ELEVATIONS | 22.1643.569-3B |
| HOUSE TYPE (S3022M)-V2-PLAN             | 22.1643.572C   |
| HOUSE TYPE (S3022M)-V2-ELEVATIONS       | 22.1643.573C   |
| HOUSE TYPE (S3022M)-V3-PLAN             | 22.1643.574B   |
| HOUSE TYPE (S3022M)-V3-ELEVATIONS       | 22.1643.574-1B |
| HOUSE TYPE (S3022M)-V4-PLAN             | 22.1643.574-2B |
| HOUSE TYPE (S3022M)-V4-ELEVATIONS       | 22.1643.574-3B |
| HOUSE TYPE (S3022M)-V5-PLAN             | 22.1643.574-4B |
| HOUSE TYPE (S3022M)-V5-ELEVATIONS       | 22.1643.574-5B |
| HOUSE TYPE (S3022M)-V6-PLAN             | 22.1643.574-6B |
| HOUSE TYPE (S3022M)-V6-ELEVATIONS       | 22.1643.574-7C |
| HOUSE TYPE (S4023M)-V1-PLAN             | 22.1643.575C   |
| HOUSE TYPE (S4023M)-V1 – ELEVATIONS     | 22.1643.576C   |
| HOUSE TYPE (S4023M)-V2-PLAN             | 22.1643.577B   |
| HOUSE TYPE (S4023M)-V2-ELEVATIONS       | 22.1643.578B   |
| HOUSE TYPE (S4023M)-V3-PLAN             | 22.1643.579B   |
| HOUSE TYPE (S4023M)-V3-ELEVATIONS       | 22.1643.579-1B |
| HOUSE TYPE (S4023M)-V4-PLAN             | 22.1643.579-2B |
| HOUSE TYPE (S4023M)-V4-ELEVATIONS       | 22.1643.579-3B |
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| HOUSE TYPE (S4024M)-V2-PLANS-ELEVATIONS | 22.1643.581D   |
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| HOUSE TYPE (S4025M)-V2-ELEVATIONS       | 22.1643.588C   |
| HOUSE TYPE (S4025M)-V3-PLANS            | 22.1643.589B   |
| HOUSE TYPE (S4025M)-V3-ELEVATIONS       | 22.1643.589-1B |
| HOUSE TYPE (S4025M)-V4-PLANS            | 22.1643.589-2B |
| HOUSE TYPE (S4025M)-V4-ELEVATIONS       | 22.1643.589-3B |
| HOUSE TYPE (S4025M)-V5-PLANS            | 22.1643.589-4B |
| HOUSE TYPE (S4025M)-V5-ELEVATIONS       | 22.1643.589-5B |
| HOUSE TYPE (S4026M)-V1-PLAN             | 22.1643.590B   |
| HOUSE TYPE (S4026M)-V1-ELEVATIONS       | 22.1643.591B   |

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| HOUSE TYPE (S4026M)-V2-PLAN              | 22.1643.592B   |
| HOUSE TYPE (S4026M)-V2-ELEVATIONS        | 22.1643.593C   |
| HOUSE TYPE (S4026M)-V3-PLAN              | 22.1643.594C   |
| HOUSE TYPE (S4026M)-V3-ELEVATIONS        | 22.1643.594-1C |
| HOUSE TYPE (S4026M)-V4-PLAN              | 22.1643.594-2B |
| HOUSE TYPE (S4026M)-V4-ELEVATIONS        | 22.1643.594-3B |
| HOUSE TYPE (S4026M)-V5-PLAN              | 22.1643.594-4B |
| HOUSE TYPE (S4026M)-V5-ELEVATIONS        | 22.1643.594-5B |
| HOUSE TYPE (S4026M)-V6-PLAN              | 22.1643.594-6B |
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| HOUSE TYPE (S4028M)-V1-PLAN              | 22.1643.595C   |
| HOUSE TYPE (S4028M)-V1-ELEVATIONS        | 22.1643.596C   |
| HOUSE TYPE (S4028M)-V2-PLAN              | 22.1643.597C   |
| HOUSE TYPE (S4028M)-V2-ELEVATIONS        | 22.1643.598C   |
| HOUSE TYPE (S4028M)-V3-PLAN              | 22.1643.599C   |
| HOUSE TYPE (S4028M)-V3-ELEVATIONS        | 22.1643.599-1C |
| HOUSE TYPE (S4028M)-V4-PLAN              | 22.1643.599-2D |
| HOUSE TYPE (S4028M)-V4-ELEVATIONS        | 22.1643.599-3D |
| HOUSE TYPE (S4028M)-V5-PLAN              | 22.1643.599-4E |
| HOUSE TYPE (S4028M)-V5-ELEVATIONS        | 22.1643.599-5C |
| HOUSE TYPE (S4029M)-V1-PLAN              | 22.1643.605B   |
| HOUSE TYPE (S4029M)-V1-ELEVATIONS        | 22.1643.606B   |
| FLAT BLOCK A PLANS (PLOTS1-18)           | 22.1643.650D   |
| FLAT BLOCK A ELEVATIONS (PLOTS 1-18)     | 22.1643.651E   |
| FLAT BLOCK D PLANS -1(PLOTS 57-70)       | 22.1643.655C   |
| FLAT BLOCK D PLANS -2(PLOTS 57-70)       | 22.1643.656C   |
| FLAT BLOCK D ELEVATIONS -1 (PLOTS 57-70) | 22.1643.657B   |
| FLAT BLOCK D ELEVATIONS -2(PLOTS 57-70)  | 22.1643.658D   |
| FLAT BLOCK B PLANS -1(PLOTS 34-43)       | 22.1643.660D   |
| FLAT BLOCK B PLANS -2(PLOTS 34-43)       | 22.1643.661C   |
| FLAT BLOCK B ELEVATIONS (PLOTS 34-43)    | 22.1643.662C   |
| FLAT BLOCK C PLANS -1(PLOTS 47-56)       | 22.1643.665C   |
| FLAT BLOCK C PLANS -2(PLOTS 47-56)       | 22.1643.666C   |
| FLAT BLOCK C ELEVATIONS (PLOTS 47-56)    | 22.1643.667C   |
| FLAT BLOCK E PLANS (PLOTS 217-222)       | 22.1643.670B   |
| FLAT BLOCK E ELEVATIONS (PLOTS 217-222)  | 22.1643.671C   |
| FLAT BLOCK F PLANS (PLOTS 302-310)       | 22.1643.675C   |
| FLAT BLOCK F ELEVATIONS (PLOTS 302-310)  | 22.1643.676C   |
| FLAT BLOCK G PLANS -1(PLOTS 311-319)     | 22.1643.680B   |
| FLAT BLOCK G PLANS -2(PLOTS 311-319)     | 22.1643.681B   |
| FLAT BLOCK G ELEVATIONS (PLOTS 311-319)  | 22.1643.682B   |
| FLAT BLOCK H PLANS (PLOTS 320-323)       | 22.1643.685B   |
| FLAT BLOCK H ELEVATIONS (PLOTS 320-323)  | 22.1643.686    |
|  | B              |
| GARAGES – PLANS - ELEVATIONS             | 22.1643.700A   |

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| CARPORTS – PLANS - ELEVATIONS            | 22.1643.701A    |
| FLAT BLOCK A ELEVATIONS (PLOTS 1-18)     | 22.1643.750D    |
| FLAT BLOCK D ELEVATIONS (PLOTS 57-70)    | 22.1643.755B    |
| FLAT BLOCK B ELEVATIONS (PLOTS 34-43)    | 22.1643.760B    |
| FLAT BLOCK C ELEVATIONS (PLOTS 47-56)    | 22.1643.765A    |
| FLAT BLOCK E ELEVATIONS (PLOTS 217-222)  | 22.1643.770A    |
| FLAT BLOCK F ELEVATIONS (PLOTS 302-310)  | 22.1643.775B    |
| FLAT BLOCK G ELEVATIONS (PLOTS 311-319)  | 22.1643.780A    |
| FLAT BLOCK H ELEVATIONS (PLOTS 320-323)  | 22.1643.785A    |
| WESTERN GATEWAY (AERIAL)                 | 22.1643.700A    |
| WESTERN GATEWAY (EYE LEVEL)              | 22.1643.701     |
| WESTERN GATEWAY (EYE LEVEL – NO TREES)   | 22.1643.702     |
| PLAZA                                    | 22.1643.703A    |
| SOUTHERN GATEWAY                         | 22.1643.704     |
| PRIMARY STREET (AERIAL)                  | 22.1643.705     |
| PRIMARY STREET (EYE LEVEL)               | 22.1643.706     |
| SUMMER HOUSE-PLANS                       | 22.1643.800     |
| SUMMER HOUSE-ELEVATIONS                  | 22.1643.801     |
| <br>                                     |                 |
| Landscape Hard and Soft GA Plan: Overall | LN-LD-00 Rev B  |
| Landscape Hard GA Plan: Sheet 1 of 10    | LN-LD-01 Rev B  |
| Landscape Hard GA Plan: Sheet 2 of 10    | LN-LD-02 Rev B  |
| Landscape Hard GA Plan: Sheet 3 of 10    | LN-LD-03 Rev B  |
| Landscape Hard GA Plan: Sheet 4 of 10    | LN-LD-04 Rev B  |
| Landscape Hard GA Plan: Sheet 5 of 10    | LN-LD-05 Rev B  |
| Landscape Hard GA Plan: Sheet 6 of 10    | LN-LD-06 Rev B  |
| Landscape Hard GA Plan: Sheet 7 of 10    | LN-LD-07 Rev B  |
| Landscape Hard GA Plan: Sheet 8 of 10    | LN-LD-08 Rev B  |
| Landscape Hard GA Plan: Sheet 9 of 10    | LN-LD-09 Rev B  |
| Landscape Hard GA Plan: Sheet 10 of 10   | LN-LD-10 Rev B  |
| Landscape Soft GA Plan: Sheet 1 of 10    | LN-LD-11 Rev B  |
| Landscape Soft GA Plan: Sheet 2 of 10    | LN-LD-12 Rev B  |
| Landscape Soft GA Plan: Sheet 3 of 10    | LN-LD-13 Rev B  |
| Landscape Soft GA Plan: Sheet 4 of 10    | LN-LD-14 Rev B  |
| Landscape Soft GA Plan: Sheet 5 of 10    | LN-LD-15 Rev B  |
| Landscape Soft GA Plan: Sheet 6 of 10    | LN-LD-16 Rev B  |
| Landscape Soft GA Plan: Sheet 7 of 10    | LN-LD-17 Rev B  |
| Landscape Soft GA Plan: Sheet 8 of 10    | LN-LD-18 Rev B  |
| Landscape Soft GA Plan: Sheet 9 of 10    | LN-LD-19 Rev B  |
| Landscape Soft GA Plan: Sheet 10 of 10   | LN-LD-20 Rev B  |
| Planting Schedule and Notes              | LN-LD-21 Rev B  |
| GA Soft Landscape Plan Overview          | LN-LD-22        |
| Typical Landscape Details                | LN-LD-30 Rev A  |
| School Plaza Detail                      | LN-LD-40 Rev A  |
| Illustrative Landscape Masterplan        | LN-LD-100 Rev B |
| LBMS Plan                                | LN-LD-101 Rev A |
| Open Space Typologies Plan               | LN-LD-102 Rev B |

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| Landscape and Biodiversity Management Strategy                     | LN-LD-LBMS Rev C               |
| BNG Plan   | LN-LD-113 Rev C                |
| Site Context Plan  | LN-LP-01                       |
| Topography Plan  | LN-LP-02                       |
| Landscape Character Plan   | LN-LP-03                       |
| Site Appraisal Plan  | LN-LP-04                       |
| Visual Appraisal Plan  | LN-LP-05                       |
| Landscape and Visual Opportunities and Constrains Plan             | LN-LP-06                       |
| Landscape Strategy Plan  | LN-LP-07                       |
| Connectivity Plan  | 152080_SK04                    |
| Proposed PROW Diversion Plan                                       | 152080_PD2B                    |
| Highways GA Plan-P04   | VD23856-VEC-S38-XXX-DR-CH-0250 |
| Highways GA Plan-P04   | VD23856-VEC-S38-XXX-DR-CH-0251 |
| Highways GA Plan-P04   | VD23856-VEC-S38-XXX-DR-CH-0252 |
| Highways GA Plan-P04   | VD23856-VEC-S38-XXX-DR-CH-0253 |
| Proposed Site Access Roundabout                                    | 152080_A_01 Rev J              |
| Swept Path - SDV   | 152080_A_01_AT01               |
| Swept Path - Refuse Vehicle  | 152080_A_01_AT02               |
| Swept Path - DB32 Fire Appliance                                   | 152080_A_01_AT03               |
| Swept Path - _Alexander Lane Bus                                   | 152080_AT_A01                  |
| Swept Path - Refuse Collection                                     | 152080_AT_C01 Rev B            |
| Swept Path – Fire tender   | 152080_AT-D01 Rev A            |
| Swept Path - SDV   | 152080_AT_C02                  |
| Proposed Bus Stops South of Access                                 | 152080_PD08 Rev A              |
| Proposed Relocated Bus stops North of Site Access                  | 152080_PD9 Rev A               |
| Proposed Re-alignment of Alexander Lane                            | 152080_PD11 Rev A              |
| Wider Masterplan Footway-Cycleway Connections - Stonebond Land     | 152080_PD13 Rev A              |
| Alternative Turning Head Northern End of Alexander Lane            | 152080_PD14 Rev B              |
| Boardwalk Cross Section  | 152080_PD15                    |
| Proposed Bus Stops and Pedestrian Crossing Adjacent to Site Access | 152080/PD19 Rev A              |
| Proposed Parking Court Access Arrangement                          | 152080/PD22                    |
| Proposed Internal Bus Stops  | 152080/PD23                    |
| Swept path analysis bus  | 152080/PD23/AT01               |
| S38 Adoption Plan – P03  | VD23856-VEC-S38-XXX-DR-CH-0260 |
| S38 Adoption Plan – P03  | VD23856-VEC-S38-XXX-DR-CH-0261 |
| S38 Adoption Plan – P03  | VD23856-VEC-S38-XXX-DR-CH-0262 |
| S38 Adoption Plan – P03  | VD23856-VEC-S38-XXX-DR-CH-0263 |
| Swept Path Analysis-P04  | VD23856-VEC-S38-XXX-DR-CH-0270 |

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| Swept Path Analysis-P04           | VD23856-VEC-S38-XXX-DR-CH-0271 |
| Swept Path Analysis-P04           | VD23856-VEC-S38-XXX-DR-CH-0272 |
| Swept Path Analysis-P04           | VD23856-VEC-S38-XXX-DR-CH-0273 |
| Lighting Strategy                 | WLC654 -LSR-001-R3             |
| Indicative Lighting Strategy Plan | WLC654-LS-001-R2               |
| Indicative Lighting Strategy Plan | WLC654-LS-002-R2               |
| Indicative Lighting Strategy Plan | WLC654-LS-003-R2               |
| Indicative Lighting Strategy Plan | WLC654-LS-004-R2               |

### 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 $L_{Aeq,1hour}$ | —                     |
| Dining                     | Dining room/area | 40 dB $L_{Aeq,1hour}$ | —                     |
| Sleeping (daytime resting) | Bedroom          | 35 dB $L_{Aeq,1hour}$ | 30 dB $L_{Aeq,1hour}$ |

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.]

#### **44. 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.

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.

#### **45. 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.

#### **46. Highways**

Each plot or block of apartments shall not be occupied until such time as the associated 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.

#### **47. 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.

#### **48. 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.

#### **49. 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.