

Application No: 16/00898/OUT

Received: 27.06.2016

**BASILDON BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

Town and Country Planning (Development Management Procedure) Order 2015

To: Mr Lyndon Gill
Iceni Projects
Flitcroft House
114 - 116 Charing Cross
Road
London
WC2H 0JR

For: Swan Housing
Association
C/o Agent

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

Re-development to provide up to 587 dwellings and 5,424 sqm of commercial floorspace with associated means of access, car parking, landscaping and other associated works and improvements

Full planning permission sought for 8.78ha comprising the north phase for up to 96 residential dwellings (use Class C3), associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements; and the central phase for a landscaped community hub area.

Outline planning permission sought on 21.4ha comprising the south phase (13.9ha) for up to 205 residential dwellings (use Class C3) and associated access, landscaping, car parking and infrastructure works; central west phase (0.39ha) for up to 5,424 sqm of flexible floorspace (Use Classes A1-A5, B1, C3, D1, D2) with associated means of access, open space / landscaping, car parking and infrastructure works (all matters reserved); and the west phase for up to 251 residential dwellings (use Class C3), and associated access, landscaping, car parking and infrastructure works with all matters reserved with exception to appearance.

On land at

**Craylands Estates And Former Fryerns School Site
Craylands
Basildon
Essex**

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

Dated: 22.03.2017



Phil Eastal
Group Manager (Regulation)

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **GRANT OUTLINE PERMISSION** for the said development subject to the compliance with the conditions set out overleaf:-

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SITE WIDE CONDITIONS TO APPLY TO ALL PHASES OF DEVELOPMENT

1. The development hereby approved across all phases of development shall be limited to a maximum quantum of floorspace as follows:
 - Housing (Use Class C3) – up to 587 dwellings.
 - Flexible floorspace (Use Classes A1-A5, B1, C3, D1, D2) – up to 5,424 sq.m.

2. The development and all reserved matters submitted pursuant to this planning permission shall not materially depart from the following plans:
 - PL 003 Masterplan - Demolition
 - PL 004 Masterplan - Hybrid Application Boundary
 - PL 005 Masterplan - Proposed Illustrative Masterplan
 - PL 006 Masterplan - Phasing Plan

3. In respect of those parts of the application where outline planning consent is granted, (West A & B, Central West and South Phases A, B & C) the permission hereby granted is an outline permission and no development hereby permitted shall be commenced until the written approval of the Local Planning Authority is obtained with respect to the following matters:
 - (a) The layout of the site(s)
 - (b) The scale, siting, design and external appearance of each building
 - (c) Fencing, walling or other means of enclosure
 - (d) Details of all external materials including hard surfacing
 - (e) The landscaping scheme including existing trees, shrubs and hedgerows which are to be retained

In relation to the West A Phase it is only the appearance of the development that is subject to further reserved matters approval - as per the requirements of Conditions 28 and 29.

4. The outline phases of the development hereby permitted shall be commenced either before the expiration of;
 - (a) five years from the date of this permission, or
 - (b) two years from the date of approval of the last of the reserved matters to be approved.

5. Notwithstanding the phasing of development hereby approved, prior to commencement of any above ground works, a Phasing Plan shall be submitted and approved in writing by the local planning authority. The plan shall identify the stages of development, including: phase timetables; simultaneity of phases or works; demolition; number of dwellings proposed in each phase and; the delivery of any independent infrastructure and/or mitigation required by the approved development. The development shall be undertaken in compliance with the approved phasing plan (or any subsequent update agreed). The

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Phasing Plan can be submitted on a phase by phase basis in accordance with Drawing PL006, or any subsequent amendment agreed with the local planning authority.

6. No development of any phase, or sub-phase shall take place, including any ground works or demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority for that phase or sub-phase in accordance with Drawing PL006, or any subsequent update agreed. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include details of:
 1. the parking of the vehicles of site operatives and visitors
 2. areas within the site for the loading and unloading of plant and materials
 3. storage of plant and materials used in constructing the development
 4. wheel and underbody washing facilities
 5. dust suppression scheme
7. There shall be no discharge of surface water onto the Highway within any phase of the development.
8. No unbound material shall be used in the surface treatment of the vehicular accesses within 6 metres of the highway boundary within any phase of the development.
9. Any new boundary planting within any phase or sub-phase of development as detailed on Drawing PL006 (or any subsequent amendment agreed with the Local Planning Authority) shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.
10. The carriageway(s) of the proposed estate road(s) within any phase or sub-phase of development shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling with that phase or sub-phase intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months (or three months in the case of a shared surface road or a mews) from the occupation of such dwelling.
11. Prior to occupation of any phase or sub-phase of development (excluding Central Phase and South Phase A), the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for that phase or sub-phase with 6 vouchers for sustainable transport, approved by Essex County Council.
12. No above ground works for any phase or sub-phase shall take place until a scheme to minimise the risk of off-site flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by the local planning authority. The scheme shall be implemented as approved.
13. No above ground works for any phase or sub-phase shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance/frequencies for that phase or sub-phase, has been submitted to and agreed, in writing, by the Local Planning **Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL**

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Authority. Should any part be maintainable by a Maintenance Company, details of long term funding arrangements should be provided. This can be submitted on a phased basis if required, in accordance with Phasing Plan PL006 any subsequent amendment agreed with the Local Planning Authority.

14. 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 approved for a phase or sub-phase. These must be available for inspection upon a request by the local planning authority.
15. The hours permitted for the construction and any demolition processes on site across any phase of development shall be limited to:

Monday - Friday (inc):

- 07.00 - 19.00 hours for general works
- 08.00 - 19.00 hours for more noisy works such as concrete breaking, pile driving and angle grinding.

Saturday:

- 08.00 - 13.00 hours for all works audible at the site boundary.

Sunday and Bank Holidays:

- No works that are audible at the site boundary.

16. No development of any phase or sub-phase shall take place, with exception to any ground works, until a scheme to deal with any contamination of land or pollution of controlled waters for that phase or sub-phase has been submitted to and approved, in writing, by the local planning authority and until the measures approved in that scheme have been implemented. For each phase, the scheme shall include all of the following measures, unless the local planning authority dispenses with any such requirement in writing:

A. A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk assessment (or state if not required). Two copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.

B. If identified as being required following the completion of the desk-top, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed, taking into account the sites existing status and proposed new use. Two copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay, upon completion.

C. Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site, shall be submitted

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and approved, in writing, by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. If during redevelopment, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing with the Local Planning Authority.

D. Two full copies of a full closure report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. The closure report shall include a completed certificate, signed by the Developer, confirming that the required works regarding contamination have been carried out in accordance with the approved written Method Statement(s). A sample of the certificate to be completed is available in Appendix 2 of Land Affected by Contamination: Technical Guidance for Developers.

17. No works other than demolition and site preparation 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 shall include but not be limited to:

- Demonstration that the sequential approach has been followed to locate development outside high flood risk areas where possible, or else to store off-site flows, or else to raise FFLs and show that the impact of building in these areas will not increase the flood risk elsewhere.
- Demonstration that the discharge hierarchy has been followed including appropriate infiltration test results in line with BRE 365.
- Run-off rates demonstrated to be limited as close to greenfield as possible.
- Run-off volume to be as close to the greenfield volume as possible, not exceeding the run-off volume prior to redevelopment for the 1 in 100, 6 hour event.
- The method to control flow to the appropriate rates and store the critical duration 1 in 100 plus 40% climate change event supported by model results.
- Priority given to the use of above ground SuDS with multiple benefits unless shown to make the development unviable, in which case underground and proprietary features may be used.
- Water quality treatment provided in line with the pollution indices approach in the CIRIA SuDS Manual C753.
- Finished floor levels set at an adequate level to protect against the design event or else flood resilience measures in line with EA standing advice at <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities> to be followed.

The scheme shall subsequently be implemented prior to occupation.

NORTH PHASE – DETAILED PLANNING PERMISSION

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18. The phases of the development granted full planning permission in the North Phase must be commenced not later than the expiration of three years, beginning with the date on which this permission is granted.
19. The development hereby permitted in the North Phase shall be carried out in accordance with the following plans, drawings and documents.

PL 400 North Phase – Existing Site Layout
PL 401 North Phase – Demolition Plan
PL 402 North Phase – Proposed Ground Floor Plan
PL 403 North Phase – Proposed Roof Floor Plan
PL 410 North Phase – Plot 1a Ground Floor
PL 411 North Phase – Plot 1a First Floor
PL 412 North Phase – Plot 1b Ground Floor
PL 413 North Phase – Plot 1b First Floor
PL 414 North Phase – Plot 2 Ground Floor
PL 415 North Phase – Plot 2 First Floor
PL 416 North Phase – Plot 3 Ground Floor
PL 417 North Phase – Plot 3 First Floor
PL 418 North Phase – Plot 4 Ground Floor
PL 419 North Phase – Plot 4 First Floor
PL 420 North Phase – Plot 5 Ground Floor
PL 421 North Phase – Plot 5 First Floor

PL 430 North Phase House Type 1A – Plans and Elevations
PL 431 North Phase House Type 1B – Plans and Elevations
PL 432 North Phase House Type 1C – Plans and Elevations
PL 433 North Phase House Type 2A – Plans and Elevations
PL 434 North Phase House Type 2B – Plans and Elevations
PL 435 North Phase House Type 3 – Plans and Elevations
PL 436 North Phase House Type 4 – Plans and Elevations
PL 437 North Phase Flat Block – Plans and Elevations

PL 440 North Phase – Context Sections & Elevations 01
PL 441 North Phase – Context Sections & Elevations 02
PL 442 North Phase – Context Sections & Elevations 03
PL 443 North Phase – Context Sections & Elevations 04
PL 444 North Phase – Context Sections & Elevations 05
PL 445 North Phase – Context Sections & Elevations 06

L-201 Landscape Hardworks Plan North
L-501 Landscape Softworks Plan North
L-901 Landscape Planting Schedule

20. No above ground works shall commence on site in the North Phase until full details of the colour and types of external materials to be used on the roofs, external walls, retaining walls, gate(s), boundary walls and fences, planting units, non-adopted hard surfaces and car parking areas of the proposed development, shall have been submitted and approved in writing by the Local Planning Authority.
21. No above ground works shall commence in the North Phase until full details of the provision and subsequent retention of both hard and soft landscape works have been submitted to and agreed in writing by the Local Planning Authority. These details shall include:

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Soft landscape works:

1. Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers and densities.
2. Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or support.
3. Details of the aftercare and maintenance programme.

The soft landscaping works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting, any tree or plant is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

Hard Landscape works:

1. Details of walls with brick types, construction design and dimensions.
2. Details of paved surfacing, with materials, finishing and edgings.
3. Details of street furniture, with designs, materials and dimensions.

The hard landscape works shall be carried out as approved prior to the first use/occupation of the development to which it relates and retained and maintained as such thereafter.

CENTRAL PHASE – DETAILED PLANNING PERMISSION

22. The Central Phase which is granted full planning permission must be commenced not later than the expiration of three years, beginning with the date on which this permission is granted.
23. The development hereby permitted for the Central Phase shall be carried out in accordance with the following plans, drawings and documents:

L-203 Landscape Hardworks Plan Hub
L-503 Landscape Softworks Plan Hub
L-901 Landscape Planting Schedule

24. No above ground works shall take place within the Central Phase until full details of the provision and subsequent retention of both hard and soft landscape works have been submitted to and agreed in writing by the Local Planning Authority. These details shall include:

Soft landscape works:

1. Details of proposed schedules of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers and densities.

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2. Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or support.
3. Details of the aftercare and maintenance programme.

The soft landscaping works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting, any tree or plant is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species as that originally planted shall be planted in the same place, unless the Local Planning Authority gives written consent to any variation.

Hard Landscape works:

1. Details of walls with brick types, construction design and dimensions.
2. Details of paved surfacing, with materials, finishing and edgings.
3. Details of street furniture, with designs, materials and dimensions.

The hard landscape works shall be carried out as approved prior to the first use/occupation of the development to which it relates and retained and maintained as such thereafter.

CENTRAL WEST PHASE – OUTLINE PLANNING CONSENT WITH ALL MATTERS RESERVED

25. The reserved matters application(s) for the Central West Phase shall be in accordance with the following plans and parameter plans.

PL_020 Parameter Plan – Access and Circulation
PL_021 Parameter Plan – Land Uses
PL_022 Parameter Plan – Proposed Building Heights

26. No servicing/delivery of goods to the proposed retail units within Central West Phase (if delivered) shall be carried out during the following periods:

Mondays - Saturdays (inc): before 8.00a.m. and after 9.00p.m.

Sundays, Bank and Public Holidays: No deliveries whatsoever.

WEST PHASE A & B – OUTLINE PLANNING PERMISSION WITH ALL MATTERS APPROVED APART FROM APPEARANCE

27. The development hereby permitted shall be carried out in accordance with the following plans, drawings and documents:

PL_030 Parameter Plan – Access and Circulation
PL_031 Parameter Plan – Land Uses
PL_032 Parameter Plan – Proposed Building Heights
PL_033 Site Layout
PL_034 Parameter Plan – Open Space

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PL_035 Parameter Plan – Dwelling Type
PL_200 Site Sections
PL_201 Street Elevations – Avenue

PL_202 Street Elevations – Lane
PL_203 Street Elevations – Terrace
PL_204 Street Elevations – Green
PL_205 Street Elevations – Fryth

PL_220 Avenue – House Plot
PL_221 Avenue – Ground Floor Plans
PL_222 Avenue – Ground Floor Plans
PL_223 Avenue – First Floor Plans
PL_224 Avenue – Second Floor Plans
PL_225 Avenue – Roof Plan
PL_226 Avenue – House Plot
PL_227 Avenue – Ground Floor Plans
PL_228 Avenue – Ground Floor Plans
PL_229 Avenue – First Floor Plans
PL_230 Avenue – Second Floor Plans
PL_231 Avenue – Avenue – Roof Plan
PL_232 Avenue – Avenue – House Plot
PL_233 Avenue – Ground Floor Plans
PL_234 Avenue – Ground Floor Plans
PL_235 Avenue – First Floor Plans
PL_236 Avenue – Second Floor Plans
PL_237 Avenue – Roof Plan
PL_238 Lane – House Plot
PL_239 Lane – Ground Floor Plans
PL_240 Lane – Ground Floors Plans
PL_241 Lane – First Floor Plans
PL_242 Lane – Ground Floor Plans
PL_243 Lane – Ground Floor Plans
PL_244 Lane – First Floor Plans
PL_245 Lane – Ground Floor Plans
PL_246 Lane – Ground Floor Plans
PL_247 Lane – First Floor Plans
PL_248 Lane – Roof Plan
PL_249 Terrace – House Plot
PL_250 Terrace – Ground Floor Plans
PL_251 Terrace – Ground Floor Plans
PL_252 Terrace – First Floor Plans
PL_253 Terrace – Roof Plan
PL_254 Terrace – Ground Floor Plans
PL_255 Terrace – Ground Floor Plans
PL_256 Terrace – First Floor Plans
PL_257 Terrace – Roof Plan
PL_258 Terrace – Ground Floor Plans
PL_259 Terrace – Ground Floor Plans
PL_260 Terrace – First Floor Plans
PL_261 Terrace – Roof Plan
PL_262 Park Corner – House Plot
PL_263 Park Corner – Ground Floor Plans
PL_264 Park Corner – First Floor Plans
PL_265 Park Corner – Second Floor Plans
PL_266 Park Corner – Roof Plan
PL_267 Fryth – House Plot

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PL_268 Fryth – Ground Floor Plans
PL_269 Fryth – Ground Floor Plans
PL_270 Fryth – First Floor Plans
PL_271 Fryth – First Floor Plans
PL_272 Fryth – Second Floor Plans
PL_273 Fryth – Roof Plans

PL_300 Avenue Elevations – Detached Brick
PL_301 Avenue Elevations - Dethatched Brick Conservatory Option
PL_302 Avenue Elevations – Detached Brick Extra Bed Option
PL_303 Avenue Elevations – Detached Brick Extra Bed & Conservatory Option
PL_304 Avenue Elevations – Detached Tile
PL_305 Avenue Elevations – Detached Tile Conservatory Option
PL_306 Avenue Elevations – Detached Tile Extra Bed Option
PL_307 Avenue Elevations – Detached Tile Extra Bed & Conservatory Option
PL_308 Avenue Elevations – Flank Brick
PL_309 Avenue Elevations – Flank Brick Conservatory Option
PL_310 Avenue Elevations – Flank Brick Extra Bed Option
PL_311 Avenue Elevations – Flank Brick Extra Bed & Conservatory Option
PL_312 Avenue Elevations – Flank Tile
PL_313 Avenue Elevations – Flank Tile Conservatory Option
PL_314 Avenue Elevations – Flank Tile Extra Bed Option
PL_315 Avenue Elevations – Flank Tile Extra Bed & Conservatory Option
PL_316 Avenue Elevations – Semi Detached Brick
PL_317 Avenue Elevations – Semi Detached Brick Conservatory Option
PL_318 Avenue Elevations – Semi Detached Brick Extra Bed Option
PL_319 Avenue Elevations – Semi Detached Brick Extra Bed & Conservatory Option
PL_320 Avenue Elevations – Semi Detached Tile
PL_321 Avenue Elevations – Semi Detached Tile Conservatory Option
PL_322 Avenue Elevations – Semi Detached Tile Extra Bed Option
PL_323 Avenue Elevations – Semi Detached Tile Extra Bed & Conservatory Option
PL_324 Lane Elevations – Standard Brick
PL_325 Lane Elevations – Standard Brick Conservatory Option
PL_326 Lane Elevations – Standard Brick Garage Option
PL_327 Lane Elevations – Standard Brick Conservatory & Garage Option
PL_328 Lane Elevations – Flank Brick
PL_329 Lane Elevations – Flank Brick Conservatory Option
PL_331 Lane Elevations – Flank Brick Garage Option

PL_331 Lane Elevations – Flank Brick Conservatory & Garage Option
PL_332 Lane Elevations – End Brick
PL_333 Lane Elevations – End Brick Conservatory Option
PL_334 Lane Elevations – End Brick Garage Option
PL_335 Lane Elevations – End Brick Conservatory & Garage Option
PL_336 Lane Elevations – Terrace Elevations Standard Brick
PL_337 Lane Elevations – Terrace Elevations Standard Brick Conservatory Option
PL_338 Lane Elevations – Terrace Elevations Standard Brick Bed Option
PL_339 Lane Elevations – Terrace Elevations Standard Brick & Conservatory Option
PL_340 Lane Elevations – Terrace Elevations Standard Tile
PL_341 Lane Elevations – Terrace Elevations Standard Tile Conservatory Option
PL_342 Lane Elevations – Terrace Elevations Standard Tile Extra Bed Option
PL_343 Lane Elevations – Terrace Elevations Standard Tile Extra Bed & Conservatory Option
PL_344 Lane Elevations – Terrace Elevations Flank Brick
PL_345 Lane Elevations – Terrace Elevations Flank Brick Conservatory Option
PL_346 Lane Elevations – Terrace Elevations Flank Brick Extra Bed Option
PL_347 Lane Elevations – Terrace Elevations Flank Brick Extra Bed & Conservatory Option
PL_348 Lane Elevations – Terrace Elevations Flank Tile

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PL_349 Lane Elevations – Terrace Elevations Flank Tile Conservatory Option
PL_350 Lane Elevations – Terrace Elevations Flank Tile Extra Bed Option
PL_351 Lane Elevations – Terrace Elevations Flank Tile Extra Bed & Conservatory Option
PL_352 Lane Elevations – Terrace Elevations End Brick
PL_353 Lane Elevations – Terrace Elevations End Brick Conservatory Option
PL_354 Lane Elevations – Terrace Elevations End Brick Extra Bed Option
PL_355 Lane Elevations – Terrace Elevations End Brick Extra Bed & Conservatory Option
PL_356 Lane Elevations – Terrace Elevations End Tile
PL_357 Lane Elevations – Terrace Elevations End Tile Conservatory Option
PL_358 Lane Elevations – Terrace Elevations End Tile Extra Bed Option
PL_359 Lane Elevations – Terrace Elevations End Tile Extra Bed & Conservatory Option
PL_360 Lane Elevations – Park Corner Elevations Detached Brick
PL_361 Lane Elevations – Park Corner Elevations Detached Brick Conservatory Option
PL_362 Lane Elevations – Park Corner Elevations Detached Brick Extra Bed Option
PL_363 Lane Elevations – Park Corner Elevations Detached Brick Extra Bed Option
PL_364 Lane Elevations – Park Corner Elevations Detached Tile
PL_365 Lane Elevations – Park Corner Elevations Detached Tile Conservatory Option
PL_366 Lane Elevations – Park Corner Elevations Detached Tile Extra Bed Option
PL_367 Lane Elevations – Park Corner Elevations Detached Tile Extra Bed Option
PL_368 Lane Elevations – Fryth Elevations Detached Brick
PL_369 Lane Elevations – Fryth Elevations Detached Brick Extension Option
PL_370 Lane Elevations – Fryth Elevations Detached Brick Chimney Option
PL_371 Lane Elevations – Fryth Elevations Detached Brick Extension & Chimney Option
PL_372 Lane Elevations – Fryth Elevations Detached Tile
PL_373 Lane Elevations – Fryth Elevations Detached Tile Extension Option
PL_374 Lane Elevations – Fryth Elevations Detached Tile Chimney Option
PL_375 Lane Elevations – Fryth Elevations Detached Tile Extension & Chimney Option

L-202 Landscape Hardworks Plan West
L-203 Landscape Softworks Plan West
L-901 Landscape Planting Schedule

28. Prior to the commencement of any above ground works to any plot(s) within West Phase A and West Phase B, a Reserved Matters Proforma should be submitted to and approved in writing by the Local Planning Authority in respect of that plot(s) in order to facilitate the timely discharge of reserved matters for each plot(s) within the West Phase. The Proforma should make reference to, and demonstrate how the proposal accords with the 'Beechwood West Phase Design Code' (June 2016) and the 'Beechwood West Phase Plot Restrictions Matrix' for the purpose of discharging the outstanding matters at West Phase A and West Phase B.
29. Prior to the commencement of the relevant above ground works for each plot(s) in West Phase A and West Phase B in accordance with Drawing PL_033 'Site Layout' (or any subsequent update agreed with the Local Planning Authority), approval of the outstanding reserved matters ('appearance') shall be obtained from the Local Planning Authority in writing. The reserved matters submission should be made in accordance with the approved Reserved Matters Proforma as required by Condition 28.
30. The reserved matters application(s) in relation to the appearance of the dwellings in any part of the West Phase shall be required to demonstrate how it accords with the submitted Design Code and Plot Restrictions Matrix for the West Phase.
31. No above ground works in West Phase A and B shall take place until full details of the provision and subsequent retention of both hard and soft landscape works (not including

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gardens to each specific plot(s) have been submitted to and agreed in writing by the Local Planning Authority. These details shall include:

Soft landscape works:

1. Details of proposed schedules of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers and densities.
2. Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or support.
3. Details of the aftercare and maintenance programme.

The soft landscaping works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting, any tree or plant is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species as that originally planted shall be planted in the same place, unless the Local Planning Authority gives written consent to any variation.

Hard Landscape works:

1. Details of walls with brick types, construction design and dimensions.
2. Details of paved surfacing, with materials, finishing and edgings.
3. Details of street furniture, with designs, materials and dimensions.

The hard landscape works shall be carried out as approved prior to the first use/occupation of the development to which it relates and retained and maintained as such thereafter.

32. No development other than site clearance and preparatory works shall be undertaken within the West Phase A and B until a written scheme of archaeological investigation including the methodology of further investigation works and a programme for the works to be undertaken has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the agreed methodology and programme.
33. No above ground works in West Phase A and B shall be carried out until an Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the agreed strategy.
34. Prior to the occupation of West Phase A and B, the proposed road junction on the Fryth shall have been constructed with appropriate kerb radii and road markings. The junction shall be maintained with a clear to ground visibility splay with dimensions as agreed by the highways agreement along the nearside edge of the road along the Fryth. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times.

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Group Manager (Regulation)

35. All parking within West Phase A and B shall conform to the Essex Planning Officers Association Parking Standards Design and Good Practice dated September 2009.

SOUTH PHASE A, B & C – OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED APART FROM ACCESS

36. The reserved matters application(s) for any part of the South Phase shall be in accordance with the following Parameter Plans unless otherwise approved in writing by the Local Planning Authority.
- Parameter Plan 01 (Rev A) - South Phase - Access
 - Parameter Plan 02 (Rev A) - South Phase - Land Uses
 - Parameter Plan 03 (Rev A) - South Phase - Proposed Building Heights

The reasons for the above conditions are:

1. In order to ensure that the development causes no additional impact that has been assessed as part of the planning application proposal and to ensure that the development is in accordance with the expectations presented to the Local Planning Authority in granting planning permission.
2. For the avoidance of doubt and to ensure the development is in accordance with the expectations presented to the Local Planning Authority in granting planning permission.
3. In accordance with Part 2, Section 5 of the Town & Country Planning (General Development Procedure) Order 2010.
4. In accordance with Section 92 of the Town and Country Planning Act 1990, to ensure the timely delivery of the development hereby granted.
5. To enable the Local Planning Authority to understand and confirm appropriate phasing for the development in order to: manage the supply of housing; ensure timely delivery of highway and infrastructure requirements, in the interests of maintaining the delivery of infrastructure to ensure sustainable development.
6. To ensure that on-street parking of those 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 Policy DM1 of the Highway Authority's Development Management Policies dated February 2011.
7. To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety and to ensure accordance with Policy DM1 of the Highway Authority's Development Management Policies dated February 2011.
8. To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with Policy DM1 of the Highway Authority's Development Management Policies dated February 2011.

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Group Manager (Regulation)

9. To ensure that the future growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM1 of the Highway Authority's Development Management Policies dated February 2011.
10. To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety in accordance with Policy DM7 of the Highway Authority's Development Management Policies dated February 2011.
11. 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 dated February 2011.
12. The National Planning Policy Framework paragraph 103 states that local planning authorities should ensure flood risk is not increased elsewhere by development. Construction may lead to excess water being discharged from the site. If de-watering 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 run-off 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 the commencement of the development.
13. 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 before the commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.
14. 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.
15. To protect the residential amenity of occupiers of neighbouring properties.
16. In the interests of the residential amenities of the future occupiers of the dwellings hereby granted.
17. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
18. 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.

In relation to this condition will need to agree whether commencement of one phase also constitutes development of the other phase, or whether they each have to be commenced within three years. Notwithstanding the phasing plan referred to in condition 1 above a separate condition could be added requesting a detailed phasing plan/programme to be submitted.

19. For the avoidance of doubt and to ensure the development is in accordance with the approved plans.

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20. In the interests of visual amenity.
21. In the interests of visual amenity.
22. 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.

In relation to this condition will need to agree whether commencement of one phase also constitutes development of the other phase, or whether they each have to be commenced within three years. Notwithstanding the phasing plan referred to in condition 1 above a separate condition could be added requesting a detailed phasing plan/programme to be submitted.

23. For the avoidance of doubt and to ensure the development is in accordance with the approved plans.
24. In the interests of visual amenity.
25. For the avoidance of doubt and to ensure the development is in accordance with the approved plans.
26. To protect the residential amenities of the occupiers of the neighbouring properties.
27. For the avoidance of doubt and to ensure the development is in accordance with the approved plans.
28. For the avoidance of doubt and to ensure the development is in accordance with the approved plans
29. For the avoidance of doubt and to ensure the development is in accordance with the approved plans
30. For the avoidance of doubt and to ensure the development is in accordance with the approved plans.
31. In the interests of visual amenity.
32. To ensure that any potential archaeological interest of the site is fully investigated.
33. To ensure the necessary mitigation for the impact of the development on the ecology of the site.
34. To provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interests of highway safety in accordance with Policy DM1 of the Highway Authority's Development Management Policies dated February 2011.
35. 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 DM10 of the Highway Authority's Development Management Policies dated February 2011.

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36. For the avoidance of doubt and to ensure that the development is in accordance with the expectations presented to the Local Planning Authority in granting planning permission.

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Group Manager (Regulation)

NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months of the date of this notice**. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 308A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, as the case may be, a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provision of Part V1 of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) If consent under provisions of the Building Regulations is required, this should be obtained prior to commencement of work. You can contact our Building Services on telephone no 01268 208026, if in any doubt.
- (5) The provisions of Section 13 of the Essex Act 1987 (access for fire brigade) may apply to this development and will be determined at the Building Regulation stage.