



BASILDON DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Development Procedure) Order 1995

This Permission does **not** constitute approval under the Building Regulations

Please see notes at end of this letter

To: CB Richard Ellis Limited
Kingsley House
Wimpole Street
London
W1G 0RE

For: English Partnerships
Thames Gateway Team
10th Floor
2 Exchange Tower
Harbour Exchange Square
London
E14 9GS

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

Partial demolition and redevelopment to provide up to 1400 new dwellings (of which up to 750 net new dwellings) together with a local centre comprising up to 6 Class A retail units, community uses, education use, health use, associated roads, car parking and landscaping with all matters reserved apart from access.

On land at

**Craylands Estate And Former Fryerns School
Craylands
Basildon
Essex**

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

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

Dated: 22.05.2008

A handwritten signature in black ink that reads 'C.D. Simpson'.

Clive Simpson
Manager of Planning Services

1. Unless other wise agreed in writing by the Local Planning Authority no development within any phase of the development hereby permitted shall be commenced until the written approval of the Authority has been obtained in relation to such phase with respect to the following matters :-
 - (a) Layout
 - (b) Scale
 - (c) Appearance
 - (d) Access
 - (e) Landscaping.

2. The detailed plans and particulars in respect of the matters reserved under condition 1 above shall be submitted to the Local Planning authority for approval not later than the expiration of the following time periods. For phase 1 of the development three years beginning with the date of this permission, for phase 2 five years beginning with the date of this permission, for phase 3 seven years beginning with the date of this permission, for phase 4 ten years beginning with the date of this permission; and
 - (b) the development to which this permission relates, must be begun not later than whichever is the later of the following dates :-
 - (i) the expiration of five years from the date of this permission; or
 - (ii) the expiration of two years from the final approval of the reserved and other matters for Phase 1 of the development referred to in condition 1 or in the case of approval on different dates, the final approval of the last such matter to be approved.

3. The applications for the approval of reserved matters for the four phases of the development shall be in accordance with the four parameter plans referenced A4486M/2.0/0.5 (Limit of Deviation of Spine Road), A4486M/2.0/06 (Landscape Strategy), A4486M/2.0/07 (Maximum Heights Plan) and A4486M/2.0/09 (Phasing Plan) unless otherwise agreed in writing by the Local Planning Authority and provided that any changes do not lead to there being any significant environmental effects other than those assessed in the Environmental Statement (the Environmental Statement being document reference number A4486M/Doc/07 accompanying outline planning application reference 06/00873/OUT).

4. All details of reserved matters pursuant to the outline permission are to be in accordance with the Development Specification (the Development Specification being document reference number A4486M/Doc/02 accompanying outline planning application reference 06/00873/OUT) unless otherwise agreed in writing by the Local Planing Authority and provided that any changes do not lead to there being any significant environmental effects other than those assessed in the Environmental Statement (the Environmental Statement being document reference number A4486M/Doc/07 accompanying outline planning application reference 06/00873/OUT).

5. The landscaping scheme referred to in condition 1 above shall be in accordance with Drawing No. A4486M/2.0/06, unless otherwise agreed in writing by the Local Planning Authority, and shall include details of the measures to be taken for the protection, in the

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course of development, of the trees, shrubs and hedgerows to be retained. For each phase of development, all planting seeding and turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding season following occupation of the buildings or completion of the development of any phase of the development, whichever is sooner. Any trees, shrubs or other elements of landscaping dying within five years of planting, shall be replaced by the developers or their successors in title.

6. There shall be no commencement of any phase of the development until a traffic management plan for all construction traffic, including contractors' cars, for that phase has been agreed with the Local Planning Authority in consultation with the Highway Authority, and implemented, unless agreed in writing by the Local Planning Authority. The traffic management plan shall include details of construction vehicle accesses, vehicle routing, vehicle parking, restriction on working hours (excluding delivery hours), wheel washing etc.
7. There shall be no occupation of any phase of the development prior to the submission of details, showing the phased scheme, for a comprehensive system of footways and cycleways throughout the site linking to the adjacent footway/cycleway network for written approval by the Local Planning Authority, and implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highway Authority.
8. The strategy for the provision of bus stops suitable to accommodate 18.7 metre buses (which will include timescales of and location for provision) to be agreed by the Local Planning Authority, in consultation with the Highway Authority. Bus stops shall include Kassell style kerbs, shelters with seating and real time information.
9. There shall be no commencement of any phase of development until the details of the estate roads and footpaths (including layout, sight lines, levels, gradients, surfacing and means of surface water drainage) for that phase have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, and implemented. The design should be in accordance with the Essex Design Guide.
10. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access, unless otherwise agreed in writing with the Local Planning Authority. Prior to any occupation of any of the new dwellings of any phase of the development, the carriageways and footways shall be constructed for that phase up to and including base course surfacing to ensure that each dwelling has a properly consolidated and surfaced carriageway and footway between the dwelling and the existing highway. 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 for that phase.
11. There shall be no commencement of any phase of development until the details of the location of any new trees within the highway has been agreed in writing with the Local Planning Authority in consultation with the Highway Authority. The new trees should be sited clear of all underground services and visibility sight splays and must be laid out to complement the street lighting scheme, unless otherwise agreed in writing with the Local Planning Authority.

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12. Prior to the commencement of each phase of development, a BS 5837 tree survey shall be submitted to and approved in writing by the Local Planning Authority for that phase, and shall be implemented in accordance with the approved survey.
13. There shall be no commencement of any phase of development until the details have been approved in writing by the Local Planning Authority in consultation with the Highway Authority for that phase, and implemented. All independent footpaths to be provided should be a minimum of 1.8 metres wide, and be drained and lit to the approval of the Local Planning Authority in consultation with the Highway Authority, unless otherwise agreed in writing by the Local Planning Authority.
14. There shall be no commencement of development until a detailed surface and foul water drainage study, including site investigations and preparation of a detailed surface water and foul drainage strategy for the whole site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The strategy will be implemented on a phase by phase basis, and shall be constructed in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.
15. There shall be no commencement of development until the sustainable surface water source control and drainage details have been submitted to and approved by the Local Planning Authority. The development shall then proceed in strict accordance with the details approved unless agreed in writing by the Local Planning Authority.
16. There shall be no commencement of any phase of development until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented on a phased basis (with the exception of groundwater remediation if required), unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the LPA dispenses with any such requirement in writing:-
 - a) A desktop 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 desktop 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 none required). Two copies of the desktop study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - b) If identified as being required following the completion of the desktop study, 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 LPA 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 and approved by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme

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without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA 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 LPA.

d) Two full copies of a full closure report shall be submitted to and approved by the LPA. 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. A sample of the certificate to be completed is available in Appendix 2 of Land Affected by Contamination : Technical Guidance for Applicants and Developers.

17. Noise from any plant, machinery and activities within the commercial uses within the development shall meet the noise criteria of NR 25 in the bedrooms, and N30 in the living room, from the open window of the nearest residential dwelling unless otherwise agreed in writing by the Local Planning Authority.
18. There shall be no development of any commercial development that requires fume extraction or ventilation until full details of the method of fume extraction, ventilation and sound attenuation have been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority, and implemented in accordance with the approved details.
19. High efficiency activated carbon filtration unit(s) shall be installed within any kitchens within any of the commercial or community uses within the development. The units shall ensure a maximum capture of odour producing chemicals and incorporate 100Kg of carbon granules per 1,000 cubic feet per minute air flow, unless otherwise agreed in writing by the Local Planning Authority.
20. Any community hall shall be designed and constructed to ensure a mid-frequency Reverberation Time of between 1.0-1.5 seconds, unless otherwise agreed in writing by the Local Planning Authority.
21. The community centre shall be designed and constructed to incorporate acoustic treatment including :-
 - i) Acoustic glazing,
 - ii) Air conditioning or such alternative measure(s) to be agreed in writing with the Local Planning Authority,
 - iii) Acoustic lobby door system,
 - iv) High mass material for selection to prevent low frequency noise breakout.

Provision will be required in the core spaces within the community centre, excluding WCs, storage areas etc. The core spaces shall be agreed in writing with the Local Planning Authority.

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22. Before any development commences within each phase of the scheme, a scheme for the provision and implementation of pollution control within that phase shall be submitted to, and agreed in writing by the Local Planning Authority. The pollution scheme should incorporate the following information :-
- 1) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. All washdown and disinfectant shall be discharged to the foul sewer. Any detergents entering oil separators may render them ineffective.
 - 2) The possible use of soakaways or other infiltration system for the disposal of surface water from this development should be subject to the following;
 - i) Soakaways shall not be constructed in land affected by contamination, where they may promote the mobilisation of contaminants and give rise to contamination of groundwater.
 - ii) The depth of soakaway shall be kept to a minimum to ensure the maximum possible depth of unsaturated material remains between the base of the soakaway and the top of the water table, and a direct discharge of surface water into groundwater is prevented.
 - iii) Only clean water from roofs shall be directly discharged to soakaway.
 - iv) Surface water from associated hard-standing, roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
 - 3) Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity of not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses should be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997.
23. There shall be no commencement of any phase of development until a scheme for the provision and implementation of rainwater harvesting and water resource efficiency has been submitted and agreed in writing, with the Local Planning Authority for that phase. Each phase of the development shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of each phase of the development, unless otherwise agreed in writing by the Local Planning Authority.
24. No construction work (excluding deliveries, internal fitting out works and/or works which do not increase ambient noise levels at the site boundaries with neighbouring properties) shall be carried out on the site during the following periods:
(a) On Mondays to Fridays inclusive before 8am and after 6pm,

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(b) On Saturdays before 8am and after 1pm,
(c) The whole of Sundays, Bank and Public Holidays,
Unless otherwise agreed in writing by the Local Planning Authority.

25. There shall be no commencement of any phase of development until further bat, badger and great crested newt surveys have been undertaken at an appropriate time of year and immediately prior to development for that phase, and a detailed scheme for the provision and implementation of any necessary mitigation measures for that phase has been submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures required will be implemented on a phase by phase basis and at an appropriate time of year, unless otherwise agreed in writing by the Local Planning Authority.
26. There shall be no commencement of development within each phase of the scheme, until a detailed lighting scheme for that phase, has been submitted and agreed in writing with the Local Planning Authority, to minimise illumination of retained and new semi-natural habitats to avoid disturbance to foraging bats. The lighting scheme will be agreed and implemented on a phase by phase basis, unless otherwise agreed in writing by the Local Planning Authority.
27. There shall be no commencement of development within each phase of the scheme until a detailed mitigation and enhancement scheme for the provision of bat bricks, bat boxes and wildlife corridors for foraging bats within that phase, has been submitted to and agreed in writing by the Local Planning Authority. The mitigation/enhancement measures will be implemented on a phase by phase basis, unless otherwise agreed in writing by the Local Planning Authority.
28. There shall be no commencement of development until a detailed reptile mitigation strategy covering the whole site and including details of donor site, to be prepared in consultation with Natural England, has been approved by the Local Planning Authority. Any mitigation measures required will be implemented on a phase by phase basis and at an appropriate time of year, unless otherwise agreed in writing by the Local Planning Authority.
29. Where appropriate, trees and shrubs cleared for the purposes of development should be used throughout the existing and created semi-natural habitat to provide refugia for herpetofauna and dead wood habitat for a range of fungi and invertebrate species.
30. Ponds/swales to be created as part of the SUDS (Sustainable Urban Drainage Systems) should be designed to support, and planted with native aquatic and marginal vegetation and created with gently sloping banks to provide benefits to biodiversity.

The reasons for the above conditions are:

1. The information submitted is insufficient for the proper consideration of the detail mentioned.
2. Pursuant to Section 92 of the Town and Country Planning Act 1990.
3. In the interest of the character and visual appearance of the locality, and in order to ensure that the Council is satisfied that the details and approach adopted are consistent with the principles of good masterplanning and the assessment and conclusions of the

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Environmental Statement. The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact that has not been identified and assessed. The requirements of this condition are to ensure that any changes to the development accord with the assessment and conclusions of the Environmental Statement.

4. In order to ensure that the Council is satisfied that the details and approach adopted are consistent with the principles of good masterplanning and the assessment and conclusions of the Environmental Statement. The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact that has not been identified and assessed. The requirements of this condition are to ensure that any changes to the development accord with the assessment and conclusions of the Environmental Statement.
5. To protect the visual amenities of the area
6. In the interests of highway safety.
7. In the interests of highway safety.
8. In the interests of highway safety and efficiency.
9. In the interests of highway safety and efficiency.
10. In the interest of highway safety and efficiency.
11. In the interest of highway safety and efficiency.
12. To protect the visual amenities of the area.
13. To ensure satisfactory drainage of the site to prevent flooding and water pollution.
14. To ensure that there is no contaminated land within the site and to protect the amenities of the occupiers of the apartment blocks.
15. To ensure satisfactory drainage of the site to prevent flooding and water pollution.
16. To ensure satisfactory drainage of the site to prevent flooding and water pollution.
17. To protect the amenities of the occupants of the residential dwellings.
18. To protect the amenities of the occupants of the residential dwellings.
19. To protect the amenities of the occupants of the residential properties.
20. To protect the amenities of the occupants of the residential dwellings.
21. To protect the amenities of the occupants of the residential dwellings.
22. To ensure a satisfactory method of pollution control.
23. To enhance the sustainability of the development through efficient use of water resources.

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24. To protect the amenities of the residents living in the area.
25. In the interest of protecting and enhancing biodiversity.
26. In the interest of protecting and enhancing biodiversity.
27. In the interest of protecting and enhancing biodiversity.
28. In the interest of protecting and enhancing biodiversity.
29. In the interest of protecting and enhancing biodiversity.
30. In the interest of protecting and enhancing biodiversity.

In accordance with Article 5 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 the reason for the Council's decision to grant permission for the development subject to the above conditions is:

1. This permission has been granted having regard to Policies CS1 of the Essex and Southend-on Sea Replacement Structure Plan, and to Policies BAS S1 and BAS BE12 of the Basildon District Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

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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 the Environment 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 so 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 294182, 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.