PROPOSAL

Development for 145 residential dwellings with associated landscaping, open space, access, parking and ancillary infrastructure including pumping station.

LOCATION

Land West Of Broad Street Green Road Heybridge Essex
(UPRN - 010013999895)

NAME OF APPLICANT: Persimmon Homes

NAME AND ADDRESS OF AGENT: Mr Mark Furlonger - Temple Group
Devon House
58-60 St Katharine's Way
London
E1W 1LB

DECISION DATE 16 May 2017


GRANT PERMISSION

for the said development subject to the attached Section 106 Legal Agreement and

FIONA MARSHALL
CHIEF EXECUTIVE

IMPORTANT: PLEASE REFER TO THE NOTES ATTACHED TO THIS DOCUMENT
compliance with the conditions appended to this Notice.
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1  **CONDITION**

   The development hereby permitted shall be begun within three years from the date of this approval. The development shall be carried out as approved.

   **REASON**

   To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended)

2  **CONDITION**

   The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice as well as the submitted detailed specifications.

   **REASON**

   To ensure the development complies with the application as submitted.

3  **CONDITION**

   No development above ground level (for the purposes of this condition development shall exclude site clearance, archaeological investigations) shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the materials and details as approved.

   **REASON**

   To ensure the external appearance of the development is appropriate to the locality in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan, the provisions and guidance of the National Planning Policy Framework and policy D1 of the Maldon District Submission Local Development Plan.

4  **CONDITION**

   No development shall commence (for the purposes of this condition development shall exclude site clearance, archaeological investigations) until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment as approved shall be constructed prior to the first use/occupation of the development to which it relates and be retained as such thereafter.

   **REASON**
In order to safeguard the amenities of future occupiers of the dwellings and existing neighbouring residential properties in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan, the NPPF and policy D1 of the Maldon District Submission Local Development Plan.

5 CONDITION

Prior to the commencement of development, precise written details of the proposed phasing of development, supported by a phasing plan shall be submitted to and be approved in writing by the Local Planning Authority. The development shall proceed in compliance with the agreed phasing schedule as approved.

REASON

To ensure that development is completed in accordance with an agreed phasing of development which will be respectful of the existing features to comprehensively deliver amelioration and enhancement benefits having regard to policies CON5, CC5, BE1 and T2 of the adopted Maldon District Replacement Local Plan, the provisions and guidance of the National Planning Policy Framework, and policies D1, T2 and N2 of the Maldon District Submission Local Development Plan.

6 CONDITION

No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall require details of the following:

- How any groundwater seepage and surface water runoff during excavation / construction works will be adequately dealt with. The scheme shall minimize the risk of offsite flooding caused by surface water run-off and groundwater during construction.
- Access arrangements to the site in conjunction with demolition / construction operations.
- Provision for the parking of vehicles of site operatives and visitors.
- Loading and unloading of plant and material.
- Storage of plant and materials used in constructing the development.
- Wheel and underbody washing facilities.
- Mitigation measures to protect ecology on site.
- Dust management.
- Pollution control: protection of water courses and ground water and soils, bunding of fuel storage areas, sewage disposal.
- Temporary site illumination.
- Arrangements for keeping the site entrance and adjacent public road clean.
- Construction noise management plan.

- All approved measures shall be put in place prior to development commencing on site and all subsequent construction of the development shall be implemented in accordance with the approved details.
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The approved Construction Management Plan shall be implemented in accordance with the details as agreed and shall be adhered to throughout the construction of the development.

**REASON**

To prevent on-street parking in the adjoining streets does not occur and to ensure that loose materials and spoil are displaced onto the public highway in the interests of highway safety, in accordance with Policies CON5, BE1, T2 and T8 of the Maldon District Replacement Local Plan and Policy D1, D2 and T2 of the submitted Maldon District Local Development Plan.

**7 CONDITION**

No development shall commence until details of the proposed Local Area for Play (LAP), together with a timetable for implementation and arrangements for the future management and maintenance have been submitted to and approved in writing by the Local Planning Authority. Such details shall include all items of play equipment, landscaping, ground surfacing treatment, enclosure of the area incorporating self-closing gates, seating, and refuse facilities and safety notices. The Local Area for Play (LAP) shall be implemented and shall be made available for public use in accordance with the approved timetable for implementation. Once implemented the Local Area for Play (LAP) shall be permanently maintained in accordance with the approved details and retained for such purposes thereafter.

**REASON**

In order to ensure that adequate play space is provided on site and remains available for subsequent use by the occupiers of the development hereby permitted, in accordance with policies REC3 and BE1 of the adopted Maldon District Replacement Local Plan, the provisions and guidance of the National Planning Policy Framework and policies D1 and N3 of the Maldon District Submission Local Development Plan.

**8 CONDITION**

No development 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 hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

**REASON**

To prevent flooding by ensuring adequate storage of/disposal of surface water from the site, effective operation of the SuDS features and for mitigation purposes, in accordance with submitted Maldon District Replacement Local Plan Policy D2 and Paragraph 103 of the National Planning Policy Framework.
9 CONDITION

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Control all the surface water run-off (incremental flows) generated within the development for all events up to and including the 1 in 100 year event inclusive of climate change. Run-off from the development should be limited to the Greenfield 1 in 1 year return period event.

2. Provide mitigation within the site of the surface water run-on (cumulative flows) from the upstream catchment of the development and of CDA5, through use of Flood Storage Areas.

3. Provide detailed calculations of the sizing of flood volumes identified within the site, and consider the site in its singularity. At this stage the measures in the Maldon SWMP have not been implemented including the North Heybridge Flood Alleviation Scheme.

4. Provide results of the dynamic hydraulic modelling showing the combined effects of the SuDS scheme both in meeting the water quality and water quantity criteria. This should include the sizing of individual tanked permeable paving, swales and ponds cascaded together.

5. Provide further details on the wider connectivity from the proposed discharge locations. Clear evidence must be shown that the proposed ditches are not blind ditches; alternatively they should be designed as landscaped infiltration swales / ditches.

6. Provide evidence of water quality treatment from the development using the risk based approach as outlined in the CIRIA SuDS manual C753.

7. Provide a plan showing the final exceedance flow paths, these should be away from any buildings.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON

To prevent flooding by ensuring adequate storage of/disposal of surface water from the site, effective operation of the SuDS features and for mitigation purposes, in accordance with submitted Maldon District Replacement Local Plan Policy D2 and Paragraph 103 of the National Planning Policy Framework.

10 CONDITION

No development (for the purposes of this condition development shall exclude site clearance, archaeological investigations) shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. The details of the foul drainage strategy shall be implemented as agreed and no dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy.

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To prevent environmental and amenity problems arising from flooding in accordance with RLP Policy CON5, the NPPF and submitted LDP Policy D2.

11 CONDITION

A) No demolition/development or groundworks shall commence until a Written Scheme of Investigation, in response to an archaeological brief, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON

To protect the site which is of archaeological interest in accordance with policy BE17 of the adopted Maldon District Replacement Local Plan, the NPPF, and policy D3 of the submitted Maldon District Replacement Local Plan.

12 CONDITION

No development or demolition / conversion of any kind shall take place within the site until the applicant, their agents, the owner of the site or successors in title, has secured the implementation of a programme of archaeological recording from an accredited archaeologist or historic building specialist in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in a manner that accommodates the agreed programme of works.

REASON
To protect the site which is of archaeological interest in accordance with policy BE17 of the adopted Maldon District Replacement Local Plan, the NPPF, and policy D3 of the submitted LDP.

13 **CONDITION**

The areas of public open space shall be laid out and landscaped in accordance with a detailed scheme and timetable for implementation that shall be submitted and approved in writing by the Local Planning Authority within 6 months from the commencement of development. The public open space shall be made available for public use in accordance with the approved timetable for implementation. The public open space shall be permanently maintained in accordance with the approved details and retained for such purposes thereafter.

**REASON**

To ensure that adequate public open space is provided within the development in accordance with policies BE1 and REC3 of the adopted Maldon District Replacement Local Plan, the guidance and provisions of the National Planning Policy Framework and policies D1 and N3 of the Maldon District Submission Local Development Plan.

14 **CONDITION**

Prior to first occupation of the development the proposed access onto Broad Street Green Road at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4m by 160m to the north and south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided prior to first occupation and retained free of any obstruction in perpetuity.

**REASON**

Prior to first occupation of the development the proposed access onto Broad Street Green Road at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4m by 160m to the north and south, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided prior to first occupation and retained free of any obstruction in perpetuity.

15 **CONDITION**

Prior to first occupation of the development the developer shall implement and retain in perpetuity the access arrangements for the proposed development, as shown on the approved plans, to include but not limited to:

- A new bellmouth access with a minimum of 6m radii
- Footway and cycleway connections

**REASON**

In the interests of highway safety, efficiency and accessibility in accordance with Maldon District Replacement Local Plan Policy T1, the guidance and provision of the National Planning Policy Framework and submitted Maldon District Local Development Plan Policy T2.

16 **CONDITION**
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Prior to the residential occupation of 30 units within the development the developer shall implement bus stop improvements to the adjacent stops to the front of the site, this shall include the following works:

- The relocation of the northbound bus stop to the south of its present position with raised kerbs etc. to an agreed safe location
- Provision of timetable information to each stop either through free standing Real Time Passenger Information (RTPI) signs, or if not possible to implement the RTPI signs, then the provision of a new post with timetable

**REASON**

In the interests of improving accessibility, promoting sustainable development and transport for the site and the locality in accordance with Maldon District Replacement Local Plan Policy T1, the guidance and provision of the National Planning Policy Framework and submitted Maldon District Local Development Plan Policies T1 and T2.

17 **CONDITION**

Upon first occupation of a completed dwelling the Developer shall provide the first household in occupation of that dwelling with a Residential Travel Information Pack promoting sustainable transport choices, such a pack shall include, but not be limited to, public transport information, timetables and 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 Maldon District Replacement Local Plan Policy T1, the guidance and provision of the National Planning Policy Framework and submitted Maldon District Local Development Plan Policies T1 and T2.

18 **CONDITION**

An individual dwelling hereby permitted shall not be first occupied until such time as the vehicle parking area(s) serving that dwelling indicated on the approved plans has been laid out, hard surfaced, marked out in parking bays (where applicable) and made available for use. The vehicle parking area(s) shall be retained for vehicle parking purposes at all times thereafter.

**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 T8 of the adopted Maldon District Replacement Local Plan, the Maldon District Vehicle Parking Standards policy T2 of the submitted Maldon District Local Development Plan, and the guidance and provisions of the National Planning Policy Framework.

19 **CONDITION**

The development shall be carried out in accordance with the requirements and mitigation measures set out in the approved Ecological Assessment. No development shall commence until a Construction Environmental Management Plan and Ecological Mitigation Management Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in that form thereafter.

**REASON**

In order to ensure that the site is managed to mitigate the impacts on and protect habitat of protected species in compliance with policy CC5 of the adopted Maldon District Replacement Local Plan, the guidance and provisions of the National Planning Policy Framework and policy N2 of the Maldon District Pre-Submission Local Development Plan.

20 **CONDITION**

The landscaping details and specifications of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These landscaping details shall include the layout of the hard landscaped areas with the materials and finishes to be used together with details of the means of enclosure, car parking layout, vehicle and pedestrian accesses.

The details of the soft landscape works shall include schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers / densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the Local Planning Authority. The soft landscape 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 first agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree or plant that tree or plant, or any tree or plant planted in its replacement, is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

**REASON**

To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies BE1, CC6 and CC7 of the adopted Maldon District Replacement Local Plan, the guidance and provisions of the National Planning Policy Framework and Policies D1, N1 and N2 of the submitted Maldon District Local Development Plan.
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21 **CONDITION**

No trees within the site shall be felled, cut back, damaged or removed, unless as shown on the approved plans. No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection as follows:

- Tree survey detailing works required;
- Trees to be retained;
- Tree and hedgerow retention protection plan including fencing and ground protection measures;
- Tree constraints plan;
- Arboricultural implication assessment;
- Arboricultural method statement (including drainage service runs and construction of hard surfaces).

The development shall be implemented in accordance with the details and protection measures as approved. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the Local Planning Authority.

**REASON**

To protect existing landscaping on the site in the interests of visual amenity and the character of the area in accordance with policies BE1, CC6 and CC7 of the adopted Maldon District Replacement Local Plan, the guidance and provisions of the National Planning Policy Framework and Policies D1, N1 and N2 of the submitted Maldon District Local Development Plan.

22 **CONDITION**

Prior to the commencement of the development hereby permitted (for the purposes of this condition commencement shall exclude site clearance, archaeological investigations), details of the means of refuse and recycling storage including details of any bin stores to be provided shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and provided prior to the first occupation of the development and retained for such purposes at all times thereafter.

**REASON**

Prior to the commencement of the development hereby permitted, details of the means of refuse and recycling storage including details of any bin stores to be provided shall be submitted to and approved in writing by the Local Planning Authority.
Authority. The development shall be carried out in accordance with the agreed details and provided prior to the first occupation of the development and retained for such purposes at all times thereafter.

23 **CONDITION**

No development shall commence until details of the external lighting strategy for the site including the luminance and spread of light and the design and specification of the light fittings shall be submitted to and approved in writing by the Local Planning Authority. All illumination within the site shall be retained in accordance with the approved details. There shall be no other lighting of the external areas of the site unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To minimise light pollution upon nearby property including residential properties, the adjoining rural countryside and in the interests of biodiversity and ecology in accordance with policies CON5, BE1 and CC5 of the adopted Maldon District Replacement Local Plan, the provisions and guidance of the National Planning Policy Framework and policies D1, D2 and N2 of the Maldon District Submission Local Development Plan.

24 **CONDITION**

No development shall commence until detailed drawings showing the finished ground and finished floor levels of the development in relation to the levels of the surrounding area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the scheme as approved.

**REASON**

In order to protect the visual amenity of the area and to safeguard the residential amenity of adjacent occupiers, in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan, the provisions and guidance of the National Planning Policy Framework and policy D1 of the Maldon District Submission Local Development Plan.

25 **CONDITION**

No development shall commence until a strategy to facilitate superfast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.
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**REASON**

In order to ensure that suitable infrastructure is provided at the site for the benefit of future occupiers, in accordance with policy I1 of the Maldon District Submission Local Development Plan and the guidance and provisions National Planning Policy Framework.

**26 CONDITION**

Prior to first occupation of residential dwellings within the areas identified as C, D and E in the Phase 1 and Phase 2 Contaminated Land Report, Reference 355, SI - Report, AF, TP, 29-05-12, V1Ground Gas Protection measures, as prescribed in BRE 141 shall be installed into all dwellings located within these areas.

Verification that completed gas protection measures have been installed as required shall be provided to the Local Planning Authority for approval prior to first occupation of the residential dwellings affected. Where development in these areas is being carried out in separate phases the verification and discharge of this condition can be carried out in part for each phase as agreed in writing with the local planning authority.

**REASON**

To ensure the development does not represent a pollution risk in accordance with policies CON5 and BE1 of the adopted Maldon District Replacement Local Plan the guidance and provisions of the National Planning Policy Framework, and Policies D1 and D2 of the submitted Maldon District Local Development Plan.

**27 CONDITION**

Prior to constructions of plots 26, 27 and 87 above ground level, a scheme of acoustic glazing and passive ventilation for these units shall be provided in writing to the local planning authority for approval.

The information shall include the acoustic performance of the glazing units (Rw + Ctr) and passive ventilation methods. Ventilation performance must ensure that air turnover meets the requirements of Part f of the Building regulations.

These houses shall be implemented in accordance with the approved details prior to occupation of those units and maintained and retained in that form thereafter.

**REASON**

To protect the amenities of future residents from undue noise and disturbance in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan the guidance and provisions of the National Planning Policy Framework, and policy D1 of the submitted Maldon District Local Development Plan.

**28 CONDITION**

Prior to the construction of plots 1 2, 28, 29 and 86 above ground level, a detailed
scheme of chosen glazing units and enhanced ventilation measures for these plots shall be provided in writing to the local planning authority for approval.

The information shall include the acoustic performance of the glazing units (Rw + Ctr) and passive ventilation methods and clearly show the resulting internal noise levels in habitable rooms of those plots. Ventilation performance must ensure that air turnover meets the requirements of Part f of the Building regulations.

With windows closed and mechanical ventilation in operation internal noise levels shall not exceed the noise levels stated in paragraph 7.7.2 Table 4 of BS8233:2014.

The development shall be implemented in accordance with the approved details prior to occupation of those units and maintained and retained in that form thereafter.

**REASON**

To protect the amenities of future residents from undue noise and disturbance in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan the guidance and provisions of the National Planning Policy Framework, and policy D1 of the submitted Maldon District Local Development Plan.

29 **CONDITION**

Prior to the construction of plots 29 and 86 above ground level, details of the boundary fencing and sound attenuation provided to reduce noise levels in rear garden areas of these plots shall be submitted in writing for approval.

Noise levels in external rear garden areas shall not exceed 55dBLAeq daytime.

The development shall be implemented in accordance with the approved details prior to occupation of those units and maintained and retained in that form thereafter.

**REASON**

To protect the amenities of future residents from undue noise and disturbance in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan the guidance and provisions of the National Planning Policy Framework, and policy D1 of the submitted Maldon District Local Development Plan.

**INFORMATIVES**

**Essex County Council Highways**

1 Prior to any works taking place in public highway or areas to become public highway the developer shall enter into an appropriate legal agreement to regulate the construction of the highway works. This will include the submission of detailed engineering drawings for approval and safety audit.

2 A temporary closure/diversion of the footpaths is likely to be required during the construction phases.

3 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU.
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4 The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Archaeology
The archaeological work will comprise geophysical survey of the entire development area followed by archaeological trial-trenching and geotechnical assessment of the gravels. Full excavation of specific areas will be required if archaeological features are identified together with a programme of post-excavation analysis and publication of results. All fieldwork should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by Essex County Council. Contact: Maria Medlycott, Historic Environment Advisor, Telephone: 03330-136853 Email: maria.medlycott@essex.gov.uk

Environmental Health
The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours:

a. No waste materials should be burnt on the site, instead being removed by licensed waste contractors;
b. No dust emissions should leave the boundary of the site;
c. Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
d. Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
NOTES:

This Permissions and Other Approvals
THIS PLANNING PERMISSION DOES NOT NECESSARILY GIVE YOU ALL THE PERMISSIONS YOU NEED FOR YOUR PROPOSAL.

Other permissions may be required for the development and therefore you must check this before you start the development. It is your responsibility to obtain any other necessary approvals or permissions for the development.

This decision relates to your application for Planning Permission only and must be carried out fully in accordance with the details of the permission and any attached conditions. Failure to do so may result in the Local Planning Authority taking planning enforcement action.

Building Regulations
This Planning Permission does not give you approval under the Building Regulations. You must therefore ensure that you have any necessary approvals under the Building Regulations for the development hereby approved.

Your Right of Appeal
If you disagree with a decision of the Local Planning Authority to grant Planning Permission for the proposed development subject to conditions, you can appeal to the Secretary of State. If you want to appeal, you must do so within six months of the date of this notice, using a form that you can get from:

The Planning Inspectorate, Appeals Registry, Room 3/15A, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Secretary of State can allow a longer period for giving notice of an appeal, but this will only be done where there are special circumstances that excuse the delay in giving notice beyond the six month period.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development without the conditions it imposed, having regard to the relevant statutory provisions and any relevant directions. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notice
If following a decision of the Local Planning Authority to grant permission to develop land subject to conditions, or a decision made by the Secretary of State, 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 a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Access for the Disabled
Where this decision will result in the provision of a building or premises to which the public are admitted; or to an office, shop, or railway premises; or to colleges, schools or educational buildings, your attention is drawn to the need to make certain provisions for the benefit of disabled persons. Your attention is drawn to Sections 4, 7, 8, and 8A of the Chronically Sick and Disabled Persons Act 1970; to the Code of Practice of Access of the Disabled to Buildings (British Standards Institution code of practice BS5810:1979); and to Design Note 18 “Access for Disabled People to Educational Buildings” published in 1984 on behalf of the Secretary of State.