

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: This condition is imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the details contained within the following drawings:

Title	Plan No.
Site Location Plan	001.02
Proposed Site Layout Plan	300 Rev PL01
Proposed Storey Heights Plan	310 Rev PL01
Proposed Housing Tenure Plan	311 Rev PL01
Proposed Parking Plan	312 Rev PL01
Proposed Housing Mix Plan	313 Rev PL01
Proposed Back-to-Back Plan	314 Rev PL01
Proposed Movement Plan	315 Rev PL01
Proposed Garden Size Plan	316 Rev PL01
Proposed Materials Plan	317 Rev PL01
Proposed Refuse Strategy Plan	318 Rev PL01
Proposed Boundary Treatment Plan	319 Rev PL01
House Type 2 Bed Affordable Type A	320 Rev PL01
House Type 2 Bed Affordable Type B	321 Rev PL01
House Type 3 Bed Affordable Type A	322 Rev PL01
House Type 3 Bed Affordable Type B	323 Rev PL01
House Type 3 Bed Affordable Type C	324 Rev PL01
3 Bed Affordable Bungalow	331.00
Apartment Type A Floor Plan	326 Rev PL01
Apartment Type A Elevations	327 Rev PL01
Apartment Type B Floor Plan	328 Rev PL01
Apartment Type B Elevations	329 Rev PL01
2 Bed Bungalow Affordable	330 Rev PL01
House Type 301 Type A	332 Rev PL01
House Type 301 Type B	333 Rev PL01
House Type 305 Type A	334 Rev PL02
House Type 305 Type B	335 Rev PL02
House Type 1184	336 Rev PL01
House Type 309	338 Rev PL01
House Type 1002 Type A	339 Rev PL02
House Type 1002 Type B	340 Rev PL02
House Type 401 Type A	341.00

House Type 401 Type B	342.00
House Type 412	343 Rev PL01
House Type 419	344 Rev PL01
House Type 500 Type A	345 Rev PL02
House Type 500 Type B	346 Rev PL01
Single Garage	350 Rev PL01
Double Garage	351 Rev PL01
Proposed Street Scenes 1 of 2	355 Rev PL01
Proposed Street Scenes 2 of 2	356 Rev PL02
Apartment Block Cycle Store	385 Rev PL01
Apartment Block Refuse Store	386 Rev PL01
Landscape and Open Space Strategy Plan	LV-0006 Rev S3-P2
Proposed Priority Junction Plan	16-T022 09 Rev C

REASON: For the avoidance of doubt.

3. If any unforeseen ground contamination is encountered during development, including demolition, the Local Planning Authority shall be notified immediately. If necessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming that the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

4. No works shall takes place until a detailed Green Infrastructure Strategy for the site, based on the Essex Green Infrastructure Strategy and Emerging GI Standards and an assessment of the ecological context of the development, has been submitted to and approved in writing by a landscape specialist form the local planning authority. The scheme should include but not be limited to:

- A) Demonstrating how the GI has been designed to provide recreational facilities for different user and age groups. It should deliver social inclusive processes that are open to all and incorporate the knowledge and needs of diverse parties.
- B) Details of advance planting; and
- C) The timescale for the Implementation of each aspect of Green Infrastructure within the development and details of the quality standard of construction and maintenance.

REASON: The National Planning Policy Framework 2024 paragraph 8c sets environmental protection and enhancement as one of the 3 objectives of the

planning system. Paragraph 103 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

5. Prior to the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan in line with the finalised biodiversity metric).
- Details of the body or organisation responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP shall also include details by which the long term implementation of the plan will be secured by the developer with the management company responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

6. No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, in accordance with the Flood Risk Assessment & Drainage Strategy, ref W461-03 dated June 2022, by Ardent Consulting Engineers, and the following mitigation measures, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:

- A) Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- B) Limiting discharge rates to 9.4l/s from catchment 1, and 4.2l/s from the remainder of the site, for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change, subject to agreement with the relevant third party. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- C) Final modelling and calculations for all areas of the drainage system.

- D) The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. The discharge from catchment 1 should pass through both detention basins 1a and 1b.
- E) Detailed engineering drawings of each component of the drainage scheme.
- F) A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. • A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk, pollution hazard and ice on the highway from the site.

7. Prior to occupation of any unit a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall have been submitted to and approved in writing by the Local Planning Authority. The applicant or any successor in title must maintain yearly logs of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

8. Prior to the commencement of any development, which for the purposes of this condition includes land clearance, grading and demolition, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide:

- i. Details of vehicle routing;
- ii. Details of locations for the parking vehicles of site operatives and visitors;
- iii. locations for Loading and unloading of plant and materials;
- iv. details for Storage of plant and materials used in constructing the development;
- v. details of Wheel and underbody washing facilities
- vi. A before and after highways condition survey to identify defects to highway in the vicinity of the access to the site and where necessary

- ensure repairs are undertaken at the developer expense where caused by developer;
- vii. Details of control measures for dust, noise, vibration, and lighting and
- viii. Details for the public display of contact details including accessible phone contact to persons responsible for the site for the duration of the works.

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and to ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

9. No works audible outside of site boundaries shall be undertaken outside of 08:00 – 18:00 Monday to Friday daily and 08:00 – 13:00 Saturdays. No audible works outside of site boundaries shall be undertaken on Sundays or public holidays;

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety and to ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

10. Prior to first occupation of the development, the access point at Daws Heath Road shall be provided as shown in principle on 'Iceni DWG Proposed Priority Junction' drawing (16- T022_09C). The vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway with an appropriate dropped kerb vehicular crossing of the footway with clear to ground visibility splay. Vehicular visibility splays of 2.4m x 43m in both directions shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times thereafter for the lifetime of the development. Prior to the first occupation of the development all redundant access points shall be suitably reinstated with full upstand kerb and footway provision.

REASON: To provide adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

11. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

REASON: 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 to ensure accordance with policy DM1 of the Development Management Policies as adopted

as County Council Supplementary Guidance in February 2011.

12. Vehicle parking shall have minimum dimensions of 2.9m x 5.5m. All single garages should have a minimum internal measurement of 7m x 3m, all double garages should have a minimum internal measurement of 7m x 5.5m to be considered in the parking numbers. Visitor Parking shall be provided prior to occupation of the final dwelling throughout the development in accordance with Drawing 312. PL01. All parking as set out shall be retained thereafter.

REASON: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

13. No development or preliminary ground works shall commence until:

- A) A programme of archaeological trial trenching has been secured and undertaken in accordance with a Written Scheme of Investigation which shall have previously been submitted to and approved in writing by the Local Planning Authority.
- B) A mitigation strategy detailing the excavation/preservation strategy for any archaeological deposits shall be submitted and approved in writing by the local planning authority following the completion of this work.
- C) No development or preliminary groundworks can commence in any areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy.
- D) The applicant shall submit to the local planning authority a post-excavation assessment within six months of the completion of the fieldwork.

REASON: Archaeology must be identified prior to the commencement of development to ensure that archaeological investigation is initiated at an appropriate point in the development process and that any areas of archaeological preservation are identified and appropriately recorded/preserved and the results published in accordance with Section 16 of the National Planning Policy Framework.

14. Prior to any works onsite a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Ecological Impact Assessment and Biodiversity Net Gain Assessment-Rev C (Southern Ecological Solutions Ltd, October 2023) The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities;
- b. Identification of "biodiversity protection zones";
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d. The location and timing of sensitive works to avoid harm to biodiversity features;

- e. The times during construction when specialist ecologists need to be present on site to oversee works;
- f. Responsible persons and lines of communication;
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and,
- h. Use of protective fences, exclusion barriers and warning signs.
- i. Control of pollutants, water quality/quantity, lighting and noise during construction to avoid indirect impacts on the SSSI.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To protect the adjacent Great Woods and Dodd's Grove SSSI, to conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

15. Prior to commencement of any works which will impact the breeding/ resting place of hazel dormouse, either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

16. Prior to commencement of development, a finalised Biodiversity Net Gain Plan shall be submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the Daws Heath 3.1 Metric Rev B.

The content of the Biodiversity Net Gain Plan should include the following:

- Proposals for the on-site biodiversity net gain;
- A management and monitoring plan for onsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2, 5, 10, 15, 20, 25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The development shall be implemented in full accordance with the requirements of the approved Biodiversity Net Gain plan.

Reason: To allow the development to demonstrate measurable biodiversity net

gains and allow LPA to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).

17. A Biodiversity Enhancement Strategy for bespoke biodiversity enhancements, prepared by a suitably qualified ecologist in line with the Ecological Impact Assessment and Biodiversity Net Gain Assessment – Rev C (Southern Ecological Solutions Ltd, October 2023), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate;
maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species).

18. On site measures to avoid impacts from the development alone from recreation disturbance to the Blackwater Estuary SPA and Ramsar site, Benfleet and Southend Marshes SPA and Ramsar site and Thames Estuary and Marshes SPA and Ramsar site and Essex Estuaries SAC shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:

- a) Purpose and conservation objectives for the proposed measures;
- b) Detailed designs of the interpretation board and leaflets;
- c) Timetable for implementation demonstrating that measures are aligned with the proposed phasing of development;
- d) Locations of proposed dog waste bins and interpretation boards by appropriate maps and plans; and
- e) details of initial aftercare and long-term maintenance.

The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To avoid adverse effects on site integrity, from increased recreational disturbance from the development alone, on the relevant Habitats sites and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

19. Prior to occupation, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using

their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

20. Prior to commencement, a Badger Method Statement in accordance with the Ecological Impact Assessment and Biodiversity Net Gain Assessment-Rev C (Southern Ecological Solutions Ltd, October 2023) shall be submitted to and approved in writing by the local planning authority. This will contain finalised mitigation measures and/or works to reduce potential impacts to Badgers during the construction phase, including the finalised location and details of artificial badger sett. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter for the lifetime of the development.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats species).

21. Details of on site measures to restrict unauthorised access from the application

site into the adjacent Great Wood and Dodd's Grove SSSI, the application of a 15m buffer zone adjacent to the SSSI, details of appropriate planting schemes which are sympathetic to the needs of the SSSI and location of proposed dog waste and refuse bins throughout the open green space and any other measures required shall be submitted to, and be approved in writing by, the local planning authority prior to the first occupation of the development.

REASON: To avoid Adverse Effects on the Integrity of the to the Great Wood and Dodd's Grove SSSI and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

22. Prior to first occupation of the development, a full landscaping scheme shall be submitted to and approved in writing by the local planning authority. Such a scheme shall include planting plans, written specifications, including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, plant sizes and proposed numbers/densities.

All landscaping works forming part of the approved scheme shall be carried out in accordance with the approved scheme within one year of first occupation of the development.

Any tree or shrub or grass contained within the approved landscaping scheme dying or becoming damaged, diseased or uprooted within 5 years of the development being occupied shall be replaced by a tree or shrub or grass of a similar size and species, or such other species as may be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory standard of landscaping in the interest of visual amenity and to encourage an increase in biodiversity on the site.

23. Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Planning Authority. No other fill material shall be imported onto the site.

REASON: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

24. No development above ground level shall take place until details of existing and finished site levels, finished floor and ridge levels of the buildings to be erected and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority.

REASON: The proposed levels of the development are required prior to commencement for clarity and to ensure that any works in connection with the development hereby permitted respect the height of adjacent properties.

25. No development above ground level shall take place until details/samples of all

materials to be used in the construction of the external surfaces of the development hereby approved been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

REASON: For clarity and in the interests of proper planning to ensure the preservation of visual interest.

26. No development above ground level shall take place until the details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

REASON: For clarity and in the interests of proper planning to ensure the preservation of visual interest.