



Appeal Decision

Inquiry held on 11 February 2025

Site visit made on 12 February 2025

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st May 2025

Appeal Ref: APP/H1515/W/24/3353271

Officers' Meadow, Land North of Shenfield, Alexander Lane, Shenfield, Essex CM15 8QF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Croudace Homes Ltd against Brentwood Borough Council.
 - The application Ref is 23/01164/FUL.
 - The development proposed is 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure.
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Decision

1. The appeal is allowed and planning permission is granted for 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure at Officers' Meadow, Land North of Shenfield, Shenfield, CM15 8QF in accordance with the terms of the application, Ref 23/01164/FUL, subject to the conditions set out in Appendix A.

Preliminary Matters

2. The name on the appeal form, Mr Ben Yallop, does not match that on application form, which details the applicant as Croudance Homes Ltd. It was confirmed at the Inquiry that Mr Ben Yallop is an employee of Croudance Homes Ltd and that his name was entered in that capacity. I have therefore proceeded to determine the appeal with Croudance Homes Ltd as the appellant.
3. The description of development has been amended from that detailed on the application form to remove reference to "hybrid application". The description of development detailed in the banner heading above has been used by the parties in their submissions and I am satisfied that it accurately describes the appeal scheme.
4. Prior to the commencement of the Inquiry, the parties submitted a joint statement¹ detailing that, following a change to the proposed mix of dwelling types and tenures, the council now supports the granting of planning permission and withdraws the proofs of evidence, statement of case and apposite parts of the Statement of Common Ground that are now out of date.

¹ ID.1 – Joint statement

5. Furthermore, the updated Statement of Common Ground² agreed between the parties details: (1) that the appeal scheme is in compliance with Policy HP05 of the Brentwood Local Plan (LP), proposing 35% affordable dwellings and a tenure split of 73/27 that is in accordance with the provisions of that policy and the up to date evidence of housing need; (2) that, in light the substantial benefits of securing early delivery of the affordable housing, there is no design reason for refusing planning permission; and, (3) that the Statement of Community Involvement³ is a demonstration of a collaborative process which has allowed the views of the community to be taken into account in accordance with Policy BE14 of the LP.
6. A number of interested parties objected to the application and the subsequent appeal with regards whether or not the appeal scheme conforms to the allocating policy and with regards highway safety and flooding concerns.

Main Issue

7. I consider that the main issue is:
 - i. whether or not the appeal scheme complies with the policies of the adopted Development Plan for the area, with particular regards to the allocating policy, highway safety and flooding, and if not whether material considerations indicate a decision otherwise than in accordance with it.

Reasons

The Allocation

8. Policy R03 of the LP allocates Officers' Meadow and surrounding land, including the appeal site, for a residential-led mixed use development including a primary school, carehome, self and custom build and 2ha of land for employment purposes.
9. The comprehensive masterplan and phasing strategy⁴ that accompanies the Officers' Meadow and surrounding land development proposals identifies that the appeal site would accommodate land for a primary school and early years facility in addition to housing.
10. Objections to the appeal scheme have referred to the absence of land for employment purposes as part of the appeal scheme as falling short of the requirements of Policy R03. The Appellant's planning witness⁵ stated at the Inquiry that it had never been envisaged that the appeal site would provide the land for employment purposes. Indeed, the employment land is shown on the masterplan as being located on another parcel of land. I note that the wording of Policy R03 does not specifically require the provision of employment land on the appeal site.
11. On this basis, I am satisfied that the absence of 2ha of land for employment purposes from the appeal scheme does not cause it to be in conflict with the provisions of Policy R03.
12. Additionally, a number of consultation responses have raised concerns with regards the road linking Alexander Lane to Chelmsford Road. I note that this is a specific requirement of Policy R03 2d) and that the road is to be 20mph limit with

² ID.4 Updated Statement of Common Ground

³ CD1.7 Statement of Community Involvement

⁴ CD 1.5 Masterplan Development Principles Document July 2023

⁵ Ms Jane Piper (BA Hons) BTP, MRTPI

cycleway and footpath provided. Furthermore, the effects of the link road have been assessed in the Transport Assessment (TA) as part of the appeal scheme.

13. Turning to design, Policy R03 seeks that the development be of a design quality and layout that reflects its key gateway location. The appellant's Urban Design witness⁶ details the evolution of the design process as including council Officers and Essex County Council Place Services. The submitted evidence shows that the gateway entrances would be well connected to a range of modes of travel, including cycling and walking and in accordance with the provisions of the Framework⁷ are of a higher density prioritising access to sustainable transport.
14. I saw at the site visit that the prevailing character of nearby properties on Chelmsford Road, near to the western gateway to the site, generally consists of two storey suburban type houses of a mixed design, including a more modern small development currently under construction. To the southern gateway, the existing properties are also generally two storeys and also of varied architectural design.
15. The appellant's Urban Design witness detailed that the design team sought to strike a balance between maintaining the prevailing character and promoting a change. The submitted plans show that, in respect of the western gateway, this has been influenced by the adjacent Brentwood Preparatory School and results in scheme that appears as a focal point at an entrance to a new neighbourhood. In respect of the southern gateway, the submitted plans show a stepped transition between the existing predominantly 2 storey building heights and the 3 storeys of the buildings of the appeal scheme.
16. On the basis of the evidence before me I am satisfied that the appeal scheme responds to its context, is of a design that is of high quality and reflective of its gateway situation. As such, I am satisfied that the appeal scheme is in compliance with Policy R03 of the LP and I have no substantive evidence before me that would lead me to conclude otherwise.

Highway Safety

17. The appeal scheme and wider development will, by its very nature, generate a number of additional vehicle movements on the local highway network. A local resident at the Inquiry raised concern that this cumulative highway impact had not been assessed and that consequently, there would be harm to highway safety.
18. The TA submitted in support of the proposals details that the appeal site is located within reasonable walking distance of Shenfield train station, that is served by the Elizabeth Line and Greater Anglia services. Various bus services in close proximity to the site provide access to Brentwood and Chelmsford. Furthermore, the submitted evidence shows that there are other cycle and walking routes available.
19. As identified by the appellant's Planning Witness at the Inquiry, the TA assesses the effects of the proposed development, committed development and future years projected traffic growth. The results of these assessments are detailed in the TA and show that the additional traffic generated by the appeal scheme can be accommodated on the highway network.

⁶ Vaughan Anderson BA MA PG Dip

⁷ Paragraph 115 National Planning Policy Framework

20. I note that there has been no objection from Essex County Council as the Local Highways Authority or from National Highways, though both commented and suggested conditions to be attached to any permission resulting from the application.
21. For the reasons detailed above, I am satisfied that the appeal scheme would not harm highway safety and is in compliance with Policies BE09 and BE12 of the LP that seek to ensure highway safety and access to sustainable modes of transport.

Flooding

22. Local residents have raised various concerns regarding flooding and drainage, in particular with regards to surface and groundwater flooding.
23. The proposals are supported by a Flood Risk Assessment (FRA) which includes a Drainage Strategy. I saw at the site visit that there is some water logging on parts of the site. Whilst it is unclear how this has occurred, the FRA identifies that this is due to clay topsoil preventing the infiltration of runoff, rather than ground water rising or an elevated water table. Furthermore, the FRA refers to bespoke ground investigations⁸ that identified groundwater across the site at depths of 3m to 4m, trapped between two impermeable layers meaning that excavations of this depth will require the implementation of management measures.
24. I note that, subject to conditions, Essex County Council as the Lead Local Flood Authority and the Environment Agency have not objected to the appeal scheme.
25. Furthermore, phase I and II ground investigations have been carried out in support of the appeal scheme. Amongst other matters, the investigations concluded that the subsidence risk on the site, a matter raised by local residents, is very low (collapsible soils) and negligible (ground dissolution).
26. On the basis of this evidence, I am satisfied that the FRA and accompanying investigations are comprehensive, and appropriate mitigation measures are proposed. As such, the appeal scheme is not at unacceptable risk of flooding and will not unacceptably increase the risk of flooding elsewhere in accordance with Policies NE09 and BE05 of the LP that seek to protect development from flood risk and promote sustainable drainage.

Conclusion

27. To conclude this main issue, for the reasons detailed above I am satisfied that the appeal scheme complies with the policies of the Development Plan, with particular regards to the allocating policy, highway safety and flooding as cited above.

Conditions, CIL and Planning Obligations

28. Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 and the Framework details that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation meets the three tests detail in the legislation.
29. The council's CIL compliance statement sets out the detailed background and justification for each of the obligations including, the provision of 121 affordable housing units, 18 custom build residential plots, and contributions to healthcare,

⁸ JNP Group in September 2021 (ref. C86054-JNP-XX-XX-RP-G-1001 P02)

education, outdoor and indoor sport provision, Biodiversity Net Gain, ancient woodland management and public infrastructure.

30. I am satisfied from the evidence before me that the obligations are necessary, directly related to the proposal and fair and reasonable in scale and kind to the appeal scheme. As a result, I have taken the obligations into account as part of my overall conclusion that the appeal should be allowed.
31. I have considered the suggested conditions agreed between the parties in light of the relevant guidance contained within the Planning Practice Guidance (the PPG) and the Framework. Where necessary, I have amended them in the interests of precision and so that they meet the relevant tests as set out in the Framework. With regard to Section 100ZA of the Town and Country Planning Act 1990 (as amended), the appellant has expressed agreement to the pre-commencement conditions and where I have modified these it has had no material bearing on their function.
32. In order to define the permission, I have included conditions relating to the life of the permission (1) and the approved plans (2).
33. I have included a condition requiring the submission of a Construction Environmental Management Plan (3) relating to a number of matters in the interests of the environment and the living conditions of local residents. To support the delivery of the waste hierarchy I have included a condition relating to a Minerals Supply Audit (4). To mitigate flood risk and to manage drainage I have included conditions (5, 6, 7, 8, 9 and 10) in the interests of the environment and the living conditions of future occupiers.
34. To safeguard heritage assets, I have included conditions relating to archaeological investigations (11, 12, 13 and 14). In the interests of the character and appearance of the area I have included conditions relating to the use of external materials (15), brickwork (16), cladding (17), roofing materials, (18), glazing (19), fenestration details (20), boundary treatments (21) and meter boxes (22).
35. The appeal site includes and is adjacent to a number of trees, therefore, in order to protect these trees and in the interests of the environment I have included a condition requiring the submission of a Woodland Management Plan (23) and a tree risk and management strategy (24) and the protection of trees (26). Also, in the interests of the environment and the character and appearance of the area I have included a condition relating to hard and soft landscaping (25), the retention of trees, shrubs and hedges (26).
36. In the interests of the environment, I have included conditions relating to the details of ecological mitigation strategies (27), a landscape and ecology management plan (28) and an energy and sustainability statement (31).
37. In the interests of the living conditions of the future occupiers of the appeal scheme I have included conditions relating to noise mitigation measures (29), fibre broadband (30).
38. To define the permission and in the interests of the living conditions of future occupiers I have included a condition requiring adherence to the phasing strategy (32), lighting strategy (33) the provision of the main access prior to occupation (34), the provision of the secondary site access (35), provision of car parking,

pedestrian, bus and cycle infrastructure (36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46) and a residential travel plan (47). I have amended conditions 41, 42, 43 and 44 to replace reference to the Highway Authority with Local Planning Authority.

Conclusion

39. The proposed development accords with the adopted development plan for the area, and there are no material considerations which indicate a decision otherwise than in accordance with it. For the reasons given above the appeal should be allowed.

Mr M Brooker

INSPECTOR

Richborough

Appendix A

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos:

Site Location Plan	22.1643.120C
Proposed Coloured Site Layout	22.1643.450V
Proposed Site Layout	22.1643.400V
Phasing Plan	988/000
MATERIALS PLAN	22.1643.201E
REFUSE STRATEGY	22.1643.202E
GARDEN AREA PLAN	22.1643.203E
AFFORDABLE HOUSING PLAN	22.1643.204G
Schedule of Accommodation Plot by Plot	22.1643.010 Rev L
Schedule of Accommodation Summary	22.1643.SOA Rev L
PARKING LAYOUT PLAN	22.1643.205F
STOREY HEIGHTS PLAN	22.1643.206E
CHARACTER AREAS PLAN	22.1643.207E
HOUSE TYPE DISTRIBUTION PLAN	22.1643.208E
PERMEABILITY PLAN	22.1643.209C
STREET SCENES AA and BB	22.1643.300B
STREET SCENES CC	22.1643.302
STREET SCENES DD	22.1643.304A
STREET SCENES EE	22.1643.306C
STREET SCENES FF AND HH	22.1643.308A
STREET SCENES GG	22.1643.310
STREET SCENES JJ	22.1643.312A
STREET SCENES KK	22.1643.314
COLOURED STREET SCENES AA and BB	22.1643.350B
COLOURED STREET SCENES CC	22.1643.352A
COLOURED STREET SCENES DD	22.1643.354C
COLOURED STREET SCENES EE	22.1643.356D
COLOURED STREET SCENES FF and HH	22.1643.358B
COLOURED STREET SCENES GG	22.1643.360B
COLOURED STREET SCENES JJ	22.1643.362B
COLOURED STREET SCENES KK	22.1643.364
HOUSE TYPE (A2708M)-V1-PLANS-ELEVATIONS	22.1643.500D
HOUSE TYPE (A2708M)-V3-PLANS-ELEVATIONS	22.1643.502D
HOUSE TYPE (A2708M)-V5-PLANS-ELEVATIONS	22.1643.504D
HOUSE TYPE (A3710M)-V1-PLANS-ELEVATIONS	22.1643.505C
HOUSE TYPE (A3710M)-V2-PLANS-ELEVATIONS	22.1643.506D
HOUSE TYPE (A3710M)-V3-PLANS-ELEVATIONS	22.1643.507C
HOUSE TYPE (A4715M)-V1-PLANS-ELEVATIONS	22.1643.510B
HOUSE TYPE (B2009M)-V1-PLANS-ELEVATIONS	22.1643.515D
HOUSE TYPE (B2009M)-V2-PLANS-ELEVATIONS	22.1643.516C
HOUSE TYPE (B2009M)-V3-PLANS-ELEVATIONS	22.1643.517C
HOUSE TYPE (B2009M)-V4-PLANS-ELEVATIONS	22.1643.518
HOUSE TYPE (B2013M)-V1-PLANS-ELEVATIONS	22.1643.520B
HOUSE TYPE (B3015M)-V1-PLANS-ELEVATIONS	22.1643.525C
HOUSE TYPE (B3015M)-V2-PLANS-ELEVATIONS	22.1643.526B
HOUSE TYPE (B3015M)-V3-PLANS-ELEVATIONS	22.1643.527B

HOUSE TYPE (B3015M)-V4-PLANS-ELEVATIONS	22.1643.528
HOUSE TYPE (B3016M)-V1-PLANS-ELEVATIONS	22.1643.530C
HOUSE TYPE (B3016M)-V2-PLANS-ELEVATIONS	22.1643.531C
HOUSE TYPE (B3016M)-V3-PLANS-ELEVATIONS	22.1643.532C
HOUSE TYPE (B3016M)-V4-PLANS-ELEVATIONS	22.1643.533C
HOUSE TYPE (B3017M)-V1-PLANS-ELEVATIONS	22.1643.535C
HOUSE TYPE (B3017M)-V2-PLANS-ELEVATIONS	22.1643.536C
HOUSE TYPE (B3017M)-V3-PLANS-ELEVATIONS	22.1643.537C
HOUSE TYPE (B3017M)-V4-PLANS-ELEVATIONS	22.1643.538B
HOUSE TYPE (B3017M)-V6-PLANS-ELEVATIONS	22.1643.539-1B
HOUSE TYPE (B3017M)-V5-PLANS-ELEVATIONS	22.1643.539C
HOUSE TYPE (F2004M)-V1-PLANS	22.1643.540C
HOUSE TYPE (F2004M)-V1-ELEVATIONS	22.1643.541C
HOUSE TYPE (F2004M)-V3-ELEVATIONS	22.1643.544-1C
HOUSE TYPE (F2004M)-V4-PLANS	22.1643.544-2C
HOUSE TYPE (F2004M)-V4-ELEVATIONS	22.1643.544-3C
HOUSE TYPE (F2004M)-V3-PLANS	22.1643.544C
HOUSE TYPE (F2005M)-V1-PLANS	22.1643.545C
HOUSE TYPE (F2005M)-V1-ELEVATIONS	22.1643.546C
HOUSE TYPE (F2005M)-V2-PLANS	22.1643.547C
HOUSE TYPE (F2005M)-V2-ELEVATIONS	22.1643.548C
HOUSE TYPE (G4031M)-V1-PLANS	22.1643.550C
HOUSE TYPE (G4031M)-V1-ELEVATIONS	22.1643.551C
HOUSE TYPE (G4031M)-V2-PLANS	22.1643.552D
HOUSE TYPE (G4031M)-V2-ELEVATIONS	22.1643.553D
HOUSE TYPE (G4032M)-V1-PLANS	22.1643.555C
HOUSE TYPE (G4032M)-V1-ELEVATIONS	22.1643.556C
HOUSE TYPE (S3019M)-V1-PLAN	22.1643.560B
HOUSE TYPE (s3019m)-V1-ELEVATIONS	22.1643.561B
HOUSE TYPE (S3019M)-V2-PLANS	22.1643.562B
HOUSE TYPE (S3019M)-V2-ELEVATIONS	22.1643.563B
HOUSE TYPE (S3019M)-V4-PLANS	22.1643.564-2B
HOUSE TYPE (S3019M)-V4-ELEVATIONS	22.1643.564-3B
HOUSE TYPE (S3019M)-V5-PLANS	22.1643.564-4B
HOUSE TYPE (S3019M)-V5-ELEVATIONS	22.1643.564-5B
HOUSE TYPE (S3020M)-V2-PLANS-ELEVATIONS	22.1643.566B
HOUSE TYPE (S3020M)-V3-PLANS-ELEVATIONS	22.1643.567C
HOUSE TYPE (S3020M)-V4-PLANS-ELEVATIONS	22.1643.568C
HOUSE TYPE (S3020M)-V5-PLANS-ELEVATIONS	22.1643.569B
HOUSE TYPE (S3020M)-V6-PLANS-ELEVATIONS	22.1643.569-1B
HOUSE TYPE (S3020M)-V8-PLANS-ELEVATIONS	22.1643.569-3B
HOUSE TYPE (S3022M)-V2-PLAN	22.1643.572C
HOUSE TYPE (S3022M)-V2-ELEVATIONS	22.1643.573C
HOUSE TYPE (S3022M)-V3-PLAN	22.1643.574B
HOUSE TYPE (S3022M)-V3-ELEVATIONS	22.1643.574-1B
HOUSE TYPE (S3022M)-V4-PLAN	22.1643.574-2B
HOUSE TYPE (S3022M)-V4-ELEVATIONS	22.1643.574-3B
HOUSE TYPE (S3022M)-V5-PLAN	22.1643.574-4B
HOUSE TYPE (S3022M)-V5-ELEVATIONS	22.1643.574-5B
HOUSE TYPE (S3022M)-V6-PLAN	22.1643.574-6B
HOUSE TYPE (S3022M)-V6-ELEVATIONS	22.1643.574-7C
HOUSE TYPE (S4023M)-V1-PLAN	22.1643.575C
HOUSE TYPE (S4023M)-V1 – ELEVATIONS	22.1643.576C
HOUSE TYPE (S4023M)-V2-PLAN	22.1643.577B
HOUSE TYPE (S4023M)-V2-ELEVATIONS	22.1643.578B
HOUSE TYPE (S4023M)-V3-PLAN	22.1643.579B

HOUSE TYPE (S4023M)-V3-ELEVATIONS	22.1643.579-1B
HOUSE TYPE (S4023M)-V4-PLAN	22.1643.579-2B
HOUSE TYPE (S4023M)-V4-ELEVATIONS	22.1643.579-3B
HOUSE TYPE (S4024M)-V1-PLANS-ELEVATIONS	22.1643.580D
HOUSE TYPE (S4024M)-V2-PLANS-ELEVATIONS	22.1643.581D
HOUSE TYPE (S4024M)-V3-PLANS-ELEVATIONS	22.1643.582D
HOUSE TYPE (S4025M)-V2-PLANS	22.1643.587C
HOUSE TYPE (S4025M)-V2-ELEVATIONS	22.1643.588C
HOUSE TYPE (S4025M)-V3-PLANS	22.1643.589B
HOUSE TYPE (S4025M)-V3-ELEVATIONS	22.1643.589-1B
HOUSE TYPE (S4025M)-V4-PLANS	22.1643.589-2B
HOUSE TYPE (S4025M)-V4-ELEVATIONS	22.1643.589-3B
HOUSE TYPE (S4025M)-V5-PLANS	22.1643.589-4B
HOUSE TYPE (S4025M)-V5-ELEVATIONS	22.1643.589-5B
HOUSE TYPE (S4026M)-V1-PLAN	22.1643.590B
HOUSE TYPE (S4026M)-V1-ELEVATIONS	22.1643.591B
HOUSE TYPE (S4026M)-V2-PLAN	22.1643.592B
HOUSE TYPE (S4026M)-V2-ELEVATIONS	22.1643.593C
HOUSE TYPE (S4026M)-V3-PLAN	22.1643.594C
HOUSE TYPE (S4026M)-V3-ELEVATIONS	22.1643.594-1C
HOUSE TYPE (S4026M)-V4-PLAN	22.1643.594-2B
HOUSE TYPE (S4026M)-V4-ELEVATIONS	22.1643.594-3B
HOUSE TYPE (S4026M)-V5-PLAN	22.1643.594-4B
HOUSE TYPE (S4026M)-V5-ELEVATIONS	22.1643.594-5B
HOUSE TYPE (S4026M)-V6-PLAN	22.1643.594-6B
HOUSE TYPE (S4026M)-V6-ELEVATIONS	22.1643.594-7B
HOUSE TYPE (S4026M)-V7-PLAN	22.1643.594-8B
HOUSE TYPE (S4026M)-V7-ELEVATIONS	22.1643.594-9B
HOUSE TYPE (S4028M)-V1-PLAN	22.1643.595C
HOUSE TYPE (S4028M)-V1-ELEVATIONS	22.1643.596C
HOUSE TYPE (S4028M)-V2-PLAN	22.1643.597C
HOUSE TYPE (S4028M)-V2-ELEVATIONS	22.1643.598C
HOUSE TYPE (S4028M)-V3-PLAN	22.1643.599C
HOUSE TYPE (S4028M)-V3-ELEVATIONS	22.1643.599-1C
HOUSE TYPE (S4028M)-V4-PLAN	22.1643.599-2D
HOUSE TYPE (S4028M)-V4-ELEVATIONS	22.1643.599-3D
HOUSE TYPE (S4028M)-V5-PLAN	22.1643.599-4E
HOUSE TYPE (S4028M)-V5-ELEVATIONS	22.1643.599-5C
HOUSE TYPE (S4029M)-V1-PLAN	22.1643.605B
HOUSE TYPE (S4029M)-V1-ELEVATIONS	22.1643.606B
FLAT BLOCK A PLANS (PLOTS1-18)	22.1643.650D
FLAT BLOCK A ELEVATIONS (PLOTS 1-18)	22.1643.651E
FLAT BLOCK D PLANS -1(PLOTS 57-70)	22.1643.655C
FLAT BLOCK D PLANS -2(PLOTS 57-70)	22.1643.656C
FLAT BLOCK D ELEVATIONS -1 (PLOTS 57-70)	22.1643.657B
FLAT BLOCK D ELEVATIONS -2(PLOTS 57-70)	22.1643.658D
FLAT BLOCK B PLANS -1(PLOTS 34-43)	22.1643.660D
FLAT BLOCK B PLANS -2(PLOTS 34-43)	22.1643.661C
FLAT BLOCK B ELEVATIONS (PLOTS 34-43)	22.1643.662C
FLAT BLOCK C PLANS -1(PLOTS 47-56)	22.1643.665C
FLAT BLOCK C PLANS -2(PLOTS 47-56)	22.1643.666C
FLAT BLOCK C ELEVATIONS (PLOTS 47-56)	22.1643.667C
FLAT BLOCK E PLANS (PLOTS 217-222)	22.1643.670B
FLAT BLOCK E ELEVATIONS (PLOTS 217-222)	22.1643.671C
FLAT BLOCK F PLANS (PLOTS 302-310)	22.1643.675C
FLAT BLOCK F ELEVATIONS (PLOTS 302-310)	22.1643.676C

FLAT BLOCK G PLANS -1(PLOTS 311-319)	22.1643.680B
FLAT BLOCK G PLANS -2(PLOTS 311-319)	22.1643.681B
FLAT BLOCK G ELEVATIONS (PLOTS 311-319)	22.1643.682B
FLAT BLOCK H PLANS (PLOTS 320-323)	22.1643.685B
FLAT BLOCK H ELEVATIONS (PLOTS 320-323)	22.1643.686B
GARAGES – PLANS - ELEVATIONS	22.1643.700A
CARPORTS – PLANS - ELEVATIONS	22.1643.701A
FLAT BLOCK A ELEVATIONS (PLOTS 1-18)	22.1643.750D
FLAT BLOCK D ELEVATIONS (PLOTS 57-70)	22.1643.755B
FLAT BLOCK B ELEVATIONS (PLOTS 34-43)	22.1643.760B
FLAT BLOCK C ELEVATIONS (PLOTS 47-56)	22.1643.765A
FLAT BLOCK E ELEVATIONS (PLOTS 217-222)	22.1643.770A
FLAT BLOCK F ELEVATIONS (PLOTS 302-310)	22.1643.775B
FLAT BLOCK G ELEVATIONS (PLOTS 311-319)	22.1643.780A
FLAT BLOCK H ELEVATIONS (PLOTS 320-323)	22.1643.785A
WESTERN GATEWAY (AERIAL)	22.1643.700A
WESTERN GATEWAY (EYE LEVEL)	22.1643.701
WESTERN GATEWAY (EYE LEVEL – NO TREES)	22.1643.702
PLAZA	22.1643.703A
SOUTHERN GATEWAY	22.1643.704
PRIMARY STREET (AERIAL)	22.1643.705
PRIMARY STREET (EYE LEVEL)	22.1643.706
SUMMER HOUSE-PLANS	22.1643.800
SUMMER HOUSE-ELEVATIONS	22.1643.801
Landscape Hard and Soft GA Plan: Overall	LN-LD-00 Rev B
Landscape Hard GA Plan: Sheet 1 of 10	LN-LD-01 Rev B
Landscape Hard GA Plan: Sheet 2 of 10	LN-LD-02 Rev B
Landscape Hard GA Plan: Sheet 3 of 10	LN-LD-03 Rev B
Landscape Hard GA Plan: Sheet 4 of 10	LN-LD-04 Rev B
Landscape Hard GA Plan: Sheet 5 of 10	LN-LD-05 Rev B
Landscape Hard GA Plan: Sheet 6 of 10	LN-LD-06 Rev B
Landscape Hard GA Plan: Sheet 7 of 10	LN-LD-07 Rev B
Landscape Hard GA Plan: Sheet 8 of 10	LN-LD-08 Rev B
Landscape Hard GA Plan: Sheet 9 of 10	LN-LD-09 Rev B
Landscape Hard GA Plan: Sheet 10 of 10	LN-LD-10 Rev B
Landscape Soft GA Plan: Sheet 1 of 10	LN-LD-11 Rev B
Landscape Soft GA Plan: Sheet 2 of 10	LN-LD-12 Rev B
Landscape Soft GA Plan: Sheet 3 of 10	LN-LD-13 Rev B
Landscape Soft GA Plan: Sheet 4 of 10	LN-LD-14 Rev B
Landscape Soft GA Plan: Sheet 5 of 10	LN-LD-15 Rev B
Landscape Soft GA Plan: Sheet 6 of 10	LN-LD-16 Rev B
Landscape Soft GA Plan: Sheet 7 of 10	LN-LD-17 Rev B
Landscape Soft GA Plan: Sheet 8 of 10	LN-LD-18 Rev B
Landscape Soft GA Plan: Sheet 9 of 10	LN-LD-19 Rev B
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GA Soft Landscape Plan Overview	LN-LD-22
Typical Landscape Details	LN-LD-30 Rev A
School Plaza Detail	LN-LD-40 Rev A
Illustrative Landscape Masterplan	LN-LD-100 Rev B
LBMS Plan	LN-LD-101 Rev A
Open Space Typologies Plan	LN-LD-102 Rev B
Landscape and Biodiversity Management Strategy	LN-LD-LBMS Rev C
BNG Plan	LN-LD-113 Rev C
Site Context Plan	LN-LP-01
Topography Plan	LN-LP-02

Landscape Character Plan	LN-LP-03
Site Appraisal Plan	LN-LP-04
Visual Appraisal Plan	LN-LP-05
Landscape and Visual Opportunities and Constrains Plan	LN-LP-06
Landscape Strategy Plan	LN-LP-07
Connectivity Plan	152080_SK04
Proposed PROW Diversion Plan	152080_PD2B
Highways GA Plan-P04	VD23856-VEC-S38-XXXDR-CH-0250
Highways GA Plan-P04	VD23856-VEC-S38-XXXDR-CH-0251
Highways GA Plan-P04	VD23856-VEC-S38-XXXDR-CH-0252
Highways GA Plan-P04	VD23856-VEC-S38-XXXDR-CH-0253
Proposed Site Access Roundabout	152080_A_01 Rev J
Swept Path - SDV	152080_A_01_AT01
Swept Path - Refuse Vehicle	152080_A_01_AT02
Swept Path - DB32 Fire Appliance	152080_A_01_AT03
Swept Path - _Alexander Lane Bus	152080_AT_A01
Swept Path - Refuse Collection	152080_AT_C01 Rev B
Swept Path – Fire tender	152080_AT-D01 Rev A
Swept Path - SDV	152080_AT_C02
Proposed Bus Stops South of Access	152080_PD08 Rev A
Proposed Relocated Bus stops North of Site Access	152080_PD9 Rev A
Proposed Re-alignment of Alexander Lane	152080_PD11 Rev A
Wider Masterplan Footway-Cycleway Connections -Stonebond Land	152080_PD13
Rev A	
Alternative Turning Head Northern End of Alexander Lane	152080_PD14 Rev B
Boardwalk Cross Section	152080_PD15
Proposed Bus Stops and Pedestrian Crossing Adjacent to Site Access	152080/PD19
Rev A	
Proposed Parking Court Access Arrangement	152080/PD22
Proposed Internal Bus Stops	152080/PD23
Swept path analysis bus	152080/PD23/AT01
S38 Adoption Plan – P03	VD23856-VEC-S38-XXXDR-CH-0260
S38 Adoption Plan – P03	VD23856-VEC-S38-XXXDR-CH-0261
S38 Adoption Plan – P03	VD23856-VEC-S38-XXXDR-CH-0262
S38 Adoption Plan – P03	VD23856-VEC-S38-XXXDR-CH-0263
Swept Path Analysis-P04	VD23856-VEC-S38-XXXDR-CH-0270
Swept Path Analysis-P04	VD23856-VEC-S38-XXXDR-CH-0271
Swept Path Analysis-P04	VD23856-VEC-S38-XXXDR-CH-0272
Swept Path Analysis-P04	VD23856-VEC-S38-XXXDR-CH-0273
Lighting Strategy	WLC654 -LSR-001-R3
Indicative Lighting Strategy Plan	WLC654-LS-001-R2
Indicative Lighting Strategy Plan	WLC654-LS-002-R2
Indicative Lighting Strategy Plan	WLC654-LS-003-R2
Indicative Lighting Strategy Plan	WLC654-LS-004-R2

- 3) No development shall take place, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:
- i. ecological protection (including but not limited to protected species, in particular badgers and nesting birds)
 - ii. protection methods of retained trees
 - iii. the Proposed Badger Construction Safeguards (as set out in the Ecological Appraisal)

- iv. Vehicle routing
- v. The parking of vehicles of site operatives and visitors
- vi. Loading and unloading of plant and materials
- vii. Storage of plant and materials used in constructing the development
- viii. Wheel and underbody washing facilities the parking of vehicles of site operatives and visitors;
- ix. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- x. measures to control the emission of dust and dirt during construction;
- xi. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- xii. delivery, demolition and construction working hours.

The approved CEMP shall be adhered to throughout the construction period for the development.

- 4) Prior to the commencement of the development, a Minerals Supply Audit and a Site Waste Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. Without prejudice to the foregoing, the Plan and Audit shall reflect the scope set out by the Minerals and Waste Planning Authority in previous consultation responses and can be combined as a single document reflecting Circular Economy principles. The development shall thereafter be implemented in accordance with the approved Mineral Supply Audit and Site Waste Management Plan.
- 5) No development shall take place or commence until an updated Flood Risk Assessment (FRA) has been submitted to, and approved in writing by, the local planning authority. The FRA shall include updated flood risk modelling relating to the access road at the Chelmsford Road roundabout and the new crossing over Shenfield Brook, together with a detailed design confirming levels used for that access road and new crossing. The development shall be carried out in accordance with the approved updated FRA.
- 6) Prior to the completion of the development, a scheme to ensure the maintenance of the culverts through the new crossing of the Shenfield Brook will be submitted to, and approved in writing by, the local planning authority. This excludes the existing culverts through Chelmsford Road.
- 7) No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
 - i. Limiting discharge rates to flow matching rates with sufficient long-term storage to discharge at no more than 2 l/s/ha.

- ii. Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year.
- iii. Final modelling and calculations for all areas of the drainage system.
- iv. 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.
- v. Detailed engineering drawings of each component of the drainage scheme.
- vi. A final detailed drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- vii. A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Each phase of the surface water drainage scheme shall subsequently be implemented prior to occupation of that phase. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.

- 8) With the exception of site clearance and archaeology investigation, no works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.
- 9) Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.
- 10) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- 11) No development or preliminary groundworks shall commence until a programme of archaeological trial trenching evaluation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the planning authority.
- 12) Following the completion of the archaeological evaluation detailed in condition no.11, a mitigation strategy detailing the excavation/preservation strategy of any archaeological remains identified shall be submitted to the local planning authority.
- 13) No development or preliminary groundworks shall commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been

- signed off by the local planning authority through its historic environment advisors.
- 14) Within six months of the completion of archaeological fieldwork the applicant shall submit a post-excavation assessment to the local planning authority. This will consist of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum.
 - 15) Notwithstanding the details shown on the drawings hereby approved, no development above ground level shall take place in each phase until section details, photographs of samples, and specifications of the materials to be used in the construction of the external surfaces of the buildings and of ground hard surfaces (including shared surface streets, private drives and permeable paved areas), have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and maintained thereafter.
 - 16) No development above ground level shall take place in each phase until details of the brickwork, including brick patterns, to be used in the development, have been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of the proposed brickwork to include mortar colour and jointing, and bonding. The development shall be carried out in accordance with the approved details and maintained thereafter.
 - 17) No development above ground level shall take place in each phase until details of each type of cladding have been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of each type of cladding, including flashing details. The development shall be carried out in accordance with the approved details and maintained thereafter.
 - 18) No development above ground level shall take place in each phase until details of roofing material have been submitted to and approved in writing by the local planning authority. The details shall include: sample panels of each roofing material, including flashing details and eaves/secret gutter details where appropriate. Development shall be carried out in accordance with the approved details and maintained thereafter.
 - 19) No development above ground level shall take place in each phase until the details and plot locations of all translucent glazing to protect privacy have been submitted to and approved in writing by the local planning authority. Those details shall include the specification of glass and photographs of sample panels. Such glazing shall be installed in accordance with the approved details.
 - 20) Notwithstanding the details shown on the drawings hereby approved, no development above ground level shall take place in each phase until detailed drawings by section and elevation at scales between 1:20 and 1:1 as appropriate of the fenestration details (i.e. mullions, typical reveals, concealed vent strips) and balustrades hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details
 - 21) Prior to commencement of above ground works in each phase, a detailed scheme for the siting and design of all boundary treatments (including

drawings of any gates, fences, the fence along the safeguarded school site, walls or other means of enclosure and any bollards) and way finding (including any signs indicating the public open space elements, the school and the play areas) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before first occupation.

- 22) Notwithstanding the details shown on the drawings hereby approved, no meter boxes shall be installed until details and locations (including elevations of the buildings in which they would be located on and their materials including colour) of the meter boxes have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 23) No development above ground level shall commence on Phase 4, until a Woodland Management Plan (WMP) for Arnold's Wood and the ancient woodland buffer has been submitted to and approved in writing by the local planning authority. The WMP shall include but not be limited to:
- i. Details of the tree thinning proposed.
 - ii. Identify when a Forestry Commission Felling Licence might be required.
 - iii. Details of reintroduction of coppicing.
 - iv. Details of the buffer zone between the woodland and the development, and how it will be maintained.
 - v. Long term vision and management objectives for the woodland (across at least a 10 year period).
 - vi. Woodland survey.
 - vii. Details of those responsible for ensuring the implementation of the management plan
 - viii. Risk Assessment to consider any potential threats to the woodland.
 - ix. Stakeholder Engagement.
 - x. Monitoring and Plan Review.

The plan shall be implemented in accordance with the approved details and reviewed at least every 5 years to incorporate any changes needed to the proposed management.

- 24) No development shall take place until a Tree Risk and Veteran Tree Management Strategy, to cover at least a 10 year period, has been submitted to and approved in writing by the local planning authority, to include:
- i. The veteran tree in the school plaza
 - ii. Trees protected by a TPO
 - iii. All the other retained trees including:
 - iv. The north/south tree belt within the northern field, to the east.
 - v. The east/west tree belt connecting Arnold's Wood to the north/south tree belt.
 - vi. Category A trees within the northern field.

- vii. Boundary trees along the northern edge of the site, and to the east and west of the southern field.
 - viii. Boundary trees along the southern edge of the site.
 - ix. The Management Strategy shall include but not be limited to:
 - x. Details of essential safety works proposed for the veteran tree.
 - xi. Details of the buffer zone between the veteran tree and the school plaza, and how it will be maintained.
 - xii. The type (pro-active or reactive) and frequency of survey in different areas of the site.
 - xiii. Set out how record keeping for surveys will be managed and recommendations actioned.
 - xiv. Detail the competency of the inspector.
 - xv. Provide a system for obtaining specialist advice where a survey reveals defects requiring a more detailed assessment or where a second opinion is required.
 - xvi. Establish a reporting system for damage / failure to / of trees (e.g. vehicle collision, high winds).
 - xvii. Discuss details of resources necessary for implementation including contract management and auditing of the system.
 - xviii. Identify methods for recognising changing circumstance to amend the priority of inspection and frequency. The plan shall be implemented in accordance with the approved details.
- 25) No development shall take place, until a scheme of hard and soft landscaping for the School Plaza has been submitted to and approved in writing by the Local Planning Authority, the details of which shall indicate and include:
- i. Details of retained vegetation around the veteran tree;
 - ii. Details of any new trees, hedges or plants;
 - iii. The location and species of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved;
 - iv. Minor artefacts and structures (e.g. furniture, planters, play equipment, refuse and other storage units including cycle stands, signs);
 - v. Any external hard surface materials for pedestrian accesses, etc.

The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority and maintained thereafter. Any newly planted tree, shrub or hedgerow or any existing shrub to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation. All hard

landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

- 26) No trees, shrubs or hedges within the site which are shown as being retained shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species and shall be planted at the same location in the next planting season.
- 27) Prior to commencement development, details of ecological mitigation strategies and method statements shall be submitted to and approved in writing by the Local Planning Authority, in accordance with Ecological Appraisal, dated September 2023.
- 28) No development shall take place, until a Landscape and Ecology Management Plan, including management of the Public Right of Way, covering the first 5 years of the development has been submitted to and approved in writing by the Local Planning Authority.
- 29) Prior to any occupation of the approved development, the applicant shall submit the detailed specification for noise mitigation measures including glazing and ventilation requirements to the residential locations indicated in Figure C5 and C6 of the Sharps Acoustics report: Officers' Meadow Assessment of noise and vibration effects on proposed residential use September 2023.

The specification shall demonstrate that the indoor ambient noise levels contained in BS8233- 2014 Table 4 will be achieved.

Maximum internal night-time noise levels of 30dBLAeq, for living rooms and bedrooms and 55dBLAeq for external garden areas.

For bedrooms at night individual noise events (measured with F time-weighting) shall not (normally) exceed 45dBLAmax.

The specification shall indicate the required specification for glazing and ventilation proposed to all residential accommodation.

- 30) No residential unit shall be occupied until a Fibre to the Premises (FTTP) Statement has been submitted to and approved in writing by the local planning authority detailing a scheme for the installation of a high speed wholly FTTP connection to each premises within the approved development OR supplying evidence detailing reasonable endeavours to secure the provision of FTTP and where relevant, details of alternative provision for superfast broadband in the absence of FTTP. The FTTP infrastructure or alternative provision for superfast broadband in the absence of FTTP shall be laid out at the same time as other services during the construction process and be available for use on first occupation.

- 31) Prior to commencement of development above ground, a revised Energy and Sustainability Statement shall be provided for approval by the local planning authority. The statement shall set out in detail how the development hereby approved shall incorporate the energy efficiency measures, renewable energy, and sustainable design principles into the design and construction of the development in full accordance with the sustainability statement titled 'Officers' Meadow, Shenfield Sustainability Statement' by Stantec dated September 2023 (Rev 03) and the energy statement titled 'Officers' Meadow, Shenfield Energy Strategy' by Stantec dated September 2023 (Rev 02), including the updated provision of solar photovoltaic generation, space heat demand reduction measures, and energy use intensity reduction measures as detailed in the technical note titled 'Energy Strategy Technical Note' by Stantec dated April 2024 (Rev 05).
- 32) The development shall be carried out in accordance with the approved phasing plan ref 988/000.
- 33) The development shall be carried out in accordance with the approved Lighting Strategy.
- 34) Prior to the occupation of the proposed development, the main site access roundabout on the A1023 Chelmsford Road shall be provided in general accordance with Drawing 152080/A/01 Rev J.
- 35) Prior to the occupation of Phase 2 development, as indicated in Phasing Plan 988/100, the secondary site access on Alexander Lane shall be provided in general accordance with Drawing 152080/PD11 Rev A.
- 36) Prior to the occupation of the proposed development, the developer shall provide pedestrian and cyclist infrastructure at the Chelmsford Road access in general accordance with Drawing 152080/A/01 Rev J. This includes a toucan signalised crossing of Chelmsford Road (also shown in principle in Drawing 152080/PD08 Rev A in Appendix F of the Transport Assessment).
- 37) Prior to the occupation of the proposed development, the developer shall provide a combined 3 metre wide footway / cycleway on the west side of Chelmsford Road from the proposed toucan crossing to a point immediately south of the Alexander Lane junction where the current designated cycleway ends, in general accordance with Drawing 152080/SK03. Full details are to be agreed with the Highway Authority.
- 38) Prior to occupation of the proposed development, the proposed Traffic Regulation Order to restrict the central section of Alexander Lane to pedestrians and cyclists shall be submitted to and approved in writing by the Local Planning Authority. As part of the proposals, the developer shall provide a turning head and bollards to ensure there is no vehicle access, in general accordance with Drawing No 152080/PD14 Rev B (provided in response to the Stage 1 Road Safety Audit).
- 39) Prior to occupation of the proposed development, the proposed pedestrian island together with dropped kerb and tactile paving to the northeast of the proposed access roundabout, shall be provided in general accordance with Drawing 152080/PD19 Rev A.

- 40) Prior to the occupation of the proposed development and as shown in Drawing 152080/A/01 Rev J, two new bus stops shall be provided on the A1023 Chelmsford Road southwest of the proposed access roundabout. Both stops shall be provided with a shelter with lighting and flag attached, raised kerbs and Real Time Passenger Information display. Both stops shall be provided with bus stop clearway markings on the road and the southwest bound stop shall incorporate the removal of the existing traffic island southwest of the stop.
- 41) Prior to the occupation of the proposed development in Phase 2 (as shown on Phasing Plan 988/100) the new bus stop close to the Chelmsford Road entrance shall be provided on the main spine road in an eastbound direction. The bus stop shall be provided with a shelter with lighting and flag attached, raised kerbs and Real Time Passenger Information display. A plan showing the locations of that new bus stop shall be submitted to and approved in writing the Local Planning Authority. The new bus stop shall be provided in accordance with the approved details.
- 42) Prior to the occupation of the Phase 2 development, the new bus stop at the southern end of the site shall be provided on the main spine road in a southbound direction. Both stops shall be provided with a shelter with lighting and flag attached, raised kerbs and Real Time Passenger Information display. A plan showing the locations of that new bus stop shall be submitted to and approved in writing the Local Planning Authority. The new bus stop shall be provided in accordance with the approved details.
- 43) Prior to commencement of Phase 4 of the development as indicated in the Phasing Plan 988/100, an order to secure the diversion of the existing definitive right of way (public footpath no 86, Brentwood Parish) via a route in general accordance with that shown on drawing 152080/PD2B must be secured; and a new footpath constructed to a standard approved by the Local Planning Authority, along that route.
- 44) Prior to occupation of the proposed development: a drawing showing the location of a proposed Traffic Regulation Order, associated signage, gateway features and road markings shall be approved in writing by the Local Planning Authority, those details including the extension of the 30mph speed limit on the A1023 Chelmsford Road to a location north east of the proposed site access roundabout; a Traffic Regulation Order in general accordance with those approved details shall be secured; and that approved Order shall be implemented in accordance with the approved details.
- 45) No plot or block of apartments shall be occupied until the associated vehicle parking areas indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
- 46) Cycle parking shall be provided in accordance with Brentwood Borough Council's adopted standards and detailed in 'Essex Parking Guidance (2024)'. The approved facilities shall be provided prior to occupation and retained at all times.

- 47) Prior to occupation of any dwelling, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport to each dwelling, as approved by Essex County Council (to include six one day travel vouchers for use with the relevant local public transport operator).

End of schedule of Conditions

Richborough

APPEARANCES

FOR THE APPELLANT:

Miss Melisa Murphy KC Landmark chambers instructed by the appellant

Ms Jane Piper (BA Hons) BTP, MRTPI

Mr Vaughan Anderson BA MA PG Dip

FOR THE LOCAL PLANNING AUTHORITY:

Mr Paul Stinchcombe KC 39 Essex Chambers instructed by the Council

INTERESTED PARTIES:

Mr Anderson, Local Resident and representative of Chelmsford Road Area Residents Association (CRARA).

INQUIRY DOCUMENTS

ID.1 Appellant's Opening Statement

ID.2 Council's Opening Statement

ID.3 Joint Statement

ID.4 Updated Statement of Common Ground

ID.5 Late Representations

ID.6 Appellant's response to Late Representations

ID.7 Agreed List of Suggested Conditions

ID.8 CIL Compliance Statement

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