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1.0 Local Development Order

1.1 This Local Development Order (‘LDO’) is made by Braintree District Council (‘the Council’) under Section 61A (2) of the Town and Country Planning Act 1990 (as amended) and shall be known as the Horizon 120 LDO.

1.2 This LDO applies only to the land west of the A131, Great Notley, Braintree as shown edged red on the Horizon 120 LDO Boundary Map at Appendix A.

1.3 This LDO grants planning permission as set out in Schedules A to D, subject to conditions and limitations set out within the LDO. Any development that does not fully comply with the conditions and limitations of the LDO will require planning permission and a planning application.

1.4 This LDO takes effect on the date it is adopted by the Council, as set out below, and will remain in force for a period of 10 years from that date, expiring on the tenth anniversary thereof.

1.5 Any development permitted by the LDO that has begun (as defined by Section 56 of the Town and Country Planning Act 1990 as amended) before the LDO expires will be permitted to be completed and operated in accordance with the conditions and limitations of the LDO.

Adopted by the Council on

The Common Seal of Braintree District Council
was hereunto affixed in the presence of:
2.0 Interpretations and Definitions

2.1 For the purposes of this Local Development Order:

a) The “Horizon 120 LDO area” is the area within the red line boundary shown on the Boundary Map contained in Appendix A with the overall zones shown on the ‘Overall Zone Plan’ in Appendix B;

b) “Zone A” is defined as the land shaded blue and labelled Zone A on the ‘Zone A Plan’ in Appendix C;

c) “Zone B” is defined as the land shaded orange and labelled Zone B on the ‘Zone B Plan’ in Appendix D;

d) “Zone C” is defined as the land shaded green and labelled Zone C on the ‘Zone C Plan’ in Appendix E;

e) “Zone D” is defined as the land shaded pink and labelled Zone D on the ‘Zone D Plan’ in Appendix F;

f) “Spine Road” is defined as the road from the A131/Cuckoo Way roundabout connecting to a new access on the A131 to the south, as approved under planning permission reference 19/01525/FUL;

g) “Spine Road Associated Infrastructure and Facilities” is defined as hard and soft landscaping, drainage in the form of swales or French drains, junctions to connect the Spine Road and Green Links, pedestrian crossings, foot and cycle paths, outdoor furniture, signage, lighting, refuse bins and recycling facilities, some of which are included in approved planning permission 19/01525/FUL;

h) “Green Link” is defined as any road off the Spine Road, as indicatively shown on the ‘Safeguarded Road Area Plan’ in Appendix G;

i) “Safeguarded Highways Infrastructure” is defined as the hatched land labelled Green Link on the ‘Safeguarded Road Area Plan’ in Appendix G;

j) “Horizon Hub Core” is defined as a single continuous area covering a maximum of 2 hectares within Zone A, as shown indicatively on the ‘Horizon Hub Plan’ in Appendix H;

k) “Design Code” refers to the Horizon 120 Design Code dated April 2020;

l) “Associated infrastructure and facilities” is defined as comprising:

i. The provision of a junction access onto the internal road network;
ii. The provision of an internal road from the junction access to the car park for the associated building;

iii. The provision of hard standing areas required for vehicle parking bays, disabled parking bays, designated loading and service bays, vehicle turning and circulation areas;

iv. The provision of footpaths for pedestrians and/or cyclists;

v. The erection of a gate, fence, wall or other means of enclosure;

vi. The provision of bicycle stands and/or shelters, motorbike shelters, refuse bins, recycling facilities, outdoor staff rest areas, outdoor furniture, signage, outdoor lighting, public art;

vii. The provision of soft landscaping including trees, Sustainable Urban Drainage features, hedges, vegetation and other areas of soft landscaping;

viii. Electricity sub stations, broadband connection, electric vehicle charging points.

m) “Primary B1(a) Office Development” means the sum of the net B1(a) floor space in buildings where 50% or more of the net floor space within that building is proposed to be in use under Use Class B1(a);

n) “Gross Internal Floor Area” is defined as the total covered floor area inside the external walls of a building. It excludes the external walls but includes all internal walls, stairways, halls, and all other structures inside the external walls;

o) “Net Internal Floor Area” is defined as the usable area within a building measured to the internal face of the perimeter walls at each floor level. This excludes all floor area not used for the building’s primary purpose such as internal walls, stairways, plant rooms, WCs and circulation areas.
3.0 Schedule A Building Development

Class 1
Development Permitted

3.1 Within Zone A, the erection of buildings for:

a) B1(a) Office;
b) B1(b) Research and Development;
c) C1 Hotel;

3.2 Within Zone A, the creation of the Horizon Hub Core through the erection of buildings for uses a-c above and:

d) A1 Shop;
e) A3 Restaurant and Café;
f) D1(a) Medical or Health Services;
g) D1(b) Early Years Childcare, Day Nursery or Preschool; and
h) D2(e) Gymnasium.

3.3 Within Zone A, site investigation, demolition and engineering operations, and the provision of associated infrastructure and facilities directly required by development permitted by Class 1 of Schedule A.

Development Not Permitted

3.4 Development is not permitted by Class 1 of Schedule A if:

a) It would result in the total amount of Primary B1(a) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m;
b) It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding 65,000 sq.m;
c) A building includes a drive thru facility;
d) It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding:
   i. 300 sq.m for Use Class A1;
   ii. 100 sq.m for Use Class A3;
iii. 150 sq.m for Use Class D1(a);
iv. 350 sq.m for Use Class D1(b);
v. 700 sq.m for Use Class D2(e);

e) It would result in more than one building within the Horizon 120 LDO area comprising uses within Use Class C1;
f) It would result in the total number of bed spaces under Use Class C1 within the Horizon 120 LDO area exceeding 120 bed spaces;
g) It would comprise a standalone building for any of the following uses: A1, A3, D1(a), D1(b), or D2(e).

Conditions

3.5 Planning permission is granted under Class 1 of Schedule A subject to the following conditions:

G1. Design Code Compliance;
G2. Compliance Checklist;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G6. Bat and Bird Boxes;
G7. Construction Management Plan;
G8. Implementation of Access and Road;
G9. SuDS Pond;
G10. Signage and Wayfinding Strategy;
G11. Highways Improvements;
G12. Panners Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Safeguarded Highways Infrastructure;
P6. Surface Water Drainage;
P7. Foul Drainage;
P8. Noise;
P9. Building Use;
P10. Building Maintenance;
P12. Renewable Energy;
P13. Public Art; and
S3. Landscape Maintenance.

Class 2
Development Permitted

3.6 Within Zone B, the erection of buildings for:

a) B1(a) Office;
b) B1(b) Research and Development;
c) B1(c) Industrial Process; and
d) A mixed use comprising either B1(a), B1(b) and/or B1(c), and B8 Storage and Distribution, where at least 50% of the floorspace is either B1(a), B1(b) and/or B1(c) and where all ancillary uses are included in the non-B1(a), (b) or (c) part of the calculation.

3.7 Within Zone B, site investigation, demolition and engineering operations, and the provision of associated infrastructure and facilities directly required by development permitted by Class 2 of Schedule A.

Development Not Permitted

3.8 Development is not permitted by Class 2 of Schedule A if:

a) It would result in the total amount of Primary B1(a) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m;
b) It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding 65,000 sq.m;
c) More than 50% of the building or plot would comprise a use under Use Class B8;
d) It would include customers purchasing goods, regardless of where these were purchased, and receiving them within the Horizon 120 LDO area. The direct sale of goods to customers within the plot is not permitted, including, for example, through a trade counter.
Conditions

3.9 Planning permission is granted under Class 2 of Schedule A subject to the following conditions:

G1. Design Code Compliance;
G2. Compliance Checklist;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G6. Bat and Bird Boxes;
G7. Construction Management Plan;
G8. Implementation of Access and Road;
G9. SuDS Pond;
G10. Signage and Wayfinding Strategy;
G11. Highways Improvements;
G12. Panners Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Safeguarded Highways Infrastructure;
P6. Surface Water Drainage;
P7. Foul Drainage;
P8. Noise;
P9. Building Use;
P11. Building Maintenance;
P12. Renewable Energy; and
S3. Landscape Maintenance.

Class 3
Development Permitted

3.10 Within Zone C, the erection of buildings for:
a) B1(a) Office;
b) B1(b) Research and Development;
c) B1(c) Industrial Process;
d) B2 General Industrial;
e) B8 Storage or Distribution; and
f) A mixed use comprising any of the preceding uses at a-e under Class 3 of Schedule A.

3.11 Within Zone C, site investigation, demolition and engineering operations, and the provision of associated infrastructure and facilities directly required by development permitted by Class 3 of Schedule A.

Development Not Permitted

3.12 Development is not permitted by Class 3 of Schedule A if:

a) It would result in the total amount of Primary B1(a) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m;
b) It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding 65,000 sq.m;
c) It would include customers purchasing goods, regardless of where these were purchased, and receiving them within the Horizon 120 LDO area. The direct sale of goods to customers within the plot is not permitted, including, for example, through a trade counter;
d) Any building erected for uses under Use Classes B2 or B8 would have a total floor area of more than 14,000 sq.m.

Conditions

3.13 Planning permission is granted under Class 3 of Schedule A subject to the following conditions:

G1. Design Code Compliance;
G2. Compliance Checklist;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G6. Bat and Bird Boxes;
G7. Construction Management Plan;
G8. Implementation of Access and Road;
G9. SuDS Pond;
G10. Signage and Wayfinding Strategy;
G11. Highways Improvements;
G12. Panners Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Safeguarded Highways Infrastructure;
P6. Surface Water Drainage;
P7. Foul Drainage;
P8. Noise;
P9. Building Use;
P11. Building Maintenance;
P12 Renewable Energy; and
S3. Landscape Maintenance.
4.0 Schedule B Strategic Infrastructure

Class 1
Development Permitted

4.1 The construction of Green Links to provide access from the Spine Road throughout the site.

4.2 Within the Horizon 120 LDO area, site investigation and engineering operations and the provision of associated infrastructure and facilities directly required by development permitted under Class 1 of Schedule B.

4.3 Spine Road associated infrastructure and facilities as directly required alongside the Spine Road.

Conditions

4.4 Planning permission is granted under Class 1 of Schedule B subject to the following conditions:

G1. Design Code Compliance;
G2. Compliance Checklist;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G7. Construction Management Plan;
G8. Implementation of Access and Road;
G10. Signage and Wayfinding Strategy;
S1. Green Link Materials;
S2. Implementation of Landscaping; and
S3. Landscape Maintenance.

Class 2
Development Permitted

4.5 The provision of landscaping around the boundaries of the Horizon 120 LDO area, as set out in Section 5.2 of the Design Code.
Conditions

4.6 Planning permission is granted under Class 2 of Schedule B subject to the following conditions:

G1. Design Code Compliance;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G6. Bat and Bird Boxes; and
S3. Landscape Maintenance.

Class 3
Development Permitted

4.7 Within Zone D, the provision of landscaping.

Conditions

4.8 Planning permission is granted under Class 3 of Schedule B subject to the following conditions:

G1. Design Code Compliance;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G6. Bat and Bird Boxes; and
S3. Landscape Maintenance.
5.0 Schedule C Extensions or Alterations

Development Permitted

5.1 Within the Horizon 120 LDO area, the extension or alteration of all buildings constructed under Schedule A for the same use as the existing building.

5.2 Within the Horizon 120 LDO area, site investigation, demolition and engineering operations, and the provision of associated site infrastructure and facilities directly required by development permitted by Schedule C.

Development Not Permitted

5.3 Development is not permitted by Schedule C if the resultant building (comprising the existing building and extension and/or alteration) would not comply with the Design Code as a whole.

5.4 Development is not permitted by Schedule C if it would result in the total amount of Primary B1(a) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m.

5.5 It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding 65,000 sq.m.

5.6 Within Zone A development is not permitted by Schedule C if:

   a) It would result in a building including a drive-thru facility;
   b) It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding:
      i. 300 sq.m for Use Class A1;
      ii. 100 sq.m for Use Class A3;
      iii. 150 sq.m for Use Class D1(a);
      iv. 350 sq.m for Use Class D1(b);
      v. 700 sq.m for Use Class D2(e);
   c) It would result in more than one building within the Horizon 120 LDO area comprising uses within Use Class C1;
   d) It would result in the total number of bed spaces under Use Class C1 within the Horizon 120 LDO area exceeding 120 bed spaces;
e) It would result in a standalone building for any of the following uses: A1, A3, D1(a), D1(b) or D2(e).

5.7 Within Zone B development is not permitted by Schedule C if:

a) The existing building comprises a mixed use of either B1(a), B1(b) and/or B1(c) and B8 and as a result of the extension or alteration, less than 50% of the total gross internal floor area would be used for either B1(a), B1(b) and/or B1(c), whichever is the current use. All ancillary uses are included in the non-B1(a), (b) or (c) part of the calculation;

b) It would include customers purchasing goods, regardless of where these were purchased, and receiving them within the Horizon 120 LDO area. The direct sale of goods to customers within the plot is not permitted, including, for example, through a trade counter.

5.8 Within Zone C development is not permitted by Schedule C if:

a) It would include customers purchasing goods, regardless of where these were purchased, and receiving them within the Horizon 120 LDO area. The direct sale of goods to customers within the plot is not permitted, including, for example, through a trade counter;

b) It would result in any building comprising uses under Use Class B2 or B8 having a total floor area of more than 14,000 sq.m.

Conditions

5.9 Planning permission is granted under Schedule C subject to the following conditions:

G2. Compliance Checklist;
G3. Tree Protection;
G4. Nesting Birds;
G5. Great Crested Newts;
G6. Bat and Bird Boxes;
G7. Construction Management Plan;
G10. Signage and Wayfinding Strategy;
G11. Highways Improvements;
G12. Panners Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Safeguarded Highways Infrastructure;
P6. Surface Water Drainage;
P7. Foul Drainage;
P8. Noise;
P9. Building Use;
P10. Extensions and Alterations Design Code;
P11. Building Maintenance; and
6.0  **Schedule D Change of Use**

**Permitted Development**

6.1 Within the Horizon 120 LDO area, development consisting of the change of use of a building:

a) From Use Class B2 General Industrial to B1(a) Office, B1(b) Research and Development or B1(c) Industrial Process;

b) From Use Class B8 Storage or Distribution to B1(a) Office, B1(b) Research and Development or B1(c) Industrial Process;

c) From Use Class B8 Storage or Distribution to B2 General Industrial.

**Development Not Permitted**

6.2 Development is not permitted by Schedule D if it would result in the total amount of Primary B1(a) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m.

**Conditions**

6.3 Planning permission is granted under Schedule D subject to the following conditions:

G1. Design Code Compliance;

G2. Compliance Checklist;

G12. Panners Interchange North Improvement;

P3. Parking;

P8. Noise; and

7.0 Conditions

General

G1. Design Code Compliance
Development hereby permitted by the Horizon 120 LDO shall be carried out strictly in accordance with the Horizon 120 Design Code.

Reason: To ensure development is delivered in accordance with the aims and aspirations of the Horizon 120 LDO and a high quality business and innovation park is created.

G2. Compliance Checklist
No development, including site investigation, demolition, engineering operations or the provision of associated infrastructure and facilities, shall commence until:

1. A completed Compliance Checklist and all required supporting plans and documents as set out on the Checklist have been submitted to the Local Planning Authority.

2. Within 7 days of submission of the Compliance Checklist:
   a. The Local Planning Authority has sent written acknowledgement to the Applicant confirming the receipt of a valid compliance application and the start and expiry date of the 28 day compliance assessment period;
   b. The Local Planning Authority has sent written acknowledgement to the Applicant confirming the receipt of an invalid compliance application and the steps required to make the application valid;
   c. Should no written confirmation be received under a or b, the 28 day compliance assessment period shall be deemed to have started on the following working day after a valid application is received (subject to the Applicant having proof of receipt through either email delivery receipt, proof of delivery of postal application, or other such method).

3. Following confirmation or deemed confirmation of a valid compliance application under step 2, either:
   a. The 28 day compliance assessment period has elapsed and the Local Planning Authority has not confirmed in writing whether the proposal is compliant or non-compliant with the terms of the Horizon 120 LDO; or
   b. Within the 28 day compliance assessment period, the Local Planning Authority has issued confirmation of compliance with the terms of the Horizon 120 LDO.
For the purposes of calculating the 7 days from submission and the 28 day compliance assessment period, any Bank Holiday and any day between Christmas Eve and New Year’s Day (inclusive) shall not be taken into account.

The subsequent development should be carried out strictly in accordance with the details submitted and approved (or deemed to be approved) under the Compliance Checklist.

Reason: To ensure the development complies with the Horizon 120 LDO and Design Code and to ensure development permitted by the Horizon 120 LDO can be monitored over the lifetime of the Horizon 120 LDO.

G3. Tree Protection
All existing trees or hedgerow, other than those shown for removal within the Arboricultural Impact Assessment (reference 5280/19-02 Rev 01) are to be protected from damage during construction in accordance with BS5837:2012 (and/or any updates) and the Arboricultural Method Statement (reference 5280/19-03 Rev 01) for the duration of the works on site. In the event that trees or hedgerow become damaged during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. No other trees shall be removed, unless a new Arboricultural Impact Assessment and Arboricultural Method Statement are first submitted to, and approved by, the Local Planning Authority.

Reason: To ensure the retention of existing trees in the interests of biodiversity and amenity.

G4. Nesting Birds
To avoid disturbance to nesting birds, vegetation removal should take place outside of the bird nesting season (between 1st March to 31st August inclusive) or, if this is not possible, a check for nesting birds must be undertaken by a suitably qualified ecologist prior to development commencing. Any active nesting sites, including ground nesting birds, found must be cordoned off and remain undisturbed until young birds have fledged.

Reason: To ensure there is no harm or disturbance to breeding birds.

G5. Great Crested Newts
All demolition and construction works must be undertaken in complete accordance with the Great Crested Newt Non-Licenced Method Statement, dated March 2020.
Reason: To ensure no harm is caused to Great Crested Newts and suitable precautionary measures are undertaken.

G6. Bat and Bird Boxes
Prior to occupation or use of the first building within the Horizon 120 LDO area, the bat and bird boxes are to be provided as set out in Appendix I.

Reason: To protect and enhance biodiversity.

G7. Construction Management Plan
A Construction Management Plan shall be submitted as part of the Compliance Checklist and approved by the Local Planning Authority including the following details:

a. Safe vehicular access and parking;
b. Loading and unloading of plant and materials and their storage during construction;
c. Measures to control the emission of dust and dirt;
d. A scheme for reusing, recycling and/or disposing of waste, soils and any other material resulting from demolition and construction works;
e. A scheme to control noise and vibration during the construction phase, including details of any piling operations;
f. Hours of demolition and construction work, including the operation of plant and machinery, the delivery of any materials and the removal of waste; and
g. A scheme to minimise the risk of off-site flooding caused by surface water run-off and/or groundwater.

The approved Construction Management Plan shall be adhered to during the construction period.

Reason: In the interests of safe operation of the highway and of the amenities of surrounding occupiers during the construction of the development.

G8. Implementation of Access and Road
Prior to occupation of any development permitted by Schedule A, the building must be capable of being accessed from the adopted road network via the Spine Road and a Green Link. Either the fourth arm from the A131/Cuckoo Way roundabout or the access onto the A131 must be constructed.

Reason: To ensure safe and suitable vehicle access can be achieved.
G9. SuDS Pond
The SuDS pond as approved under application 19/0152/FUL must be fully implemented prior to first occupation of a building.

Reason: To ensure surface water drainage across the site can be sustainably managed.

G10. Signage and Wayfinding Strategy
A signage and wayfinding strategy must be submitted to, and approved by, the Local Planning Authority prior to the implementation of any signage and/or wayfinding within the Horizon 120 LDO area. The strategy should be in general accordance with section 6.8 of the Horizon 120 Design Code. All signage and wayfinding must accord with the approved strategy.

Reason: To ensure signage and wayfinding across the Horizon 120 LDO area is appropriate for the site and creates a sense of place and high quality design.

G11. Highways Improvements
Prior to occupation of any building within the Horizon 120 LDO area, measures to implement the mitigation below and timescales for their implementation must be submitted to, and agreed by, the Local Planning Authority:

a) Widening the A131/London Road south roundabout to create two lanes at the north eastern arm; and
b) Bus service improvements.

The agreed mitigation measures shall be implemented in accordance with the approved timescales.

Reason: To ensure suitable highways mitigation is provided as set out in the supporting Transport Assessment and agreed with Essex County Council Highways.

G12. Panners Interchange North Improvement
Prior to the occupation of any buildings, a mitigation scheme for the A120 slip (West) at Panners Interchange for the road marking alterations and additional signage to facilitate the provision of an additional lane as shown in principle on Drawing No. IT2021/SK/103 dated ‘MAR 2020’, shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme shall be implemented prior to the occupation of 20,000 sq.m of floor space within the Horizon 120 LDO area or the first occupation of any Primary B1(a) Office Development floor space within the Horizon 120 LDO area, whichever is earlier.
Horizon 120 LDO

Reason: To ensure suitable highways mitigation is provided as set out in the supporting Transport Assessment and agreed with Highways England.

Plot Specific

P1. Plot Landscaping
Plot landscaping shall be detailed on plans submitted with the Compliance Checklist and undertaken as soon as is reasonably practicable and, in any case, not later than the end of the first available planting season following occupation/use of the development. In the event that any trees or hedgerow die within five years of planting, it shall be replaced as soon as is reasonably practicable and, in any case, not later than the end of the first available planting season with a replacement of a similar size and species. The plot landscaping shall thereafter be maintained in a good condition in perpetuity.

Reason: To enhance the amenity and character of the area and ensure a suitable environment is created in accordance with the aims and aspirations of the Horizon 120 LDO.

P2. Access
Direct access to a development plot shall be taken from a Green Link only and not from the Spine Road. The access shall be constructed in accordance with details submitted with the Compliance Checklist. It shall provide suitable access with the necessary visibility splays and shall be constructed prior to occupation of the permitted building. It shall be maintained as such thereafter.

Reason: In the interests of and for the safety of all road users.

P3. Parking
Vehicular and cycle parking shall be provided in accordance with details submitted with the Compliance Checklist and in complete accordance with the standards in the Design Code. They shall be provided prior to occupation of the permitted building and retained as such thereafter.

Reason: To ensure a suitable standard of parking provision and protect the safe movement of vehicles on the highway.
P4. Pedestrian Footpaths
Prior to occupation of the approved building, any pedestrian connections to the internal pedestrian network shall be constructed and available for use. They shall thereafter be retained as such.

Reason: To ensure the safe movement of pedestrians through the site.

P5. Safeguarded Highways Infrastructure
The area of land identified as ‘Safeguarded Highways Infrastructure’ is safeguarded for the construction of access points and roads in the first instance. Should a proposed development plot include any part of this safeguarded land, the Local Planning Authority shall be contacted prior to the submission of the Compliance Checklist to confirm whether the safeguarded land needs to be retained for such purposes or can be included within a development plot.

Reason: To ensure the strategic highways infrastructure can be implemented to facilitate safe movement of vehicles, cyclists and pedestrians through the site, and to ensure access into future development plots is not restricted.

P6. Surface Water Drainage
The submitted Compliance Checklist must include details of surface water drainage for the plot. Measures to control surface water runoff should be included where possible, such as swales, permeable paving, green/blue roofs and water harvesting, including appropriate treatment measures as required. Surface water should discharge into the swales and/or carrier drain within the strategic infrastructure or into the existing ditches. The proposed strategy can include alternative measures, subject to the strategy meeting the discharge rates as set out in the Horizon 120 Flood Risk and Drainage Assessment. The strategy approved under the Compliance Checklist must be implemented prior to occupation and maintained thereafter.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water.

P7. Foul Drainage
Details of the proposed means of foul drainage disposal shall be submitted as part of the Compliance Checklist. The approved drainage works shall be completed prior to occupation of the building and retained thereafter.

Reason: To ensure foul drainage is suitably managed.
P8. Noise
For any use under Use Classes B2 or B8, a noise assessment must be submitted with the Compliance Checklist demonstrating compliance with the noise levels set out in the Horizon 120 Sound Level Assessment (October 2018). The assessment must include details of any mitigation measures needed to achieve compliance, which must be implemented prior to use of the building and retained thereafter.

Reason: To ensure uses on the site do not disturb surrounding occupiers or residents.

P9. Building Use
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the use of a building shall not be changed unless permitted by Schedule D of the Horizon 120 LDO.

Reason: To enable the Local Planning Authority to regulate and control the development of the site in accordance with the aims and aspirations of the Horizon 120 LDO.

P10. Extensions and Alterations Design Code
Any extensions or alterations must comply with the Design Code. The plot as a whole, including the building being extended or altered, must still comply with the Design Code, including materials, building heights, parking and all other relevant aspects. The design of the extension or alteration must be in keeping with the existing building and ensure the new building, including the existing building and extension or alteration, complies with the Design Code as a whole.

Reason: To ensure a high quality development is created and maintained.

P11. Building Maintenance
A maintenance strategy for the external surfaces of the main building shall be submitted with the Compliance Checklist. The building shall thereafter be permanently maintained in accordance with the submitted strategy, unless any variations are agreed in writing with the Local Planning Authority.

Reason: To ensure a high quality development is maintained over the lifetime of the development.

P12. Renewable Energy
A minimum of 30% of the projected energy requirements of a plot, including the building, must be provided through renewable energy technology. Details of how this will be achieved must be submitted with the Compliance Checklist and provided prior to use of the building.
Reason: To ensure the development is sustainable and contributes towards reducing CO2 emissions.

**P13. Public Art**
A public art strategy that generally accords with Section 6.7 of the Design Code, including timescales for its implementation, must be submitted as part of the Compliance Checklist prior to commencement of the Horizon Hub area. The strategy must then be complied with in accordance with the agreed timescales.

Reason: To ensure that public art is provided within the Horizon 120 area to assist in creating the high quality environment.

**Strategic Infrastructure**

**S1. Green Link Materials**
Any road constructed off the Spine Road must use materials as set out under the ‘Green Link’ standard detailed in the Design Code.

Reason: To ensure that the appearance of the development is satisfactory.

**S2. Implementation of Landscaping**
Landscaping around the road, including that required for SuDS purposes, and the adjacent footway/cycleway are to be implemented as soon as reasonably practicable following completion of that part of the road, and in any case, no later than the end of the first available planting season.

Reason: To ensure the landscaping is implemented in a timely manner to the benefit of the character and appearance of the area.

**S3. Landscape Maintenance**
Prior to occupation of any building, a Landscape Maintenance Strategy for all landscaping outside of the plot boundaries must be submitted to, and approved by, the Local Planning Authority. The approved Strategy must be complied with thereafter.

Reason: To ensure the landscaping is maintained to a suitable standard to the benefit of the character and appearance of the area.
Appendices
1 INTRODUCTION

This report details the enhancement measures recommended for bats and birds on the Horizon 120 site, in order to adhere with Government guidance as described below.

1.1 National Planning Policy Framework 2019

The National Planning Policy Framework (NPPF) 2019\(^1\) sets out the Government’s requirement for the planning system in England and in doing so establishes a framework within which local planning authorities can develop their own planning policies. The NPPF explicitly addresses the conservation and enhancement of the natural environment, including biodiversity, through paragraphs 174–177.

2 BATS

It is recommended that three bat boxes be installed on mature trees along the boundary of the site. The suggested locations are shown in Figure 1 Appendix A. It should be noted that these locations are flexible and can be subject to change dependant on the ecologist’s advice during installation.

The Schwegler 1FF bat box is recommended. The bat boxes should ideally be installed at least 3-5m above ground level, with a 2m drop below the entrance hole, sheltered from strong winds and exposed to the sun for part of the day (facing south or south-east). An example of the bat box can be seen in Appendix B.

No lighting from the Development (during and after construction) should fall on any mature trees or hedgerows. The following recommendations must be adhered to:

- Any new lighting will need to be directed away from potential foraging, commuting and roosting features present, including the bat boxes.
- Any security and works lighting will need to be minimised, with LED lighting sources of those with a minimal ultra violet (UV) compartment output;

3 BIRDS

It is recommended that a total of eight bird boxes be installed on trees along the boundary of the site. To accommodate for a range of species, different types of bird boxes will be required. It is suggested that two of each type of bird box be installed for the following species:

- Robin and wren
- Pied wagtail
- House sparrow
- Blue tit and great tit

The proposed locations of these are shown in Figure 1 Appendix A. As with the bat boxes, the bird box locations can be subject to change, as seen fit by the ecologist supervision the installations. Examples of the boxes are detailed in Appendix B.

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3.1 Siting Guidelines

The installed nestboxes must be positioned in accordance with good practice. The RSPB\textsuperscript{2} and NHBS\textsuperscript{3} websites advise the following points to consider when positioning a nestbox.

- Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.
- Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.
- Boxes for tits, sparrows or starlings should be fixed 2m to 4m up a tree.
- House sparrows nest in loose colonies, two or three boxes can be sited near to each other or preferably a terrace box can be used. Keep these away from areas where house martins normally nest.
- Two boxes close together may be occupied by the same species if they are at the edge of adjoining territories and there is plenty of natural food. The exceptions to this are house and tree sparrows and house martins, which are colonial nesters. By putting up different boxes, several species can be attracted.
- Nestboxes for wren and robins should be sited low down (less than 2m from the ground) in an area well-hidden with vegetation\textsuperscript{4}.
- Robins - Bury the box in thick vegetation. Boxes can be low to the ground in areas where predation by cats is not a problem.
- Wrens - The box should be well hidden in thick, preferably thorny, undergrowth.
- Pied wagtails - Install the box on a tree or building at a height of up to 5 metres. Areas close to grassland and water are preferable.

\textsuperscript{2} Nestboxes: Find out how to provide, or make, nestboxes for birds in your garden [online] RSPB.org [Viewed August 2019] Available from: https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes


APPENDIX A

Legend

- Blue tit and great tit
- Robin and wren
- House sparrow
- Pied wagtail
- Bats

Nestbox Locations
Figure 1

Ecological Enhancement Measures for Bats and Birds
50816 Horizon 120 – Great Notley Bypass
APPENDIX B

<table>
<thead>
<tr>
<th>Schwegler 1FF Bat Box⁵</th>
<th>Schwegler Bat Box 2F (universal)⁶</th>
</tr>
</thead>
<tbody>
<tr>
<td>They are carefully designed to mimic natural nest and roost sites and to provide a stable environment.</td>
<td>Closed system box for bats that live in woods and prefer woodpecker cavities and hollow tree branches (lesser noctule, common noctule, daubenton’s, nathusius’s pipistrelle, Bechstein’s bat).</td>
</tr>
</tbody>
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<tr>
<th>2MR Schwegler Open-Fronted Avianex⁷</th>
<th>Schwegler 1B Bird Box⁸</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open front box, attractive to robins, wrens, pied wagtails, and spotted flycatchers, all of which prefer this style of nest box.</td>
<td>Will attract a wide range of species including blue tits and great tits. Available with different entrance hole sizes (32mm, 26mm and Oval-29x55mm) to prevent birds from competing with each other for the boxes.</td>
</tr>
</tbody>
</table>

⁷ [https://www.nhbs.com/2mr-schweger-open-fronted-avianex](https://www.nhbs.com/2mr-schweger-open-fronted-avianex)
⁸ [https://www.nhbs.com/1b-schwegler-nest-box](https://www.nhbs.com/1b-schwegler-nest-box)
House and tree sparrows are sociable birds that like to nest in colonies. This box is installed using the tree friendly nails included. These will not damage the tree and are safe if the tree is eventually felled.

CedarPlus Triple Sparrow House⁹

https://www.nhbs.com/search?q=house+sparrow+terrace+for+trees&qtview=181093