
Local Development Order



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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 shown on the ‘Spine Road Plan’ in Appendix G and 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 Side Roads, 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) “Side Road” is defined as any road off the Spine Road;
- i) “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;
- j) “Event Space Area” is defined as the area circled red in the Horizon Hub Core, as shown on the ‘Horizon Hub Plan’ in Appendix H;
- k) “Design Code” refers to the Horizon 120 Design Code dated July 2021;
- 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 all vehicle 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 E(g)(i) Office Development” means the sum of the net E(g)(i) floor space in buildings where 50% of more of the net floor space within that building is proposed to be in use under Use Class E(g)(i);
- 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;
- p) For the avoidance of doubt, an ancillary use within buildings is permitted as a function of a Use granted by any Schedule in this Order. For example, a Class E(g)(iii) Industrial Process building permitted under Schedule A includes permission for the storage and distribution of goods as an accepted ancillary function of the Industrial Process Use.

3.0 Schedule A Building Development

Class 1

Development Permitted

- 3.1 Within Zone A, the erection of buildings for:
- a) E(g)(i) Office;
 - b) E(g)(ii) Research and Development;
 - c) E(g)(iii) Industrial Process;
 - d) C1 Hotel including Sui Generis Event Space;
- 3.2 Within Zone A, the creation of the Horizon Hub Core through the erection of buildings for uses a-d above and:
- e) E(a) Shop;
 - f) E(b) Restaurant and Café;
 - g) E(d) Indoor sport, recreation or fitness;
 - h) E(e) Medical or Health Services;
 - i) E(f) Early Years Childcare, Day Nursery or Preschool; and
 - j) Sui Generis Event Space within the Event Space Area for events including, but not limited to, conferences, parties and private events.
- 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 E(g)(i) 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 75,000 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 E(a);
 - ii. 200 sq.m for Use Class E(b);
 - iii. 700 sq.m for Use Class E(d);
 - iv. 150 sq.m for Use Class E(e);
 - v. 350 sq.m for Use Class E(f);
 - vi. 250 sq.m for Sui Generis Event Space (excluding such space within a building principally used as a C1 Hotel);
- 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: E(a), E(b), E(d), E(e), E(f) or Sui Generis Event Space.

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, Wayfinding and Public Art;
- G11. Highways Improvements;
- G12. Pannors Interchange North Improvement;
- P1. Plot Landscaping;
- P2. Access;
- P3. Parking;

P4. Pedestrian Footpaths;
P5. Surface Water Drainage;
P6. Foul Drainage;
P7. Noise;
P8. Building Use;
P10. Building Maintenance;
P11. Renewable Energy; and
S3. Landscape Maintenance.

Class 2

Development Permitted

- 3.6 Within Zone B, the erection of buildings for:
- a) E(g)(i) Office;
 - b) E(g)(ii) Research and Development; and
 - c) E(g)(iii) Industrial Process.
- 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 E(g)(i) 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 75,000 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.

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, Wayfinding and Public Art;
G11. Highways Improvements;
G12. Pannors Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Surface Water Drainage;
P6. Foul Drainage;
P7. Noise;
P8. Building Use;
P10. Building Maintenance;
P11. Renewable Energy; and
S3. Landscape Maintenance.

Class 3

Development Permitted

- 3.10 Within Zone C, the erection of buildings for:

- a) E(g)(i) Office;
- b) E(g)(ii) Research and Development;

- c) E(g)(iii) Industrial Process;
- d) B2 General Industrial;
- e) B8 Storage or Distribution;
- f) Sui Generis Bus Depot including welfare facilities; and
- g) 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 E(g)(i) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m;
 - b) It would result in more than one Sui Generis Bus Depot within the Horizon 120 LDO area;
 - c) It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding 75,000 sq.m;
 - 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;
 - e) 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, Wayfinding and Public Art;
G11. Highways Improvements;
G12. Pannors Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Surface Water Drainage;
P6. Foul Drainage;
P7. Noise;
P8. Building Use;
P10. Building Maintenance;
P11 Renewable Energy; and
S3. Landscape Maintenance.

4.0 Schedule B Strategic Infrastructure

Class 1

Development Permitted

- 4.1 The construction of Side Roads to provide access from the Spine Road throughout the Horizon 120 LDO area.
- 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, Wayfinding and Public Art;
 - S1. Side Road 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;
G2. Compliance Checklist;
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;
G2. Compliance Checklist;
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, the extension or alteration of a building if required alongside a change of use permitted under Schedule D.
- 5.3 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

- 5.4 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.
- 5.5 Development is not permitted by Schedule C if it would result in the total amount of Primary E(g)(i) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m.
- 5.6 It would result in the total gross internal floor area within the Horizon 120 LDO area exceeding 75,000 sq.m.
- 5.7 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 E(a);
 - ii. 200 sq.m for Use Class E(b);
 - iii. 700 sq.m for Use Class E(d);
 - iv. 150 sq.m for Use Class E(e);
 - v. 350 sq.m for Use Class E(f);

- vi. 250 sq.m for Sui Generis Event Space (excluding such space within a building principally used as a C1 Hotel);
- 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: E(a), E(b), E(d), E(e), E(f) or Sui Generis Event Space.

5.8 Within Zone B 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.

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

- a) It would result in more than one Sui Generis Bus Depot within the Horizon 120 LDO area;
- 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;
- c) 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

5.10 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;

G8. Implementation of Access and Road;
G9. SuDS Pond;
G10. Signage, Wayfinding and Public Art;
G11. Highways Improvements;
G12. Pannors Interchange North Improvement;
P1. Plot Landscaping;
P2. Access;
P3. Parking;
P4. Pedestrian Footpaths;
P5. Surface Water Drainage;
P6. Foul Drainage;
P7. Noise;
P8. Building Use;
P9. Extensions and Alterations Design Code;
P10. Building Maintenance;
P11. Renewable Energy; and
S3. Landscape Maintenance.

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 E(g)(i) Office, E(g)(ii) Research and Development or E(g)(iii) Industrial Process;
 - b) From Use Class B8 Storage or Distribution to E(g)(i) Office, E(g)(ii) Research and Development or E(g)(iii) 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:
- a) It would result in the total amount of Primary E(g)(i) Office Development within the Horizon 120 LDO area exceeding 3,800 sq.m;
 - 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.

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;
- P7. Noise;
- P8. Building Use;
- P10. Building Maintenance; and
- P11. Renewable Energy.

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 for the Schedule development is proposed under 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, only working days shall be taken into account. 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-Licensed 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 Side Road. 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 19/01525/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, Wayfinding and Public Art

Details of signage, wayfinding and/or public art, and its maintenance, must be submitted with the Compliance Checklist and shall be implemented prior to occupation as approved. All signage, wayfinding and public art must accord with the approved Horizon 120 Wayfinding Strategy.

Reason: To ensure signage, wayfinding and public art 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 approved as part of this LDO, a mitigation scheme, outlined 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 outline on Drawing IT2021/HD/501, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The approved mitigation scheme, referred to above, shall be completed and open to traffic 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 E(g)(i) Office Development floor space within the Horizon 120 LDO area, whichever is earlier.

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 Side Road 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. 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.

P6. 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.

P7. Noise

- a) 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).
- b) Prior to occupation, mitigation measures needed to comply with the noise levels set out in the Horizon 120 Sound Level Assessment (October 2018) shall be submitted, should they be required, 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.

P8. Building Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order modifying, revoking and/or re-enacting that Order with or without modification) and the Town and Country Planning (Use Classes) Order 1987 (or any order modifying,

revoking and/or 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.

P9. 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.

P10. 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.

P11. 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.

Strategic Infrastructure

S1. Side Road Materials

Any road constructed off the Spine Road must use the materials set out in the Design Code according to the designation of the road in the street hierarchy.

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.

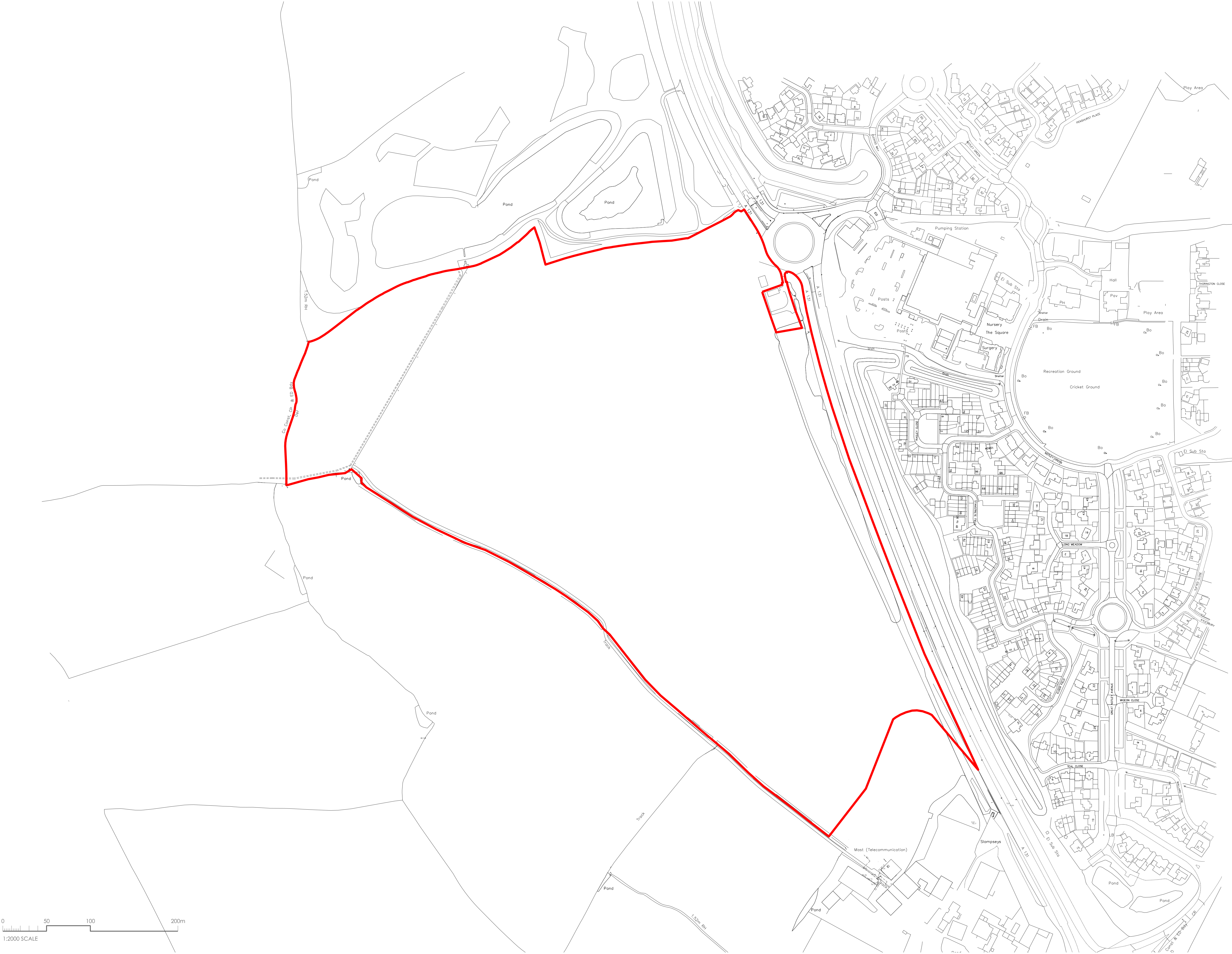
Reason: To ensure the landscaping is implemented in a timely manner to the benefit of the character and appearance of the area.

S3. Landscape Maintenance

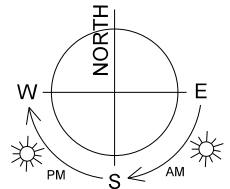
Prior to occupation of any building, a Landscape Maintenance Strategy for all landscaping outside of the plot boundaries must be submitted to, and approved by, the Local Planning Authority. The approved Strategy must be complied with thereafter.

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

Appendices



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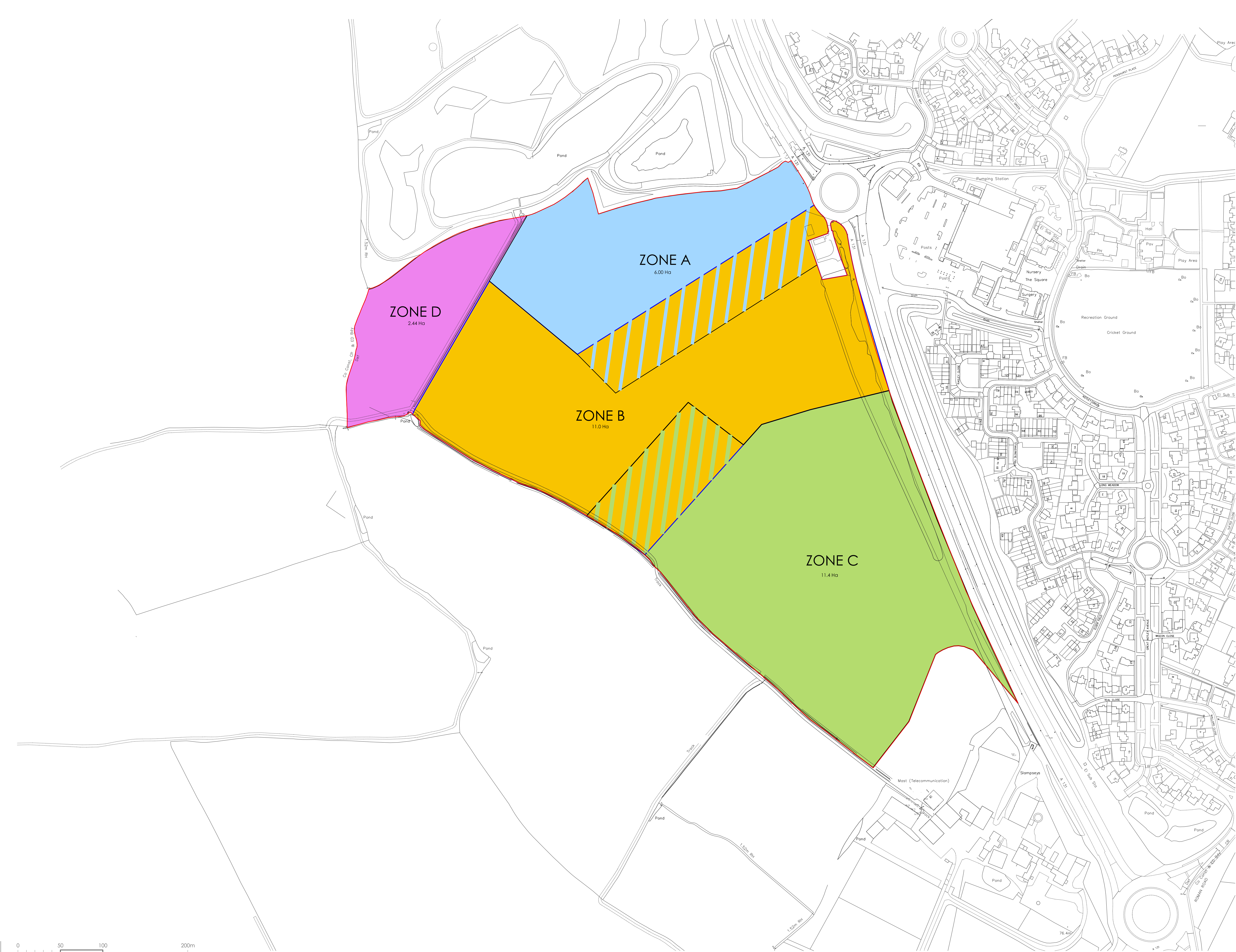
BOUNDARY LINE

X	XXXX	X	X
REV	NOTE	DRN	DATE

X	SKETCH	BUILDING REGS	
	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	HAS FILE	

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CLIENT BRAINTREE DISTRICT COUNCIL			
PROJECT HORIZON 120			
DRAWING BOUNDARY PLAN			
SCALE 1:2000 @ A1	DRAWN VT	CHECKED GR	
DATE JUNE 2019	REVISION -		
DRAWING NUMBER 6640/1125	1		



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Crossover Area Between Zone A & B

Zone A

Zone B

Zone C

Zone D

Crossover Area Between Zone B & C

A	Zones B and C amended	VT	08.11.19
REV	NOTE	DRN	DATE

X	SKETCH	BUILDING REGS	
	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	HAS FILE	

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CLIENT

BRAINTREE DISTRICT COUNCIL

PROJECT

HORIZON 120

DRAWING

ALL ZONES

SCALE

1:2000 @ A1

DATE

MARCH 2019

DRAWING NUMBER

6640/1131

DRAWN

VT

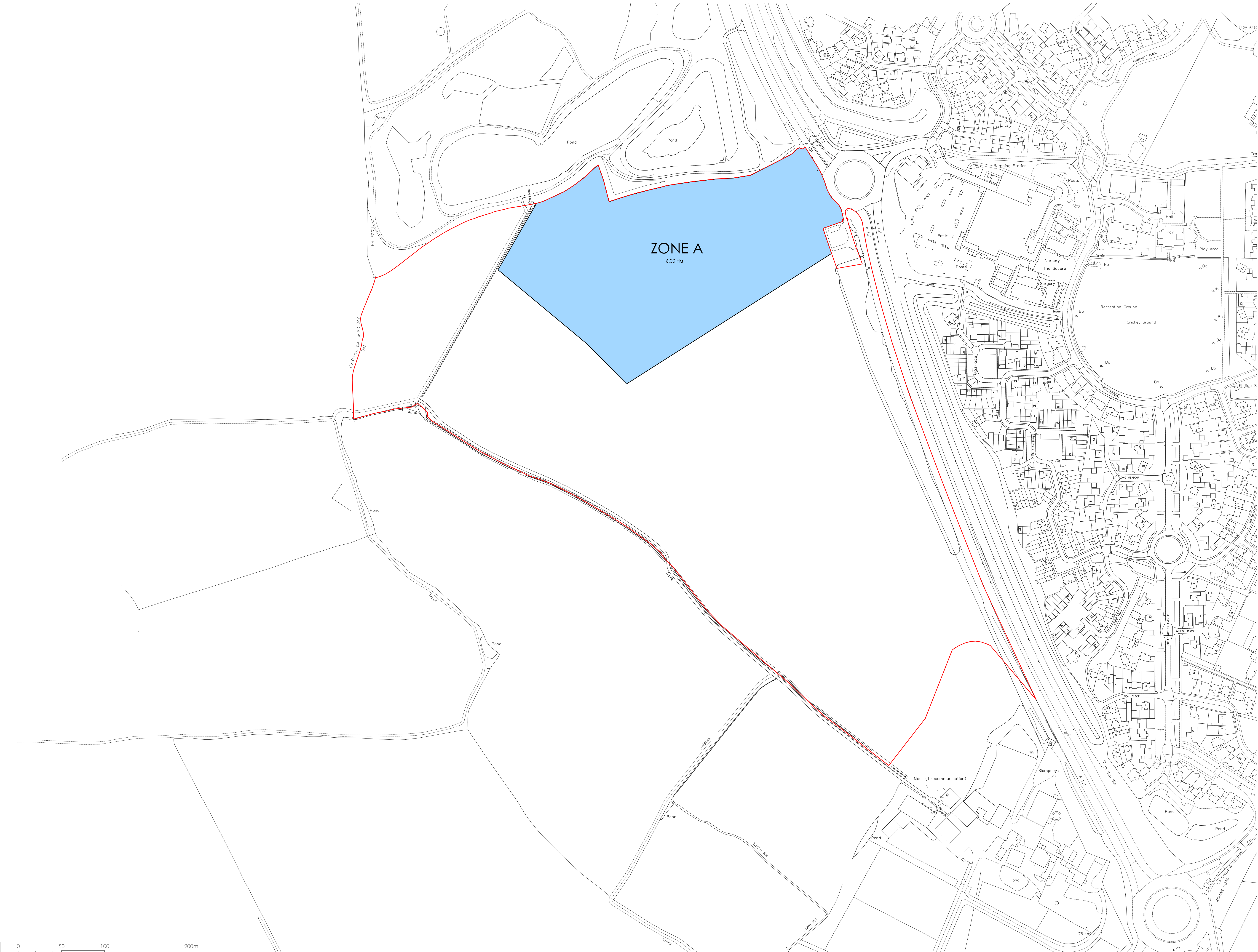
CHECKED

GR

REVISION

A

Appendix C



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X	XXXX	X	X
REV	NOTE	DRN	DATE

X	SKETCH	BUILDING REGS	
	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	H&S FILE	


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A R C H I T E C T S

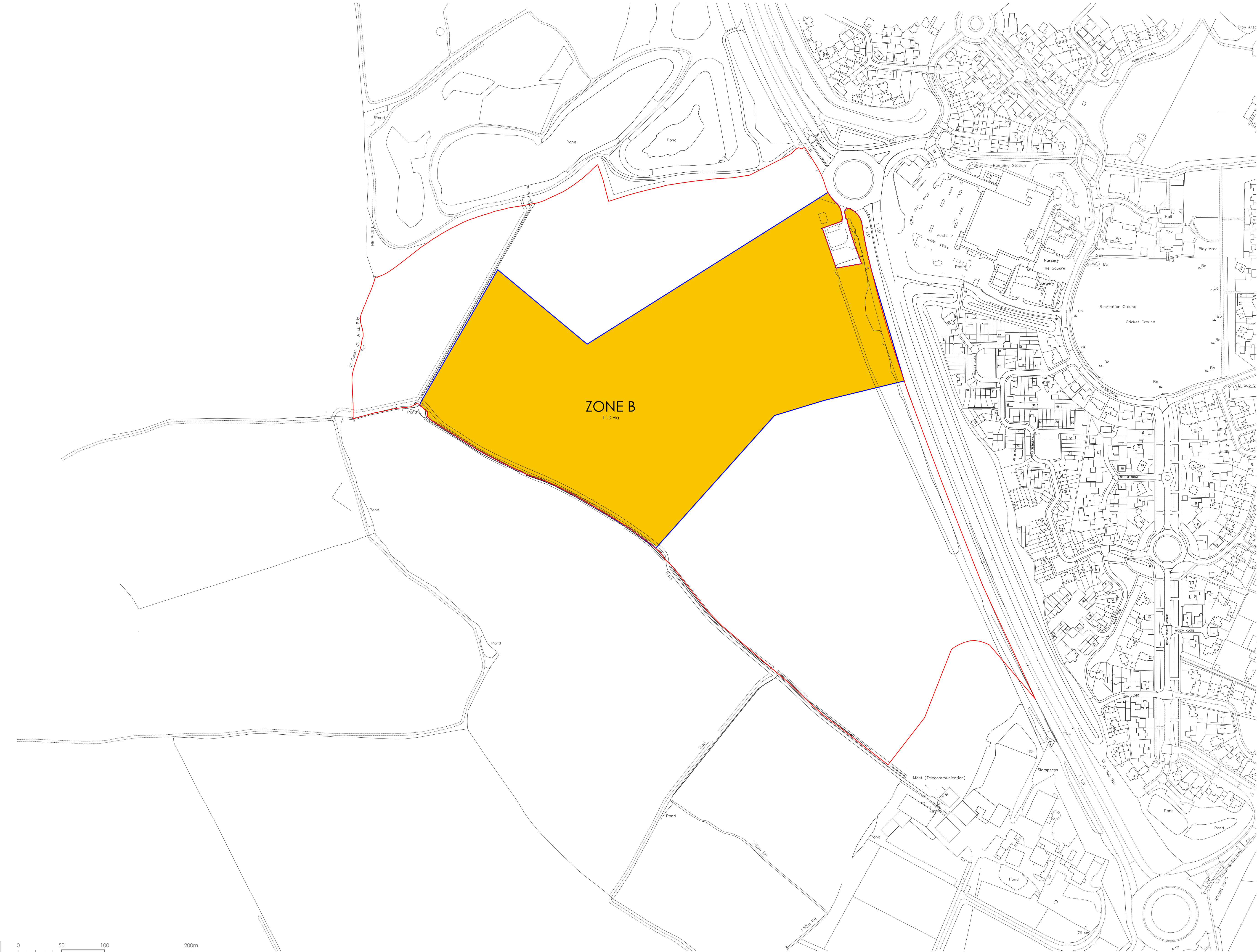
APPHUS HOUSE, TOLLGATE WEST, COLCHESTER, ESSEX, CO3 8AQ
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CLIENT			
BRAINTREE DISTRICT COUNCIL			
PROJECT			
HORIZON 120			
DRAWING			
Zone A Plan			
SCALE		DRAWN	CHECKED
1:2000 @ A1		VT	GR
DATE		REVISION	
MARCH 2019		-	
DRAWING NUMBER			
6640/1116			

Appendix D



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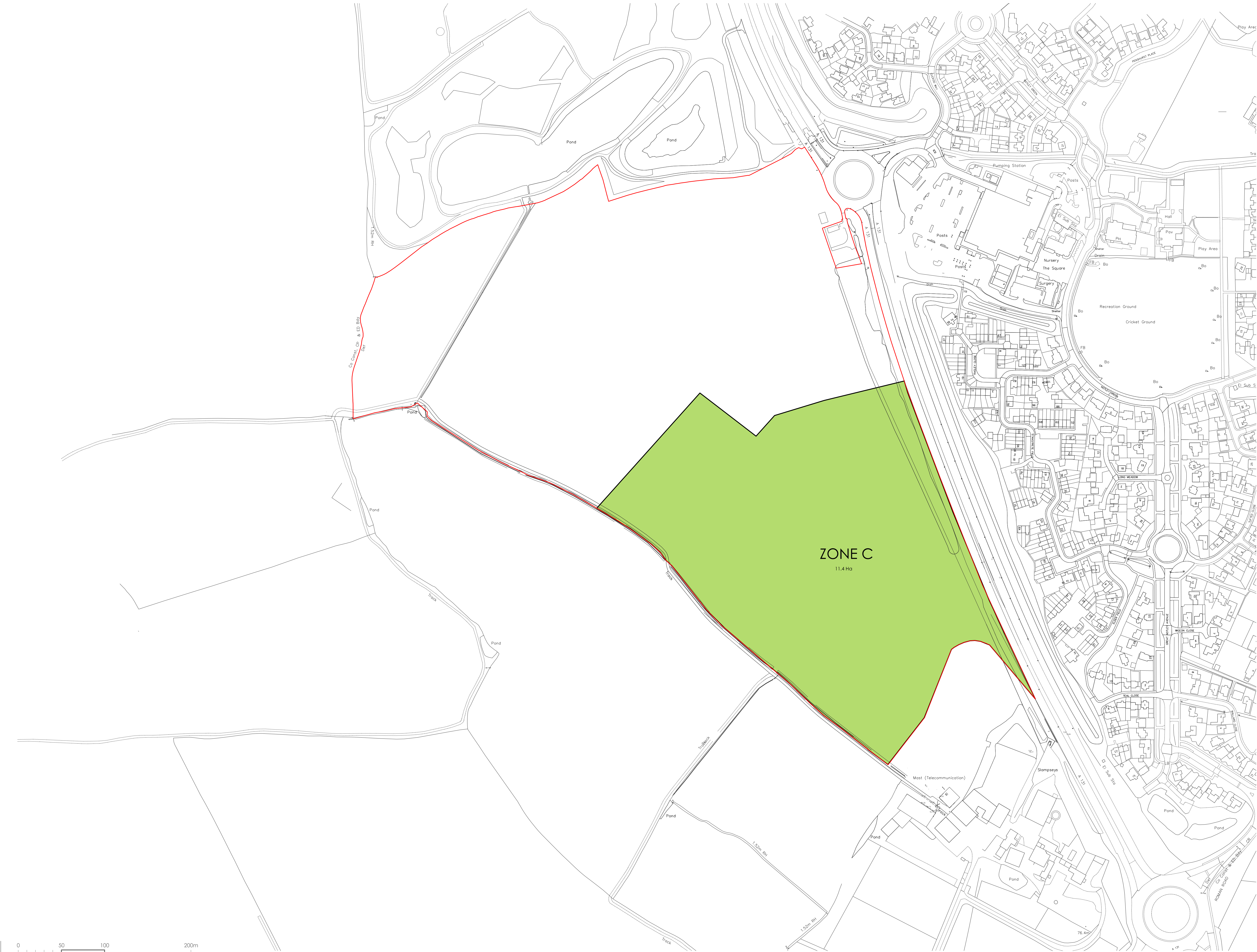
A	ZONE B AMENDED	VT	08.11.19
REV	NOTE	DRN	DATE

X	SKETCH	BUILDING REGS	
	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	H&S FILE	

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CLIENT
BRAINTREE DISTRICT COUNCIL
PROJECT
HORIZON 120
DRAWING
Zone B Plan
SCALE
1:2000 @ A1
DATE
MARCH 2019
DRAWING NUMBER
6640/1117

Appendix E



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A	ZONE C AMENDED	VT	08.11.19
REV	NOTE	DRN	DATE

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	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	H&S FILE	


Stanley Bragg

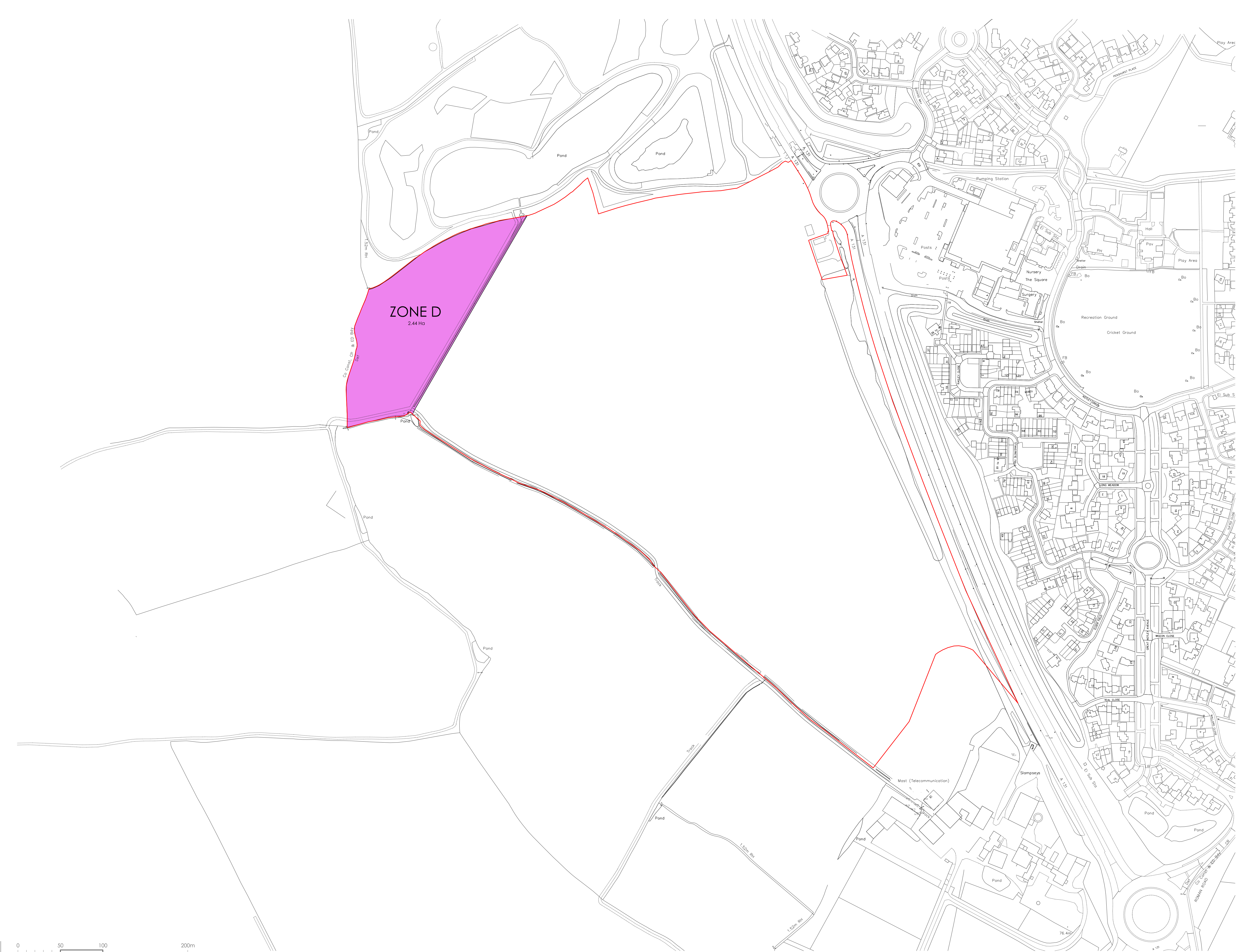
A R C H I T E C T S

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CLIENT BRAINTREE DISTRICT COUNCIL			
PROJECT HORIZON 120			
DRAWING Zone C Plan			
SCALE 1:2000 @ A1	DRAWN VT	CHECKED GR	
DATE MARCH 2019	REVISION A		
DRAWING NUMBER 66401118			



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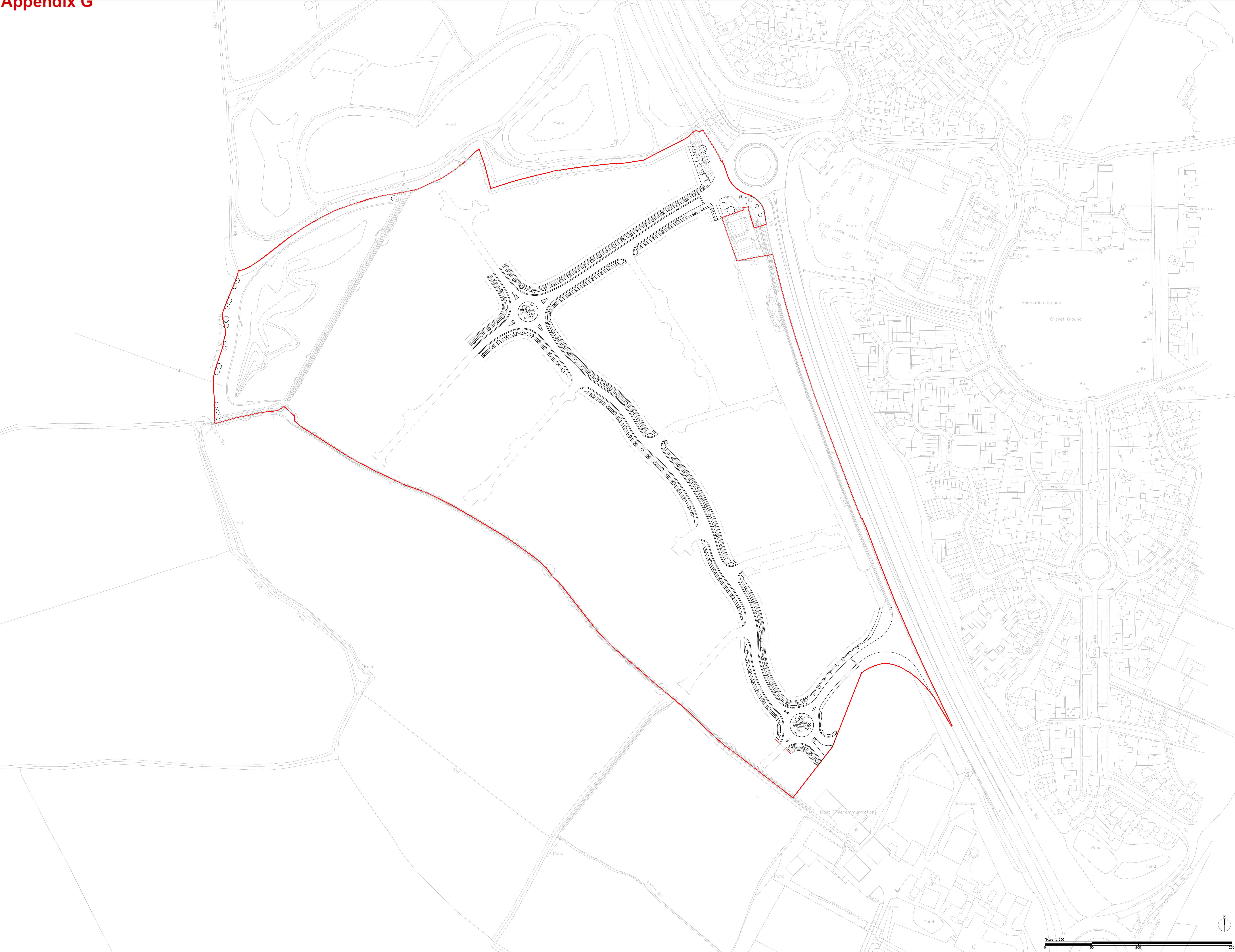
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REV	NOTE	DRN	DATE

X	SKETCH	BUILDING REGS	
	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	HAS FILE	

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CLIENT BRAINTREE DISTRICT COUNCIL		
PROJECT HORIZON 120		
DRAWING Zone D Plan		
SCALE 1:2000 @ A1	DRAWN VT	CHECKED GR
DATE MARCH 2019	REVISION -	
DRAWING NUMBER 6640/1119	1	

Appendix G



NOTES:

1. This drawing is to be read in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of Farrer Huxley Associates in writing before commencing on site.
2. The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of Farrer Huxley Associates in writing before commencing on site.
3. All dimensions in mm, unless otherwise stated.
4. Do not scale from this drawing.
5. All sub base and concrete design and specification to engineer's details. All diagrams provided here are purely indicative.
6. Waterproofing of any element to be specified by others.
7. All proprietary products shall be installed in accordance with manufacturers written instructions.
8. Plant numbers are an indication only and plants should be ordered to suit site areas in accordance with scheduled plant densities.
9. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.

General drawing references, FHA information naming as:
721-FHA-XX-00-DP-... for Plans
721-FHA-XX-00-DT-... for Details
For General Arrangement, refer to ...100's series;
For hard landscape, refer to ...200's series;
For levels and drainage refer to ...300's series;
For lighting, refer to ...500's series;
For specification refer to 721-FHA-XX-00-SP-... series
For Schedules refer to 721-FHA-XX-00-SH-... series

Key

Site Boundary

DATE	ISSUED	DESCRIPTION OF REVISION	DATE	ISSUED	DESCRIPTION OF REVISION
15/04/2021	1	FOR PLANNING	15/04/2021	1	FOR PLANNING

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London, EC1Y 8QE
www.farrerhuxley.co.uk info@farrerhuxley.co.uk
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DRAWING STATUS:
FOR PLANNING

CLIENT:
BRAINTREE DISTRICT COUNCIL

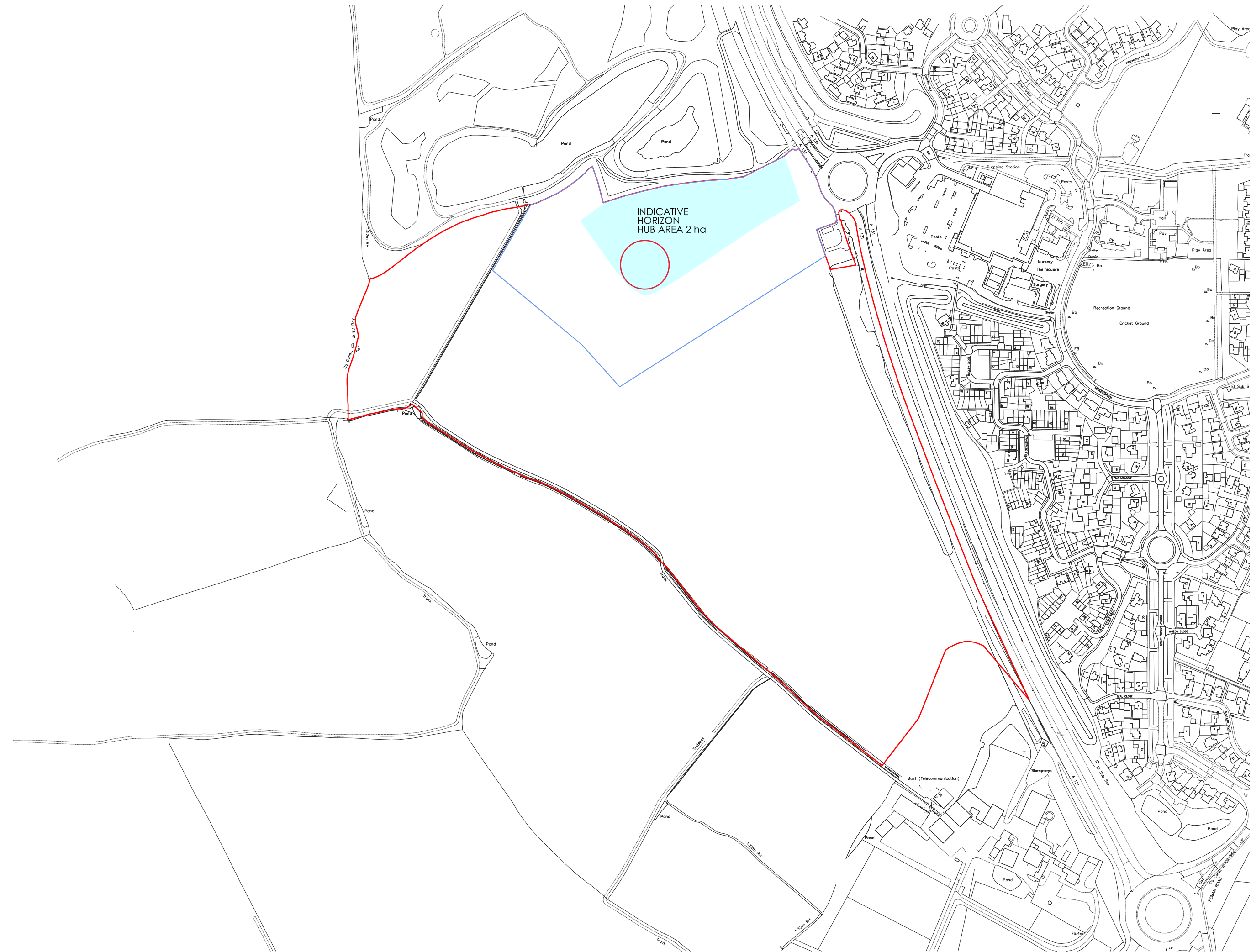
PROJECT TITLE:
HORIZON 120
LDO

DRAWING TITLE:
SPINE ROAD
LOCATION PLAN

DRAWING SCALE: 1:1250 A0	DRAWN BY: HW	DRAWN DATE: APRIL 2021
DRAWING NUMBER: 721-FH-XX-00-DP-L-005	REVISION: P1	

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Appendix H



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— EXTENT OF ZONE A

INDICATIVE HORIZON
HUB AREA - 2 ha

EVENT SPACE AREA

<	XXXX	X	X
EV	NOTE	DRN	DATE


X	SKETCH	BUILDING REGS	
	PRELIMINARY	TENDER	
	APPROVAL	CONSTRUCTION	
	PLANNING	H&S FILE	

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CLIENT BRAINTREE DISTRICT COUNCIL		
PROJECT HORIZON 120		
DRAWING Horizon Hub plan		
SCALE 1:2000 @ A1	DRAWN VT	CHECKED GR
DATE JAN 2020	REVISION -	
DRAWING NUMBER 6640/1133		



**ECOLOGICAL ENHANCEMENT MEASURES FOR BATS AND BIRDS
HORIZON 120 – LAND WEST OF THE A131, GREAT NOTLEY**

BRAINTREE DISTRICT COUNCIL

AUGUST 2019

Prepared By:
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Surface Property is a trading name of Arcus Consultancy Services, Registered in England & Wales No.
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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) 2019¹ 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.

¹ National Policy Planning Framework (2019) [online], GOV.UK, [Viewed August 2019] Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework>

3.1 Siting Guidelines

The installed nestboxes must be positioned in accordance with good practice. The RSPB² and NHBS³ 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 vegetation⁴.
- 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.

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>

³ Bird Boxes [online] *NHBS.com* [Viewed August 2019] Available from: [https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR\[shops.id\]\[0\]=4&fR\[shops.id\]\[1\]=4&hFR\[subjects_equipment.lv1\]\[0\]=Bird%20Boxes](https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR[shops.id][0]=4&fR[shops.id][1]=4&hFR[subjects_equipment.lv1][0]=Bird%20Boxes)

⁴ Robin and Wren FSC Nest Box [online] *NHBS.com* [Viewed August 2019] Available from@ <https://www.nhbs.com/robin-and-wren-fsc-nest-box?bkfno=193088>

APPENDIX A



APPENDIX B

	
<p>Schwegler 1FF Bat Box⁵</p> <p>They are carefully designed to mimic natural nest and roost sites and to provide a stable environment.</p>	<p>Schwegler Bat Box 2F (universal)⁶</p> <p>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).</p>
	
<p>2MR Schwegler Open-Fronted Avianex⁷</p> <p>Open front box, attractive to robins, wrens, pied wagtails, and spotted flycatchers, all of which prefer this style of nest box.</p>	<p>Schwegler 1B Bird Box⁸</p> <p>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.</p>

⁵ <https://www.nhbs.com/1ff-schwegler-bat-box-with-built-in-wooden-rear-panel>

⁶ https://www.schwegler-natur.de/portfolio_1395072079/fledermaushoehle-2f/?lang=en

⁷ <https://www.nhbs.com/2mr-schwegler-open-fronted-avianex>

⁸ <https://www.nhbs.com/1b-schwegler-nest-box>

	
<p>CedarPlus Triple Sparrow House⁹</p> <p>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.</p>	

⁹ <https://www.nhbs.com/search?q=house+sparrow+terrace+for+trees&qview=181093>

HORIZON

BUSINESS & INNOVATION PARK