

SITE PLAN ATTACHED

**COURAGE COURT HUTTON DRIVE AND BROOKFIELD CLOSE HUTTON
ESSEX**

**DEMOLITION OF COURAGE COURT BUILDING AND CONSTRUCTION OF A
FOUR STOREY ZERO CARBON (IN USE) APARTMENT BLOCK
CONTAINING 22 FLATS, 19 X ONE BEDROOM AND 3 X TWO BEDROOM
AND ASSOCIATED WORKS.**

APPLICATION NO: 23/00768/FUL

WARD Hutton Central **8/13 WEEK
DATE** 19 September 2023

PARISH **Extension of
time DATE**

CASE OFFICER Fiona Dunning

Drawing no(s) relevant to this decision:

External Lighting 6001P07; Landscape Details 003A/REV P1; 005A/REV P1;
10595-01A; 10595-02; 002/REV P2; 060/REV P1; 061/REV P1; 062/REV P1;
063A/REV P1; 064A/REV P1; 065A/REV P1; 066A/REV P1; 6001/REV P07;
001A/REV P1; 003/REV P1; Sustainability Statement December 2020;
Sustainability Statement Addendum March 2021 and June 2023; Addendum Design
and Access Statement June 2023; Surface Water Drainage Strategy January 2023;
Addendum February 2021 and June 2023; Preliminary Ecological Appraisal,
Greenlight 2021; John Hobson Bat Survey 2021; Ecology Report Addendum August
2023; Transport Statement and Addendum March 2021 and June 2023; Statement
of Community Involvement and Addendum June 2023; Contamination Report;
Planning Statement June 2023; Tree Protection Method Statement; Tree Protection
Plan

1.0 DESCRIPTION OF PROPOSAL

Background

Planning permission was granted in July 2021 for the refurbishment and extension of the Courage Court to provide 22 apartments as part of the redevelopment of land off Brookfield Close for 62 zero carbon homes under planning reference 20/01912/FUL. Pre-commencement conditions are currently being discharged for 20/10912/FUL and, subject to pre-commencement conditions being discharged, demolition is likely to commence in the Autumn of 2023. The approved development is part of the Council's Small Sites Affordable Homes Programme, which aims to redevelop and transform underused sites for zero carbon (in use housing developments).

The 2020 application was assessed under Brentwood Replacement Local Plan 2005 and at that time the Brentwood Local Plan 2016 - 2033 was the emerging Local Development Plan. The assessment of the current application has reviewed the relevant policies of the Brentwood Local Plan 2016 – 2033 and there is no departure to these policies.

Since the permission was granted for 20/01912/FUL, residents have moved out and further survey work undertaken, which has shown that the conversion and extension of Courage Court has structural complications, and it would be more economically viable to demolish the building. The 20/01912/FUL permission could not be amended due to the description of the development changing and therefore a new application has been submitted for the demolition and rebuilding of Courage Court.

The proposal

The new building would not alter the number of apartments, layout, footprint or parking approved under 20/01912/FUL. Due to the apartment building being new rather than refurbished, the thickness of the slab between floor levels is proposed to increase to meet Building Regulations and the floor to ceiling heights increased from 2.3m to 2.6m, providing good internal amenity for future occupants. The proposed building would be up to 1.2 metres higher than the approved refurbished building (see Drawing No. 106595-HBS-XX-XX-DR-A-023A).

The appearance of the building would remain the same as the approved on the north, west and south elevations. The east elevation would change on the southern wing from render to timber weatherboard. Along with timber weatherboard, brick, glass balustrades with white metal around the balcony slab, white metal solar shades, roof tiles and solar panels are proposed. The proposed materials are the same as the approved scheme under 20/01912/FUL, with a condition requiring final details to be submitted and approved in writing.

2.0 SITE DESCRIPTION

Courage Court has frontage to Hanging Hill Lane to the west, Brookfield Close to the north and Hutton Drive to the south. On the eastern side of the site is a pathway between Hutton Drive and Brookfield Close. Due to the topography of the site, part of the path is stepped. The existing building is set back from the site boundaries where there are established trees, grassed areas, outbuildings and a carpark for approximately 4 vehicles. The existing building has two main pedestrian access points, one off Brookfield Close serving 7 dwellings and the other off Hutton Drive serving 9 dwellings. The existing apartments do not have balconies or courtyards, but there is a small amount of enclosed communal open space to the south and a paved communal area to the east, enclosed by storage buildings and a boundary brick wall. There are 6 two-storey dwellings to the east of the site, which are setback from the pathway by approximately 7 metres where some on-site parking is provided. These dwellings are privately owned and were not part of the wider development site of 20/01912/FUL.

The character of the area is mainly residential, with a mix of 1 and 2 storey dwellings with 3 storey apartment buildings. There is one small supermarket opposite the site on the corner of Hutton Drive and Hanging Hill Lane. Other nearby services and facilities include Willowbrook Primary School to the east of Brookfield Close and Shenfield railway station, which is less than 1 mile to the west of the site.

3.0 RELEVANT HISTORY

- 20/01912/FUL: Redevelopment of site including demolition of houses and bungalows and development of 62 zero carbon homes incorporating extensions and conversion of Courage Court to form 22 flats, construction of 16 houses and 24 flats; provision of open space, landscaping and associated works. - Application Permitted
- 20/01912/COND/1: Discharge of conditions 9 (Bat Survey) of application 20/01912/FUL (Redevelopment of site including demolition of houses and bungalows and development of 62 zero carbon homes incorporating extensions and conversion of Courage Court to form 22 flats, construction of 16 houses and 24 flats; provision of open space, landscaping and associated works).
- 20/01912/COND/2: Discharge of conditions 29 (Arboricultural Method Statement to include tree protection plan) of application 20/01912/FUL (Redevelopment of site including demolition of houses and bungalows and development of 62 zero carbon homes incorporating extensions and conversion of Courage Court to form 22 flats, construction of 16 houses and 24 flats; provision of open space, landscaping and associated works.) – Application Permitted

4.0 SUMMARY OF CONSULTATION RESPONSES

Detailed below is a summary of the consultation responses, if any received. The full version of each consultation response can be viewed on the Council's website via

Public Access at the following link: <http://publicaccess.brentwood.gov.uk/online-applications/>

- **Arboriculturalist-**

An updated arboricultural impact assessment and method statement have been provided. The revised scheme will not result in any increased effects on trees. The three silver birches identified previously will require removal and 6 replacement trees are proposed.

No updated ecological assessment has been submitted however having visited the site recently I do not consider there to have been any significant changes and the site remains as having low ecological value.

A landscape scheme has been submitted which is considered appropriate for the scheme, although there is no detail regarding the numbers of shrubs to be provided. This final detail can be conditioned – it does not need to be a pre-commencement condition.

No objection to the scheme on landscape or ecology grounds.

- **ECC SUDS-**

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:

Condition 1

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- o Limiting discharge rates to a combined rate of 7.8l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- o Final modelling and calculations for all areas of the drainage system.
- o 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. This should be demonstrated via a treatment train for each catchment.
- o Detailed engineering drawings of each component of the drainage scheme.

- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason

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

Condition 2

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.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 3

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.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- **Highway Authority-**

The documents submitted with the planning application have been duly considered and a number of visits were made during the course of assessing the original application for this site (reference 20/01912/FUL).

The latest proposals involve the redevelopment of the Courage Court building to provide the same number of apartments as the current permitted scheme, but do not include plans to alter parking provision or access to the site. From the Highway Authority's viewpoint therefore, the impact of the development on the highways is unaffected.

Consequently, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to conditions and informatives.

- **Essex Badger Protection Group-**

The Essex Badger Protection Group is currently aware of 10 badger setts within 2km of the application site, none of which are close enough to be considered at risk of direct harm. The area does nevertheless have a high number of urban badgers and we believe that a degree of construction related mitigation will be necessary in order to protect any foraging badgers from harm during the completion of the project.

We strongly recommend that the following measures are adopted during the build phase:

- All site personnel should be fully briefed concerning the presence of badgers in the area and the mitigation measures to be followed.
- Any trenches or deep pits should be securely covered overnight to stop any badgers falling in and becoming trapped. Alternatively, a rough plank can be provided, at an angle no steeper than 45 degrees, to allow any badgers a suitable means of escape.
- Any trenches/pits should be inspected each morning and evening to ensure no badgers have become trapped.
- The storage of topsoil or other 'soft' building materials within the site should be given careful consideration. Badgers will readily adopt such mounds as setts, which would then be afforded the same protection as established setts. So as to avoid the adoption of any mounds, they should be subject to daily inspections before work commences.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- Open pipework with a diameter of more than 120mm should be properly covered at the end of the working day to prevent badgers entering and becoming trapped.
- Litter and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken to ensure that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
- Adherence to these measures to be confirmed to planners at regular intervals by the project ecologist.

- **Essex Wildlife Trust-** No comments received.

- **Environmental Health & Enforcement Manager-**

No comments or objections to make currently.

Please forward The Construction Method Statement in due course.

- **Housing Services Manager-**

It is critical that we can increase the supply of affordable and good quality housing provision within the Borough to ease the burden on the Council's waiting lists and reduce homelessness.

A high proportion of residents are likely to be on lower incomes or reliant on some form of benefit. For some, this means that they cannot afford to heat their homes adequately which can cause associated health, social issues, and poorly maintained homes.

The approach to deliver carbon zero (in use) homes will deliver energy efficient homes by adopting a fabric first approach and using alternative heat sources and heat recovery systems which will provide our residents with lower running costs which will reduce the impact of these issues.

The planned regeneration of the site will work towards assisting the Council in the supply of much needed new affordable, low-cost housing, and will benefit the overall wider community.

- **Affinity Water-** No comments received.

- **Anglian Water Services Ltd-**

Section 1 - Assets Affected - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that informatives are included within your Notice should permission be granted.

Section 2 - Wastewater Treatment - The foul drainage from this development is in the catchment of Shenfield And Hutton Water Recycling Centre that will have available capacity for these flows.

Section 3 - Used Water Network - The proposed connection is acceptable. We do not require a condition in planning for foul water. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 - Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

Anglian Water has reviewed the submitted documents Flood Risk Assessment and Drainage Strategy Jan 21 01-01-106592-FRA-Rev B; 23_00768_FUL-DRAINAGE_DOCUMENTATION-1009686 - CCTV Survey and Infiltration Results and can confirm that these are acceptable to us. We require these documents to be listed as approved plans/documents if permission is granted.

- **NHS Healthcare-** given that fewer than 10 net additional dwellings are created by this development, the ICB does not wish to request a contribution to increasing healthcare capacity.

- **Thames Water Development Planning-**

This application does not fall within the Thames Water catchment area, therefore we have no comments to make.

- **Schools & Education-** No comments received.
- **Operational Services Manager-** No comments received.
- **Open Space Strategy Coordinator-** No comments received.
- **UK Power Networks-** No comments received.

- **Crime Prevention Design Advisor**

The 'Essex Police - Designing out Crime Office (DOCO) recognise that developments where safety and security has been addressed and 'designed out' at the earliest planning stages, will enhance the health and wellbeing of future residents. Perception of crime and fear of crime can be an influential factor in determining the success, synergy and ongoing sustainability of a community.

Good design and early co-ordination, incorporating 'Crime Prevention Through Environmental Design' (CPTED) principles, can avoid the conflicts that may be expensive or impossible to resolve once the construction phase is complete. CPTED forms part of Police Crime Prevention Initiatives (PCPI) which is the official UK Police Security Initiative.

We would welcome the opportunity for engagement with the design team to discuss the security design aspects of the development to ensure provision of a safe and secure environment for the future community. We would specifically ask that the applicant consider the following factors concerning security:

Mitigation of crime

It is essential to consider crime as a material consideration throughout the life cycle of the scheme, both during construction and when the site is complete. Essex Police would recommend developers consider the foreseeability of crime from the outset of this

project and maximise on the opportunity to design such issues out, to prevent the need for bespoke situational crime prevention measures in the future.

It is important that design specifications provide an effective and realistic level of physical security that is commensurate with the risk, posed, particularly in relation to theft/burglary and anti-social behaviour.

Site Security

Further clarity and detail would be welcomed to confirm how the site will be secured during the construction phase of the project together with what measures will be taken to protect plant and materials on the construction site.

Landscaping

The DOCO would welcome the opportunity to liaise regarding the green architecture and appropriate landscaping plan, especially with regards to the use and management of the proposed communal spaces within the development and the general topography of the site. We are also interested in the provision of street furniture and any proposed play equipment within the open public realm space.

Physical Security and Access control

We request consultation regarding proposals to ensure the safety and security for residents of the twenty-two dwellings within the development. Further clarity in relation to apartment entrance doors, windows, communal doors and communal spaces within the apartment blocks is sought.

Mail/parcel delivery

We would like information regarding mail delivery and parcel delivery and whether a provision for a secure area for parcel delivery is being considered. Theft of parcels has risen exponentially since the "COVID" pandemic and with the change of shopping habits the delivery of valuable goods should be factored into design and security consideration.

Cycle storage/Bin Store

We acknowledge the applicants plan to promote sustainability agendas within the site by including cycle storage; we would recommend secure closed door cycle storage for residents. For police preferred products please see the SBD web site; <https://www.securedbydesign.com>

Furthermore, we are keen to understand the arrangements for bin storage and collection; such areas, if not properly protected, could become subject of anti-social behaviour.

Management and maintenance

At the appropriate stage within the planning process, we would be keen to understand the finer detail of management and maintenance proposals. The long-term durability of

security can only be guaranteed if it is maintained and regularly serviced with appropriate plans in place to ensure security does not fall into disrepair through neglect.

To conclude, Essex Police strongly recommends that the developer seeks to achieve the relevant Secured by Design accreditation detailed within the current Secured by Design Homes guide; (<https://www.securedbydesign.com/guidance/design-guides>), provides full details. We provide a cost free, impartial advice service to applicants who require advice on Crime Prevention Through Environmental Design and Secured by Design.

5.0 SUMMARY OF NEIGHBOUR COMMENTS

Where applications are subject to public consultation those comments are summarised below. The full version of each neighbour response can be viewed on the Council's website via Public Access at the following link:

<http://publicaccess.brentwood.gov.uk/online-applications/>

One comment was received from a neighbour raising the following:

- Not enough parking
- Courage Court external materials need to be of high quality given the building is a landmark on Hanging Hill Lane
- This application should address failings of the wider development to make it an exceptional development
- Further consultation with local residents was not undertaken prior to submission
- Current environment is unpleasant and the wider site permission was granted 2 years ago. The development needs to commence

6.0 POLICY CONTEXT

National Planning Policy and Guidance

National Planning Policy Framework 2023 (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG)

The Brentwood Local Plan 2016-2033

The Plan was adopted as the Development Plan for the Borough on 23 March 2022. At the same time the Brentwood Replacement Local Plan, August 2005 (saved policies, August 2008) was revoked. The relevant policies are:

MG01: Spatial Strategy

MG03: Settlement Hierarchy

MG05: Developer Contributions
BE01: Carbon Reduction and Renewable Energy
BE02: Water Efficiency and Management
BE03: Establishing Low Carbon and Renewable Energy Infrastructure Network
BE04: Managing Heat Risk
BE05: Sustainable Drainage
BE07: Connecting New Developments to Digital Infrastructure
BE09: Sustainable Means of Travel and Walkable Streets
BE11: Electric and Low Emission Vehicles
BE12: Mitigating the Transport Impact of Development
BE13: Parking Standards
BE14: Creating Successful Places
BE15: Planning for Inclusive Communities
HP01: Housing Mix
HP02: Protecting the Existing Housing Stock
HP03: Residential Density
HP05: Affordable Housing
HP06: Standards for New Housing
NE01: Protecting and Enhancing the Natural Environment
NE02: Green and Blue Infrastructure
NE03: Trees, Woodlands, Hedgerows
NE05: Open Space and Recreational Facilities
NE06: Allotments and Community Food Growing Space
NE07: Protecting Land for Gardens
NE08: Air Quality
NE09: Flood Risk
NE10: Contaminated Land and Hazardous Substances
NE11: Floodlighting and Illumination

Other local and regional documents/guidance

- ECC Green Infrastructure Standards
- ECC Sustainable Drainage Systems Design Guide
- ECC Parking Standards
- ECC Infrastructure Contributions
- ECC Design Guide

7.0 ASSESSMENT

The starting point for determining a planning application is the Development Plan, in this case the Brentwood Local Plan 2016-2033. Planning legislation states that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant material considerations for determining this application are the National Planning Policy Framework 2023 (NPPF) and National

Planning Practice Guidance (NPPG). Although individual policies in the Local Plan should not be read in isolation, the plan contains policies of particular relevance to this proposal which are listed in section 6 above.

Principle of development

The principle of 6 additional dwellings on the site by creating an additional storey has been established by the granting of planning permission for the wider site under planning reference 20/01912/FUL. Under that application Courage Court was to be retrofitted rather than demolished.

The construction of the replacement building comprising 22 apartments would help contribute to the requirement for new homes in sustainable locations. There is sufficient infrastructure capacity for the increase in the number of dwellings and the improved on-site facilities of a roof terrace, additional on-site parking and allotment garden mitigates the need for additional off-site infrastructure contributions. The proposal would improve the economic, social and environmental conditions of the area by using the land efficiently as well as providing new zero-carbon (in-use) affordable homes. The proposal is therefore consistent with Local Plan policies MG01 and MG05 and the National Planning Policy Framework.

Sustainable Design

Both the NPPF and the Local Plan policies promote low carbon developments to take account of a changing climate and to minimise the impact on the environment. An Energy and Sustainability Statement Addendum has been submitted with the planning application addressing the changes in the original submission. The new replacement building would continue to have a fabric first approach, supplemented with heat pumps and photovoltaic panels to achieve Passivhaus certification rather than the previously proposed EnerPhit upgrades. The use of renewables is consistent with Policy BE03 of the Local Plan. The Energy and Sustainability Statement Addendum identifies the improvements to the construction of the building to reduce energy requirements and continue to achieve Net Zero Carbon Emissions (in-use) taking account of the estimated embodied carbon savings change due to the demolition.

Policy BE01 requires at least a 10% reduction in carbon dioxide emissions above the requirements of Part L of the Building Regulations and where possible a minimum of 10% of predicted energy needs from renewable energy. The proposal would be of a 'Passivhaus' construction, which would provide a super-insulated and air-tight building with good indoor air quality meeting the policy requirement of BE01. The water consumption would comply with the limits of 110 litres per person per day to comply with Policy BE02. The original planning permission did not include a condition for this as it was in the supporting documents that were approved. The updated Planning

Statement submitted with the application confirms Policy BE02 will be met, and this document is listed to be approved.

The design and layout of the building and its orientation have been set by the existing building. Heat risk has been managed through the fabric first approach and limited glazing.

It is considered that the loss of the estimated embodied carbon savings is compensated by the proposed dwellings having a greater floor to ceiling height, which would improve the living conditions of future residents through improved ventilation within the new dwellings, consistent with Policy BE04 of the Local Plan. In addition, the disposal of the existing materials would be managed through the proposed site waste management plan condition.

The new building would incorporate low carbon and renewable technologies that exceed the local plan and NPPF requirements. No additional conditions to those which have been included in the planning permission 20/01912/FUL are considered necessary to make the proposal acceptable.

Any unknown contamination would be addressed under proposed condition 10, which is consistent with the 20/01912/FUL.

Flood Risk and SuDS

The site is in Flood Zone 1, which means that there is a low probability of flooding and residential development is a compatible land use. The Flood Risk Assessment and Drainage Strategy submitted for 20/01912/FUL has been submitted with the application along with an Addendum dated 8 June 2023, detailing the reason for the demolition of the building and how the proposal would remain consistent with the drainage strategy approved and referred to in condition 26 of planning permission 20/01912/FUL. The Addendum also provides details of capacity for foul drainage.

The on-site drainage strategy includes an attenuation of surface water for a 100-year event plus an allowance of 40% for climate change, which is a betterment to the existing site drainage. The Addendum report refers to a significant reduction in flows from the wider site, which is supported by the Lead Local Flood Authority subject to conditions previously included on the 20/01912/FUL permission. This is consistent with Policy BE05 of the Local Plan.

Housing

The proposal would provide 6 additional dwellings to the existing 16 and proposes 19 x 1 bedroom units and 3 x 2 bedroom units, which is the same as previously approved

and consistent with Policy HP02. All units would be M4(2) compliant, with three units being M4(3) compliant, exceeding the requirements of Policy HP01. The density for the 2020 planning application was reported as 51 dwellings per hectare, which meets the expected net density of at least 35 dwellings per hectare. The proposal has also taken a design-led approach with increasing the number of units while being sympathetic to the local character of the area, consistent with Policy HP03. It is anticipated that Courage Court will provide at least 70% of the units as affordable housing and the final number will be determined by previous occupiers right to return. The 2020 permission included a condition requiring 70% affordable housing across the wider site and a complementary condition is proposed for the current application. The minimum requirement of 35% affordable housing under Policy HP05 will be met.

Each unit has been designed to meet the national space standards and would be provided with the floor to ceiling height exceeding the minimum requirements, making the internal amenity of the units very good. In addition to the internal amenity meeting the space standards, each unit is provided with private open space in the form of balconies and the building includes a roof garden and a communal allotment garden secured by a 1.8m high railing boundary and gates. This is consistent with Policy HP06 of the Local Plan.

The carbon zero (in use) will assist residents returning and future residents with fuel costs and good quality housing as supported by the Housing Manager.

Highway and Parking

The parking numbers and layout remain as previously approved, which is 9 spaces for the 22 dwellings proposed. This shortfall in parking spaces was deemed acceptable as the existing building had no formal parking provision. The approved scheme includes 2 disabled bays relocated for two residents who will be moving into two of the ground floor dwellings of Courage Court. The other 7 car parking spaces are located within the site adjacent to Hanging Hill Lane and accessed via Hutton Drive.

Future residents of Courage Court would have access to the secured cycle storage within the building. There are several services and facilities within walking and cycling distance of the site. The original report discussed the reduction in vehicle parking standards and sustainability and highlighted that the lack of on-site vehicle parking would encourage residents to walk, cycle and/or use public transport. The site is in a sustainable location with a 14 minute walk to Shenfield Station and a convenience store, school and bus stops within a short walking distance.

The Highway Authority has recognised that the proposal has not changed apart from Courage Court now proposed to be demolished and rebuilt and therefore has not raised any objections on highway grounds.

Policy BE13 of the Local Plan allows for provision of parking spaces to be below the parking standards providing it is supported by evidence detailing local circumstances. The circumstances are that the proposal provides an additional 6 dwellings and there is currently no on-site parking for the building. Therefore the 6 new dwellings are provided with parking spaces. It should also be noted that the existing planning permission is extant and it would be unreasonable to require additional parking to what has been approved previously and could be implemented.

The additional 6 dwellings proposed with the provision of 7 car parking spaces is considered to be generally consistent with the Essex Parking Standards and therefore consistent with Policy BE13, as this policy requires the decision-maker to have regard to those standards and local circumstances.

Design, Character and Appearance

Policies BE14 and BE15 require proposals to meet high design standards and deliver safe and inclusive places where residents can thrive.

The proposed building would have the same footprint as the existing with an additional storey, consistent with the 20/01912/FUL approved plans. Due to the requirement to meet the latest Building Regulations and Design Guides, the proposed building is up to 1.2m taller than the building granted planning permission (see Drawing No. 023A Rev P1). The previously approved building was approximately 1.5 metres taller than the existing building so there will be an overall increase of up to 2.7 metres. The lift and stair roof access on the 2020 plans was 3.2m higher than the existing building, which would make the current roof access enclosure 4.4m higher than the existing roof. The roof terrace provides communal open space for residents with a garden around the perimeter and a seating area. The changes to the proposed building are not considered significant as they would not create any significant impacts on nearby neighbours due to the proposed building being at least 40 metres from the closest dwellings at Nos. 4 – 14 Hutton Gardens. It is noted that the mature existing trees, located to the east of the building and to be retained, would sit between the new building and these dwellings. This increase in height would be marginal in regard to the outlook and daylight from these adjoining dwellings to the west of Courage Court. Overall, the proposal for Courage Court is considered to have a positive impact on the residents of 4 – 14 Hutton Gardens as two outbuildings to the east of the building would be demolished and replaced with an allotment garden and landscaped areas, creating an openness adjacent to the pathway.

Each new apartment is proposed to have private outdoor open space (balconies) and the size of each dwelling meets the minimum national space standards with step-free access provided within the building via the two lifts. The balconies on the eastern side of the building are no closer to those approved under 20/01912/FUL and are not

considered to create any loss of privacy to the adjoining residents as they are set into the façade rather than projecting.

As mentioned in section 1.0, the materials palette are the same as previously proposed, with a condition requiring details to be approved in writing for work above ground level. This means that overall the character and appearance of the building will retain some of the features of the existing building but also reflect the other new building in the wider site and provide significantly improved internal amenity of future occupants.

The comments of the Crime Prevention Design Advisor are noted and Secured by Design principles were discussed at pre-application stage for the original application. While Secured by Design Accreditation is not proposed, measures to design out crime have been incorporated and the updated building regulations have improved security in dwellings. The cycle storage doors, communal access doors and the entrance gates to the community allotments will have security to help prevent intruders and anti-social behaviour. The 1.8m high steel rail fencing around the community allotment will provide security and surveillance of this area and the communal car parking and walkways/paths will be visible from several proposed apartments and from existing dwellings nearby. Post-delivery to ground floor apartments is proposed with boxes for upper floor apartments located on the ground floor.

The management and maintenance of the building will be by Brentwood Borough Council Housing. The Construction Management Plan is to be agreed with the future contractor and would include details of site security during construction.

The proposal is consistent with policies BE14 and BE15 of the Local Plan.

Landscape, Ecology and Biodiversity

The footprint of the building is the same as the previously approved refurbished building and therefore no change is proposed to the hard and soft landscaping and retained trees surrounding the building. This includes retaining and protecting six mature trees on the site, removing four trees and planting 6 new trees on the Courage Court site. A Tree Protection Method Statement and accompanying Tree Protection Plan have been submitted and are the same documents that have been agreed to be discharged under planning reference 20/01912/COND/2. As a result, there is no requirement for a pre-commencement condition for tree protection and the condition is proposed to be amended to refer to the documents approved. The landscape plan submitted (DR-L-003 Rev P01) has been accepted by the Arboriculturalist in principle and while it shows the planting densities it does not show the planting mix. A condition is proposed requiring this information, consistent with the 2020 permission.

An Addendum to the Preliminary Ecological Appraisal has been submitted specifically relating to the demolition of Courage Court. The Preliminary Ecological Appraisal

submitted with the 2020 planning application determined that the site had no specific ecological value with no significant habitat features present. This appraisal recommended additional bat surveys be undertaken as some of the buildings had high potential for bat roosting. Courage Court was not one of these buildings but an additional survey was undertaken by John Dobson in September 2021 for the 2020 planning application site and did not find any evidence of the presence of bats and or features on Courage Court offering potential roosting places. An evening bat activity and emergence survey found no evidence of bats emerging from Courage Court. It should be noted that additional bat surveys have been requested for the application to discharge condition 9 of 20/01912/FUL (20/01912/COND/1) as some of the buildings had high potential for bat roosting and the Dobson Bat Survey did not appear to fully cover these buildings identified in the preliminary appraisal. At the time of writing the report some additional surveys had been undertaken but not yet completed. The last surveys are due to be undertaken in early September and it is likely the details would have been submitted by the time this report is being considered by the Planning Committee. An update on the surveys could be reported by the applicant at the meeting if required although as noted above, Courage Court building itself has already been discounted as having bat roosting potential.

The Dobson Survey recommended biodiversity enhancements including retaining existing gaps in site boundaries for hedgehogs and other wildlife. The boundary treatment proposed for this development site include the railings around the allotment garden and the retaining wall on the northern side of the building. Details of bird and bat boxes and hedgehog fencing are proposed to be included in a condition, which is consistent with the 2020 planning permission. The request from the Badger Protection Society is proposed to be included as an informative included in the decision notice.

The proposed landscaping plan with the roof terrace with planting, garden allotment, bird and bat boxes, new tree and shrub planting and the retention of mature trees is considered to protect and enhance the environmental quality of the site in accordance with Policies NE01, NE02, NE03 and NE06 of the local plan.

Other Matters

The comments from the resident are noted and the materials proposed for Courage Court are considered to be of high quality in appearance and relating to the building being constructed to Passivhaus standards. The provision of parking for Courage Court is more than existing and is considered acceptable given an additional 6 apartments are proposed with 7 car parking spaces and 2 wheelchair spaces. The additional public consultation by the applicant prior to submitting the application for the demolition and rebuilding of Courage Court was by letter and did not include the wider area but was limited to the immediately adjoining neighbours who would be most affected by the proposal. The residents who were consulted on planning application 20/01912/FUL were sent new consultation letters and had the opportunity of commenting on the amendments. It is the intention of the applicant to commence demolition works when

the relevant pre-commencement conditions are discharged and the contractors are appointed.

8.0 CONCLUSION

The proposal is essentially an amendment to 20/01912/FUL, which was granted planning permission on 12 July 2021. The footprint, number of units, materials, landscaping, design and on-site car parking are the same as previously approved. Due to a technicality the original permission could not be amended as the description changed with the demolition of the existing Courage Court. The other change includes the height of the new building being up to 1.2 metres higher than the approved refurbished building as a result of Building Regulation and nationally-described space standard requirements for new buildings. This increase in height would be marginal and unlikely cause any significant impacts on the amenity of adjoining neighbours to the east on Hutton Gardens or to those on the west of Hanging Hill Lane.

The significant benefits of the wider site approved under 20/01912/FUL continue with the current proposal delivering new well-designed affordable homes that are energy efficient in a landscaped setting that encourages community cohesion and active travel to services and facilities through the planned outdoor spaces on site. The NPPF states that substantial weight should be given to the value of using previously developed and under-utilised land where it can contribute to the needs for housing. The provision of zero-carbon (in use) sustainable homes also holds great weight, particularly when 70% of them will be affordable homes. The improvement in Council's housing stock will also be more economical for future residents in relating to limiting the need for heating and cooling.

The proposal has significant merit and is recommended for approval subject to conditions that are based on the extant 2020 permission and the information submitted with the current application.

9.0 RECOMMENDATION

The Application be APPROVED subject to the following conditions:-

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved documents listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 U0052495 Materials

Notwithstanding the details shown on the drawings hereby approved; no development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings 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.

Reason: In order to safeguard the character and appearance of the area.

4 U0052496 Site Levels

Details of existing and proposed site levels and the finished floor levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, excluding demolition. Construction shall be in strict accordance with the approved details.

Reason: To safeguard the character and appearance of the area and the living conditions of nearby residents.

5 U0052497 Boundary Treatments, External Lighting and CCTV

Notwithstanding the external lighting plan submitted; the development shall not be occupied until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure and any external street lighting, bollards or CCTV have been submitted to and approved in writing by the local planning authority. The approved details shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In the interests of safeguarding the character and appearance of the area, secure be design, and to safeguard living conditions of adjacent occupiers.

6 U0052498 Estate Management Plan

Prior to the occupation of the development, details of an estate management plan shall be submitted and approved by the Local Planning Authority. Thereafter the estate will only operate in accordance with that approved strategy. The estate management plan shall include but not be limited to:

-parking management strategy identifying how the parking for existing and proposed residents will be managed to optimise the efficient use of the off-street parking spaces

- security and access arrangements
- management and maintenance of open space, allotments and street furniture
- management and maintenance of SuDS features
- ongoing management and maintenance of Shared Mechanical Systems and Plant (e.g., ground source heat pumps and how the contract to manage the system will be tendered and the likely impact it would have on the residents' service charge).
- management and maintenance of hard and soft landscaping

Reason: In the interests of highway safety and amenity.

7 U0052499 Planting plan details

Notwithstanding the Landscape Plan for Courage Court shown on drawing DR-L-003-PO1, no development above ground level shall commence on site, until a final planting plan providing details of the location and number of shrubs and herbaceous planting has been submitted to and approved in writing by the Local Planning Authority.

The approved landscaping scheme and planting plan 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. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow 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 details shown on Drawing No. DR-L-003-PO1 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.

Reason: In order to safeguard and enhance the character and appearance of the area and preserve the natural environment.

8 U0052500 Ecology Enhancements

Details, including location, number and design, of bird and bat boxes shall be submitted to and approved by the Local Planning Authority in writing prior to occupation of the development. The boxes shall be installed in accordance with the details, maintained and retained in perpetuity. Any additional fencing that is not railings shall be designed to allow hedgehogs and amphibians to travel under fences.

Reason: In order to provide a biodiversity net-gain in the interests of sustainable development.

9 U0052501 Unexpected Protected Species

In the event that any bats or other protected species are found prior to or during demolition, the contractor shall stop work and notify Natural England immediately to ensure appropriate action is taken.

Reason: To safeguard and preserve protected species.

10 U0052502 Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it shall be made safe and reported immediately to the local planning authority. No further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of the water environment (particularly groundwater associated with the underlying Secondary and Principal Aquifers, from potential pollutants associated with current and previous land uses) in line with paragraphs 174 and 183 of the National Planning Policy Framework.

11 U0052507 Overheating Assessment

Prior to commencement on site (excluding demolition) the applicant shall demonstrate that the homes are not at risk of overheating by submitting one of the following:

- a) A PHPP overheating analysis demonstrating a "Pass" for the current design proposals in the current climate, as well as a 'high risk' scenario where adverse conditions are artificially introduced. It is suggested that these are recreated by either increasing occupancy above expected range (by 1 or 2 occupants) and/or by altering climate data by using the PHI Summer Temperature Tool; or
- b) A TM59 analysis demonstrating compliance with all criteria for a 'worst case' house and flat on the development; or
- c) A qualitative approach to adapting the houses and flats to deal with higher external temperatures, e.g. a detailed process for adding external shading systems without requiring significant facade work or ensuring that the MVHR system specified has ability to add a small active cooling module at a later date."

Reason: To ensure the development would not lead to overheating for the health and amenity of future of future occupiers

12 U0052508 Soft Landings Framework

In addition to the guidance of the Soft Landings Framework published by BSRIA, prior to occupation, the Applicant should submit proposals for:

- a) A handover visit with all residents that meets Criteria 2 of HQM 11.1 Aftercare.
- b) Home user guides that meet the criteria and minimum information presented in the HQM 11.2 Home Information credit.

Reason: To ensure future residents are trained and assisted in renewable home ownership, in the interest of their amenity.

13 U0052509 Waste Management Plan

Prior to the commencement on site a Site Waste Management Plan shall be submitted to the local planning authority for review once a contractor has been appointed. The plan should set clear targets in this document for diversion from landfill, review of the material on-site and possibilities for reuse or recycling.

Reason: In the interests of reducing embodied carbon.

14 U0052511 Construction Method Statement

The development shall be carried out in accordance with the Construction Method Statement

has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. hours of working and hours during which deliveries may be taken at the site

Reason: In the interests of highway safety and neighbour amenity.

15 U0052514 Provision of Vehicle Parking

The proposed development shall not be occupied until such time as the vehicle parking spaces indicated on the approved plans, including any parking spaces for the mobility impaired, have been installed and marked out. Signage shall be erected stating the parking is allocated for residents of the development only and shall be retained in perpetuity unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with the adopted parking standards and policy T5.

16 U0052515 Boundary Planting

Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

17 U0052516 Cyle Parking and Refuse storage

None of the accommodation hereby permitted shall be occupied until the facilities for the storage of refuse and cycle parking have been provided in accordance with the details shown on the approved drawings and specifications; details of the refuse storage facilities shall be submitted to and approved in writing prior to the occupation of the development hereby permitted. Cycle parking shall be provided in accordance with the EPOA Parking Standards and shall be secure, convenient, covered. The approved facilities shall be provided prior to occupation and retained at all times. Thereafter the accommodation shall not be occupied unless those facilities are retained.

Reason: To ensure that adequate provision is made in the interest of highway safety, sustainable transportation and amenity.

18 U0052517 Travel Packs

Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

29 U0052518 Suds

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:

- o Limiting discharge rates to a combined rate of 7.8l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change subject to agreement with the relevant third party. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- o Final modelling and calculations for all areas of the drainage system.
- o 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. This should be demonstrated via a treatment train for each catchment.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

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

20 U0052519 SuDS Maintenance Plan

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.

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

21 U0052520 Maintenance Log

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.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

22 U0052521 Tree Protection

The development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan dated 21st July 2023 prepared by Andrew Day.

Reason: In the interest of protecting and preserving trees of significance.

23 U0052522 Electric Car Charging

The development shall be constructed in a manner that will include the provision of car charging points for 10% of the parking bays hereby approved and appropriate infrastructure/ducting is provided to install electric vehicular charging and/or plug in points for every other parking bay.

Reason: To future proof the site to allow for the charging of electric or other low emission vehicles in the interest of sustainable transportation and development.

24 U0052523 Affordable Housing

Prior to occupation detail of arrangements for the provision of the 70% affordable housing hereby approved shall be submitted to and approved in writing by the local planning authority. The details shall include:

- (a) identification of the 15 dwellings which shall be constructed as affordable units
- (b) the type and tenure of the affordable housing provision to be made as part of the development
- (c) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing

Reason: To ensure that the level of affordable housing is maintained in perpetuity, for the continued benefit of the community.

Informative(s)

1 INF01 Reason for approval (no objections)

Reason for approval: The proposal would accord with the relevant policies of the development plan as set out below.

2 U0009962 Policies

The following development plan policies contained in the Brentwood Local Plan 2016-2033 are relevant to this decision: MG01, MG03, MG05, BE01, BE02, BE04, BE05, BE07, BE08, BE09, BE11, BE12, BE13, BE14, BE15, BE16, HP01, HP03, HP05, HP06, NE01, NE02, NE03, NE05, NE08, NE09, NE10, National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

3 INF04 Amendments to approved scheme

The permitted development must be carried out in accordance with the approved drawings and specification. If you wish to amend your proposal you will need formal permission from the Council. The method of obtaining permission depends on the nature of the amendment and you are advised to refer to the Council's web site or take professional advice before making your application.

4 U0010032 - Anglian Water Sewer connection

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087

5 U0010033 - Protection of Existing Assets

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team

for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

6 U0010034 - Building near to a public sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

7 U0010062 - SuDS

o Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.

o Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.

o Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.

o It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.

o The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

o We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

8 INF21 - Approved Without Amendment

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

9 U0010067 - Protection for badgers / wildlife

During demolition and construction:

- All site personnel be fully briefed concerning the presence of badgers and wildlife in the area and mitigation measures to be followed.

- Any trenches or deep pits be securely covered overnight to stop any badgers and wildlife falling in and becoming trapped. Alternatively, a rough plank can be provided, at an angle no steeper than 45 degrees, to a suitable means of escape.

- Any trenches/pits be inspected each morning and evening to ensure no badgers / wildlife have become trapped.

- Storage of topsoil or other 'soft' building materials within the site be given careful consideration. Badgers will readily adopt such mounds as setts, which would then be afforded the same protection as established setts. To avoid the adoption of any mounds, inspection prior to commencement of work is required.
- Storage of any chemicals be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- Open pipework with a diameter of more than 120mm be properly covered at the end of the working day to prevent badgers entering and becoming trapped.
- Litter and potentially dangerous materials on site be cleared at the end of the working day. Care taken to ensure that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
- It is requested that adherence to these measures be confirmed to the local planning authority at regular intervals by the project ecologist.

10 INF27 Other legislation

This consent is only in relation to the town and country planning act. Other legislation may be applicable for which consent is required, such as the protection of wildlife. It is the duty of all parties to ensure compliance with all laws.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://www.brentwood.gov.uk/-/applicationsviewcommentandtrack>

DECIDED: