

## COVER NOTE

**RE: The Rise, Brick End, Broxted, CM9 2BJ**

1. This Cover Note supports an application for approval of conditions pursuant to Application UTT/21/0247/OP which was granted permission by APP/C1570/W/22/3300023 on the 21 November 2022.
2. The proposed development comprises: - “...an outline proposal with all matters reserved except access, layout and scale, for demolition of 2 existing buildings and erection of 3 new buildings together with the creation of a craft hub and re-formation of existing parking areas and landscaping”.
3. The Conditions in question are:
4. **Condition 10)** which states: - “No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.”.
5. **Condition 11)** which states that “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 development should be undertaken in accordance with the approved details. The scheme should include but not be limited to:
  - Limiting discharge rates to 1l/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.
  - Rainwater harvesting should be utilised wherever possible in line with the preliminary design.
  - Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
  - Final modelling and calculations for all areas of the drainage system.
  - 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.
  - Detailed engineering drawings of each component of the drainage scheme.

- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
  - A written report summarising the final strategy and highlighting any minor changes to the approved strategy. The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.”.
6. **Condition 12** which states that “Prior to first occupation of the development, a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the Local Planning Authority. The agreed details shall be adhered to for the life of the development”.
  7. **Condition 14** which states that “Prior to commencement of the development, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity and Enhancement Strategy shall include the following: a) purpose and conservation objectives for the proposed enhancement measures, b) detailed designs to achieve stated objectives, c) locations of proposed enhancement measures by appropriate maps and plans, d) persons responsible for implementing the enhancement measures, e) details of initial aftercare and long-term maintenance. The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter”.
  8. **Condition 16** which states that “Prior to commencement of the development a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No other external lighting be installed without prior consent from the local planning authority”.
  9. **Condition 17** which states that “No development to take place until a detailed lighting scheme (with specifications) is submitted to and approved in writing by the Local Planning Authority in consultation with the aerodrome safeguarding authority for Stansted Airport. The development shall be undertaken in accordance with the approved details and thereafter retained in that form”.
  10. In support of this application the following information is provided:
    - a. Drawing C2998-01 Rev C: Proposed Surface Water Drainage Strategy and Suds Layout
    - b. Drawing C2998-02 REV C: Proposed Foul Water Drainage Strategy
    - c. Drawing C2998-03 REV C: Proposed Surface Water Drainage Strategy and Maintenance Layout
    - d. Drawing C2998-04 REV B: Standard Drainage Details - Sheet 01 from 02
    - e. Drawing C2998-05 REV B: Standard Drainage Details - Sheet 02 from 02

- f. Drawing Issue Sheet prepared by Nimbus Engineering Consultants
  - g. SuDs Report prepared by Nimbus Engineering Consultants - C2998-R1-REV-A dated September 2023
  - h. Document Issue Register prepared by Nimbus Engineering Consultants (a. to h. for Conditions 10, 11 and 12)
  - i. Biodiversity Enhancement Strategy prepared by Brindle & Green B20.193.9 dated 22/09/2023 (for Conditions 14 & 16)
  - j. Designers Risk Assessment prepared by The Lighting Bee Ltd (for Condition 17)
  - k. Drawing 1163-LB-EX-XX-DR-E-7080-31 P02: External Lighting Strategy prepared by The Lighting Bee Ltd (for Condition 17)
  - l. Kingfisher Lighting Datasheet 'Italo 1' (for Condition 17)
  - m. Stral Lighting Datasheet 'PT3111002' (for Condition 17)
  - n. Copy of Substantive Planning Permission.
11. If further information or clarification is required on any aspect of this submission, please contact the undersigned.

**Alan Gunne-Jones MRTPI**  
**Managing Director**  
30 September 2023

1126|agj