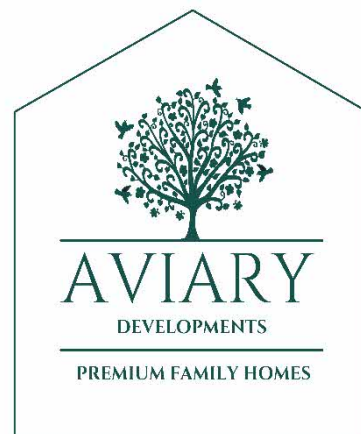


25<sup>th</sup> January 2024

Avgerinos Vlachos  
Uttlesford District Council  
London Road  
Saffron Walden  
CB11 4ER



Dear Avgerinos

Land at Marlensdale, Burton End: Discharge of above slab conditions

Following the S73 approvals in August, we have now purchased the site and will be delivering all 10 units across the 4 applications. This set of applications seeks to discharge all above slab conditions related to the latest decision notices highlighted in bold below.

Application	Original approval and date of decision notice	S73 amended approval and date of decision notice
1 unit scheme	UTT/21/2152/FUL 25 <sup>th</sup> August 2021	UTT/23/1645/FUL 16 <sup>th</sup> August 2023
2 unit scheme	UTT/22/1638/FUL 2 <sup>nd</sup> August 2022	UTT/23/1643/FUL 15 <sup>th</sup> August 2023
5 unit scheme	UTT/19/2666/OP 15 <sup>th</sup> April 2020  UTT/22/2094/DFO 27 <sup>th</sup> October 2022	UTT/23/1644/FUL 16 <sup>th</sup> August 2023
2 unit conversion	UTT/21/1455/FUL 23 <sup>rd</sup> August 2021	N/A

UTT/23/1645/FUL

Condition 5

Prior to any works above slab level, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority . The content of the Biodiversity Enhancement Strategy shall include the following: a) purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) persons responsible for implementing the enhancement measures; d) details of initial aftercare and long-term maintenance.

Please find a Biodiversity Enhancement Strategy prepared by JBA Ecologists enclosed.

Condition 13

Prior to any works above slab level, the energy and water efficiency measures associated with the development shall be submitted to, and approved in writing by , the local planning

Aviary Developments Ltd  
Office 1, Broomfield Park, Coggeshall Road, Earls Colne, CO6 2JX  
T: 01206 685 007

Reg. Office: F B Accountancy Services Ltd,  
Herons Gate Trading Estate, Paycocke Road,  
Basildon, Essex, England, SS14 3EU  
Reg. Number: 13470744 England

authority . Thereafter, the development hereby approved shall not be occupied until all the approved energy and water efficiency measures have been implemented.

Please find an Energy and Sustainability Statement, and Water Efficiency Calculator prepared by AES Sustainability consultants Ltd enclosed.

UTT/23/1643/FUL

Condition 9

Prior to any works above slab level, a schedule of the types and colours of the materials (including photographs) to be used in the external finishes shall be submitted in writing to the local planning authority for their written approval. Thereafter, the development shall be implemented in full accordance with the approved materials.

Please find the Materials Document and Material Plan prepared by SPD enclosed.

Condition 10

Prior to any works above slab level, details of all hard and soft landscaping shall be submitted in writing to the Local Planning Authority for their written approval. Thereafter, the development shall be carried out in full accordance with the approved details prior to occupation of the dwellings hereby approved. The landscaping details to be submitted shall include:

a) proposed finished levels (including earthworks to be carried out); b) means of enclosure of the land (boundary treatments); c) hard surfacing and other hard landscape features and materials; d) existing and protected via Tree Preservation Order(s) trees, hedges or other soft features to be retained; e) planting plans for the woodland planting, including specifications of species, sizes, planting centres, number and percentage mix; f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; g) details of siting and timing of all construction activities to avoid harm to all nature conservation features; h) management and maintenance details

Please find the following enclosed:

Part a) b) and c): External Works Plan prepared by SPD

Part d) and e): Detailed soft landscaping plan prepared by JBA

Part f): Biodiversity Enhancement Strategy prepared by JBA

Part g) and h) : Landscape Management and Maintenance Plan prepared by JBA

Condition 11

Prior to any works above slab level, a Biodiversity Enhancement Strategy shall be submitted in writing to the Local Planning Authority for their written approval. The content of the Biodiversity Enhancement Strategy shall include the following: a) purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) persons responsible for implementing the enhancement measures; d) details of initial aftercare and long-term maintenance.

A Biodiversity Enhancement Strategy prepared by JBA is enclosed

Condition 12

Prior to any works above slab level, the energy and water efficiency measures associated with the development shall be submitted in writing to the local planning authority for their written

approval. Thereafter, the development hereby approved shall not be occupied until all the approved energy and water efficiency measures have been implemented.

Please find an Energy and Sustainability Statement, and Water Efficiency Calculator prepared by AES Sustainability consultants Ltd enclosed.

UTT/23/1644/FUL

Condition 7

Prior to any works above slab level, a schedule of the types and colours of the materials (including photographs) to be used in the external finishes shall be submitted in writing to the local planning authority for their written approval. Thereafter, the development shall be implemented in full accordance with the approved materials.

Please find the Materials Document and Material Plan prepared by SPD enclosed.

Condition 8

Prior to any works above slab level, details of all hard and soft landscaping shall be submitted in writing to the Local Planning Authority for their written approval. Thereafter, the development shall be carried out in full accordance with the approved details prior to occupation of the dwellings hereby approved. The landscaping details to be submitted shall include: a) proposed finished levels (earthworks to be carried out); b) means of enclosure of the land (boundary treatments); c) hard surfacing and other hard landscape features and materials; d) existing trees, hedges or other soft features to be retained; e) details of planting or features, including specifications of species, sizes, planting centres, number and percentage mix; f) details of siting and timing of all construction activities to avoid harm to all nature conservation features; g) management and maintenance details; h) final parking layout for private vehicles with bays of appropriate size.

Please find the following enclosed:

Part a) b) c) and h): External Works Plan prepared by SPD

Part d) and e): Detailed soft landscaping plan prepared by JBA

Part f): Biodiversity Enhancement Strategy prepared by JBA

Part g) : Landscape Management and Maintenance Plan prepared by JBA

Condition 9

Prior to any works above slab level, a drainage scheme shall be submitted in writing to the Local Planning Authority for their written approval. Thereafter, the drainage scheme shall be fully implemented as approved and shall be retained as such at all times.

Please see the Foul and Surface Water Drainage Arrangement Plan prepared by SPD enclosed.

Condition 10

Prior to any works above slab level, a Biodiversity Enhancement Strategy shall be submitted in writing to the Local Planning Authority for their written approval. The content of the Biodiversity Enhancement Strategy shall include the following: a) purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) persons responsible for implementing the enhancement measures; d) details of initial aftercare and long-term maintenance.

A Biodiversity Enhancement Strategy prepared by JBA is enclosed

Condition 11

*Prior to any works above slab level, the energy and water efficiency measures associated with the development shall be submitted in writing to the local planning authority for their written approval. Thereafter, the development hereby approved shall not be occupied until all the approved energy and water efficiency measures have been implemented.*

Please find an Energy and Sustainability Statement, and Water Efficiency Calculator prepared by AES Sustainability consultants Ltd enclosed.

**UTT/21/1455/FUL**

Condition 5

*A Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority followings the recommendations made within the Ecological Impact Assessment (Sound Ecology, June 2021 Updating 2017 EcIA) and the Ecological Impact Assessment (Sound Ecology, 2017). The content of the Biodiversity 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.*

A Biodiversity Enhancement Strategy prepared by JBA is enclosed

We look forward to receiving confirmation regarding validation and determination timescales but if you have any queries in the meantime, please do call.

Yours sincerely,



**Mark Bedding**  
**Director, Aviary Developments Ltd**