

## Planning Conditions Summary

GENERAL CONDITIONS			
1	Full	Commencement	
2	Outline	Reserved Matters	
3	Outline	Details for approval and commencement	
4	Full	Approved Plans & docs	
5	Outline	Approved Parameter Plans and documents	
6	Outline	Land Use Table	
7	Full and Outline	Remove Pd rights	
8	Outline	Community use	
9	Outline	Housing mix	
10	Full and Outline	Retail Impact Assessment	
11	Full and Outline	Stadium funding and building contract(s)	
Phasing			
12	Full and Outline	Detailed Phasing Programme	
13	Full and Outline	SUFC Training Ground Replacement Training Centre & Car Parking Delivery	
14	Full	Community Dome provision	
Design Heritage and Amenity/Airport			

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15	Outline	<b>Design Code Approval</b>	
16	Outline	<b>Design Code conformity</b>	
17	Outline and Full	<b>Designing out Crime</b>	
18	Full and Outline	<b>Materials</b>	
19	Full and Outline	<b>Obscure Glazing</b>	<p>Notwithstanding the details shown in the plans submitted and otherwise hereby approved, <b>prior to commencement of each phase</b> the development hereby granted consent shall not be first occupied or brought into use unless and until plans are submitted to the Local Planning Authority and approved in writing which clearly specify all the windows and other openings in the development that are to be permanently glazed with obscured glass and fixed shut or provided with only a fanlight (or other similar) opening and the manner and design in which these windows and openings are to be implemented.</p> <p>The development hereby permitted shall be implemented in full accordance with the details approved under this condition before it is first occupied or brought into use and shall be permanently retained as such thereafter. The windows included within such agreed scheme shall be glazed in obscure glass which is at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing with the local planning authority. Top hung lights agreed within such scheme shall be a minimum of 1.7 metres above internal floor level. In the case of multiple or double-glazed units at least one layer of glass in the relevant units shall be glazed in obscure glass to at least Level 4. The windows shall be retained in</p>

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			<p>accordance with the agreed details for the lifetime of the development.</p> <p>Reason: To avoid overlooking and the resultant loss of privacy of the adjoining residential properties, in accordance with the National Planning Policy Framework, Core Strategy 2007 policies KP2 and CP4, and Development Management Document 2015 policy DM1 and advice contained within the Design and Townscape Guide.</p>
20	Full and Outline	<b>Privacy screens</b>	
21	Outline	<b>Daylight and Sunlight</b>	
22	Full and Outline	<b>Site Levels Details</b>	
23	Full and Outline	<b>Roof Apparatus and Airport Height restriction</b>	
24	Full and Outline	<b>Airport Instrument Flight Procedures Compliance</b>	
25	Full and Outline	<b>Crane Height</b>	
26	Full and Outline	<b>High pressure sewer easement</b>	
27	Full and Outline	<b>Scheduled Monument Management Plan</b>	
28	Full and Outline	<b>Archaeological Watching brief</b>	
29	Full	<b>Wind mitigation details</b>	
30	Outline	<b>Wind assessment</b>	
31	Full Application	<b>Advertisement approval</b>	
32	Full and Outline	<b>Signage Strategy</b>	
33	Full	<b>Accessible dwelling Standards</b>	

CONSTRUCTION RELATED CONDITIONS			
34	Full and Outline	<b>Construction &amp; Dem Method Statement</b>	
35	Full and Outline	<b>Detailed Construction Logistics Plan</b>	
LANDSCAPING, ARBORICULTURAL AND ECOLOGY CONDITIONS			
36	Full	<b>Public Realm – landscaping, materials and lighting details</b>	
37	Outline	<b>Landscaping Scheme, Phasing Plan &amp; maintenance details</b>	
38	Full and Outline	<b>Confirmation of ecology baseline</b>	
39	Full and Outline	<b>Biodiversity Mitigation and Enhancement</b>	
40	Full and Outline	<b>Habitats Regulation Assessment</b>	
41	Full and Outline	<b>10% Biodiversity Net Gain</b>	No development shall take place, including ground and site preparation works, unless and until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Net Gain assessment for the site. The assessment shall detail how the provision of at least a 10% net gain in biodiversity, in terms of both habitats and linear habitats, has been achieved. The assessment shall be undertaken using the most recent DEFRA biodiversity metric available at the time. If there is a shortfall in biodiversity net gain on the site itself, <b>equivalent</b> off-site compensation <del>should</del> <b>shall</b> be provided <b>in accordance with details previously submitted to and agreed in writing with the LPA.</b>
42	Full and Outline	<b>Landscape and Ecological Management Plan</b>	
43	Full and Outline	<b>Tree Protection</b>	
44	Full and Outline	<b>Trees – replacement of retained and provided trees</b>	
PARKING AND HIGHWAYS CONDITIONS			
45	Full and Outline	<b>Site Access</b>	

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46	Full and Outline	<b>Detailed Highway works</b>	
47	Outline	<b>Vehicle &amp; cycle parking details</b>	
48	Full	<b>Car Park Management Plan</b>	
49	Outline	<b>Car Park Management Plan</b>	
50	Outline	<b>Cecil Jones Memorial Ground Replacement Car Parking Phasing and Delivery</b>	
51	Full and Outline	<b>Travel Plan</b>	
52	Full and Outline	<b>Train service negotiation strategy</b>	
53	Full	<b>Overflow Coach Parking</b>	
54	Outline	<b>Footpath link to Waitrose</b>	
<b>COMMUNITY RELATED CONDITIONS</b>			
55	Full	<b>Community Soccer Dome Community Use Agreement</b>	
56	Full	<b>Stadium Community Use Agreement</b>	
57	Full	<b>SUCET Centre (Fan Plaza Residential ground floor)</b>	The SUCET Centre of 890sqm shall be completed and be made available for use no later than the completion of the Fan Plaza Residential Building and in accordance with the submitted Sporting and Community Benefits Statement, a SUCET centre use agreement (or agreements) shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority <b>and the facility operated in accordance with the approved strategy.</b>
58	Full	<b>Community &amp; SUFC Academy Soccer Dome Artificial Pitch Design Spec</b>	

59	Full	<b>Community Soccer Dome Artificial Grass Pitch Certification</b>	
<b>CONTAMINATION AND ASSOCIATED CONDITIONS</b>			
60	Full and Outline	<b>Land Contamination</b>	
61	Full and Outline	<b>Dwellings and hotel: Noise mitigation</b>	<p>Prior to <del>the occupation</del> construction above ground floor slab level of any proposed dwelling or hotel, a noise Impact assessment must be conducted by a competent person to assess the potential impact of existing commercial, industrial, leisure and licensed premise and transport infrastructure on the proposed dwellings. A report on the impact assessment that will include any necessary mitigation measures required for the proposal must be submitted to the local planning authority for approval. Any agreed mitigation must be installed and maintained thereafter.</p>
62	Full and Outline	<b>Noise from plant and equipment including building services</b>	
63	Full	<b>Noise from Leisure Uses</b>	
64	Full	<b>Noise Management Plans</b>	
65	Full and Outline	<b>Noise Artificial Pitches and Multi-Use Games Areas</b>	<p>A scheme shall be submitted for approval in writing to demonstrate how noise resulting from the use of the Community and Academy dome shall be mitigated to protect nearby residential properties and the Garden of Remembrance/Crematorium, including details on the acoustic barrier along the boundary with the Gardens of Remembrance. This shall be prepared by an acoustically competent person and include mitigation of noise impacts from:</p> <ul style="list-style-type: none"> <li>•Voices from users</li> <li>•Whistles used by referees</li> <li>•Rebound of balls against hard surfaces</li> <li>•Crowd noise</li> </ul>

			<p>There shall be no amplified speech or music used in the areas.</p> <p>The assessment should reference guidance provided in Sports England's 'Artificial Grass Pitches Acoustics Planning Implications Guide'.</p> <p>Prior to the use of the Artificial pitches and MUGAs (as identified on plans approved under Conditions 4 and 5) post-completion noise surveys must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. Method statements should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority, <b>and implemented in accordance with approved details before being brought into use.</b> If the noise levels set out in the Report are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority and implemented in accordance with the approved details in full prior to operation and maintained in perpetuity thereafter.</p>
66	Full and Outline Application	<b>Noise from Gyms</b>	<p>Prior to commencement above ground floor slab level for any building containing a gym a noise impact assessment including representative background noise monitoring must be carried out and a mitigation scheme evaluated and designed by a competent person for the following:</p> <ul style="list-style-type: none"> <li>Plant Noise - must be designed to be 10 dB below the representative background noise levels (LA90) over the time periods that the applicant wishes to operate</li> </ul>

			<ul style="list-style-type: none"> <li>• Music –amplified sound systems should be able to limit the 31.5 Hz and 63 Hz octave band and or have appropriate sound insulation to (such as "box-in-box" Studio construction) to prevent the breakout of these frequencies.</li> <li>• Weights - Noise and vibration impact from the dropping of free weights, kettleweights, cable station weights and weight machines etc</li> </ul> <p>Prior to the use of any gym post-completion noise surveys must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. Method statements should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken, unless otherwise agreed in writing by the Local Planning Authority <b>and implemented in accordance with the approved details before the gymnasium is brought into use.</b> If the noise levels set out in the Report are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Authority, implemented in accordance with the approved details in full prior to operation and maintained thereafter in perpetuity.</p> <p>Reason: To protect residential amenity and general environmental quality in accordance with the National Planning Policy Framework (2019), Core Strategy (2007) Policies KP2 and CP4, and Policies DM1 and DM3 of the Development Management Document (2015).</p>
67	Full and Outline	<b>Ventilation and Extraction</b>	

**LIGHTING CONDITIONS**

68	Full	<b>Stadium Illumination</b>	<p>Prior to the first use of the Stadium details of all external illumination of the stadium including flood lighting, and other lighting ancillary to the stadium including the luminance and spread of light and the design and specification of the light fittings shall be submitted by a suitably competent person to and approved in writing by the local planning authority, having due regard to the informatives attached to the permission.</p> <p>All illumination shall be designed and implemented in accordance with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light" and/or any current authoritative guidance or standards. All illumination within the site shall be <b>provided and</b> retained in accordance with the approved details <b>only</b>. There shall be no other lighting of the external areas of the site.</p>
69	Full and Outline	<b>External Illumination</b>	<p>Prior to the first use/occupation of a phase (as outlined on the Detailed Development Phasing Programme approved under Condition 12) of the development, hereby approved, details of all external illumination of the site including the luminance and spread of light and the design and specification of the light fittings shall be submitted by a suitably competent person to and approved in writing by the local planning authority, having due regard to the informatives attached to the permission.</p> <p>All illumination shall be designed and implemented in accordance with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light" and/or any current authoritative guidance or standards. All illumination within the site shall be <b>provided and</b> retained <b>only</b> in accordance with the approved details. There shall be no other lighting of the external areas of the site</p>

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SUSTAINABILITY			
70	Full Application	<b>Renewable Energy Scheme</b>	
71	Full and Outline	<b>Overheating Assessment</b>	
72	Outline Application	<b>Outline energy strategy Scheme</b>	
73	Full and Outline	<b>Water efficiency design measures</b>	
74	Outline Application	<b>BREEAM registration</b>	
75	Full and Outline	<b>Non-residential BREEAM certification</b>	
OPERATIONAL CONDITIONS			
76	Full Application	<b>Stadium Management Plan</b>	
77	Full Application	<b>Major Event Day Management Plan</b>	
78	Full Application	<b>Delivery and Servicing Hours</b>	
79	Full Application	<b>Limits on football matches and non-football major events</b>	
80	Full Application	<b>Spectator limit</b>	
81	Outline Application	<b>Commercial use hours of operation, delivery and servicing</b>	Each Reserved Matters application, pursuant to the outline planning application hereby approved, which includes Use Class E floorspace shall be accompanied by details of the proposed hours of operation of the said use(s) including hours of delivery. The details shall be submitted to and approved in writing by the LPA before the operation is brought into use. The use(s) shall be operated only in accordance with the approved details.
WASTE MANAGEMENT CONDITIONS			
82	Full and Outline	<b>Refuse and Recycling</b>	Prior to the first use of <del>the building</del> <b>any building</b> for the purposes hereby approved a scheme for the means of refuse and recycling storage including details of any bin stores shall have been submitted to and approved in writing by the local planning

			authority. The agreed scheme shall be implemented prior to the first occupation or use of the development and retained for such purposes at all times thereafter. This shall also be in accordance with the Essex County Council and Southend-on-Sea Borough Council Waste Management Plan.
83	Full and Outline	<b>Waste Management</b>	<b>Prior to first use of any building a the site waste management strategy and approved in accordance with the Essex County Council and Southend-on-Sea Borough Council Waste Management Plan including mitigation methods to control noise and odour from the waste storage and collection arrangements and pest control measures shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation or use of the development and retained for such purposes at all times thereafter</b>
<b>CCTV CONDITIONS</b>			
84	Full and Outline	<b>CCTV details</b>	<b>No phase of the development shall be occupied until details of the CCTV to shall be installed in the development hereby approved for that phase unless in accordance with details that have previously been submitted to and approved in writing by the local planning authority in liaison with Essex Police. CCTV shall be installed and retained in accordance with the approved details.</b> No events shall be held within the stadium unless and until the approved CCTV is installed and operational.
<b>AIR QUALITY CONDITION</b>			
85	Full and Outline	<b>Car Park Ventilation</b>	

86	Outline	Phase specific Foul/ potable water connections	
<b>FLOOD AND DRAINAGE CONDITIONS</b>			
87	Full and Outline	Drainage strategy	.
<b>BINDING SECTION 106 AGREEMENT</b>			
88	Full and Outline	Binding S106 Agreement	No development shall commence on any part of the site as shown on drawings as approved under Conditions 4 and 5 or any subsequent/amended version approved in writing by the Local Planning Authority until all interests within the site are bound by either: (1) a Section 106 Agreement containing the same planning obligations to those secured in the Section 106 Agreement dated [TBC]; which accompanies this permission or (2) a confirmatory deed confirming that the land is bound by the Section 106 Agreement dated [TBC] which accompanies this permission to the written satisfaction of the Local Planning Authority.

**Informatives**

Topic	Informative
Construction and Demolition Method Statement	<p>Care must be taken to prevent the pollution of ground and surface waters. This will include during works and the location of any hazardous materials including fuel from vehicles and equipment.</p> <p>Where any soils that are known to be contaminated are being excavated or exposed a site waste plan must be prepared in order to store treat and dispose of the materials in accordance with the waste duty of care. It is recommended that advice is sought from the Environment Agency on this matter.</p> <p>Stockpiling and Reuse of Materials: -</p> <ul style="list-style-type: none"> <li>- Soils for storage must be classified before the waste is moved, stockpiled, reused and disposed (hereafter referred to as 'stockpiling') of in accordance with the Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3 (EA, RM, SEPA, NIEA, 2018) (or 'WM3').</li> <li>- Representative samples of soils must be undertaken in accordance with Appendix D of WM3 and presented to the local authority and other responsible authorities for approval prior to stockpiling.</li> <li>- Prior to stockpiling the quality and condition of soils used for stockpiling must be approved by and in accordance with the Environment Agency</li> </ul>

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	<p>Where there is requirement for dewatering the site, the relevant consent must be sought from the Environment Agency</p> <p>Where there is a requirement to obstruct or alter watercourses a consent under section 23 of the Land Drainage Act must be obtained from Southend-on-Sea Borough Council.</p>
Land Contamination	<p>This shall be conducted by a competent person and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Land Contamination Risk Management (LCRM) guidance from the Environment Agency.</p>
Used Water Network/ Anglian Water	<p>(1) 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.</p> <p>(2) 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.</p> <p>(3) 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.</p> <p>(4) 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.</p> <p>(5) The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.</p>
	<p>Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.</p>
Environmental Health	<p>(1) Construction outside of normal hours - If construction works are to be considered outside of normal hours especially overnight it is recommended that the applicant applies for a prior consent application under section 61 of the Control of Pollution Act 1974. A consent enables the applicant to conduct the works without the worry of enforcement provided they comply with it. The applicant will have to submit details of any noisy works including type of plant and machinery to be used, proposed daily start and finish times, consultation with nearby residents and businesses and duration and time scales of the works. The applicant should contact the Regulatory Services Team at Southend-on-Sea Borough Council for details.</p> <p>(2) Change of Use Class E - Should the use hereby permitted change fully, or part, to Class E paragraphs: (b) sale of food and drink for consumption (mostly) on the premises or (d) indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public, there is a risk of harm to human receptors within existing residential and commercial premises. This is particularly due to the likely required operation outside of normal working hours and over seven days. These risks include:</p> <ul style="list-style-type: none"> <li>• Noise from shopfitting and alterations to the premises</li> </ul>

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	<ul style="list-style-type: none"> <li>• Noise and vibration from the dropping of free or machine weights and medicine balls</li> <li>• Noise from amplified music played in the premises</li> <li>• Noise from extract ventilation systems and air conditioning condenser units</li> <li>• Noise from customer voices internally and leaving and entering the premises</li> <li>• Odour from extract ventilations systems</li> <li>• Artificial light from signage</li> </ul> <p>Whilst planning permission is not required for a change of use to or within Class E Southend-On-Sea Borough Council has a duty to investigate and enforce statutory nuisances under section 80 of the Environmental Protection Act 1990 if the council has established that a nuisance exists or is likely to occur. Therefore where an activity that falls under these paragraphs is proposed it is strongly recommended that an impact assessment of the proposed use is conducted by competent persons. Where likely impacts are established mitigation measures must be evaluated and installed to prevent a statutory nuisance from occurring using the best practicable means to do so.</p> <p>Please note that extensions to the building and installation of extract ventilation systems and other building services are likely to require planning permission. Please contact the local planning authority for advice.</p>
Sport Facilities / Sport England	<p>(1) Community and SUFC Academy Soccer Dome Artificial Grass Pitch Design Specifications - The applicant is advised that the design and layout of the artificial grass pitches should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to the Football Association's Guide to 3G Football Turf Pitches Design Principles and Layouts <a href="http://www.thefa.com/get-involved/player/facility-development-and-technical-guidance">http://www.thefa.com/get-involved/player/facility-development-and-technical-guidance</a>.</p>
	<p>(1) Community Soccer Dome Artificial Grass Pitch Certification - The applicant is advised that the pitch should be tested every three years by an accredited testing laboratory in order to achieve and maintain FIFA Quality accreditation.</p>
London Southend Airport	<p>(1) Please note that if you require a crane or piling rig to construct the proposed development, this will need to be safeguarded separately and dependant on location may be restricted in height and may also require full coordination with the Airport Authority.</p>
CIL liability	<p>Please note that the proposed development subject of this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). Further information about CIL can be found on the Planning Portal (<a href="http://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy">www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy</a>) or the Council's website (<a href="http://www.southend.gov.uk/cil">www.southend.gov.uk/cil</a>).</p>
Essex Police	<p>Regular dialogue with Essex Police is expected through the discharge of the above conditions and ongoing design and operation of the scheme in accordance with the letter received from the Strategic Designing Out Crime Manager dated 16<sup>th</sup> June 2021</p>