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**Wateringbury**

**TM/25/01412/FL**

East & West Peckham Mereworth &  
Wateringbury

**Location:** Land North of Drayhorse Meadow, Fields Lane, Wateringbury

**Proposal:** Erection of 66 new homes (including affordable homes), together with associated open space, landscaping, access and parking.

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Following the publication of the Committee report the Council has received further representations on the application.

These representations have been reviewed, but do not raise matters that have not already been addressed within the committee report, or raise matters that would change the Officer's recommendation.

In addition, email correspondence has also been received from the agent in regard to the suggested conditions should Members be minded to approve the application.

The Agent has raised two points, one in relation to Condition 4 and the other in relation to Condition 10.

Condition 4 is a highway related pre commencement condition requiring a Construction Management Plan to be submitted prior to any development taking place on the site. The agent suggests an amendment to the condition to "*No development above slab level shall commence until a Construction Management Plan.....*"

The purpose of the condition is to ensure the safe and free flow of traffic during the construction of the development. Whilst Officers do not agree with the suggested amendment, Officers are open to the condition being amended to "No development, other than the demolition of any buildings, removal of hardstanding, ground investigations or site survey works shall take place until a Construction Management Plan....."

Condition 10 relates to Ecology and seeks that the Construction Ecological Management Plan to be submitted, is based on "up to date ecological surveys". The agent seeks clarification on what would be considered "up to date". However, as this would depend on when the original surveys were undertaken and if there are any change to site circumstances, there is not a set date when a survey will be considered out of date.

Pilgrims with Ightam

**Location:** Black Horse Inn, Tumblefield Road, Stansted TN15 7PR

**Proposal:** Proposed change of use of part of the public house to form 2 x 1-bed and 2 x 2 bed apartments with associated parking, amenity space and use of existing access.

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Following the publication of the Committee report the Council has received a Heritage Impact Assessment (HIA) prepared by Russell Frew in response to the application detailed above.

The HIA has been reviewed by Officers, but it does not raise matters that have not already been addressed within the committee report, or raise matters that would change the Officer's recommendation.