

- 3.11 Should the Traffic Count Data from the Traffic Survey carried out in accordance with paragraph 3.8 above show that the Traffic Management Measures have been successful in mitigating the impact of the Traffic Count Data as determined in accordance with paragraph 3.3 above and no further Traffic Management Measures are required then the County Council shall issue written confirmation to the Owner to this effect.
- 3.12 The Owner shall pay to the County Council all reasonable legal fees professional fees or other fees and expenses in respect of any Traffic Management Agreement (if required in connection with the Traffic Management Measures) as the County Council would ordinarily charge for such a highways agreement

4. TRAVEL PLANS

- 4.1 To submit the Interim Workplace Travel Plan to the County Council for written approval by the County Council prior to any development above ground floor slab level;
- 4.2 Not to commence, permit or allow any development above ground floor slab level unless and until the Interim Workplace Travel Plan has been submitted to, and approved in writing, by the County Council;
- 4.3 To implement the Interim Workplace Travel Plan as approved by the County Council in full
- 4.4 To submit a draft Workplace Travel Pack to the County Council for written approval by the County Council no less than three months prior to the Occupation of the first (1st) unit of the Development
- 4.5 Not to Occupy or permit or allow Occupation of any unit of the Development until the draft Workplace Travel Pack has been submitted to, and approved in writing by, the County Council
- 4.6 To provide a Workplace Travel Pack to each employee of a unit forming part of the Development within one (1) month of the first Occupation of each unit
- 4.7 To submit the Full Workplace Travel Plan to the County Council for written approval by the County Council no more than six (6) months after the first Occupation of the first unit of the Development
- 4.8 Not to Occupy or permit or allow Occupation of any more units of the Development than Occupied as at the date six (6) months after the first Occupation of the first unit of the Development until the Full Workplace Travel Plan has been submitted to, and approved in writing by, the County Council.

- 4.9 To implement the approved Full Workplace Travel Plan in full
- 4.10 To submit to the County Council on an annual basis on the anniversary of the date that the Full Workplace Travel Plan is first implemented the Full Workplace Travel Plan Monitoring Report until the anniversary of the date that the Full Workplace Travel Plan was first implemented which falls after the fifth (5th) anniversary of the date of Completion of Development
- 4.11 To appoint the Travel Plan Coordinator no less than three (3) months prior to the Occupation of the first (1st) unit
- 4.12 To establish the Travel Plan Management Group and to inform the County Council of the single point of contact for the Travel Plan Management Group who will report directly to the County Council in relation to the implementation of the Workplace Travel Plans no later than six (6) months after the first Occupation of the second (2nd) unit

5. TRAVEL PLAN EVALUTION AND SUPPORT CONTRIBUTION

- 5.1 To pay to the County Council the first instalment of the Travel Plan Evaluation and Support Contribution of £1000.00 (one thousand pounds) RPI Indexed prior to the first (1st) Occupation of the Development.
- 5.2 Not to Occupy or permit Occupation of the Development unless and until the first instalment of the Travel Plan Evaluation and Support Contribution of £1000.00 (one thousand pounds) RPI Indexed has been paid to the County Council
- 5.3 To pay further instalments of the Travel Plan Evaluation and Support Contribution annually prior to the anniversary of the date of first Occupation of the Development **SAVE THAT** no further instalments of the Travel Plan Evaluation and Support Contribution shall be payable by the Owner from the date of the fifth (5th) anniversary of the date of Completion of Development

6. CYCLE STORAGE AND LOCKERS

- 6.1 Not to Commence Development above ground floor slab level of any part of the Development until details of the areas to be provided for secure covered cycle storage for both customers and employees and details of changing facilities including storage lockers and showers shall be submitted to and approved in writing by the County Council.
- 6.2 To carry out the scheme approved pursuant to paragraph 6.1 of this Schedule 3 in its entirety prior to Occupation of the Development and to retain it thereafter to be used for no other purpose.

SCHEDULE 4

THE DISTRICT COUNCIL'S COVENANTS WITH THE OWNER

1. The District Council covenants to use the Commuted Sum towards the future management and maintenance of the Open Space Land.

SCHEDULE 5

THE COUNTY COUNCIL'S COVENANTS WITH THE OWNER

1. HIGHWAY IMPROVEMENTS CONTRIBUTION

- 1.1 The County Council covenant to use the Highway Improvements Contribution towards footway and cycleway improvements in the vicinity of the A14 bridge and for no other purpose (for the avoidance of doubt this may include the transfer of such necessary funds to National Highways as National Highways may require for National Highways to deliver or facilitate the improvements where they affect the trunk road)
- 1.2 The County Council shall if requested to do so in writing after the expiry of ten (10) years of the date that the Highway Improvements Contribution was paid within a further period of one (1) year pay to any person such amount of the Highway Improvements Contribution paid by that person which has not been committed or expended by the County Council in accordance with the provisions of this Deed together with any interest accrued at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end PROVIDED THAT if for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable. Such payment to be made within twenty-eight (28) Working Days of such request.
- 1.3 When the Highway Improvements Contribution paid to the County Council pursuant to this Deed has been spent or committed the County Council shall upon written request by the Owner after the expiry of ten (10) years of the date that the Highway Improvements Contribution was paid within a further period of one (1) year notify the Owner that such monies have been spent or committed such notice to include full details of what the said monies were spent on or committed to

2. TRAFFIC MANAGEMENT MEASURES

- 2.1 The County Council shall not unreasonably withhold or delay any agreement, consent or provision of notice referred to in Schedule 3.

3. TRAVEL PLAN EVALUTION AND SUPPORT CONTRIBUTION

- 3.1 The County Council shall if requested to do so in writing after the expiry of two (2) years of the date that the final instalment of the Travel Plan Evaluation and Support Contribution was paid within a further period of one (1) year pay to any person such amount of the Travel Plan Evaluation and Support Contribution paid by that person which has not been committed or expended by the County Council in accordance with the provisions of this Deed together with any interest accrued at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end PROVIDED THAT if for any period the Bank of England Base Rate is at or below

0.02% then no interest shall be payable. Such payment to be made within twenty-eight (28) Working Days of such request.

- 3.2 When the Travel Plan Contribution paid to the County Council pursuant to this Deed has been spent or committed the County Council shall upon written request by the Owner after the expiry of two (2) years of the date that the final instalment of the Travel Plan Evaluation and Support Contribution was paid within a further period of one (1) year notify the Owner that such monies have been spent or committed such notice to include full details of what the said monies were spent on or committed to

ANNEX A
PLAN
ROSA190824 SLP-01 P3

NOTES

Permission is granted to make from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT make from this drawing, please contact this office for any additional information required.

Contractions, Sub Contractions and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.

Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

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REV	DESCRIPTION	DATE	AUTHOR	CHKD
P1	Preliminary Issue	30/09/2019	MB	
P2	Updated Redlines	06/11/2019	MB	
P3	Accepted Redline	28/01/2020	MB	



KEY

- ☐ Site Boundary
- ☐ Land under same ownership



thrive. architects
Riverside Office
Building 300, The Grange, Romney Road, Michelmersh, SO31 0AL
T: 01294 347703 F: 01294 347776 www.thrivearchitects.co.uk

PROJECT
Land at Wherstead
Wherstead
For: . Burnt Wood Ltd

DRAWING
Site Location Plan - 01

SCALE	DATE	AUTHOR	CHKD
1:2000 @ A2	30/09/19	MB	
JOB NO.	DRAWING NO.	REV	
ROSA190824	SLP-01	P3	

ANNEX B

DRAWING

ROSA 190824 OSP-01 P2 POS



NOTES
The design of this development is based on the information provided by the client. The client is responsible for ensuring that the information is accurate and complete. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance.

NO	DESCRIPTION	DATE	BY
1	11/02/20	11/02/20	11/02/20
2	11/02/20	11/02/20	11/02/20

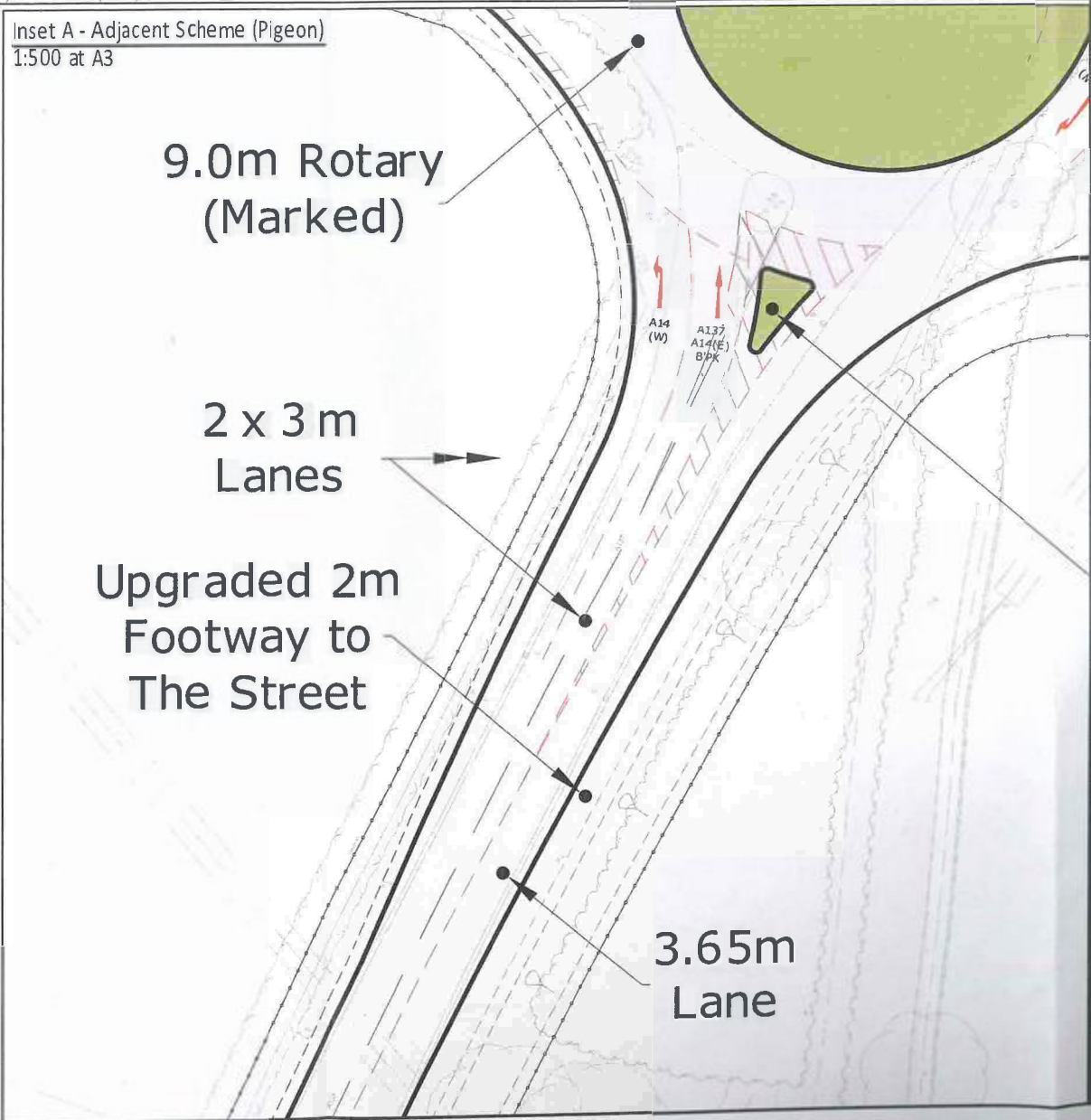
KEY
Site Boundary
POS
Amenity Space



thrive architects
Building 300, The Grange, Broomfield Road, Chelmsford, Essex
T: 01794 347923 F: 01794 347924 www.thrivearchitects.co.uk
PROJECT
Land West of Vicarage Lane
Wherstead
For: Burt Wood Ltd
DRAWING
Open Space Plan - 01
POS & Amenity Space
SCALE
1:500 @ A0
DATE
13/02/20
AUTHOR
MB/ab
100 mm
1:1500
R05A190824 OSP-01



Inset A - Adjacent Scheme (Pigeon)
1:500 at A3



- Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Key:

Highway maintainable at public expense

REV.	DETAILS	DRAWN	CHECKED	DATE
A	Updated to tie in with adjacent scheme	TF	JB	02.06.2020

CLIENT:

Burnt Wood Limited

PROJECT:

Park Farm Barns Wherstead

DRAWING TITLE:

Potential A137 (South) Improvements

SCALE:

1:500 at A3

DRAWN:	KB	CHECKED:	JB	DATE:	19.05.2020
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Network Building, 97 Tottenham Court Road, London W1T 4TP
t: 020 7580 7373 e: enquiries@vectors.co.uk

DRAWING NUMBER	194537/G/004	REVISION:	A
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Visibility pedestrian crossing
Scale-1:1250

Proposed pedestrian crossing layout
Scale-1:1250

135.5m Visibility from
junction to pedestrian
crossing

215m Visibility to
pedestrian crossing

Relocate bus stop and flag

Internal site connection

Relocate bus stop and flag



Key

Extent of publicly maintainable highway

- Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

Burnt Wood Limited

PROJECT:

Park Farm Barns Wherstead

DRAWING TITLE:

Proposed Pedestrian Refuge
Island

SCALES:

1:1250 & 1:500 at A3

DRAWN:

JRB

CHECKED:

JB

DATE

03.06.2020



Network Building, 97 Tottenham Court Road, London W1T 4TP
t: 020 7580 7373 e: enquiries@vector.co.uk

DRAWING NUMBER:

194537/G/006

REVISION:

