

1	<p><u>Outline - submission of details</u></p> <p>No development, apart from Enabling Works¹, Earthworks¹ and access works, shall commence in respect of any Phase¹ for which permission is hereby granted before detailed plans thereof showing the layout, scale and external appearance of the building(s) and landscaping (hereinafter referred to as "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.</p> <p>Reason</p> <p>To comply with the requirements of section 92 of the Town and Country planning Act 1990 and the provisions of the Town and Country Planning (Development Management Procedure) Order 2015 and to ensure that high standards of urban design and a comprehensively planned development are achieved in accordance with the NPPF.</p>
2	<p><u>Submission of reserved matters</u></p> <p>An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 7 years from the date of this permission, or before the expiration of one year from the date of approval of the last reserved matters, whichever is the later.</p> <p>Reason</p> <p>To prevent the accumulation of unimplemented planning permissions and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
3	<p><u>Phasing details</u></p> <p>Prior to the submission of any reserved matters application, a site wide phasing programme shall be submitted to and approved in writing by the Local Planning Authority. The phasing programme shall include details of the proposed sequence of development across the entire site, the extent and location of individual development Phases¹ including the type of development in each Phase. The phasing programme shall include details for the delivery of:-</p> <ul style="list-style-type: none">a) Major access infrastructure including roads, footpaths and cyclewaysb) Off-site highway infrastructure including highway improvements;

¹ See Interpretation Schedule attached

	<p>c) The delivery of public transport infrastructure within and outside the development</p> <p>No development shall commence until the phasing programme has been approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved phasing programme.</p> <p>Reason</p> <p>In order to ensure that the approved development takes place in a sustainable manner such that essential infrastructure is provided in time to mitigate the impact and needs of the development.</p>
4	<p><u>Submission of Reserved matters</u></p> <p>The reserved matters for any Phase of the development submitted pursuant to Conditions 1 and 2 shall be accompanied by the following details:</p> <ul style="list-style-type: none"> a) The location and design of any recycling and refuse stores; b) The design, layout and materials of the internal roads, driveways, footways, drainage areas and car parking areas and cycleways; c) Detailed plans of all proposed new highway infrastructure or modifications to existing highway infrastructure d) The design and location of cycle parking facilities which will not be provided as part of individual residential, commercial or community buildings; e) Any parking, turning, manoeuvring, loading/unloading areas not being provided as part of individual residential, commercial or community buildings; and f) A Waste Management Plan. g) Details of any external lighting. h) Details of the disposal of foul sewage <p>Each Phase shall be developed in accordance with the details approved.</p> <p>Reason</p> <p>In order to ensure a high standard of design; that infrastructure provision and environmental mitigation is provided to cater for the needs and impacts arising out of the development in accordance with policies ENV1, ENV2 and ENV23 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework, and to ensure that all highway works and internal roads are built to Highway Authority standards and requirements.</p>
5	<p><u>Details of ground works</u></p> <p>No development shall commence in relation to any Phase of the development until approval of the details of the ground works for that Phase or part thereof comprising ground levels and any importation and exportation details have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out as approved.</p> <p>Reason:</p> <p>To ensure that the development is properly related to the levels of adjoining development in accordance with policy ENV1 of</p>

	the East Herts Local Plan Second Review April 2007 and the NPPF.
6	<p><u>Development in accordance with plans</u></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans identified in the Schedule to this planning permission.</p> <p>Reason</p> <p>For the avoidance of doubt and to secure a satisfactory development.</p>
7	<p><u>Details of play areas</u></p> <p>No more than 10 dwellings in any Phase shall be occupied until full details of the equipment and surfacing of the children's play area (which shall comprise 1 LEAP) and the timing of its provision have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason</p> <p>To ensure the satisfactory provision of play facilities across the site, in accordance with policy LRC3 of the East Herts Local Plan Second Review April 2007 and national planning policy contained in the NPPF.</p>
8	<p><u>Water management system</u></p> <p>No development of any Phase, apart from Enabling Works, Earthworks and access works, shall commence until surface water drainage works for that Phase have been implemented in accordance with a detailed Water Management System that has been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the NPPF and National Planning Practice Guidance. Where a sustainable drainage scheme is to be provided, the submitted details shall:</p> <ol style="list-style-type: none"> a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and b) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. <p>Reason:-</p> <p>To ensure the implementation of appropriate surface water drainage systems and their subsequent management and maintenance, to prevent the increased risk of flooding, improve and protect water quality, improve habitat and amenity in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>

9	<p><u>Community use of primary school</u></p> <p>If a primary school forms any part of the detail of the reserved matters submitted pursuant to Conditions 1 and 2 and is subsequently implemented as a result of the development hereby permitted, the said primary school shall not be brought into use until details of a community use agreement have been submitted to and approved in writing by the Local Planning Authority. The details shall include pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a management plan and a mechanism for review. The use shall thereafter be undertaken in accordance with the details approved in writing by the local planning authority. For the avoidance of doubt, the requirements of this condition will not apply if a primary school forms no part of any of the reserved matters submitted pursuant to Conditions 1 and 2.</p> <p>Reason</p> <p>If appropriate provision comes forward, to secure adequate, well managed and safe community access to the sports facilities on the site in accordance with policy LRC2 of the East Herts Local Plan Second Review April 2007</p>
10	<p><u>Green Infrastructure and Biodiversity Management Plan</u></p> <p>No building shall be occupied until a detailed Green Infrastructure and Biodiversity Management Plan (the GI and BM Plan) has been submitted to and approved in writing by the Local Planning Authority. The GI and BM Plan shall include long term design objectives, management tasks and maintenance schedules for all areas of public open space and landscaping, including the Riverside Park (as identified on the Site Plan/ EIA Parameters Plan 1222/05 Rev Final Version 4). The GI and BM Plan shall be based upon the Ecological Appraisal and Protected Species Report (Green Environmental Consultants Ltd, dated August 2010, updated July 2012) and further ecological survey(s) as recommended in the Green Environmental Consultants Ltd report and include details of the retention and enhancement of the biodiversity of the site. In relation to the Riverside Park the GI and BM Plan shall include details of the treatment of the site boundary with the River Stort and the proposed management and maintenance responsibilities. Thereafter the development shall be carried out, managed, and maintained in accordance with the approved GI and BM Plan.</p> <p>Reason:</p> <p>To secure the sustainable management of Green Infrastructure within the development and the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with policies ENV1, ENV2 and ENV17 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>
11	<p><u>Protection of trees & hedges</u></p> <p>Apart from enabling works, no development within any Phase of the development or part thereof shall commence until details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedging from damage before or during the course of development have been submitted to and approved in writing by the</p>

	<p>Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason:</p> <p>To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.</p>
12	<p><u>Landscaping reserved matters</u></p> <p>For each Phase of the development the reserved matters submitted pursuant to conditions 1 and 2 shall be accompanied by full details of both hard and soft landscape proposals. These details shall include, as appropriate:</p> <ul style="list-style-type: none"> (i) Proposed finished levels or contours; (ii) Positions, design, materials and type of boundary treatment to be erected; (iii) Hard surfacing materials; and (iv) Minor artefacts and structures (e.g. street furniture, refuse or other storage units and signs); and <p>Soft landscape details shall include:</p> <ul style="list-style-type: none"> a) Planting plans including positions for all tree, hedge and shrub planting; b) Written specifications (including cultivation and other operations associated with plant and grass establishment); c) Schedules of plants, noting species, planting sizes and proposed numbers d) Densities where appropriate; and e) Implementation timetables including time of planting. <p>The scheme shall be carried out and maintained as such in accordance with the approved details-</p> <p>Reason:</p> <p>To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.</p>
13	<p><u>Landscape maintenance</u></p> <p>If, within a period of five years from the date of the planting of any tree approved as part of the landscaping reserved matters, or any tree planted in replacement for it, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.</p> <p>Reason</p> <p>To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.</p>

14	<p><u>Attenuation Pond</u></p> <p>Prior to the occupation of any dwelling, and subject to the submission of details of the surface water drainage works, required by Condition 8 , if an attenuation pond is required as part of the surface water management scheme, it shall be constructed in accordance with the submitted scheme details set out on plan 41549/C/SK600, Riverside Park pond layout and sections unless otherwise agreed by the Local Planning Authority in accordance with the requirements of Condition 8.</p> <p>Reason:</p> <p>To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>
15	<p><u>Improvements to Rye Street</u></p> <p>No development shall commence until a scheme for the enhancement of Rye Street (identified here as the Rye Street Enhancement Scheme) has been submitted to and agreed by the Local Planning Authority. Once agreed, the Rye Street Enhancement Scheme shall be implemented in full prior to the occupation of the 90th dwelling to be provided at the site.</p> <p>Reason:</p> <p>To ensure that the impact of development traffic on the local road network is minimised</p>
16	<p><u>Review of Transport Impacts</u></p> <p>Prior to commencement of any development there shall be submitted to and agreed in writing by the Local Planning Authority a mechanism of continual review of the transport impacts of the development (Review of Transport Impacts). The Review of Transport Impacts shall include (but not be restricted to) the installation of traffic counters upon each access, travel plan monitoring and regular dialogue between developer, Local Planning Authority and Highway Authority. The Review of Transport Impacts shall set out timescales within which proposed mitigating actions are to be identified if unpredicted transport impacts arise. Once agreed, the Review of Transport Impacts shall be implemented as such. If unpredicted transport impacts do arise, the further schedule of actions to be taken to mitigate against these, including the timescale for their implementation, shall be submitted to and agreed in writing by the Local Planning Authority. These further actions shall be implemented as agreed.</p> <p>Reason:</p> <p>To ensure that the transport impact of the development is appropriately mitigated against to ensure impacts are no worse at any time during the construction phase and on completion of the development.</p>

17	<p><u>Travel Plan</u></p> <p>The development shall not commence until details of a Travel Plan for the development as a whole have been submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation, timescales, phasing programme and on-site management responsibilities. Once agreed, it shall be implemented as such and subject to regular review in accordance with the above approved details.</p> <p>Reason:</p> <p>To ensure that the development traffic is within the predicted levels in the submitted Transport Assessment, to promote sustainable transport measures and maintain the free and safe flow of traffic.</p>
18	<p><u>Hazelend Road Junction</u></p> <p>The priority junction on Hazelend Road is to be completed prior to the occupation of the first dwelling on the site. The works should be undertaken in accordance with drawing number MBSK150223C Rev A, including the speed management measures identified on the plan to implement a 40 mph limit on this section of Hazelend Road. Once the junction is in use, visibility splays of 2.4m x 90m shall be provided and subsequently maintained in both directions from the junction.</p> <p>Reason:</p> <p>To ensure that the junction is constructed to the Highway Authority's specification as required by the Local Planning Authority.</p>
19	<p><u>Roundabout Junction</u></p> <p>The roundabout access Junction, is to be completed and made available for use prior to the occupation of the 90th dwelling to be provided at the site and thereafter retained. The works should be undertaken in accordance with drawing number MBSK150223A.</p> <p>Reason:</p> <p>To ensure that the junction is constructed to the Highway Authority's specification as required by the Local Planning Authority.</p>
20	<p><u>Farnham Road Junction</u></p> <p>a) The Farnham Road access junction, and associated speed management measures, are to be completed prior to the occupation of the 90th dwelling to be provided at the site. The works should be undertaken in accordance with drawing number MBSK150223B. Once the junction is in use, visibility splays of 2.4m x 90m shall be provided and subsequently maintained in both directions from the junction.</p> <p>b) Prior to the commencement of construction of the access, details shall be submitted to and approved by the Local Planning Authority to show the physical means whereby the use of the access shall be limited to 50 dwellings. Once agreed,</p>

	<p>those measures limiting the use of the access to 50 dwellings shall be constructed as agreed prior to the occupation of the 90th dwelling. They shall thereafter be retained.</p> <p>Reason: To ensure that the junction is constructed and maintained to the current Highway Authority's specification as required by the Local Planning Authority.</p>
21	<p><u>Traffic Noise</u></p> <p>Prior to the commencement of development a Construction Environmental Management Plan as detailed in the Environmental Statement Volume 3, Technical Appendix H to Chapter 7 Traffic and Transport Assessment (Terence O'Rourke, May 2013) must be submitted to and approved in writing by the Local Planning Authority. In particular the Plan shall address the measures detailed in paragraphs 7.3 to 7.21. Thereafter the measures shall be implemented as approved.</p> <p>Reason: To protect the amenities of adjoining development and to comply with Policy ENV24 of the East Herts Local Plan Second Review 2007.</p>
22	<p><u>Construction Management Plan</u></p> <p>The reserved matters for any phase of the development submitted pursuant to Conditions 1 and 2 shall be accompanied a Construction Management Plan which shall be submitted to, and approved in writing by, the Local Planning Authority in relation to each Phase or part thereof. The approved Construction Management Plan shall be adhered to throughout the construction period for that Phase or part thereof. The Construction Management Plan shall provide for:</p> <ul style="list-style-type: none"> a) The parking of vehicles of site operatives and visitors; b) The number and routing of delivery vehicles and site access; c) Loading and unloading of plant and materials; d) Storage of plant and materials used in constructing the development; e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; f) Protocol for the handling of soil; g) Wheel washing facilities;

	<ul style="list-style-type: none"> h) Measures to control the emission of dust and dirt during construction; i) Measure to prevent the pollution of any watercourse; j) A scheme for recycling/disposing of waste resulting from demolition and construction works; and k) Hours of construction <p>Reason: To minimise the impact of construction process on the local environment and local highway network.</p>
23	<p><u>Noise Mitigation - Construction</u></p> <p>Prior to the commencement of development a scheme for the mitigation of construction noise based on the mitigation measures during identified as necessary during the construction and operational phases as detailed in the Environmental Statement Volume 3, Technical Appendix H Noise Assessment (Entran Ltd, dated March 2013) shall be submitted to and approved in writing by the Local Planning Authority. In particular the scheme should address the measures noted in following paragraphs: 6.2 (hoarding); 6.4 (engineering options for dwellings in NEG B or C); and 7.4 (uprated glazing and ventilation in some instances). Thereafter the measures shall be implemented as approved.</p> <p>Reason: In the interests of the amenity of future residents. To comply with Policy ENV25 of the East Herts Local Plan Second Review 2007.</p>
24	<p><u>Noise Mitigation – dwellings</u></p> <p>The reserved matters submitted pursuant to Conditions 1 and 2 shall be accompanied by a detailed Acoustic Report on the existing noise climate on the site and its impact on the proposed dwellings. The report shall address noise from the A120 and from Stansted Airport operations and include a scheme of noise mitigation to ensure that all dwellings can achieve ‘good’ internal noise levels for night-time and the ‘reasonable’ standard for the daytime as defined in BS 8233 (or any successor standard). This will involve building façade treatments, including roof design, and the approach to ventilation. Once agreed in writing by the Local Planning Authority as part of the reserved matters submissions, the development shall be carried out in accordance with the approved Acoustic Report and any measures required in relation to any dwelling shall be implemented prior to the occupation of that dwelling.</p> <p>Reason: In the interests of the amenity of future residents. To comply with Policy ENV25 of the East Herts Local Plan Second Review 2007.</p>

25	<p><u>Noise Mitigation – School</u></p> <p>Where proposals for a primary school form any part of the reserved matters submitted pursuant to Conditions 1 and 2 they shall be accompanied by a detailed Acoustic Report on the existing noise climate on the site and its impact on the proposed school. The report shall address noise from the A120 and from Stansted Airport operations and include a scheme of noise mitigation to ensure that all classrooms, teaching and assembly areas comply with guidance in DfE Building Bulletin 93 (or any successor document). This will involve building façade treatments, including roof design, and the approach to ventilation. Once agreed in writing by the Local Planning Authority as part of the reserved matters submissions, the development shall be carried out in accordance with the approved Acoustic Report and any measures required shall be implemented before the school is first occupied. For the avoidance of doubt, the requirements of this condition will not apply if a primary school forms no part of any of the reserved matters submitted pursuant to Conditions 1 and 2.</p> <p>Reason: In the interests of future occupiers of the school and the creation of an acceptable educational environment. To comply with Policy ENV25 of the East Herts Local Plan Second Review 2007.</p>
26	<p><u>Archaeology</u></p> <p>No development shall take place within the site until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.</p> <p>Reason To secure the protection of and proper provision for any archaeological remains in accordance with policies BH2 and BH3 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>
27	<p><u>Water conservation</u></p> <p>All dwellings on the site shall achieve water conservation standard of 110 litres per person per day. No dwelling shall be occupied until a Certificate has been issued for it certifying that the water conservation standard has been achieved.</p> <p>Reason: To ensure that the development, which lies in an area of water shortage, makes the most efficient use of water and incorporates water conservation measures to create a sustainable form of development in accordance with the key aims of the NPPF.</p>
28	<p><u>Flood Risk / Surface Water Drainage</u></p> <p>Prior to the commencement of any Phase of the development or part thereof a detailed surface water drainage scheme for the</p>

	<p>Phase, based on the submitted Flood Risk Assessment (FRA) (Richard Jackson, May 2013 Rev B) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall:</p> <ul style="list-style-type: none"> a) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and b) Include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. <p>Thereafter, the scheme shall be implemented in accordance as approved before the Phase or part thereof (as may be relevant) is occupied. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>
29	<p><u>Construction Training</u></p> <p>No development shall take place until a Construction Training Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Training plan shall include details of the following:</p> <ul style="list-style-type: none"> a) The anticipated number of construction job opportunities; b) A scheme for the recruitment of local people during the construction period; c) A scheme for the promotion of apprenticeships and work experience for local people during the construction period; d) Employment and training initiatives for employees at local colleges during the construction period; e) Appointment of a co-ordinator to implement the plan; and f) Monitoring of the plan. <p>Once approved, the development shall be carried out in accordance with the approved Construction Training Plan.</p> <p>Reason:</p>

	To secure the opportunities available to help people into work and contribute to the economic and social sustainability of the development.
30	<p><u>Soil Decontamination</u></p> <p>The presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority as soon as it is identified.</p> <p>Reason: To ensure that adequate protection of human health, the environment and water courses is maintained. To comply with Policies SD5 and ENV20 of the East Herts Local Plan Second Review 2007.</p>
31	<p><u>Piling Works</u></p> <p>If piling is considered the most appropriate method of foundation construction, prior to commencement of development, a method statement detailing the type of piling, noise and vibration emissions, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented as approved.</p> <p>Reason: In the interests of the amenities of residents of neighbouring properties and in accordance with Policy ENV24 of the East Herts Local Plan Second Review 2007.</p>
32	<p><u>Construction Hours</u></p> <p>In connection with all site preparation and construction works, no plant or machinery shall be operated on the site or beyond it and in association with the site preparation and construction works outside the following hours: 0730hrs to 1830hrs on Monday to Friday, 0730hrs to and 1300hrs on Saturdays, and at no time on Sundays or public holidays unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of the amenities of nearby residents, in accordance with Policy ENV24 of the East Herts Local Plan Second Review 2007.</p>

Interpretation Schedule

- i) “Enabling Works” means (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) ecological survey and mitigation works, (vii) archaeological investigation and (viii) demolition and removal of buildings and other structures on the Site or similar related works.
- ii) “Earthworks” means the strategic land re-profiling, remediation works and principal foul and surface water drainage infrastructure works attenuation ponds, and strategic swale and ditch corridors associated with the Strategic Engineering Elements and Development Parcels.
- iii) “Phase/Phases” means a phase or phases of the development as shown on the Site Plan/ EIA Parameters Plan 1222/05 Rev Final Version 4). as may be updated by the Phasing Plan submitted pursuant to condition 3.

Directives will include:

- 1 Protection of Groundwater
- 2 Other Legislation
- 3 Requirement to notify Highway Authority
- 4 Link to Planning Obligation
- 5 Street naming and numbering