

1	<p><u>Outline - submission of details</u></p> <p>No development, apart from Enabling Works<sup>1</sup>, Earthworks<sup>1</sup> and access works, shall commence in respect of the development 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</p>

<sup>1</sup> See Interpretation Schedule attached

	requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
3	<p><u>Commencement of development</u></p> <p>No development whatsoever shall be commenced until such time as the County Council provides the Local Planning Authority with a certificate confirming that it is the legal owner of the proposed Bishop's Stortford North secondary school site as defined by planning permission reference 3/2037-14 (CC0774) dated 19 June 2015, (as revised in minor detail to comply with the Secondary School site as shown in the Land Exchange Agreement dated 02 April 2015).</p> <p>Reason</p> <p>To provide confidence that, in the context of Local Plan policy BIS7, a secondary school will be constructed on an alternative site such that the application site may be released for housing development.</p>
4	<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 any individual development Phases 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"> <li>a) access infrastructure including roads, footpaths, cycleways and parking areas;</li> <li>b) off-site highway infrastructure including highway improvements and the provision of a pedestrian refuge in Hadham Road to provide a crossing point to the eastbound bus stop on its north side;</li> <li>c) the timing and means of closure of any existing access point not included in the reserved matters;</li> <li>d) green infrastructure, play areas and SuDs</li> </ul> <p>No development shall commence until the phasing programme has been approved in writing by</p>

	<p>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>
5	<p><u>Reserved matters – additional details</u></p> <p>The reserved matters submitted pursuant to Conditions 1 and 2 shall be accompanied by the following details:</p> <ul style="list-style-type: none"> <li>a) The location and design of any recycling and refuse stores;</li> <li>b) The design, layout and materials of the internal roads, driveways, footways, drainage areas and car parking areas and cycleways;</li> <li>c) Detailed plans of all proposed new highway infrastructure or modifications to existing highway infrastructure</li> <li>d) The provision of secure cycle storage facilities for residents, and the design and location of cycle parking facilities which will not be provided as part of individual residential buildings;</li> <li>e) Any parking, turning, manoeuvring, loading/unloading areas not being provided as part of individual residential, commercial or community buildings; and</li> <li>f) A Waste Management Plan.</li> <li>g) Details of any external lighting, taking into account and mitigating the effect on hedgerows, trees and woodland sensitive for foraging and commuting bats;</li> <li>h) Details of the disposal of foul sewage</li> </ul> <p>The development shall be carried out 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</p>

	<p>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>
6	<p><u>Details of ground works</u></p> <p>No development shall commence until approval of the details of the ground works 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 the East Herts Local Plan Second Review April 2007 and the NPPF.</p>
7	<p><u>Development in accordance with plans</u></p> <p>The permission hereby granted does not confer any approval of the indicative layout plan for Application B, ref. 5051-203A. In all other respects, the development shall be carried out in accordance with the submitted plans and documents.</p> <p>Reason</p> <p>For the avoidance of doubt and to secure a satisfactory development.</p>
8	<p><u>Details of play areas</u></p> <p>No more than 10 dwellings 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</p>

	LRC3 of the East Herts Local Plan Second Review April 2007 and national planning policy contained in the NPPF.
9	<p><u>Water management system</u></p> <p>No development apart from Enabling Works, Earthworks and access works, shall commence until surface water drainage works 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> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> <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>
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 GIBM Plan) has been submitted to and approved in writing by the Local Planning</p>

	<p>Authority. The GIBM Plan shall include:</p> <ul style="list-style-type: none"> <li>(a) a description and evaluation of the features to be managed, including Skelleys Wood, and ecological trends and constraints on site;</li> <li>(b) long term design and management objectives, including management of the interface between people and nature; and</li> <li>(c) management tasks and maintenance schedules for all areas of public open space and landscaping.</li> </ul> <p>Thereafter the development shall be carried out, managed, and maintained in accordance with the approved GIBM 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 and hedges</u></p> <p>Apart from enabling works, no development shall commence until details of the specification and position of fencing and of any other measures to be taken for the protection from damage of any retained tree or hedging before or during the course of development have been submitted to and approved in writing by the 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>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"> <li>(i) Proposed finished levels or contours;</li> <li>(ii) Positions, design, materials and type of boundary treatment to be erected;</li> <li>(iii) Hard surfacing materials;</li> <li>(iv) Minor artefacts and structures (e.g. street furniture, refuse or other storage units and signs); and</li> <li>(v) Soft landscaping details, to include: <ul style="list-style-type: none"> <li>(a) Planting plans including positions for all tree, hedge and shrub planting;</li> <li>(b) Written specifications (including cultivation and other operations associated with plant and grass establishment);</li> <li>(c) Schedules of plants, noting species, planting sizes, proposed numbers and densities; and</li> <li>(d) Implementation timetables including time of planting.</li> </ul> </li> </ul> <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</p>

	<p>landscape features, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.</p>
14	<p><u>Review of transport impacts</u>  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  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>
15	<p><u>Travel Plan</u>  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>
16	<p><u>Construction Management Plan</u></p> <p>The reserved matters 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. 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"><li>a) The parking of vehicles of site operatives and visitors;</li><li>b) The number and routing of delivery vehicles and site access;</li><li>c) Loading and unloading of plant and materials;</li><li>d) Storage of plant and materials used in constructing the development;</li><li>e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;</li><li>f) Protocol for the handling of soil;</li><li>g) Wheel washing facilities;</li><li>h) Measures to control the emission of dust and dirt during construction;</li><li>i) Measures to mitigate the noise from construction to benefit the occupiers of existing properties, based on the advice in Appendix 17.2 of the submitted Environmental Statement, prepared by Sharps Redmore and dated November 2014.</li><li>j) Measures to prevent the pollution of any watercourse;</li><li>k) A scheme for recycling/disposing of waste resulting from demolition and construction works; and</li><li>l) The management of any crossings of the public highway or rights of way.</li></ul>

	<p>Reason To minimise the impact of the construction process on the local environment and local highway network.</p>
17	<p><u>Skelleys Wood Management Plan</u> No dwelling shall be occupied until a management plan for Skelleys Wood, adjoining the southern boundary of the site, has been submitted to and approved in writing by the Local Planning Authority, to include the following matters:</p> <ul style="list-style-type: none"> <li>(a) a survey and appraisal of the existing woodland, including its ecology, drainage, footpaths and condition;</li> <li>(b) a strategy for a twenty year period that will create a woodland that is more biodiverse but which can also fulfil the function of a local amenity for the enjoyment of residents and walkers and provide footpath/cycle links into the wider network of footpaths and cycleways;</li> <li>(c) opportunities to integrate woodland drainage with SuDS in the housing development hereby approved; and</li> <li>(c) a management and investment plan that will fulfil the strategy, including responsibilities for its day to day delivery.</li> </ul> <p>Thereafter the woodland will be managed in accordance with the plan.</p> <p>Reason This secondary deciduous woodland, listed as an Ecosite by Herts Ecology, if effectively managed will provide an area of ecological interest and a valuable local amenity, in accordance with Local Plan Policy ENV 17 and Silverleys and Meads Neighbourhood Plan Policy GIP 4.</p>
18	<p><u>Archaeology</u> No development shall take place within the site until a programme of archaeological work has been undertaken in accordance with a written scheme of investigation, which has been submitted to the Local Planning Authority and approved in writing. The development shall thereafter be</p>

	<p>carried out in accordance with the approved scheme and will be considered to be discharged when the Local Planning Authority has received and approved an archaeological report of all the required archaeological works and, if appropriate, a commitment to publication has been made.</p> <p>Reason</p> <p>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>
19	<p><u>Water conservation</u></p> <p>All dwellings on the site shall achieve the Building Regulations (Approved Document G) 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</p> <p>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>
20	<p><u>Flood risk / surface water drainage</u></p> <p>The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be based on two documents submitted by Vincent and Gorbing for Herts CC: “Flood Risk Assessment (FRA) Stage 2, 548561SAK, 08 May 2008”; and “Drainage Strategy, K55023, 07 April 2008”; and shall:</p> <ul style="list-style-type: none"> <li>a) include a restriction in run-off and surface water storage on site as outlined in the FRA;</li> <li>b) include a timetable for its implementation; and</li> <li>c) 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</li> </ul>

	<p>and any other arrangements to secure the operation of the scheme throughout its lifetime. Thereafter, the scheme shall be implemented in accordance with the approved timetable.</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>
21	<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"> <li>a) The anticipated number of construction job opportunities;</li> <li>b) A scheme for the recruitment of local people during the construction period;</li> <li>c) A scheme for the promotion of apprenticeships and work experience for local people during the construction period;</li> <li>d) Employment and training initiatives for employees at local colleges during the construction period;</li> <li>e) Appointment of a co-ordinator to implement the plan; and</li> <li>f) Monitoring of the plan.</li> </ul> <p>Once approved, the development shall be carried out in accordance with the approved Construction Training Plan.</p> <p>Reason</p> <p>To secure the opportunities available to help people into work and contribute to the economic and social sustainability of the development.</p>
22	<p><u>Soil decontamination</u></p> <p>The development hereby permitted shall not begin until a scheme to deal with contamination of</p>

	<p>land and/or groundwater has been submitted and approved by the LPA and until the measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures, and should comply with BS10175:2011, unless the LPA dispenses with any such requirement specifically and in writing:</p> <ol style="list-style-type: none"> <li>1. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until <ol style="list-style-type: none"> <li>(i) a desk-top study has been completed satisfying the requirements of paragraph (1) above;</li> <li>(ii) The requirements of the LPA for site investigations have been fully established; and</li> <li>(iii) The extent and methodology have been agreed in writing with the LPA.</li> </ol> <p>Copies of a report on the completed site investigation shall be submitted to the LPA without delay on completion.</p> </li> <li>2. A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA.</li> </ol> <p>Reason</p> <p>To ensure that adequate protection of human health, the environment and water courses is maintained and to comply with Policies SD5 and ENV20 of the East Herts Local Plan.</p>
23	<p><u>Piling works</u></p> <p>If percussion piling is considered the most appropriate method of foundation construction then prior to commencement of development, a justification statement detailing why percussion piling has been deemed the most appropriate method of foundation construction, and the proposed degree</p>

	<p>of control measures proposed, having considered the proximity of the site to noise sensitive premises, shall be submitted to and approved in writing by the Local Planning Authority. All piling works shall be carried out in accordance with the agreed details.</p> <p>Reason In the interests of the amenities of residents of neighbouring properties and in accordance with ENV24 of the East Herts Local Plan.</p>
24	<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>
25	<p><u>Bat roost assessment</u></p> <p>Before any development is commenced:</p> <p>(a) a preliminary bat roost assessment must be carried out of any trees to be removed to facilitate the development, in accordance with the Bat Conservation Trust's Good Practice Guidelines, 2<sup>nd</sup> Edition.</p> <p>(b) if suitable features are identified for roosting or foraging further detailed surveys must be carried out including aerial inspections and dusk/dawn re-entry surveys; and</p> <p>(c) if protected species would be affected, a mitigation plan to be submitted and approved by the Local Planning Authority.</p> <p>Reason</p>

	To identify whether a European Protected Species might be affected and to ensure appropriate mitigation.
26	<p><u>Reptile receptor site</u></p> <p>Prior to the commencement of development, details of the reptile receptor site shall be submitted to and approved in writing by the Local Planning Authority, to include:</p> <p>(a) the location and suitability as a receptor;</p> <p>(b) provisions for its long-term management, including any necessary funding; and</p> <p>(c) a timetable for the relocation of the grass snakes and any other reptiles from the application site.</p> <p>Reason</p> <p>To ensure satisfactory long-term habitat is available to the relocated reptiles to ensure their survival.</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.

Directives will include:

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