

DRAFT CONDITIONS

Condition Reference / Name	Condition Wording
A Time Limits / Reserved Matters	
A1 - Submission of Reserved Matters	<p>No development (other than Preliminary Works) within any Phase, Sub-Phase or Development plot (as set out in the approved Phasing Plan required by condition C2) shall be begun until Reserved Matters approval for that Phase, Sub-phase or Development plot has been obtained from the local planning authority in writing. The development shall be carried out fully in accordance with the details as approved.</p> <p>Reason: The application as submitted does not give particulars sufficient for consideration of the Reserved Matters.</p>
A2 - Timescales for RM Submission	<p>Applications for approval of Reserved Matters, namely details of layout, scale, appearance and landscaping (hereinafter called "the Reserved Matters") shall be made to the Local Planning Authority no later than 10 (ten) years from the date of this permission. The first Reserved Matters application shall be submitted within three years of the date of this permission.</p> <p>Reason: To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
A3 - Time limits for Commencement of Development in Village 7	<p>The development hereby permitted shall be begun before the expiration of 10 (ten) years from the date of this permission or 2 (two) years from the date of approval of the last Reserved Matters whichever is the later [for the relevant Phases, Sub-phase or Development plot].</p>

	<p>Reason: To comply with the requirements of Section 92(2) of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
<p>A4 – Time limit for Commencement of Development alongside Village 1</p>	<p>The development (save Preliminary Works) shall not commence, and no further works may be undertaken unless and until after:</p> <ul style="list-style-type: none"> • planning permission has been granted pursuant to application reference: 3/19/1045/OUT for Villages 1 to 6 of the Gilston Area; and • expiration of at least 6 months following the commencement of initial enabling works at Village 1 of the Gilston Area (application reference: 3/19/1045/OUT); and • a Village 7 & Village 1 Phasing Scheme has been submitted and approved by the Council. <p>The development shall not be carried out or occupied other than in accordance the approved Village 7 & Village 1 Phasing Scheme</p> <p>Reason: For timely and coordinated phased delivery of early development and associated infrastructure and facilities across the Gilston Area allocation.</p>
<p>A5 - Reserved Matters</p>	<p>Each application for the approval of Reserved Matters shall contain the information and other details specified in the Reserved Matters Specification and shall accord with the approved plans listed in Condition B1. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: The application as submitted does not give particulars sufficient for the consideration of the Reserved Matters and to accord with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. To ensure the development is undertaken on the basis of the development proposed and accompanying assessments which has been advanced with this outline permission.</p>
<p>B Approved Plans / Extent of Permission</p>	
<p>B1 - Approved Drawings and</p>	<p>The approved development shall be carried out in accordance with the following approved parameter plans, detailed access drawings and other approved documents:</p>

<p>Other Approved Documents</p>	<ul style="list-style-type: none"> • Parameter Plan 1 – Site Location Plan (ref. V7_01_1001 Rev 4) • Parameter Plan 2 – Buffers and Development Zones (ref. V7_01_1002 Rev 5) • Parameter Plan 3 – Green Infrastructure and Open Space (ref. V7_01_1003 Rev 4) • Parameter Plan 4 – Vehicular Access and Movement (ref. V7_01_1004 Rev 4) • Parameter Plan 5 – Land Uses (ref. V7_01_1005 Rev 6) • Parameter Plan 6 – Building Heights Plan (ref. V7_01_1006 Rev 4) • Proposed A414/Church Lane Signalised Junction (ref. 110042/130 Rev A) • Development Specification Statement (December 2022) • Strategic Design Guide for the Gilston Area (July 2022) <p>Reason: For the avoidance of and to ensure that the development is carried out in accordance with the details as approved with regard to Development Plan Policies GA1 and DPS4 and to restrict the development to that applied for and for which the environmental, transport and infrastructure impacts have been assessed, and to ensure that the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.</p>
<p>C – Phasing and Parameters for Development</p>	
<p>C1 Development Parameters</p>	<p>The development hereby permitted shall not exceed 1,500 Residential Units (Use Class C3) and 11,510 square metres of non-residential land uses (as defined in Table 4 of the approved Development Specification Statement) and shall be built pursuant to this outline planning permission, as follows:</p> <ul style="list-style-type: none"> a) Up to 3,850 square metres of Learning and Non-Residential Institutional Uses (Class F.1) b) Up to 1,060 square metres of Local Community Uses (Class F2) c) Up to 4,120 square metres of Commercial, Business and Service Uses (Class E) d) Up to 2,100 square metres of Light Industrial (Class E(g)) / General Industrial (Class B2) / Storage or Distribution (Class B8) e) Up to of 380 square metres of Sui Generis Uses

	<p>Reason: In order to comply with the provisions of the outline planning permission including the parameters assessed, considered and established by this permission.</p>
<p>C2 - Phasing Plan</p>	<p>Site-wide phasing proposals (hereinafter called the "Phasing Plan") for the development shall be submitted for approval by the local planning authority on or before submission of the first application for approval of Reserved Matters. The Phasing Plan shall include the following:</p> <ul style="list-style-type: none"> a) A plan of the site showing the extent of each proposed Phase and Sub-Phase of the development; b) A timetable for the delivery of the development and associated infrastructure; and, c) Mechanisms for monitoring the implementation of and delivery of the development and its associated infrastructure <p>No development (except Preliminary Works) shall be begun until the Phasing Plan has been approved in writing by the local planning authority.</p> <p>Reason: To ensure that the development is delivered and develop in a manner which is coherent and compliant with Development Plan policies.</p>
<p>C3 - Schedule of Residential Accommodation</p>	<p>Each application for the approval of Reserved Matters incorporating residential units shall be accompanied by:</p> <ul style="list-style-type: none"> I. a schedule of residential accommodation (to include details of the amount and size of residential units) proposed within that Phase, Sub-Phase or Development plot; II. a plan and schedule (including tenure mix) showing the proposed distribution of affordable housing within that Phase, Sub-Phase or Development plot; and, <p>Reason: To ensure that the development is implemented in accordance with the principles assessed, considered and established by this permission.</p>
<p>D - Masterplanning</p>	

<p>D1 - Strategic Landscape Masterplan</p>	<p>No development (with the exception of Preliminary Works) shall take place, nor shall any Village Masterplan pursuant to condition D4 or Reserved Matters application for commercial or residential floorspace pursuant to condition C1 be approved for any part of the site, until a Strategic Landscape Masterplan (SLMP) for the site (which shall include a Design Code and associated Regulatory Plan) has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure a coordinated and comprehensive approach to development in accordance with Policies GA1, DES1 and DES4 of the East Herts District Plan and Policies AG1, AG2, AG3, AG4, AG5, AG7, BU4, TRA1, TRA2, and D1 of the Gilston Area Neighbourhood Plan.</p>
<p>D2 - Strategic Landscape Design Code</p>	<p>The Strategic Landscape Masterplan pursuant to condition D1, shall be supported by a Strategic Landscape Design Code and associated Regulatory Plan which shall be produced in general accordance with the provisions of the Gilston Area Charter Supplementary Planning Document (July 2020) and the plans and documents approved in Condition B1.</p> <p>The Strategic Landscape Design Code will provide a set of simple, concise, illustrated design requirements to provide specific, detailed parameters for the physical development of the strategic landscape area.</p> <p>As a minimum the code shall include principles for the following:</p> <p>1. Design:</p> <ul style="list-style-type: none"> • SuDS and drainage • Community food growing • Sport and recreation • Play spaces • Planting • Village edge treatments • Response to heritage

- Ancillary buildings within landscape areas
- Ecological enhancements
- Gypsy and Traveller and Travelling Show People provision
- Public realm areas
- Pedestrian and cycle routes hierarchy
- Sustainable Transport Corridor
- Sustainable Transport Hub
- Wayfinding and legibility
- Street hierarchy
- All modes parking
- Street furniture
- Boundary treatments
- Utilities
- Lighting
- Waste and recycling
- Materials palette for different forms of built development and hard landscaping

2. A scalable Regulatory Plan to assist users in navigating where the provisions of the code will apply.

3. Reporting of the Design Code Testing process including how the outcomes have informed the final Design Code.

4. Design Code Compliance Checklist.

The subsequent Village Masterplan, Village Design Code and Reserved Matters Applications shall accord with the approved Strategic Landscape Design Code and Regulatory Plan and be accompanied by a completed Compliance Checklist which demonstrates compliance with the Code.

	<p>Reason: In order to achieve a coordinated approach to development and high quality design outcomes in accordance with policies GA1, DES1 and DES4 of the East Herts District Plan and Policies AG1, AG2, AG3, AG4, AG5, AG7, BU4, TRA1, TRA2, and D1 of the Gilston Area Neighbourhood Plan.</p>
<p>D3 - Buffers to Existing Waterways</p>	<p>No development shall commence adjacent to an existing waterway alongside the main river watercourses or an ordinary watercourse waterway until such time as a scheme, for that specific waterway, for the provision and management of 20 metre wide buffers (from bottom of bank for the Hunsdon Brook) and 8m buffers to an ordinary watercourse for built development (3m buffer maintained for maintenance purposes) (unless it is demonstrated that development is sited outside the 1 in 100 year plus climate change allowance flood envelope) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include for that relevant waterway:</p> <ul style="list-style-type: none"> • Plans showing the extent and layout of the buffer zone • Design principles for any proposed planting scheme (for example, native species) • Design principles demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of a detailed management plan • Design principles of any proposed footpaths, fencing, furniture, lighting etc. This should aim to maximise undisturbed habitat with native vegetation and minimise any footpaths or furniture within the 8 metres zone closest to the top of the riverbank. • Where footpaths or furniture are required, these will be kept as natural as possible, making use of natural materials and information provide on how impermeable areas will be drained. • Design principles of how access to watercourses will be maintained for flood management inspection and maintenance by both vehicular (large, heavy vehicles) and pedestrian access • Details of any SuDS, natural flood management or flood storage measures to reduce the risk of flooding. <p>All Reserved Matters Applications relating to these buffers shall be in accordance with the approved details.</p>

	<p>Reason: This approach is supported by paragraphs 174 and 180 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains in biodiversity and policy WAT3 of the East Herts District Plan (2018).</p>
<p>D4 - Village 7 Masterplan</p>	<p>No Reserved Matters applications pursuant to condition A5 shall be approved by the local planning authority until a Village Masterplan has first been approved by the local planning authority. The Village Masterplan shall be produced in accordance with the provisions of the Gilston Area Charter Supplementary Planning Document and comply with the principles established in the documents hereby approved under this application, reference 3/19/2124/OUT.</p> <p>All subsequent Reserved Matters shall accord with the approved Village Masterplan.</p> <p>The development shall thereafter be carried out in accordance with the approved details. There shall be no amendment of the Village 7 Masterplan unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure a coordinated and comprehensive approach to development in accordance with Policies GA1, DES1 and DES4 of the East Herts District Plan.</p>
<p>D5 - Scope of the Masterplans</p>	<p>The Strategic Landscape Masterplan (pursuant to condition D1) and Village Masterplan (pursuant to condition D4), shall not be formally submitted for approval until the scope for that masterplan, including confirmation of its boundary, has first been submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure a coordinated and comprehensive approach to development in accordance with Policies DES1, DES2 and DES4 of the East Herts District Plan.</p>
<p>D6 – Village Design Code</p>	<p>The Village Masterplan (pursuant to condition D4) shall be supported by a Village Design Code and associated Regulatory Plan which shall be produced in general accordance with the provisions of the Gilston Area Charter Supplementary Planning Document (July 2020), the Strategic Landscape Design Code and Regulatory Plan, and the plans and documents approved in Conditions B1 and D4.</p>

The Village Design Code and Regulatory Plan will provide a set of simple, concise, illustrated design requirements to provide specific, detailed parameters for the physical development of the village.

As a minimum the code shall include principles for the following:

1. Village design principles for:

- Block structure
- Public Realm
- Green and blue infrastructure including multifunctional SuDS plus consideration for groundwater and watercourse safeguarding zones (flooding and pollution)
- Maintenance strips for SuDS and all watercourses or water features (springs)
- Biodiversity and amenity benefits SUDS
- Response to heritage
- Routes and movement network, integrating with the wider movement network
- All modes parking typologies
- Street hierarchy and character types
- Sustainable Transport Hub (and bus parking)
- The chosen delineation of the route for the Roydon Commuter Link route (inclusive of high level specification along the route) to include confirmation of footbridge works.
- Land uses
- Density ranges
- Building heights
- Edges, nodes and gateways
- Frontage, access and servicing
- Built form
- Identity
- Climate Change Measures
- Areas that will be publicly lit, including streets, recreation areas and other public spaces in accordance with the lighting design principles in the Development Specification.

	<ul style="list-style-type: none"> • Indicative village materials palette • Indicative Planting strategy <p>2. A scalable Regulatory Plan to assist users in navigating where the provisions of the code will apply.</p> <p>3. Reporting of the Design Code Testing process including how the outcomes have informed the final Design Code.</p> <p>4. Design Code Compliance Checklist.</p> <p>All subsequent Reserved Matters shall accord with the approved Village Design Code and Regulatory Plan and shall be accompanied by a completed Compliance Checklist which demonstrates compliance with the Code.</p> <p>Reason: In order to achieve a coordinated approach to development and high quality design outcomes in accordance with policies GA1, DES1 and DES4 of the East Herts District Plan Policies AG1, AG5, AG6, LA1, BU1, BU2, BU3, BU4, H1 and D1 Gilston Area Neighbourhood Plan.</p>
<p>E – Flood Risk and Drainage</p>	
<p>E1 - Strategic SuDS Strategy</p>	<p>Prior to or in conjunction with the submission of the Strategic Landscape Masterplan (pursuant to condition D1), a Strategic Sustainable Drainage System Strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council as Lead Local Flood Authority. Notwithstanding the details contained in the Development Specification hereby approved as part of outline application 3/19/2124/OUT relating to surface water management and drainage, the Strategy shall follow and include the following details:</p> <ul style="list-style-type: none"> • Evidence to show that any SuDS will not become overwhelmed by any source of flood risk including surface water or groundwater. • A strategy following the SuDS discharge hierarchy including potential use of rainwater reuse systems as a first step on the hierarchy prior to going to infiltration prior to going by gravity to a surface watercourse.

- Desk based information and preliminary ground investigations, including some site wide infiltration testing undertaken to BRE 365 specification in broad approximations of **strategic** attenuation features.
- If infiltration drainage is proved viable, identification of areas where infiltration or part infiltration is likely to be located.
- If infiltration drainage is unfavourable, surface water greenfield runoff rates and volumes should be provided for each pre-development sub catchment and all post-development scenarios will be limited to Qbar or the equivalent 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100 year) for the corresponding critical storm durations (without an allowance for future climate change, but with appropriate long-term storage). Appropriate feasible discharge locations should be provided to the closest ordinary watercourses or main river by gravity for any of the developed areas. Any discharge outfall to a watercourse should be assumed to be surcharged.
- Provision of supporting calculations to show how much post development storage is required across the site (assuming the worst infiltration rate as a worst-case scenario) and how this will be achieved across the development. Where infiltration is not feasible, post development runoff rates and volumes will be limited to Qbar (or 2l/s/ha, whichever is the greater) or the equivalent greenfield scenarios (with long term storage for the 1% AEP plus climate change event limited to 2l/s/ha or less). Include interception and source control within the development area, prior to utilising site control and regional (**strategic**) control. Overarching supporting modelling for the drainage network to demonstrate how the system could operate at the 100% Annual Exceedance Probability rainfall event, 3.33% AEP plus climate change and 1% AEP plus climate change allowance, to be provided, half drain down times for infiltration storage features should be included as will urban creep on any assumed impermeable areas. Any **strategic** road networks may need to be considered as separate SuDS networks depending on the adoptable or approval authority requirements. Any large sports fields will also need to be included in the drainage scheme (assuming they will be built to operate 365 days a year)
- High level drawings of any SuDS, surface water storage or conveyance feature including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled high level drainage layout drawing which relates to the landscaping and blue green infrastructure layouts. Total storage volumes provided within each future sub-catchment should be identified.
- The usage of above ground surface water conveyance and storage SuDS features unless otherwise shown to be unsuitable

	<ul style="list-style-type: none"> • Demonstrate an appropriate SuDS management and treatment train accounting for any sensitive discharge locations such as ecological protection areas, groundwater source protection zones, surface drinking water safeguarding zones or areas previously used for landfill. • Integration of SuDS to enhance any proposed amenity space and link to any climate change mitigation such as urban cooling and social wellbeing. • Provision of biodiversity enhancement within SuDS provision. • Compliance with the agreed Strategic Design Code. • Indicative phasing plan for the cumulative provision of SuDS and drainage infrastructure within the green infrastructure and high-level details. • A high level assessment of overland exceedance routes in the event of a failure of the drainage system or storm event in excess of the 1 in 100 year return period including an appropriate allowance for climate change • A high-level management and maintenance plan. It should include maintenance and operational activities and who will be adopting which parts of the SuDS infrastructure. <p>Reason: To ensure the development appropriately addresses climate change and the risk of flooding in accordance with Paragraphs 167 and 169 of NPPF and its accompanying Practice Guide, to improve and protect water quality, to protect natural habitats and the amenity of residents and ensure the future maintenance of the Sustainable Drainage System in perpetuity and to comply with the requirements of Policy GA1 V (y) of the East Herts Local Plan 2018.</p>
<p>E2 - Village Sustainable Urban Drainage System Strategy</p>	<p>Prior to or in conjunction with the submission of the Village Masterplan (pursuant to condition D4), a Strategic Village Sustainable Drainage System scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council as Lead Local Flood Authority. Notwithstanding the details contained in the Development Specification hereby approved as part of outline application 3/19/2124/OUT relating to surface water management and drainage, the Strategy shall follow and include the following details:</p> <ul style="list-style-type: none"> • Evidence to show the location of any SuDS will not become overwhelmed by any source of flood risk including surface water or groundwater. • A strategy following the SuDS discharge hierarchy including potential use of rainwater reuse systems as a first step on the hierarchy prior to going to infiltration prior to going by gravity to a surface watercourse.

- Desk based information and preliminary ground investigations, including some site wide infiltration testing undertaken to BRE 365 specification in broad approximations of proposed SuDS features.
- If infiltration drainage is proved viable, identification of areas where infiltration or part infiltration is likely to be located within developable areas of the village.
- If infiltration drainage is unfavourable, surface water greenfield runoff rates and volumes should be provided for each pre-development sub catchment and all post-development scenarios will be limited to Qbar or the equivalent 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100 year) for the corresponding critical storm durations (without an allowance for future climate change, but with appropriate long-term storage). Appropriate feasible discharge locations should be provided to the closest ordinary watercourses or main river by gravity for any of the developed areas. No pumping of surface water drainage will be acceptable. Any discharge outfall to a watercourse should be assumed to be surcharged.
- Provision of supporting calculations to show how much post development storage is required across the site (assuming the worst infiltration rate as a worst-case scenario) and how this will be achieved across the development. Where infiltration is not feasible, post development runoff rates and volumes will be limited to Qbar (or 2l/s/ha, whichever is the greater) or the equivalent greenfield scenarios (with long term storage for the 1% AEP plus climate change event limited to 2l/s/ha or less). Include interception and source control within the development area, prior to utilising site control and regional (**strategic**) control. Overarching supporting modelling for the drainage network to demonstrate on test plots how the system could operate at the 100% Annual Exceedance Probability rainfall event, 3.33% AEP plus climate change and 1% AEP plus climate change allowance, to be provided, half drain down times for infiltration storage features should be included as will urban creep on any assumed impermeable areas. Any **strategic** road networks may need to be considered as separate SuDS networks depending on the adoptable or approval authority requirements. Any large sports fields will also need to be included in the drainage scheme (assuming they will be built to operate 365 days a year).
- High level drawings of any SuDS, surface water storage or conveyance feature including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled high level drainage layout drawing showing and SuDS storage and conveyance networks Total storage volumes will be provided within each sub-catchment.
- The usage of above ground surface water storage and conveyance features unless otherwise shown to be unsuitable, with a priority focused on rainwater reuse, interception and source control. Any above ground

	<p>management of surface water (approximate extent and depth) not in a drainage feature will be clearly shown on a drawing along with appropriate mitigation measures and flood resistance and resilience to vulnerable parts of the development included.</p> <ul style="list-style-type: none"> • Demonstrate an appropriate SuDS management and treatment train accounting for any sensitive discharge locations such as ecological protection areas, groundwater source protection zones, surface drinking water safeguarding zones or areas previously used for landfill. • Integration of SuDS to enhance any proposed amenity space. • Provision of biodiversity enhancement within SuDS provision. • Compliance with the agreed Village Design Code. • Indicative phasing plan for the cumulative provision of SuDS and drainage infrastructure within the village masterplan. • A high level assessment of overland exceedance routes in the event of a failure of the drainage system or storm event in excess of the 1 in 100 year return period including an appropriate allowance for climate change. <p>Reason: To ensure the development appropriately addresses climate change and the risk of flooding in accordance with Paragraphs 167 and 169 of NPPF and its accompanying Practice Guide, to improve and protect water quality, to protect natural habitats and the amenity of residents and ensure the future maintenance of the Sustainable Drainage System in perpetuity and in order to comply with the requirements of Policy GA1 V (y) of the East Herts Local Plan 2018.</p>
<p>E3 - Sustainable Urban Drainage System Details</p>	<p>Prior to or in conjunction with the submission of each Reserved Matters application for individual development Phases, Sub-phases or Plots, details and construction drawings of the sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council as Lead Local Flood Authority. The details submitted must accord with the Village Sustainable Drainage System Strategy (pursuant to condition E2) and Village Design Code, the scheme shall then be constructed in accordance with the approved drawings, method statement and modelling calculations prior to the first use of the development, phase, sub-phase or plot hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority. and shall include the following:</p>

- **Detailed** design of all drainage following the SuDS discharge hierarchy with rainwater reuse systems as a first step on the hierarchy prior to going to infiltration prior to going by gravity to a surface watercourse.
- Specific **detailed** evidence of areas where infiltration drainage is favourable, for either full infiltration or part infiltration design. Infiltration testing will be to BRE 365 standard (or equivalent) and undertaken and the location and depth of proposed SuDS features. With additional groundwater monitoring data to show that there is at least 1m between the base of any proposed infiltration feature and seasonally high groundwater level.
- Where infiltration is not favourable, sub catchments and appropriate locations where surface water discharge can outfall to a watercourse shall be confirmed (in line with the strategic and village masterplan). Each SuDS sub catchment shall be able to be delivered in full alongside the appropriate development phase it falls within and shown on a phasing drawing and plan.
- Pre-development greenfield runoff rates and volumes will be confirmed for each sub catchment and all post-development scenarios be limited to Q_{bar} (or 2l/s/ha, whichever is the greater) or the equivalent 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 Year) and 1% AEP (1 in 100 year) rainfall event (with long term storage for the 1% AEP plus climate change event limited to 2l/s/ha or less).
- Full, **detailed** drainage modelling for the SuDS drainage network (and specifically Village 7 access road) to demonstrate how the system operates during up to and including the 100% AEP, 3.33% AEP including an allowance for climate change and the 1%AEP critical storm events including an allowance for climate change ensuring discharge rates do not exceed the agreed greenfield discharge rates for the corresponding storm durations. Half drain down times for all infiltration storage features should be included. Urban creep will be included within any assumptions of impermeable area. Any sports pitches shall be included within the drainage network.
- Full **detailed** engineering drawings of any SuDS, surface water storage or conveyance feature including cross and long sections, location, size, volume, depth and any inlet and outlet features. This should be supported by a clearly labelled drainage layout drawing showing any SuDS storage and conveyance networks. The drawings should show any 'node numbers' that have been referred to in drainage modelling supporting calculations and it also show invert and cover levels, finished floor levels and proposed external ground levels. Total storage volumes will be provided within each sub-catchment.

- The usage of above ground and other surface water storage and conveyance features with a priority focused on rainwater reuse, interception and source control. Any above ground management of surface water (extent and depth) not in a drainage feature will be clearly shown on a drawing along with appropriate mitigation measures and flood resistance and resilience to vulnerable parts of the development included.
- Provision of appropriate water quality assessment including specific requirements for sensitive discharge locations such as ecological designations, groundwater source protection zones, surface drinking water protection zones or areas previously used for landfill. Specific water quality assessments may be required for runoff from main roads.
- The use of flood resistance and resilience measures included in the design. A minimum of 300mm must be provided between the design flood event and the finished floor level. A minimum of 150mm is recommended above external ground levels that are sloping away from vulnerable areas such as doorways.
- Integration of SuDS to enhance any proposed amenity space.
- Provision of biodiversity enhancement within SuDS provision.
- Identify opportunities to address surface water flooding in the immediate vicinity of the development site and within the area of the central watercourse.
- Review of the potential to de-culvert Stone Basin Spring culvert to provide betterment to flood risk and provide biodiversity enhancement.
- Compliance with the agreed SuDS principles within the approved Design Code.
- Phasing plan for the provision of SuDS and drainage infrastructure within each part of the development to show that any strategic SuDS features are in place and operational prior to the commission of the proposed development.
- Details of final exceedance routes, including those for an event which exceeds the 1% AEP rainfall event including climate change event or blockage of the drainage network.
- A management and maintenance plan including maintenance and operational activities.
- Confirmation of how the measures proposed will integrate appropriately and cumulatively with any wider SuDS infrastructure already approved and/or implemented. In addition to a Construction Environmental Management Plan there will be a SuDS implementation strategy with appropriate timescales the required temporary measures required to implement village, phased or plot SuDS which may include temporary discharge rates and volumes at control structures which will increase during overall build out phase to the final proposals.

	<ul style="list-style-type: none"> The development shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the development, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. Therefore, the development shall not be carried out otherwise than in accordance with the details thus approved. <p>Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development. To ensure the development appropriately addresses climate change and the risk of surface water flooding, to improve and protect water quality and to protect natural habitats (paragraphs 174 and 180 of NPPF) and the amenity of residents and ensure the future maintenance of the Sustainable Drainage System in perpetuity.</p>
<p>E4 –Sustainable urban Drainage System Verification Report</p>	<p>Prior to the first use of each corresponding agreed phase, sub-phase or plot a final Completion and Verification Report to a specification agreed and defined by the Local Planning Authority, signed off by an appropriate, qualified person or body which demonstrates that the sustainable drainage measures have been implemented as per the details approved under Condition E2 and or E3; shall be submitted to and approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council as Lead Local Flood Authority. It shall include the following:</p> <ul style="list-style-type: none"> Provision of a Completion and Verification Report appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme. The verification shall include photographs of excavations and soil profiles/horizons, installation of any surface water structure, during construction and final make up, and the control mechanism. Provision of a complete set of as built drawings for site drainage. Post-construction surveys including a CCTV survey for any underground features and piped networks. A management and maintenance plan for the SuDS features and drainage network. Final arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

	<p>Reason: To prevent the increased risk of surface water flooding, to improve and protect water quality, protect natural habitats and the amenity of residents, ensure the future maintenance of the Sustainable Drainage System in perpetuity and comply with the requirements of Policy GA1 V (y) of the adopted East Herts Local Plan 2018.</p>
<p>E5 - Infiltration Drainage</p>	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than where a scheme for infiltration drainage has first been submitted to and approved in writing by the Local Planning Authority. Any proposals for such infiltration drainage that are submitted for approval must be supported by an assessment of the risks to controlled waters. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: This condition relates to areas where contamination is present and may be mobilised due to the infiltration of surface water or where contaminated surface water may result in an input of contaminants to groundwater.</p>
<p>E6 - Operational Off-site Drainage Works</p>	<p>No development shall commence until a full planning application/s has been submitted to and approved by the local planning authority for the development of Off-Site Drainage Outfalls required at Locations A, B, and C, as annotated on the Surface Water Management Strategy Plan (reference 44361/4002/001/P10) in the form of a headwall and outfall pipe, or other such development as may be required for operational purposes. The approved development shall thereafter be carried out and completed in accordance with the approved details prior to the occupation of the development.</p> <p>Reason: To prevent flooding by ensuring the satisfactory discharge of surface water from the site in accordance with Policies WAT5 and WAT6 of the East Herts District Plan (2019).</p>
<p>E7 - Piling/Deep Foundations</p>	<p>Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) using penetrative methods shall not be carried other than where a scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of impacts on noise and vibration as well as details of the measures to be taken to mitigate any adverse effects. The groundworks shall thereafter be carried out in accordance with the approved details.</p>

	<p>Reason: To ensure that the proposed Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) using does not harm groundwater resources in line with paragraph 170 and 178 of the NPPF and Policy WAT3 'Water Quality and Water Environment' of the East Herts District Plan (2018) and does not have an adverse impact on the local amenity in accordance with policy EQ2 of the East Herts District Local Plan.</p>
<p>E8 – Borehole Investigation</p>	<p>Prior to the installation of any boreholes at the site for the investigation of soils, groundwater or geotechnical purposes, a scheme for managing borehole investigations shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall thereafter be implemented in complete accordance with the approved details.</p> <p>Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 and 178 of the NPPF and Policies EQ2 and WAT3 'Water of the East Herts District Plan (2018).</p>
<p>F – Archaeology</p>	
<p>F1 – Archaeological Written Scheme of Investigation</p>	<p>Prior to the commencement of development of the relevant Phase, an Archaeological Written Scheme of Investigation (WSI) shall be submitted to and approved in writing by the Local Planning Authority. The WSI shall include an assessment of archaeological significance and research questions; and</p> <ul style="list-style-type: none"> i. The programme and methodology of site investigation and recording; ii. The programme and methodology of site investigation and recording as suggested by the evaluation; iii. The programme for post investigation assessment; iv. The provision to be made for analysis of the site investigation and recording; v. The provision to be made for publication and dissemination of the analysis and records of the site investigation;

	<ul style="list-style-type: none"> vi. The provision to be made for archive deposition of the analysis and records of the site investigation; and, vii. The nomination of a competent person or person/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation. <p>No development of the relevant Phase shall be carried out other than in accordance with the approved WSI.</p> <p>Reason: to ensure the appropriate investigation for presence /recording of heritage assets and to comply with the requirements of Policy GA1 V (o) of the adopted East Herts Local Plan 2018.</p>
<p>G – Construction</p>	
<p>G1 - Construction Traffic and Environmental Management Plan</p>	<p>Prior to the commencement of development (excluding Preliminary Works) within the relevant Phase, a Construction Traffic and Environmental Management Plan (CTEMP) shall be submitted to and approved in writing by the local planning authority. The CTEMP shall include the following:</p> <ul style="list-style-type: none"> a) The construction programme and phasing (including for any temporary development), including details of measures to be taken to coordinate construction activities to manage and reduce environmental effects; b) Access and routing arrangements for construction vehicles, including numbers and types of vehicles, haul routes into and through the development site and construction accesses from the local highway network including the method of segregating construction traffic from general traffic, pedestrians and cyclists and measures to be taken to reduce congestion and avoid peak periods such as school pick up/drop off times; c) Hours of operation for construction, demolition, and delivery of materials; d) Details of any highway works necessary to enable construction to take place including temporary construction accesses, haul routes, highway signage strategy, and approach to monitoring and enforcement;

- e) Details of servicing and delivery, including details of site access, compound, hoarding, construction related parking, loading, unloading, turning areas and materials storage areas;
- f) Details of any works to Public Rights of Way, footways, bridleways and cycle ways to enable construction to take place;
- g) A scheme of chassis and wheel cleaning for construction vehicles and cleaning of affected public highways. The access roads shall be hard surfaced between the cleaning facility and the highway and must be kept free of mud and debris at all times;
- h) Details of dust mitigation and monitoring scheme to be in accordance with the best practice measures outlined in 'the control of dust and emissions during construction and demolition' 2014;
- i) Details of measures to minimise noise and vibration;
- j) Mechanisms to deal with other environmental impacts including light and odour;
- k) Details of community liaison, communication and consultation arrangements with local residents and businesses, including details of how complaints will be managed;
- l) Measures to protect existing vegetation and landscape features, any tree works, and vegetation removal to accommodate construction activity;
- m) Post construction restoration/reinstatement measures for the working areas and any temporary access arrangements;
- n) Measures to be implemented to ensure wayfinding for both occupiers of the site and for those travelling through it;
- o) A surface water management scheme to outline construction related drainage control measures to protect watercourses and sources, including the River Stort;
- p) Measures for the protection of identified archaeological and built heritage assets;
- q) Details of ecological protection and supervision; and,
- r) Measures to be taken to seek approval from the local highway authority that the highway extent has been marked out accurately prior to construction.

Thereafter, the construction of the development shall only be carried out in complete accordance with the approved CTEMP.

	<p>There shall be no amendment of the CTEMP unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: In the interests of highway safety and the control of environmental impacts on existing and future residents in accordance with policies TRA2, CFLR3, EQ2, EQ3 and EQ4 of the adopted East Herts District Plan 2018.</p>
<p>G2 - Construction Environmental Management Plan – Surface Water Drainage</p>	<p>No preliminary works shall take place until a temporary drainage strategy demonstrating the preliminary works will not increase flood risk or pollution has been submitted as part of a wider Construction Environmental Management Plan to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development appropriately manages appropriate risk of flooding in accordance with Paragraphs 167 and 169 of NPPF and its accompanying Practice Guide, to protect water quality, to protect natural habitats and the amenity of residents and in order to comply with the requirements of Policy GA1 V (y) of the East Herts Local Plan 2018.</p>
<p>H – Landscaping</p>	
<p>H1 – Landscape and Ecological Management Plan</p>	<p>No development shall take place (excluding Preliminary Works) until a detailed landscape and ecological management plan of the relevant Phase including the following elements, has been submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.</p> <p>The scheme shall include the following elements:</p> <ul style="list-style-type: none"> • details of Biodiversity Net Gain calculations, including use of the river metric where appropriate; • details of mitigation and compensation to account for any biodiversity losses; • details of any proposed planting schemes; • details of any new habitat created on site; • details of treatment of site boundaries and/or buffers around water bodies; • details of maintenance regimes;

	<ul style="list-style-type: none"> • details of management responsibilities over the long term including adequate financial provision, a detailed management plan and a named body responsible for management. <p>There shall be no amendment of the Landscape and Ecological Management Plan unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site’s nature conservation value. This approach is supported by paragraphs 174 of the NPPF as well as Policy WAT3, Policy NE2 and Policy GA1 of the East Herts District Plan.</p>
<p>H2 – Existing Trees, Hedgerows & Woodlands</p>	<p>Prior to or at the same time as the submission of each Reserved Matters Application for the relevant Phase, Sub-phase or Plot, a tree survey and impact assessment, tree protection plan and arboricultural method statement shall be submitted to and approved in writing by the local planning authority. The development of the Phase, Sub-phase or Plot shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To secure the retention of the trees within the site in the interests of visual amenity and the character of the area in accordance with Policy NE3 of the East Herts District Plan.</p>
<p>H3 – Landscape Scheme</p>	<p>Prior to or at the same time as the submission of each Reserved Matters application for the relevant Phase, Sub-Phase or Plot, a composite hard and soft landscaping scheme shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include the following:</p> <ul style="list-style-type: none"> • Details of the extent and type of new planting • Details of maintenance regimes • Details of any new habitat created on site • Details of treatment of site boundaries and/or buffers around waterbodies and woodlands, hedgerows and trees • Details of brown and green roofs • Planting Plans that show the location of proposed plant species

	<ul style="list-style-type: none"> • Written specifications (including cultivation and other operations associated with the establishment of grassland and planting) • Schedules of plants, noting species, planting sizes and proposed numbers / densities • Implementation timetables • Landscape Management Plan • Surface treatment of SuDS maintenance access routes • Fencing/gates to culvert openings <p>The development of the Phase, Sub-Phase or Plot shall thereafter be carried out in accordance with the approved details.</p> <p>There shall be no amendment of a Landscape Scheme unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings, enables high quality design, incorporates measures to promote biodiversity.</p>
<p>H4 - Strategic Green Space</p>	<p>Prior to or in conjunction with the submission of the Strategic Landscape Masterplan (pursuant to condition D1), a scheme for the strategic green corridors (main rivers, tributaries, ordinary watercourses or surface water flow paths) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following elements:</p> <ul style="list-style-type: none"> • Design principles for ecological enhancement and achieving net gains in biodiversity • Design principles for how the watercourses (river channel and riparian habitat) will be restored and enhanced, informed by the Water Framework Directive Mitigation and Enhancement Strategy) • Design principles for how these areas will be landscaped for the benefit of biodiversity including planting and any soft and hard landscaping • Design principles for how lighting designs will minimise and avoid light spill to trees, hedgerows, woodland edges, watercourses and other light sensitive ecological areas to avoid disturbance impacts

	<ul style="list-style-type: none"> • Design principles for how access to the watercourses will be maintained for flood management inspection and maintenance; and • All watercourses, ordinary or main river will be retained (but for the avoidance of doubt may be modified or enhanced), with only culverting for access proposed and any works that require consent will be applied for from the relevant authority. • Design principles for how proposed changes to watercourses will not adversely affect flood risk in the site boundary or elsewhere. • Design principles for surface water management or natural flood management or flood storage measures to reduce the risk of flooding • Design principles for demonstrating how these blue green corridors will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. <p>Reserved Matter Applications relating to the strategic green corridors and the area adjacent to Fiddlers Brook in the Gilston Community Park shall be prepared in accordance with the approved details.</p> <p>Reason: It is essential that the detailed designs for these corridors in future masterplans and reserved matters applications protect and enhance the ecological value of the main rivers, some of which may require improvement and restoration. This approach is supported by paragraphs 159, 167 and 179 of the NPPF which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains in biodiversity. This is also supported by policy WAT3 of the East Herts District Plan (2018).</p>
<p>I – Contamination</p>	
<p>I1 - Contamination Investigation & Remediation</p>	<p>No development (excluding Preliminary Works) within the relevant Phase shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p>

	<ol style="list-style-type: none"> 1. A site investigation scheme, based on the preliminary risk assessment/desk studies to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. <p>Any changes to these components require the written consent of the local planning authority.</p> <p>The scheme shall thereafter be implemented as approved.</p> <p>There shall be no amendment of remediation strategies unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraphs 170 and 178 of the NPPF and Policy WAT3 'Water Quality and Water Environment' of the East Herts District Plan (2018).</p>
<p>I2 – Land Contamination Verification Report</p>	<p>Prior to occupation of each relevant Phase, Sub-phase or Plot, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p>

	<p>Reason: To ensure that the site does not pose any further risk to human health, land or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 and 178 of the NPPF and Policies EQ1 and WAT3 of the East Herts District Plan (2018).</p>
<p>13 – Contamination Monitoring & Maintenance Plan</p>	<p>No development in relation to each relevant Phase shall commence (save Preliminary Works) until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.</p> <p>There shall be no amendment of Contamination Monitoring & Maintenance Plans unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraphs 170 and 178 of the National Planning Policy Framework and Policy WAT3 of the East Herts District Plan.</p>
<p>14 – Unsuspected Contamination</p>	<p>If, during development of relevant Phase, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. No site investigation can fully characterise a site. This is in line with paragraphs 170 and 178 of the National Planning Policy Framework and Policy WAT3 of the East Herts District Plan.</p>

L - Limitations	
L1 – Phase Waste Management Plan	<p>No development within any Phase, or part of a Phase shall be commenced (save Preliminary Works) until a Phase Waste Management Plan (PWMP) for operational waste for that Phase, or part of a Phase has been submitted to and approved in writing by the local planning authority in consultation with the waste planning authority. The Phase Waste Management Plan shall thereafter be implemented in accordance with the approved details.</p> <p>There shall be no amendment of Phase Waste Management Plans unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To identify, reuse, manage and reduce the amount of waste produced on site in accordance with Policy 12 of the Hertfordshire Waste Core Strategy.</p>
L2 Noise Assessment	<p>Each application for reserved matters including buildings shall include a noise assessment, which demonstrates the noise control measures, including through the design, layout and materials, will achieve compliance with the levels set out in the Development Specification and British Standards BS8233 and BS4142 and/or prevailing best practice guidance as agreed with the LPA. The development shall thereafter be carried out and maintained in accordance with the approved details.</p> <p>Reason: To ensure an adequate level of amenity for residents of the new dwellings in accordance with policy EQ2 of the adopted East Herts District Plan 2018.</p>
L3 – Lighting	<p>Prior to or at the same time as the submission of each reserved matters application, details of a lighting strategy shall be submitted for approval to the local planning authority. The strategy shall demonstrate how a balance can be achieved between ensuring safety for pedestrians, cyclists and users of the highway whilst also ensuring that the lighting proposals would not cause an unacceptable impact on amenity, biodiversity or landscape and visual effects. The strategy shall demonstrate how consideration has been given to new and alternative technologies and innovate approaches to securing appropriate levels of light.</p>

	<p>Reason: To ensure an adequate level of amenity for residents of the new dwellings in accordance with policies TRA2, WAT3 and EQ3 of the adopted East Herts District Plan 2018.</p>
<p>L4 - Water Framework Directive Mitigation & Enhancement Strategy</p>	<p>No development shall take place until a water framework directive mitigation and enhancement strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following elements:</p> <ul style="list-style-type: none"> • Evidence that the final development would cause no deterioration of waterbody status of the River Stort and Stort Navigation and associated waterbodies, not prevent future improvement to the waterbody, not contribute to cumulative deterioration, using up to date Water Framework Directive classification data • Long term objectives, management responsibilities and maintenance schedules <p>Details of suitable mitigation and/or compensation as required. The strategy shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason : To ensure compliance with the Water Framework Directive and the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site’s nature conservation value. This approach is supported by paragraphs 170 and 175 of the NPPF and Policy WAT3 of the East Herts District Local Plan (2018). Reason: To ensure compliance with the Water Framework Directive and the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site’s nature conservation value. This approach is supported by paragraphs 170 and 175 of the NPPF and Policy WAT3 of the East Herts District Local Plan (2018).</p>
<p>L5 – Noise Bund Noise Impact</p>	<p>Prior to commencement of development (save Preliminary Works) within the relevant Phase, details shall submitted in writing which demonstrates that the creation of a noise bund for the development would not increase the noise levels for the existing residents of Hunsdon Pound either internally or externally beyond acceptable levels.</p> <p>Reason: To ensure an adequate level of amenity for existing occupiers of the proposed development in accordance with Policy EQ2 Noise Pollution and DES4 Design of Development of the adopted East Herts District Plan 2018</p>

M – Flood Risk and Drainage	
<p>M1 – Supplementary Flood Risk Assessment</p>	<p>Prior to or in conjunction with the submission of the Strategic Landscape Masterplan (pursuant to condition D1) a supplementary assessment of flood risk and climate change shall be submitted to, and approved in writing by, the Local Planning Authority. This should include the following elements:</p> <ul style="list-style-type: none"> • Additional investigations, surveys and appropriate modelling to establish the detailed areas at risk of flooding from ordinary watercourses, surface water flooding and groundwater flooding (including spring fed watercourses). This would include definition of functional floodplain and flood levels that may be required to input to drainage modelling of surcharged outfalls of ordinary watercourses. • The retention of all watercourses, ordinary or main river (but may be modified and enhanced), with only crossings to facilitate access proposed and any works that require consent will be applied for from the relevant authority. • A sequential approach shall be taken to the development in order to avoid any less to highly vulnerable land uses being located within the design flood (1 in 100 year plus appropriate climate change allowance for each source of flooding) extent. The submitted village masterplan shall include, where relevant, the flood outlines overlaid to help demonstrate that this has been achieved. • That any compatible development which occurs within the design flood is designed to the 1 in 100 year, plus an appropriate allowance for climate change allowance, event. • A strategic overview of flooding incorporating both fluvial and pluvial flooding and how they interact. Detail on expected flow rates for any new connections (surface water, sewer etc.) to the main river network will need to be provided. • Consideration for an emergency flood evacuation plan if it has been demonstrated that there is any residual risk from any source of flooding, as required. <p>Should additional investigations, surveys and appropriate modelling show a potential risk from flooding within the development area, the following points are required:</p> <ul style="list-style-type: none"> • Detailed Analysis of baseline flow conditions of receiving watercourses. Requires full surveys of all watercourses including any culverted structures impacting a watercourse.

	<ul style="list-style-type: none"> • Full condition survey of all existing structures on all watercourses within the development boundary with an assessment on how any culverts can be daylighted and open naturalised watercourses reinstated without adverse effects on flood risk. • A modelling assessment of the functional floodplain and 1 in 100 year plus climate change allowances for all surface water flow paths and ordinary watercourses. <p>The development shall thereafter be fully implemented in accordance with the Village Masterplans as informed by the supplementary assessment of flood risk and climate change or as may subsequently be agreed, in writing, by the Local Planning Authority.</p> <p>Reason: Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide further information to ensure that the proposed development can go ahead without posing an unacceptable flood risk to the future communities of the Gilston Park Estate Village Development Site. This condition is necessary to reduce the risk of flooding and vulnerability to climate change to the proposed development and its future users in accordance with Policy WAT1 'Flood Risk Management' of the East Herts District Plan (2018).</p>
<p>N – Sustainability and Energy Efficiency</p>	
<p>N1 – Energy Statement</p>	<p>Each application for reserved matters including buildings, shall be accompanied by an Energy Statement.</p> <p>No Development (excluding Preliminary Works) shall Commence pursuant to the relevant Reserved Matters approval until the corresponding Energy Statement has also been approved in writing by the local planning authority. The details and measures contained in each approved Energy Statement shall be implemented and operational upon the first use or occupation of the buildings permitted by the Reserved Matters approval to which the Energy Statement relates and shall thereafter be retained in the approved form unless otherwise agreed in writing by the local planning authority.</p>

	<p>Reason: In order that the development appropriately mitigates and adapts to the impact of climate change, minimises the impact of pollution and reduces pressure on natural resources in accordance with policies CC2, CC3 and DES4 of the East Herts District Plan.</p>
<p>N2 – Electric Vehicles at Residential Dwellings</p>	<p>No residential dwelling of the relevant Planning Permission shall be occupied unless and until a domestic Electric Vehicle ready charging point has been installed at the dwelling.</p> <p>Reason: In order that the development appropriately mitigates and adapts to the impact of climate change, minimises the impact of pollution and reduces pressure on natural resources in accordance with policies CC2, CC3 and DES4 of the East Herts District Plan.</p>
<p>O – Education</p>	
<p>O1 – Community Use Agreement</p>	<p>Any sports facility identified for shared school/community use within the relevant Phase shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall confirm the facility will be used by a range of community/voluntary clubs/users, include details of the programme for community use, pricing policy, hours of use, access arrangements for non-educational establishment users, management responsibilities and a mechanism for review. The facility shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>There shall be no amendment of the Community Use Agreement unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To secure well managed and safe access to the sports facility for all users in accordance with District Plan policies GA1, GA1, CFLR1, CFLR7 and CFLR10.</p>
<p>P – Ecology</p>	

<p>P1 - Protected Species Surveys/Ecological Appraisal</p>	<p>The plans and particulars for each Reserved Matters application for each relevant Phase, Sub-Phase or Plot shall include an ecological appraisal based on up-to-date ecological surveys to demonstrate the effects of the development on protected species and habitats and the measures to be taken to avoid, reduce, mitigate and, as a last resort, offset adverse impacts. The appraisal shall also include details of biodiversity enhancements and shall demonstrate how the application contributes towards achieving the minimum 10% biodiversity net gain across the village area.</p> <p>Reason: To ensure that the development maintains, enhances and contributes appropriately to the local and wider ecological network in accordance with Policy NE2 of the East Herts District Plan.</p>
<p>P2 – Village Ecological Strategy</p>	<p>Prior to or at the same time as the submission of the Village 7 Village Masterplan (pursuant to condition D4), a Village 7 Ecology Strategy informed by up to date ecology surveys shall be submitted to and approved in writing by the local planning authority and shall include the following:</p> <ul style="list-style-type: none"> • Identification of existing ecology assets and assessment of impacts to those assets following the NPPF mitigation hierarchy; • Measures to protect and enhance retained assets (noting commitments secured at the outline application stage); • Measures to mitigate the impact of uncontrolled public access to Lords Wood as Ancient Woodland; • Identify opportunities to create new biodiversity assets and links to wider on and off site ecological networks; • Demonstration of how the above measures contribute to achievement of 10% min net gain target based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA; • Village Framework Management and Maintenance Strategy. <p>All Reserved Matters applications shall accord with the Village Ecological Strategy, which shall be implemented as approved and there shall be no amendment of the Village Ecological Strategy unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure that the development maintains, enhances and contributes appropriately to the local and wider ecological network in accordance with Policy NE2 of the East Herts District Plan.</p>

<p>P3 - Rye Meads SSSI</p>	<p>Prior to the occupation of the development, an assessment of phosphate levels arising from the development that could harm the Favourable Conservation Status at Rye Meads SSSI shall be submitted to and approved in writing by the local planning authority. Where impacts are identified that could harm the favourable conservation status of Rye Meads SSSI, the assessment shall also propose measures for mitigation of these impacts.</p> <p>Reason: To safeguard and protect the favourable conservation status of the Rye Meads SSSI in accordance with policy NE1 of the adopted East Herts Local Plan (2018)."</p>
<p>T - Transport</p>	
<p>T1 – Framework Travel Plan</p>	<p>Prior to or at the same time as the submission of the first Reserved Matters Application containing residential uses, a Framework Travel Plan shall be submitted to and approved in writing by the local planning authority in consultation with the Transport Review Group. The Framework Travel Plan shall be based on the Hertfordshire County Council document 'Hertfordshire's Travel Plan Guidance'. The Framework Travel Plan shall thereafter inform the Village 7 Masterplan (pursuant to condition D4) and reserved matters applications on a site-wide basis.</p> <p>There shall be no amendment of the Framework Travel Plan unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision</p>
<p>T2 – Car Parking Statement</p>	<p>Each reserved matters application including buildings shall include a Car Parking Statement that accords with the Village Parking Strategy approved pursuant to Condition T5.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision</p>

<p>T3 - Travel Plan</p>	<p>Any reserved matters application pertaining to the uses and thresholds identified in Appendix A of the Hertfordshire Council document ‘Hertfordshire’s Travel Plan Guidance’ shall include a Full Travel Plan or Travel Plan Statement in accordance with the guidance. The travel plan or statement shall accord with the Framework Travel Plan and shall thereafter be implemented in accordance with the approved details throughout the duration of the development.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision</p>
<p>T4 – School Travel Plan</p>	<p>Within three months of the first use of each individual school on the development site, a Modeshift STARS School Travel Plan shall be submitted to and approved in writing by the local planning authority in consultation with Hertfordshire County Council. Thereafter the approved Travel Plan shall be implemented in full throughout the life of the school.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision</p>
<p>T5 – Village Access, Movement and Parking Strategy to include Management and Maintenance of Streets</p>	<p>Prior to or at the same time as the submission of the Village 7 Masterplan (pursuant to condition D4) and notwithstanding the details shown on approved Parameter Plans, an Access and Movement Statement shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The movement strategy shall set out the following:</p> <ul style="list-style-type: none"> • Details of proposed leisure and commuter routes for pedestrian, cyclists, equestrians and other active travel modes including intra and inter village routes and connections to routes beyond the site boundary • Details of proposed designated Public Rights of Way and improvement or modifications to existing Public Rights of Way • Details of proposed public transport infrastructure

- Details of proposed infrastructure for cyclists, including cycle hire facilities
- Measures to be taken to give priority to active and sustainable modes, including public transport, in accordance with the movement hierarchy.

A parking strategy of all vehicle modes. The parking strategy shall include the following details:

- Parking ratios, including allocated and unallocated spaces
- Electric vehicle parking
- Off-plot solutions
- Zero parking/car-free zones
- Bus parking
- Cycle parking
- Solutions to support walkable neighbourhoods
- Car clubs
- Mobility impaired spaces
- Motorcycle parking

Full details of the proposed roles and responsibilities for future management and maintenance of all streets within the masterplan area, including a highway adoptions plan (to show that Internal STCs, Primary Roads and Secondary Roads will be adopted) shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reserved matters applications shall thereafter demonstrate how they have been informed by the approved strategy.

There shall be no amendment of the Village Access, Movement and Parking Strategy unless otherwise agreed in writing with the local planning authority.

	<p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T6 – Roydon Commuter Link</p>	<p>Prior to the occupation of 350 Residential Units, a scheme for the Roydon Commuter Link shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authorities. The scheme shall include:</p> <ul style="list-style-type: none"> i. An Ordnance Survey based plan at 1:5,000 scale to show the proposed alignment of the Roydon Commuter Link edged green; ii. Plans at 1:500 scale to show details of the layout of the Roydon Commuter Link, including details of lighting, hard and soft landscaped materials and planting; iii. Details of specific elements to be provided at 1:100 scale where appropriate; iv. Sections at 1:50 scale to show details of the Roydon Commuter Link including hard and soft landscaped materials and planting corresponding to the submitted to show the layout of the Roydon Commuter Link; v. Written details of the proposals for management and maintenance of the Roydon Commuter Link. <p>No more than 1,000 Residential Units shall be occupied until the Roydon Commuter Link has been constructed and implemented in accordance with the approved Roydon Commuter Link scheme.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T7 - Eastwick Commuter Link</p>	<p>Prior to the commencement of development (excluding Preliminary Works), a scheme for the Eastwick Link shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authorities. The scheme shall include:</p>

	<ul style="list-style-type: none"> i. An Ordnance Survey based plan at 1:5,000 scale to show the proposed alignment of the Eastwick Commuter Link edged green; ii. Plans at 1:500 scale to show details of the layout of the Eastwick Commuter Link, including hard and soft landscaped materials and planting; iii. Sections at 1:50 scale to show details of the Eastwick Commuter Link including hard and soft landscaped materials and planting corresponding to the submitted to show the layout of the Eastwick Commuter Link; iv. Written details of the proposals for management and maintenance of the Eastwick Commuter Link. <p>There shall be no occupations of Residential Units until the Eastwick Commuter Link has been constructed and implemented in accordance with the approved Eastwick Commuter Link scheme.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T8 - Hunsdon Lock Link</p>	<p>Prior to the occupation of any residential units details for the Hunsdon Lock Link shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authorities.</p> <p>The submitted details shall comprise an Ordnance Survey based plan to 1:1,250 or 1:2,500 scale to show the proposed alignment of the Hunsdon Lock Link edged green.</p> <p>No more than 200 Residential Units shall be occupied until the Hunsdon Lock Link has been constructed and implemented in accordance with the approved details.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>

<p>T9 - V1-V7 Sustainable Transport Corridor ("STC") – Road Works Phase 1</p>	<p>No residential units shall be occupied at Village 7 until details of an Interim A414/Church Lane means of access and the Primary Vehicular Route towards the Interim STC Hub and the Interim STC Hub has been submitted to and approved in writing by the local planning authority and implemented (including being open to traffic) in accordance with the approved details.</p> <p>In the circumstances where approval of the Interim A414/Church Lane means of access is not forthcoming, the Full improved means of Access from the A414 onto Church Lane and the Interim Primary Vehicular Route shall be implemented in accordance with the approved Details of A414 Church Lane Access to Village 7 (ref 110042/A/130 Rev A) prior to the occupation of any residential units in Village 7.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T10 - V1-V7 Sustainable Transport Corridor ("STC") – Road Works Phase 2</p>	<p>No more than 150 residential shall be occupied at Village 7 until the Full A414/ Church Lane Junction upgrade and upgrade of Interim Primary Vehicular Route to STC standard alongside Full STC Transport Hub are completed and open to traffic.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T11 - V1-V7 Sustainable Transport Corridor ("STC") – Road Works Phase 3a</p>	<p>No more than 350 residential units shall be occupied at Village 7 Development until highway works associated with Primary Vehicular Route from Full V7 STC Transport Hub to join Church Lane towards Hunsdon are completed and open to traffic.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>

<p>T12 - V1-V7 Sustainable Transport Corridor ("STC") – Road Works Phase 3b</p>	<p>No more than 350 residential units at Village 7 shall be occupied until highway works associated with STC inclusive of Primary Vehicular Route from Full V7 STC Transport Hub to V6/V7 boundary, are completed and open to traffic.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T13 - Supplemental V7 STC Bus Route Inclusive of Bus Gate – Road Works Phase 4</p>	<p>No more than 1,200 residential units at Village 7 shall be occupied until highway works associated with the construction of the Supplemental STC Bus Route Inclusive of Bus Gate, are completed.</p> <p>Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.</p>
<p>T14 - V1-V7 Sustainable Transport Corridor Link Road</p>	<p>Prior to the occupation of any Residential Units within Village 7, details for the V1-V7 Sustainable Transport Corridor Link shall be submitted to and approved in writing by the local planning authority. The details shall:</p> <ul style="list-style-type: none"> i. Include plans at 1:500 scale to show the appearance, landscaping and layout of the V1-V7 Sustainable Transport Corridor Link, including hard and soft landscaped materials and planting; ii. Include sections at 1:50 scale to show appearance, landscaping, layout and scale of the V1-V7 Sustainable Transport Corridor Link including hard and soft landscaped materials and planting; iii. Include written details of the proposals for future management and maintenance of the V1-V7 Sustainable Transport Corridor Link; and iv. Be in accordance with the V1-V7 Sustainable Transport Corridor Link Proving Study <p>No more than 350 Residential Units shall be occupied until the V1-V7 Sustainable Transport Corridor Link has been constructed in accordance with the approved details.</p>

	Reason: To give priority to active and sustainable travel modes over private car use and achievement of the 60% mode share target in accordance with the transport user hierarchy Policy GA1 of the East Herts District Plan, LTP4 and the HGGT Vision.
T15 – A414/Church Lane Junction – A414 Speed Limit Review	No development (excluding Preliminary Works) shall commence until the A414 Speed Limit Review has been submitted to and approved in writing by the local planning authority in consultation with the local highway authority. Any recommendations contained in the approved A414 Speed Limit Review shall thereafter be implemented prior to the completion of the Full A414 / Church Lane Junction Upgrade work”. Reason: In the interests of highway safety.
T16 – A414/Church Lane Junction – Road Safety Audit	“No development (excluding Preliminary Works) shall commence until a Stage 1 Road Safety Audit has been submitted to and approved in writing by the local planning authority in consultation with the local highway authority. Any recommendations contained in the Stage 1 Road Safety Audit shall thereafter be incorporated at Stage 2 of the design process for the Full A414 / Church Lane Junction Upgrade work”. Reason: In the interests of highway safety
W – Water	
W1 – Excavations below chalk groundwater table	Any works involving excavations below the chalk groundwater table (such as, piling or the implementation of a geothermal open/closed loop system) should be avoided. If these are necessary, a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer. Reason: To avoid displacing any shallow contamination to a greater depth that could impact the chalk aquifer.
W2 – Water Turbidity	Prior to any excavation works taking place, full details of the proposed mitigation measures in place to prevent the risk of turbidity in the chalk aquifer affecting public water shall be submitted to and approved in writing by the local planning authority.

	<p>Reason: To prevent turbidity in the chalk aquifer from affecting the public water abstraction point and causing disruption to the service.</p>
<p>W2 – Unexpected Pollution</p>	<p>If, during development, pollution not previously identified is found to be present at the site then no further development of that relevant Phase shall be carried out until a remediation strategy detailing how this pollution will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall thereafter be implemented in accordance with the approved details.</p> <p>Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of land or water pollution from previously unidentified contamination sources at the development site. No site investigation can fully characterise a site. This is in line with paragraph 170 and 178 of the NPPF and Policies EQ1 and WAT3 of the East Herts District Plan (2018).</p>
<p>Y- Waste</p>	
<p>Y1 – On-Site Waste Storage for flats with Communal Bins</p>	<p>Prior to the commencement of development (excluding Preliminary Works) of a relevant Phase, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.</p> <p>There shall be no amendment of the details On-Site Waste Storage for flats with Communal Bins unless otherwise agreed in writing with the local planning authority.</p> <p>Reason – To protect the amenities of nearby residents/occupiers and in the interests of visual amenity.</p>
<p>Y2 – On-Site Waste Storage for</p>	<p>Prior to occupation of a relevant Phase, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. The approved facilities shall</p>

<p>Houses with Individual Bins</p>	<p>be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.</p> <p>There shall be no amendment of the details On-Site Waste Storage for Houses with Individual Bins unless otherwise agreed in writing with the local planning authority.</p> <p>Reason – To protect the amenities of nearby residents/occupiers and in the interests of visual amenity.</p>
<p>Y3 – Refuse Collection Circulation Route</p>	<p>No development (excluding Preliminary Works) of a relevant Phase shall commence until further details of the circulation route for refuse collection vehicles have been submitted to the local planning authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No dwelling forming part of the development of that relevant Phase shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details.</p> <p>There shall be no amendment of the Refuse Collection Circulation Route unless otherwise agreed in writing with the local planning authority.</p> <p>Reason – To facilitate refuse and recycling collections.</p>

Proposed Informatives

S106 Agreement	This planning Permission is subject to a Planning Obligation under S106 of the Town and County Planning Act 1990 (as amended)
Other Consents	The permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Highways Act, Building Regulations or under any other form of law, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency etc. Neither does this permission negate or override any private covenants which may affect the land.
Highway Agreements	The applicant is advised that in order to implement this permission, it will be necessary for the developer of the site to enter into agreements with Hertfordshire County Council as Highway Authority under Section 278 and Section 38 of the Highways Act 1980 to ensure satisfactory completion of the site access and road improvements. The construction must be undertaken to the Highway Authority's detailed design / specification and to their satisfaction. Construction must be undertaken by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and meet their requirements. In addition, that the agreements under Section 38 of Highways Act for the highways authorities to adopt the newly constructed public highway (and any related features that are required for its operation) on its satisfactory completion include financial provision for future maintenance. Highways Development Management teams should be consulted on any drainage features that are proposed for adoption by Hertfordshire County Council. Any drainage features to be adopted shall be designed and built to accommodate the Highway Authorities adoption requirements and an appropriate commuted sum, based on the approved feature maintenance plan must be agreed.
Materials Storage	The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/materialson-the-highway.aspx

<p>Obstruction of Public Highway Land</p>	<p>It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx</p>
<p>Road Deposits</p>	<p>It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx</p>
<p>Stopping up of Public Highway Land</p>	<p>An application for a "stopping up" order to extinguish highway rights over the land will need to be made. In this respect, this initially needs to be made to Hertfordshire County Council via https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-yourroad/stopping-up-the-highway.aspx# If this proposal is acceptable to the highway authority, then you would need to either make an application to the County Council, as highway authority, for a highway "stopping up" order under Section 116 of the Highways Act 1980 for the area of land in question. Any such application together with a plan showing the area concerned should be sent to Legal Services, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DE. The costs of making such an order would be in the region of £3,500 - £5,500 which includes the formal consultation and application to the Magistrates Court. Alternatively, if any such request is in conjunction with the redevelopment of the property, then you may wish to apply for a "stopping up" Order pursuant to Section 247 of the Town and Country Planning Act 1990. All such applications would need to be made to the Secretary of State's National Transport Casework Team (nationalcasework@dft.gov.uk, see also the DfT website); and In the meantime, note that when an area of highway is "stopped up" then the surface of the land reverts back to the original owner of the subsoil of the land. This may or not be the applicant. Details of the ownership of land may be available at the Land Registry, Leicester Office, Westbridge Place, Leicester, LE3 5DR. Their phone number is 0333 011 3500. Land Registry can also be contacted by e-mail on contact@uklandregister.co.uk</p>

<p>Highway Structures</p>	<p>The applicant is advised that in connection with any proposals for highway structures it will be necessary for the developer of the site to contact the Hertfordshire County Council Bridge Asset Management Team in connection with the requirements of Department for Transport Standard CG 300: Technical Approval of Highway Structures. Further details can be obtained from the Highway Authority by telephoning 0300 123 4047 or by email: highway.structures@hertfordshire.gov.uk</p>
<p>Public Rights of Way Obstruction</p>	<p>The Public Right of Way should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. The safety of the public using the route and any other routes to be used by construction traffic should be a paramount concern during works, safe passage past the site should be maintained at all times. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overflows of cement & concrete) should be made good by the applicant to the satisfaction of this Authority. All materials should be removed at the end of the construction and not left on the Highway or Highway verges. If the above conditions cannot reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order. Further information on the rights of way network is available via the website. Please contact Rights of Way, Hertfordshire County Council on 0300 123 4047 or by email on row@hertfordshire.gov.uk for further information in relation to the works that are required along the route including any permissions that may be needed to carry out the works. https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-ofway.aspx#DynamicJumpMenuManager_1_Anchor_1</p>
<p>Water protection, infrastructure provision, supply and efficiency measures</p>	<p>General: The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.</p> <p>Infrastructure: There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (https://affinitywater.custhelp.com/) or awdeveloperservices@custhelp.com</p>

	<p>Water Supply: In this location Affinity Water will supply drinking water to the development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (https://affinitywater.custhelp.com/) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.</p> <p>Water Efficiency: Being within a serious water stressed area, we would encourage the developer to consider the wider water environment by incorporating water efficient features such as rainwater harvesting, rainwater storage tanks, water butts and green roofs (as appropriate) within each dwelling/building.</p>
Waste	<p>The details of on-site waste storage facilities shall identify the specific positions of where wheeled bins will be stationed and the specific arrangements to enable collection from within 15m of the kerbside of the adopted highway/refuse collection vehicle access point.</p>
Environmental Health Department	<p>Gas boilers make a large contribution to the 14% of UK greenhouse gas emissions from homes. The Government intend to exclude gas boilers from new homes by 2025. Alternative heating systems are therefore encouraged, which could include (but are not limited to) electric boilers, solar thermal panels, heat pumps or other energy efficient systems.</p>
SuDS & Land Drainage	<p>Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx</p> <p>Land drainage procedures, rights and legal requirements taking account of Environment Agency and Lead Local Flood Authority (LLFA) requirements and advice. All works to ordinary watercourses, including widening of the</p>

	<p>channel to include additional storage will require ordinary watercourse consent from the LLFAs. It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners. Any works proposed to be carried out that may affect the flow within an ordinary watercourse (including erection of flow control structures, any culverting of an ordinary watercourse or works taking place within and/ or over the culvert or within 3 metres of the top of bank of the ordinary watercourse) will also require the prior written consent from the LLFA under Section 23 of the Land Drainage Act 1991. This includes any permanent and or temporary works regardless of planning permission. The LLFAs have a duty to maintain an asset register and records of assets which have a significant impact on the risk of flooding. In order to capture proposed Sustainable Urban Drainage (SuDS) features which may form part of the future register, details of and location of the SuDS assets created or modified through the development should be provided in a GIS layer on completion of the development. For further advice on what the LLFA expect to be contained within the FRA to support a planning application, please refer to the Developers Guide and Checklist on the surface water drainage webpage via: https://www.hertfordshire.gov.uk/services/recycling-waste-andenvironment/water/surface-water-drainage/surface-water-drainage.aspx This link also includes Hertfordshire County Council's policies on SuDS in Hertfordshire.</p>
<p>Piling</p>	<p>With respect to any proposals for piling through made ground, we would refer the applicant to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" (NGWCL Centre Project NC/99/73). We suggest that approval of piling methodology is further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.</p>
<p>Good Practice for Land Contamination</p>	<p>Good Practice Procedures for Land Contamination</p> <p>We recommend that developers should:</p> <ul style="list-style-type: none"> • Follow the risk management framework provided in Land contamination: risk management, when dealing with land affected by contamination.

	<ul style="list-style-type: none"> • Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health. • Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed. <p>Refer to the contaminated land pages on gov.uk for more information.</p>
<p>Property gazetteer custodian requirements</p>	<p>The development will involve the numbering of properties and naming of new streets. The applicant MUST consult the Director of Finance and Support Services. Application for this purpose should be made to the Local Land and Property Gazetteer Custodian, East Herts Council, Wallfields, Hertford, SG13 8EQ. Phone number: 01279 655 261.</p>
<p>Additional Regulatory Considerations</p>	<p>Additional regulatory consideration may be required on some of specialist matters relevant to this permission as follows: I. Archaeological requirements: contact Hertfordshire County Council Historic Environment Team via email: historic.environment@hertfordshire.gov.uk and phone: 01992 555 021. II. Sewer protection requirements: the site has public sewers running across or close to it which may be affected by the proposed building works. It may be necessary to divert the sewer and water course and carry out other works to protect it and the proposed building works before any site works are commenced. Contact: Thames Water Development Planning, Asset Investment Unit, Maple Lodge, Denham Way, Rickmansworth, WD3 9SQ. Phone number: 01923 898 072. III. Ground water pollution risk: parts of the site are located within the groundwater protection zone of Sawbridgeworth Pumping Station. The construction works and operation of the proposed development should be in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the pollution risk. Construction works may exacerbate any existing pollution. Please refer to CIRIA Publication C532 'Control of water pollution from construction – guidance for consultants and contractors'. IV. Protected species including bats / reptiles / great crested newts: if found during development, works must stop immediately and professional ecological advice must be sought on how to proceed. A licence may be required from Natural England who can be contacted on email: enquiries@naturalengland.org.uk or phone: 0300 060 3900 / 01206 796 666. V. Nesting birds are protected under the Wildlife and Countryside Act 1981 and care should be taken in vegetation clearance works between 1st March and 30th September.</p>

Definitions

The following definitions are suggested (to be agreed)

Local Planning Authority	East Hertfordshire District Council
A414 Speed Limit Review	Means a review of the existing speed limit on the A414 to establish whether a reduced speed limit of 40mph and any other recommended measures are required in association with the Full A414 / Church Lane Junction Upgrade work.
Preliminary Works	<p>Means an operation or item of work of or connected with or ancillary to:</p> <ul style="list-style-type: none"> a) archaeological investigation; b) investigations for the purpose of assessing ground conditions including exploratory boreholes and trial pits; c) remedial works in respect of any contamination or other adverse ground conditions; d) site clearance including earthworks, regrading and landscape clearance works in compliance; e) diversion decommissioning and/or laying of services for the supply or carriage of water, sewerage, gas, electricity, telecommunications or other media or utilities; f) the erection of fences and hoardings around the site; g) provision of temporary construction site accommodation; and h) construction of temporary access and service roads;
A414 Means of Access Preparatory Work	Construction of the means of access to the site from the A414, approved details of which are shown in the plan entitled Proposed A414/Church Lane Signalised Junction (ref. 110042/A/64) to a wearing course underlying the surfaced finish shown in the approved details.
Noise Bund Preparatory Work	Construction of the noise bund indicatively shown in the submitted Gilston Area Village 7 Appendix to Design & Access Statement Addendum June 2021 and in compliance with condition B1

Operational Off-site Drainage Works	Development involving a headwall and outfall pipe as indicatively shown on the approved Surface Water Drainage Strategy Plan (drawing reference 44361/4002/001/P10).
Residential Units	Means a unit forming part of the development falling within Use Class C3 (residential)
Roydon Commuter Link	The improved means of pedestrian and cycle connectivity between the planning application site and Roydon railway station, the alignment of which is indicatively shown by the Commuter/utility route (intended to be well-lit and used at all times) and Interim alternative alignment (pre-STC) on the Off-Site Walking and Cycling Improvements plan (drawing reference 1521/165) included at Appendix H of the Transport Assessment.
Eastwick Commuter Link	The means of interim pedestrian and cycle connectivity between the planning application site and boundary of Village 1.
Hunsdon Lock Link	The means of pedestrian and cycle connectivity between the A414 / Church Lane junction to tie into the Rover Stort towpath at the Hunsdon Lock.
Sustainable Transport Corridor	Means all modes means of connectivity to provide direct sustainable travel connectivity between key destinations within the villages, performing in all instances as a public transport (e.g. bus) link designed along its full length to give appropriate priority to sustainable modes over the private car in accommodating dedicated and segregated facilities for walking and cycling as part of the Commuter Route network.
Village 1 to Village 7 Sustainable Transport Corridor Link	Means the Sustainable Transport Corridor between the boundary of Village 7 and the boundary of Village 1 as shown on Parameter Plan 4: Access and Movement (dated November 2020) of the outline planning application for development of Villages 1-6 (3/19/1045/OUT) and Parameter Plan 4 – Vehicular Access and Movement (ref. V7_01_1004) of the planning application for the development of Village 7 (3/19/2124/OUT) OR, if the Sustainable Transport

	<p>Corridor has not been provided to the boundary of Village 1, to the point where the Sustainable Transport Corridor within Village 1 has been provided to ensure a continuous link with it OR, if none of the Sustainable Transport Corridor has been provided within Village 1, to a point on the existing Eastwick Road highway (or as otherwise agreed) to enable vehicles using the Sustainable Transport Corridor to pass completely between the existing A414/Eastwick Road highway and Village 7.</p>
<p>Village 7 and Village 1 Phasing Scheme</p>	<p>Means a scheme relating to the phasing of the development within Village 7 relative to the timing of delivery of key infrastructure and facilities within Village 1 and sustainable transport connections from Village 7 to Village 1 facilities and the Central Stort Crossing, such scheme to demonstrate there will be sustainable access for residents of Village 7 to the appropriate education and other facilities, the planned sustainable transport corridor link from Village 7 to Village 1 and the Central Stort Crossing in a timely manner. The detail of which shall be addressed within the section 106 agreement itself.</p>