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Your contact: Peter Mannings  
Tel: 01279 502174  
Date: 28 February 2023

Dear Councillor,

## **DEVELOPMENT MANAGEMENT COMMITTEE - 28 FEBRUARY 2023**

Please find attached Additional Representations Summary and revised draft conditions as circulated by the Head of Planning and Building Control prior to the meeting in respect of the following:

- (A) 3/19/1045/OUT - outline application in the name of Places for People for the development of 8,500 new homes and associated infrastructure\_(Pages 3 - 79)

Recommended for Approval.

Yours faithfully,

Peter Mannings  
Democratic Services Officer  
East Herts Council  
[peter.mannings@eastherts.gov.uk](mailto:peter.mannings@eastherts.gov.uk)

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : TUESDAY 28 FEBRUARY 2023  
**TIME** : 11.00 AM

# Agenda Item 5a

Development Management Committee: 28<sup>th</sup> February 2023

## Additional Representations Summary B

**East Herts Council: Development Management Committee**

**Date: 28<sup>th</sup> February 2023**

**Summary of additional representations and updates received after completion of reports submitted to the committee, but received by 5pm on 27<sup>th</sup> February 2023**

**This paper also includes a proposed schedule of amendments to the draft conditions**

**Agenda No 5a**

3/19/1045/OUT

### **Summary of representations/amendments**

1. Additional representations received: **Pinsent Masons on behalf of Mrs Pope and Mr Beaumont**
  - 1.1 These additional representations were received on Monday 27<sup>th</sup> February at 12.29pm. No reason has been given by Pinsent Mason for the late submission of these representations. Officers have however sought, in the time available, to address the points raised, to the extent relevant to the Committee's consideration and determination of the application. Members are referred to the letter of representation, which has been emailed to members at 16:25 on 27<sup>th</sup> February.
  - 1.2 Representation seeks the deferment of the determination of the application. Considers previous representations have not been reported fully or considered in the report. HIG cannot be disregarded as material as it has relevance to viability and timing of delivery and to policy non-compliance.
  - 1.3 Representations considers the Villages 1-7 applications, the STC that links them, the CSC and ESC and North to Centre STC in Harlow are one single project for the purpose of EIA. Changes to the Village 7 application are not captured in the Villages 1-6 application Environmental Statement. This is considered as flawed. The Harlow North to Centre STC proposal is under challenge and is not considered in the Villages 1-6 EIA. This is considered as flawed.
  - 1.4 The representation considers it premature to determine the Villages 1-6 application in advance of the Village 7 determination. Representation considers the two applications have not been comprehensively assessed in terms of their impact. Considers the report does not deal with each representation made by

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the representee. Considers the report does not assess impacts on trees or landscape and visual impact sufficiently. Considers that heritage harms have not been assessed against current conditions. These flaws contaminate the Council's appropriate assessment.

- 1.5 Representation considers that the report does not assess whether the application accords with the development plan or is a departure, therefore considers the planning balance to be flawed. Considers that there is no assessment of what planning policies are out of date. Representation considers the report is clear whether there will be direct delivery or land safeguarded for the delivery of infrastructure or what the risks are of the non-deliverability of the unviable commitments. The representation considers that the reduction in affordable housing is a serious non-compliance issue and changes are not reflected in the ES.
- 1.6 Representation considers it a poor time to be determining the application due to inflation issues as it prevents the best outcome in planning benefits and is deliberate on the part of the Applicants. Considers that the upwards only review mechanism only considers affordable housing so other policy-required benefits are not captured. There is decreasing economic pressure on construction so viability will improve. Deferment will allow resolution of the legal challenges and provide an opportunity to be determined alongside the Village 7 application.

#### Officer response

- 1.7 All representations, including the late representations submitted yesterday have been considered and addressed, in substance, in the report. The party is not a statutory consultee so comments are not summarised in the same way as those statutory consultees, however all representations are recorded, considered and are publicly available. Full regard has been had of previous representations in so far as they are relevant to the consideration of planning matters relevant to this application. Main issues stated in previous representations made in August 2019, July 2020 and December 2020 include:
  - Concerns about the viability and deliverability of the scheme having regard to funding gaps identified in the 2019 HGGT IDP
  - No Statement of Delivery provided
  - Lack of detail relating to land assembly costs
  - Inadequacy of proposed Heads of Terms (enforceability, infrastructure cost recovery mechanisms, environmental mitigation)
  - Concern with EIA
  - Concern with Transport Assessment
  - Impacts on ecology, land contamination, heritage, archaeology and landscape character.

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- 1.8 At the time these comments were made there was no issue with viability and there was therefore no need for full disclosure of applicant costs. The Viability Submission made some two years after these representations were received were fully transparent and undertaken in line with relevant guidance. Indeed, all submissions made by the Applicant concerning viability have been made available to the public, including to Pinsent Mason and their client.
- 1.9 The Environmental Statement for Villages 1-6 takes account of Village 7 by way of assessments of cumulative impacts, properly and in accordance with the EIA Regulations. It is not considered that Villages 1-6 and Village 7 form a single project for the purposes of EIA and therefore they are not legally be required to be considered as such. However, paragraph 5.3 of the Officer Report explains that the Villages 1-6 application and the two Crossings are considered as a single project for EIA purposes. Officers have ensured during the application processes that an appropriate level of information has been made available in order to ensure that the effects of the Village 1-6 (including the Crossings) and Village 7 are considered as part of a cumulative assessment in the ESs. A number of initial studies in the ESs for both applications were undertaken on a joint (Village 1-7 wide) basis. Section 5 of the Officer Report details the joint scoping exercises undertaken and the approach to be taken to ensure cumulative effects were considered. Subsequent ES addendums have continued to assess cumulative impacts. It is therefore incorrect to assert that the ES is flawed, including because the two applications have been derived from one policy allocation or that they have not been considered in the ES as one single project. The ES is considered to be legally sound and fit for purpose.
- 1.10 Recent amendments to the Village 7 application comprise a reduction in the percentage of affordable housing and a correction to open space quantum contained in the Village 7 development specification. The ES for Village 7 had accurately tested the correct open space quantum. No changes made to the Village 7 scheme are considered such as to necessitate updates to conclusions in reached in the ES for Villages 1-6. No amendments were considered necessary to socio-economic assessment in the ES for Villages 1-6 as a result of changes to the level of affordable housing, not least since the benefits associated with the delivery of a significant quantum, range, tenure and mix of new homes remain beneficial in ES terms.
- 1.11 The North to Centre STC scheme within Harlow proposed by Essex County Council and has been confirmed to be permitted development by Harlow Council is not, nor is it required to be, included in a single EIA with the Village 16 and village 7 applications. It is an entirely separate scheme for highway works on

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highway land and is part of a wider strategy for the delivery of STCs throughout the HGGT. The application will make a proportionate financial contribution to the delivery of this STC and to wider strategic proposed STCs to be delivered by Essex County Council, but there is no associated delivery trigger or limit on development as a result of the delivery or otherwise of the North to Centre STC proposal. As such, officers are satisfied that it is not necessary or indeed appropriate to consider the North to Centre STC, for the purposes of EIA, as a single project with the Villages development and/or with the ESC and/or CSC.

- 1.12 Currently Mr. Beaumont has sought permission for a Judicial Review of the decision made by Harlow Council to grant a Lawful Development Certificate for the application for highway works by ECC. It is understood that this application is to be opposed by Harlow Council and Essex County Council, including on the basis that no error in the EIA process has occurred and that the North to Centre STC is not part of any wider project. Additionally, the claim for judicial review has been brought significantly out of time. Permission for judicial review has not yet been granted nor is there certainty that *if* permission to challenge were granted that the challenge would be upheld.
- 1.13 Reference is also made to the claim for judicial review brought by Mr. Beaumont to challenge the grants of planning permission for the ESC and CSC. As explained in the Officer Report, that claim has been refused permission twice on the basis that it is unarguable. Mr. Beaumont is seeking permission now from the Court of Appeal. Be that as it may, Officers are entirely satisfied that the ES lawfully and adequately considers the ESC and CSC as well as the Villages development. The ES is not considered to be inadequate as suggested by Mr. Beaumont.
- 1.14 Where there is common infrastructure between the two application areas the Officer Report makes that clear. As is reported in Additional representation Summary A, members will see in the proposed Draft Heads of Terms, there is a clear approach taken to the provision of core or shared infrastructure requirements. For example, the understanding is that Village 7 will contribute commensurate sums to the provision of facilities provided on Villages 1-6 and vice versa where necessary. Whilst a coordinated approach to infrastructure has been adopted to facilitate comprehensive delivery, V1-6 is not considered by officers to be reliant on v7 coming forward and will be acceptable in planning terms if there is delay to v7. The Heads of Terms document accompanying the Officer Report primarily relates to the V1-6 application and the obligations required in respect of V1-6 in determining that planning application. However, following engagement with the V7 applicant, the document also includes the expected obligations for V7 for information purposes where it is thought helpful

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to assist with demonstrating comprehensive development. It is the preference of the LPA that there will be a single section 106 agreement (in the event that both applications receive a resolution to grant in a timely manner). However, it is acknowledged that it is technically possible to have separate agreements with mirror provisions (for example, in the event of delay in respect of the V7 application). The detail of this will be addressed as part of the section 106 agreement. Officers are satisfied that appropriate mechanisms can and will be provided in the S.106 obligation or obligations to ensure that all necessary infrastructure for villages 1 -6 and village 7 are delivered at the point in time in which it is required.

1.15 Section 13.6 of the Officer Report undertakes an assessment of the impact of the development on priority habitats, ancient woodland and veteran trees in line with the requirements of the NPPF. This is considered to be correct, proportionate and sufficient for the purposes of the determination of the application. Paragraph 180(a) of the NPPF requires authorities to determine applications following a hierarchy approach of avoiding impacts, mitigating them or as a last resort to compensate for impacts. The Officer Report demonstrates that this approach has been followed where harms are identified to ecological assets. The effect on designated nature conservation sites (including internationally significance sites (SPA, SAC, Ramsar) and SSSIs) has been considered and found acceptable having regard to NPPF para,180(b). Section 13.6 of the Officer Report describes the proposed approaches to minimise and mitigate harm to areas of ancient woodland as a result of recreational demands and describes the proposed measures to enhance areas of ancient woodland on the site through an ecological management strategy. No loss of irreplaceable habitats are considered to occur and the ecological management strategy is designed to avoid deterioration and bolster the resilience of woodland areas in line with paragraph 180(c) of the NPPF. Officers are satisfied that this will be the case. Through the proposed ecological management strategy proposals and objectives the development will conserve and enhance biodiversity, providing net gains to biodiversity overall in line with paragraph 180(d) of the NPPF. However, where the development results in the loss of farmland habitat and identified sections of hedgerow, these impacts are acknowledged and acceptably mitigated or compensated.

1.16 Section 13.9 of the Officer Report considers the impact of development in terms of heritage based on current conditions, having regard to the statutory duties as described in the report. The approach taken in the report is considered to be correct. Heritage impacts have been given considerable importance and weight, but are considered to be clearly outweighed by the public benefits of the scheme.

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- 1.17 In terms of landscape and visual impacts the nature of outline applications and assessment of parameters by definition prevents precise impacts to be tested, instead the ES adopts the worst case scenario to be tested by applying the upper limits of building heights. As with other technical aspects of the outline application there is an agreed approach to the refinement of details and updated assessment of those details at masterplanning and Reserved Matters Application stages. Officers are satisfied that landscape and visual assessment (as well as other technical assessments) are appropriate and sufficient to allow a proper understanding of the landscape and visual impacts of the outline application.
- 1.18 The Habitats Regulations Assessment Appropriate Assessment considers whether the development on its own or in combination with other plans and programmes will have an adverse effect on the integrity of National Network Sites. The appropriate assessment is considered legally compliant and fit for purposes. There has not been “contamination” as suggested or at all.
- 1.19 The Officer Report explains the position with regards to the compliance of the District Plan policies with the NPPF. Although policies inevitably have different foci and to an extent can pull in different directions, officers consider that overall the proposal accords with the development plan taken as a whole. This is the case without the tilted balance, referred to below, being engaged. Each section in the Officer Report concludes with an assessment of whether the application accords with the relevant development plan policies and material considerations. However, as indicated in Table A of Additional Representations Summary A, additional words have been added to the end of paragraph 16.20 for the avoidance of doubt that it is the view of Officers that the application accords with the development plan taken as a whole and other material considerations taken together support the grant of planning permission.
- 1.20 As a result of a recent appeal decision it has been confirmed that the Council is not able currently to demonstrate a five year supply of deliverable sites for housing. As such the so called titled balance is engaged with result that the policies of the development plan which are most important for the determination of this application are out of date. This will include, officers consider, the site allocation policy, housing supply and delivery policies and policies which restrict development outside the built up areas and in the countryside. The tilted balance requires that planning permission is granted unless the application of NPPF policies that protect areas or assets of particular importance provide a clear reason for refusal of planning permission or the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the

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NPPF taken as a whole. Officers are satisfied that neither of these bases for refusal of planning permission justifies the refusal of planning permission, consistent with the tilted balance.

- 1.21 Officers are satisfied that the Heads of Terms for the S.106 obligation and the terms of the obligation when finally prepared will secure the delivery of all infrastructures necessary to make the development acceptable and to which regard has been had in the assessment of the proposal in the Officer Report.
- 1.22 In terms of viability, the process has been undertaken following relevant guidance and the Council has received specialist advice. The main amendments due to viability relate to the level of affordable housing proposed. The Applicant has offered that a minimum of 23% affordable housing will be provided on the site even though the viability appraisal suggests that less affordable housing would be justified. The Applicant has nonetheless offered 23% and this will be the requirement it has to meet through the S.106. It is therefore for the Applicant to manage risks associated with these costs to meet this obligation. The planning system allows for Applicants to follow a viability process. Standard approaches will be included in the S106 Agreement to secure those benefits such that Officers can take them into account in assessing the planning balance and reaching conclusions that the benefits associated with the development outweigh the acknowledged harms which have been afforded due weight as required.
- 1.23 Clearly Officers have had consideration of the likely changes in economic cycles over the lifetime of the proposed development. It is for this reason that an upwards looking affordable housing review mechanism is proposed. This will be undertaken on an open book appraisal process and will capture uplifts in values over time, including those derived from placemaking benefits as the scheme matures. These reviews will allow for increases in affordable housing and also housing tenure and mix to respond to changing circumstances to meet housing needs.
- 1.24 Finally, in terms of the HIG funding, this matter is addressed in the Officer Report. The report explains the grant of HIG funding and how it will be used to assist in the deliver infrastructure required for the development of Villages 1-6 and Village 7. Officers have concluded that the grant of HIG funding is not a local financial consideration to which regard is required to be had when determining the application nor is it considered to be a material consideration. It is the case that the viability of the proposed development, particularly in the context of the level of affordable housing to be provided, is a material consideration and the HIG funding contributes to scheme viability (along with a range of inputs).



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Moreover, the availability of HIG funding contributes to the deliverability and likely delivery of the scheme (and therefore the benefits which flow from it). Thus, the availability of HIG funding forms part of the wider context and is relevant to the determination of applications to that extent. Beyond that, the grant by Homes England of HIG funding is not of itself a material consideration in considering the acceptability in planning terms of what is proposed.

- 1.25 For completeness, certain requirements concerning the repayment by the Applicant of HIG funding are required to be included in the planning obligation by Homes England. They are included in the Heads of Terms. These requirements follow from the grant of HIG funding are therefore necessary for the funding to be secured but are not necessary to make the development acceptable in planning terms. These elements of the Heads of Terms are not therefore matters to be taken into account as reasons for granting planning permission.

**Table B: Proposed Amendments to Draft Conditions**

Condition	Issue	Current Text	Additional / Amended Text
Enabling Works Definition	Refinement has been discussed with new text proposed. Suggest deleting current text.	<p><u>Enabling Works, Demolition, Infrastructure and Services</u>: - Definitions to be worked through but draft EW below</p> <p>The following works are likely to be undertaken during the enabling works, infrastructure and services stage:</p> <ol style="list-style-type: none"> <li>1. Ground / drainage / archaeological investigations would be undertaken as required;</li> <li>2. Hoarding or safety fencing would be erected around the boundary of demolition or construction areas, with fencing to protect sensitive features (e.g. vegetation to be retained, heritage assets, watercourse buffers);</li> <li>3. Enabling works to utilities would be carried out, involving capping-off or removal of redundant utilities and boreholes, new supplies, diversions and connections, as agreed with the statutory authorities;</li> <li>4. Demolition – inspections for hazardous materials (e.g. asbestos) and removal where required under appropriate licence. If present, hazardous materials would be removed and disposed of by appropriately licensed contractors following prescribed health and safety</li> </ol>	<p>'Enabling Works' [definition to be confirmed] comprises site clearance and demolition; tree/vegetation removal (in accordance with the approved plans in Condition 1); soil investigations (including soakage testing, window sampling, boreholes, CBR's and gas monitoring); ecology surveys; archaeology surveys (including geo physical surveys, window samples and trenching); slip trenches to investigate existing services; utilities diversions and connections as agreed with the statutory authorities; drainage surveys (such as CCTV and jetting); river modelling; and topographical surveys.</p>

		<p>procedures. Demolition of above ground building structures would then proceed.</p> <p>5. Remediation of soil/ground would be undertaken in the event that contamination is identified during intrusive ground investigations, although this is considered unlikely;</p> <p>6. Hardstanding (e.g. concrete/asphalt parking areas, concrete floor slabs and foundations) within the construction area would be broken up and removed;</p> <p>7. Engineering groundwork activities including excavation, grading and preparation of surfaces, and the placement / compaction of fill material would be undertaken to achieve desired ground levels (to be confirmed by Village Masterplans). Aggregate material (e.g. arisings from hardstanding removal or re-grading of land) will be re-used where suitable as sub-base for construction of roads, foundations and to create suitable 'platforms' for development; and</p> <p>8. Infrastructure and services required by the Development would be installed, including but not limited to electrical, telecommunications, potable water, foul water and surface water drainage infrastructure.</p> <p>9. These activities will be regulated by conditions imposed on the planning permission granted to minimise environmental effects.</p>	
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3	Refinement to proposed timescales	The development granted permission by this decision for the highway access works (Village 1, 2 and 6 Accesses) shall be begun not later than 5 years from the date of this permission.	The highway access works to Village 1 shall be begun not later than 5 years from the date of this permission.
7	Missing requirement to consult with statutory bodies		The SLMP shall demonstrate consultation with relevant statutory bodies such as Historic England, the Environment Agency, the LLFA and Herts Ecology as appropriate.
10	Removal of reference to financial arrangements as this is relevant to RMA stage  Missing requirement to consult with statutory bodies	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.	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.  In producing the scheme consultation will occur with the Environment Agency, the LLFA, and Herts Ecology as appropriate.
16	Any demolition would in affect be in areas where construction operations have already been carried out, so suggest edit	No demolition shall be carried out nor shall any development commence in any part of the site, until an Archaeological Written Scheme of Investigation covering that part of the site has been submitted to and approved in writing by the LPA.	No below ground excavations/operations shall be carried out nor shall any development commence in any part of the site, until an Archaeological Written Scheme of Investigation covering that part of the site has been submitted to and approved in writing by the LPA.

	to refer to below ground excavations/operations		
19	Not required due to coverage within CTEMP condition	Suggest deletion	Remove – subsequent numbering changes
Formerly 31 Now 30	Deletion of 'fully' to allow flexibility (ie V7 to V1 link may just have bus provision initially with ped and cycle provided on a more direct alignment). EHDC will have further control through VMP and RMA	Prior to the occupation of any homes in each of Villages 3, 4, 5 or 6, the Sustainable Transport Corridor link (as defined in the Development Specification and shown on Parameter Plan 4: Access and Movement) between that village and the Village 1 Access shall be fully completed and operational. The STC link shall thereafter be retained in perpetuity.	Prior to the occupation of any homes in each of Villages 3, 4, 5 or 6, the Sustainable Transport Corridor link (as defined in the Development Specification and shown on Parameter Plan 4: Access and Movement) between that village and the Village 1 Access shall be completed and operational. The STC link shall thereafter be retained in perpetuity.
Formerly 36 Now 35	At VMP stage 'full details of...all streets' won't be known. Edit suggested to set principles at this stage, and condition 43 already provides for submission of an adoption plan with RMA. This condition	Prior to or at the same time as the submission of each VMP, full details of the proposed roles and responsibilities for future management and maintenance of all streets within that masterplan area, including a highway adoptions plan, shall be submitted to and approved in writing by the LPA in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an agreement has been entered into	Prior to or at the same time as the submission of each VMP, principles for the proposed roles and responsibilities for future management and maintenance of streets within the masterplan area, including a preliminary highway adoptions plan, shall be submitted to and approved in writing by the LPA in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an agreement has been

	also should allow for maintenance by the Community Ownership and Stewardship Body as well as private companies.	under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.	entered into under Section 38 of the Highways Act 1980 or a Community Ownership and Stewardship Body or Private Management and Maintenance Company has assumed responsibility.
Formerly 39 Now 38	Clarification provided on achieving minimum 10% gains	Demonstration of how the above measures contribute to achievement of 10% min net gain target for the overall Gilston Park Estate site based on an up to date Biodiversity Net Gain metric...	Demonstration of how the above measures contribute to any net gain in the context of the minimum 10% target for the overall Gilston Park Estate site based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA;
Formerly 47 Now 46	Clarification of when the condition applies	With each Reserved Matters application for part of the development, a composite hard and soft landscaping scheme for that part shall be submitted to and approved in writing by the LPA. The landscaping scheme shall be prepared in accordance with the relevant Design Code and include the following (where relevant):	With each Reserved Matters application concerning landscaping for part of the development, a composite hard and soft landscaping scheme for that part shall be submitted to and approved in writing by the LPA. The landscaping scheme shall be prepared in accordance with the relevant Design Code and include the following (where relevant):
Formerly 50 Now 49	Change of guidance	Noise resulting from the operation of fixed plant shall not exceed 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured or calculated	Noise resulting from the operation of fixed plant shall not exceed 5dBA below the background level (or 10dBA below if there is a tonal quality) when measured or calculated according to

		<p>according to BS4142:1997 + A1:2019, at a point one metre external to the nearest noise sensitive building</p> <p>Reason: In order 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>	<p>BS4142:2014 + A1:2019, at a point one metre external to the nearest noise sensitive building</p> <p>Reason: In order 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>
Formerly 51 now 50	Revised wording to allow partial discharge	<p>Prior to or at the same time as the submission of the Village 1 and Village 6 Masterplan and subsequent relevant reserved matters applications for residential development within those villages, a noise assessment shall be submitted to and approved in writing by the LPA, 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 (section 3.14) and British Standards BS8233 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: In order 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>	<p>Prior to or at the same time as the submission of the Village 1 and Village 6 Masterplan (and prior to the submission of any subsequent relevant reserved matters applications for residential development within the relevant village), a Village Noise Management Scheme shall be submitted to and approved in writing by the LPA, which demonstrates the noise control measures that the relevant reserved matters applications will need to incorporate in the respective part of the development, including through the design, layout and materials, in order for the relevant reserved matters area to achieve compliance with the noise levels set out in the Development Specification (section 3.14) and British Standards BS8233 or prevailing best practice guidance as agreed with the LPA. The plans and particulars for each reserved matters application shall include an Noise Statement that demonstrates how that part of the development achieves the</p>

			<p>requirements set out in the relevant approved Village Noise Management Scheme. The development shall thereafter be carried out and maintained in accordance with the details approved.</p> <p>Reason: In order 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>
<p>Formerly 52 now 51</p>	<p>Amendments to ensure consistency of approach with Crossings permissions</p>	<p>Prior to the commencement of any part of the development hereby permitted other than enabling works, a Construction Landscape and Ecology Management Plan (CLEMP) for that part shall be submitted to and approved in writing by the District Planning Authority. The CLEMP shall include full details of both hard and soft landscaping and ecology management during construction, including the following (where relevant):</p> <ol style="list-style-type: none"> <li>1. Proposed finished levels and contours</li> <li>2. Means of enclosure</li> <li>3. Minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting as applicable)</li> <li>4. Proposed functional services above and below ground (e.g. drainage, power,</li> </ol>	<p>Prior to the commencement of any construction works (save for Enabling Works, but excluding site clearance, demolition and tree/vegetation removal) for each part of the development, a Construction Landscape and Ecological Management Plan (CLEMP) for that part of the development shall be submitted to and approved in writing by the Local Planning Authority. CLEMPs shall include the following details as a minimum:</p> <ol style="list-style-type: none"> <li>a) Measures taken to minimise impacts on the landscape and landscape character during construction</li> <li>b) Description and evaluation of features to be managed, including bat commuting routes and other ecologically sensitive areas or species, trees, hedgerows, woodlands, watercourses and</li> </ol>



		<p>communications cables, pipelines etc indicating lines, manholes and supports etc)</p> <ol style="list-style-type: none"> <li>5. Details of existing soft landscaping features to be retained and methods of protection,</li> <li>6. Implementation timetables, including clearance to avoid nesting periods</li> <li>7. Preparation of an annual work plan, including monitoring and enhancement actions which shall include the provision, improvement and maintenance of habitats for a period of not less than 5 years from completion of the relevant part of the development</li> <li>8. The implementation of a species-specific mitigation measures for that part as set out in the Environmental Statement and application documents</li> <li>9. Reporting plan for notifying the LPA of any unforeseen issues or damage to retained assets.</li> </ol> <p>Thereafter, the construction of the development shall not be undertaken other than in complete accordance with the approved details.</p> <p>Reason: To protect and provide for protected species and habitats of ecological interest in</p>	<p>other existing environmental features on-site and off-site</p> <ol style="list-style-type: none"> <li>c) Measures to be taken to protect and manage the features identified above during the construction process, including pre-construction checks, construction methodology, and watching briefs/Ecological Clerk of Works</li> <li>d) Details of the body or organisation responsible for implementation of the CLEMP and timetables for implementation</li> <li>e) Details of ongoing monitoring (including timetables) and details of how and when any remedial action will be identified, agreed and implemented</li> <li>f) Demonstrate how the CLEMP for that phase has been cognisant of the CLEMP(s) for prior phases.</li> </ol> <p>Thereafter, the construction of the development shall only be carried out in accordance with the approved CLEMP, or with any amendments as may subsequently be agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To secure the protection of existing landscape features and habitats of ecological interest and protected species in accordance with</p>
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		accordance with Policies NE1, NE2 and NE3 of the East Herts District Plan 2018 and to ensure the provision, establishment and maintenance of a Reasonable standard of landscaping in accordance with Policies BISH5, DES3 and DES4 of the East Herts District Plan 2018.	Policies NE1 and NE3 of the East Herts District Plan (2018).
Formerly 53 now 52	Clarification provided on achieving minimum 10% gains	Confirmation of net biodiversity units for area and linear habitats achieved on that part of the site, and contribution towards achievement of 10% min net gain target for the overall Gilston Park Estate site, based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA	Confirmation of any net biodiversity units for area and linear habitats achieved on that part of the site, and contribution towards any overall net gain in the context of the minimum 10% target for the overall Gilston Park Estate site, based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA
Formerly 56 now 55	Cross reference number change	approved under Condition 59	approved under Condition 54
Formerly 66 Now 65	Missing reason	-	Reason: In order to safeguard residential amenity, and pedestrian, cyclist and traffic safety, and to secure compliance with Policy TRA2 of the East Herts District Plan (2018) and AG8 of the Gilston Area Neighbourhood Plan 2021.
New Informative		15. National Grid National Grid's Overhead Lines are protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect the asset. Statutory electrical safety clearances must be maintained at all times. These distances are set out in EN 43 – 8 Technical Specification and 'Development near overhead lines' (July 2008) Appendix III which is available via <a href="https://www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines_0.pdf">https://www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines_0.pdf</a>	

	<p>Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors at the point where the conductors are under their maximum 'sag' or 'swing' conditions.</p> <p>If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.</p> <p>Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of our towers.</p>
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## Gilston Area Draft Schedule of Conditions

'Enabling Works' [definition to be confirmed] comprises site clearance and demolition; tree/vegetation removal (in accordance with the approved plans in Condition 1); soil investigations (including soakage testing, window sampling, boreholes, CBR's and gas monitoring); ecology surveys; archaeology surveys (including geo physical surveys, window samples and trenching); slip trenches to investigate existing services; utilities diversions and connections as agreed with the statutory authorities; drainage surveys (such as CCTV and jetting); river modelling; and topographical surveys.

### Enabling Works, Demolition, Infrastructure and Services: - **Definitions to be worked through but draft EW below**

The following works are likely to be undertaken during the enabling works, infrastructure and services stage:

1. ~~Ground / drainage / archaeological investigations would be undertaken as required;~~
2. ~~Hoarding or safety fencing would be erected around the boundary of demolition or construction areas, with fencing to protect sensitive features (e.g. vegetation to be retained, heritage assets, watercourse buffers);~~
3. ~~Enabling works to utilities would be carried out, involving capping-off or removal of redundant utilities and boreholes, new supplies, diversions and connections, as agreed with the statutory authorities;~~
4. ~~Demolition – inspections for hazardous materials (e.g. asbestos) and removal where required under appropriate licence. If present, hazardous materials would be removed and disposed of by appropriately licensed contractors following prescribed health and safety procedures. Demolition of above ground building structures would then proceed.~~
5. ~~Remediation of soil/ground would be undertaken in the event that contamination is identified during intrusive ground investigations, although this is considered unlikely;~~
6. ~~Hardstanding (e.g. concrete/asphalt parking areas, concrete floor slabs and foundations) within the construction area would be broken up and removed;~~

~~7. Engineering groundwork activities including excavation, grading and preparation of surfaces, and the placement / compaction of fill material would be undertaken to achieve desired ground levels (to be confirmed by Village Masterplans). Aggregate material (e.g. arisings from hardstanding removal or re-grading of land) will be re-used used where suitable as sub-base for construction of roads, foundations and to create suitable 'platforms' for development; and~~

~~8. Infrastructure and services required by the Development would be installed, including but not limited to electrical, telecommunications, potable water, foul water and surface water drainage infrastructure.~~

~~9. These activities will be regulated by conditions imposed on the planning permission granted to minimise environmental effects.~~

Condition Number	Title	Villages 1-6
<b>PROCEDURAL</b>		
1	Approved Drawings	<p>The approved development shall be carried out in accordance with the following approved drawings:</p> <ul style="list-style-type: none"> <li>• Central Stort Crossing Interim Junction Tie-in Arrangement VD17516-CCi-100-GA REV P03</li> <li>• Village 2 Interim Phase General Arrangement VD17516/V2i-100-GA REV P01</li> <li>• Village 6 Access General Arrangement VD17516-V6-100-GA REV P02</li> <li>• Parameter Plan 1: Existing Vegetation and Buildings Dated November 2020</li> <li>• Parameter Plan 2: Village Corridors, Constraints and Developable Areas dated November 2020</li> <li>• Parameter Plan 3: Green Infrastructure &amp; Open Space Dated November 2020</li> <li>• Parameter Plan 4: Access and Movement Dated November 2020</li> <li>• Parameter Plan 5: Principal Land Uses Dated November 2020</li> </ul>

		<ul style="list-style-type: none"> <li>• Parameter Plan 6: Maximum Building Heights Dated December 2022</li> <li>• Tree Protection Plan Village 1 Access 200731-1.1-GPA-V1-TPP-MM</li> <li>• Tree Protection Plan Village 2 Access 200901-1.4-GPA-V2-TPP-MM</li> <li>• Tree Protection Plan Village 6 Access 200728-1.0-GPA-V6-TPP-MM</li> <li>• V1 Accesses &amp; CSC Interim Planting Scheme Plan 1/5 HNP495-GRA-X-XX-DR-L-5151 Rev 02</li> <li>• V1 Accesses &amp; CSC Interim Planting Scheme Plan 2/5 HNP495-GRA-X-XX-DR-L-5152 Rev 02</li> <li>• V1 Accesses &amp; CSC Interim Planting Scheme Plan 3/5 HNP495-GRA-X-XX-DR-L-5153 Rev 02</li> <li>• V1 Accesses &amp; CSC Interim Planting Scheme Plan 4/5 HNP495-GRA-X-XX-DR-L-5154 Rev 02</li> <li>• V1 Accesses &amp; CSC Interim Planting Scheme Plan 5/5 HNP495-GRA-X-XX-DR-L-5155 Rev 01</li> <li>• Village 2 Access Planting Plan HNP495-GRA-X-XX-DR-L-5161 Rev 02</li> <li>• Village 6 Access Planting Plan HNP495-GRA-X-XX-DR-L-5141 Rev 03</li> <li>• Gilston River Crossings and Village Development Access Planting Schedule HNP495-GRA-SC-001_Rev 03</li> </ul> <p>Reason: To restrict the development to that applied for and for which the environmental, transport and infrastructure impacts have been assessed.</p>
2	Other Approved Documents	<p>Development shall be undertaken in accordance with the approved plans and documents listed below, except to the extent that those details are superseded or expanded by an approved Design Code or by any Reserved Matters approval or other approval pursuant to any condition of this planning permission:</p> <ul style="list-style-type: none"> <li>• Development Specification (incorporating Parameter Plans 1-6) December 2022</li> <li>• Strategic Design Guide July 2022</li> <li>• Placemaking Strategy July 2022</li> </ul> <p>Reason: 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</p>

		meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.
3	Timescales for RM Submission /Implementation	<p>The <del>development granted permission by this decision for the</del> highway access works <del>(to Village 1, 2 and 6 Accesses)</del> shall be begun not later than 5 years from the date of this permission.</p> <p>The first application for the approval of reserved matters shall be made to the District Planning Authority before the expiration of 5 years from the date of this permission. All subsequent applications for the approval of reserved matters shall be made to the District Planning Authority before the expiration of 30 years from the date of this permission</p> <p>The development of any reserved matters pursuant to this outline permission shall be begun before the expiration of 5 years from the date of approval of that reserved matters.</p> <p>Reason: 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, and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
4	Reserved Matters	<p>Plans and particulars of the reserved matters referred to in condition 3, relating to the means of internal access, appearance, landscaping, layout and scale, shall be submitted to and approved in writing by the District Planning Authority in respect of any part of the development of the site before any development commences within that part of the site. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: 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, and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>

5	Remedial Works if Development Ceases	<p>In the event that building work should cease (no residential completions for a period of five years) and enabling works have taken place, remedial works shall take place to restore the land, based on a Land Restoration Scheme for the part of the site impacted, that will have been submitted to and approved by the District Planning Authority.</p> <p>Reason: In the interest of environmental and residential amenity, in accordance with Policy GA1, DES2 and DES3 of the East Herts District Plan and Policy AG1 of the Gilston Area Neighbourhood Plan.</p>
6	Strategic Landscape Masterplan	<p>No development (with the exception of Enabling Works) shall take place, nor shall any Village Masterplan pursuant to condition 32 or Reserved Matters application for commercial or residential floorspace pursuant to condition 4 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 LPA.</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>
7	Strategic Landscape Masterplan Scope	<p>The SLMP 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 Conditions 1 and 2, and shall specifically consider the following (which for the avoidance of doubt excludes the village developable areas as shown on Parameter Plan 2 unless otherwise stated):</p>



		<ul style="list-style-type: none"> <li>• The approximate location of proposed leisure and commuter routes for pedestrian, cyclists, equestrians and other active travel modes including connections to village boundaries and the site boundary</li> <li>• The approximate location of proposed Public Rights of Way, and design principles for improvements and/or modifications to existing Public Rights of Way</li> <li>• The approximate location of, and design principles for, proposed public transport infrastructure including for cyclists, such as cycle hire facilities</li> <li>• The approximate location within the SLMP area and the indicative location in respect of the villages for the following sports facilities:             <ul style="list-style-type: none"> <li>(i) 1 x Bowls facility comprising:                 <ul style="list-style-type: none"> <li>• 2 x six-rink bowls greens</li> <li>• up to 0.4ha in total</li> <li>• Club house/ancillary facilities</li> </ul> </li> <li>(ii) Tennis:                 <ul style="list-style-type: none"> <li>• 8 x senior courts (min 4 courts per facility)</li> <li>• up to 0.75ha in total</li> </ul> </li> <li>(iii) Cricket facilities:                 <ul style="list-style-type: none"> <li>• 2 x senior cricket squares with club house/practice nets</li> <li>• 1 x cricket square</li> </ul> </li> <li>(v) 15 Grass pitches consisting of a range of adult and junior pitches:</li> </ul> </li> <li>• a Conservation Management Plan to include details of the measures to be implemented in order to ensure the long-term protection and maintenance of the Eastwick Moated sites and Mount Moated site</li> <li>• Investigate the feasibility of integrating and bringing back into long-term sustainable use, the designated heritage assets within the Hunsdon Airfield Park.</li> </ul>
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		<ul style="list-style-type: none"> <li>The approximate location of, and design principles for, a Heritage Trail, accessed primarily through active and sustainable modes of transport, utilising the green corridor network where appropriate.</li> </ul> <p><u>The SLMP shall demonstrate consultation with relevant statutory bodies such as Historic England, the Environment Agency, the LLFA and Herts Ecology as appropriate.</u></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 and Policies AG1, AG2, AG4, AG7, BU4, TRA1, TRA2, and D1 of the Gilston Area Neighbourhood Plan.</p>
8	Strategic Landscape Design Code	<p>The SLMP 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 Conditions 1 and 2.</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> <ol style="list-style-type: none"> <li>Design:             <ul style="list-style-type: none"> <li>SuDS and drainage</li> <li>Community food growing</li> <li>Sport and recreation</li> <li>Play spaces</li> <li>Planting</li> <li>Village edge treatments</li> </ul> </li> </ol>

		<ul style="list-style-type: none"> <li>• Response to heritage (assets within Hunsdon Airfield Park and heritage trail)</li> <li>• Ancillary buildings within landscape areas</li> <li>• Ecological enhancements</li> <li>• Gypsy and Traveller and Travelling Show People provision</li> <li>• Public realm areas</li> <li>• Pedestrian and cycle routes hierarchy</li> <li>• Sustainable Transport Corridor</li> <li>• Sustainable Transport Hubs (if agreed to be appropriate and necessary outside village boundaries)</li> <li>• Wayfinding and legibility</li> <li>• Street hierarchy -</li> <li>• All modes parking</li> <li>• Street furniture</li> <li>• Boundary treatments</li> <li>• Utilities</li> <li>• Lighting</li> <li>• Waste and recycling</li> <li>• Approach to public art</li> <li>• Materials palette for different forms of built development and hard landscaping</li> </ul> <ol style="list-style-type: none"> <li>2. A scalable Regulatory Plan to assist users in navigating where the provisions of the code will apply.</li> <li>3. Reporting of the Design Code Testing process including how the outcomes have informed the final Design Code.</li> <li>4. Design Code Compliance Checklist.</li> </ol> <p>All subsequent Village Masterplans, Village Design Codes and Reserved Matters Applications shall accord with the approved Strategic Landscape Design Code and Regulatory Plan, and be</p>
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		<p>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 and Policies AG1, AG2, AG3, AG4, AG5, AG7, BU4, TRA1, TRA2, and D1 of the Gilston Area Neighbourhood Plan.</p>
9	Strategic Landscape Phasing and Delivery Plan	<p>The SLMP shall be accompanied by a Strategic Landscape Infrastructure Delivery Plan which will set out the anticipated phasing of key infrastructure within the SLMP area. The identified infrastructure shall thereafter come forward in accordance with the Strategic Landscape Infrastructure Delivery Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the District Planning Authority. The Strategic Landscape Infrastructure Delivery Plan may, by written agreement with the District Planning Authority, be updated from time-to-time to reflect increased certainty of delivery of infrastructure.</p> <p>Reason: To allow consideration of the impacts of the development and to ensure timely delivery of the necessary infrastructure needed to support the development in accordance with Policy DEL1 of the East Herts District Plan and Policy AG9 of the Gilston Area Neighbourhood Plan. This is a pre-commencement condition as it is necessary to secure the phasing of key infrastructure before any works commence.</p>
10	Strategic Green Space	<p>The SLMP shall include a scheme for the strategic green corridors (Eastwick Valley Corridor, Fiddlers Brook/Golden Brook Corridor, tributaries and ordinary watercourses) and the area adjacent to Fiddlers Brook in the Gilston Community Park which shall include the following elements:</p> <ul style="list-style-type: none"> <li>• Design principles for ecological enhancement and achieving net gains in biodiversity</li> </ul>

		<ul style="list-style-type: none"> <li>• 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)</li> <li>• Design principles for how these areas will be landscaped for the benefit of biodiversity including planting and any soft and hard landscaping</li> <li>• 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</li> <li>• Design principles for how access to the watercourses will be maintained for flood management inspection and maintenance; and</li> <li>• 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.</li> <li>• Design principles for how proposed changes to watercourses will not adversely affect flood risk in the site boundary or elsewhere.</li> <li>• Design principles for surface water management or natural flood management or flood storage measures to reduce the risk of flooding</li> <li>• Design principles for demonstrating how these blue green corridors will be protected during development and managed over the longer term <del>including adequate financial provision and named body responsible for management plus production of detailed management plan.</del></li> </ul> <p><u>In producing the scheme consultation will occur with the Environment Agency, the LLFA, and Herts Ecology as appropriate.</u></p>
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		<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>
11	Strategic Landscape and Visual Appraisal	<p>The SLMP to be submitted pursuant to conditions 5 shall be supported by a landscape and visual appraisal compliance statement to demonstrate that the proposals contained in the SLMP will not give rise to any new or materially different significant effects in comparison with that reported in the Environmental Statement.</p> <p>Reason: In order to ensure the development is within the parameters assessed in the Environmental Statement to avoid unacceptable adverse landscape and visual effects in accordance with Policies GA1 and DES2 of the East Herts District Plan and Policies AG1, AG3, H1 of the Gilston Area Neighbourhood Plan.</p>
12	Strategic SuDs Strategy	<p>Prior to the approval of the Strategic Landscape Masterplan, a Strategic Sustainable Drainage System Strategy shall be submitted to and approved in writing by the District 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 3/19/1045/OUT relating to surface water management and drainage, the Strategy shall follow and include the following details:</p>

		<ul style="list-style-type: none"> <li>• Evidence to show the location of any SuDS will not become overwhelmed by any source of flood risk including surface water or groundwater.</li> <li>• 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.</li> <li>• 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.</li> <li>• If infiltration drainage is proved viable, identification of areas where infiltration or part infiltration is likely to be located within villages or strategic open spaces.</li> <li>• 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 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). 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.</li> <li>• Provision of supporting calculations to show how much post development storage is required across the site (assuming infiltration 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 the equivalent greenfield scenarios for 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. One Greenfield runoff rate for the whole site or per village will not be accepted. Include interception and source control within the development area, prior to utilising to site control and prior to utilising 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</li> </ul>
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		<p>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 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)</p> <ul style="list-style-type: none"> <li>• 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 and other surface water conveyance and storage SuDS features</li> <li>• Demonstrate an appropriate SuDS management and treatment train accounting for any sensitive discharge locations such as ecological protection areas, groundwater protections zones, surface drinking water safeguarding zones or areas previously used for landfill.</li> <li>• Integration with and enhancement of amenity space and link to any climate change mitigation such as urban cooling and social wellbeing.</li> <li>• Provision of biodiversity enhancement within strategic green space and biodiversity net gain requirements</li> <li>• Compliance with the agreed Strategic Design Code which includes multifunctional SuDS.</li> <li>• Indicative phasing plan for the cumulative provision of SuDS and drainage infrastructure within the green infrastructure.</li> <li>• 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 + 40% CC storm event.</li> <li>• 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</li> </ul>
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		<p>Reason: To ensure the development appropriately addresses climate change and the risk of flooding, 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 District Plan 2018 and Policies LA1 of the Gilston Area Neighbourhood Plan</p>
<p>13</p>	<p>Supplementary FRA</p>	<p>Prior to the approval of the SLMP a supplementary assessment of flood risk and climate change shall be submitted to, and approved in writing by, the District Planning authority. This should include the following elements:</p> <ul style="list-style-type: none"> <li>• 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 of ordinary watercourses. No development will occur within the high and medium flood risk areas for main rivers, ordinary watercourses, and surface water flow paths.</li> <li>• Detailed Analysis of baseline flow conditions of receiving watercourses. Requires full surveys of all watercourses including any culverted structures impacting a watercourse. This should also include a detailed modelling for ordinary watercourses and main rivers to establish the flood levels that may be required to input to drainage modelling of surcharge outfalls.</li> <li>• Full condition survey of all existing structures on all watercourses impacted by the development 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.</li> <li>• All watercourses, ordinary or main river will be retained (but for the avoidance of doubt may be modified and enhanced), with only culverting for access proposed and any works that require consent will be applied for from the relevant authority.</li> </ul>

		<ul style="list-style-type: none"> <li>• An assessment of the 1 in 100 year plus 35% and the 1 in 100 year plus 70% climate change allowances for the Stort, Eastwick Brook, Fiddlers Brook and Pole Hole Brook.</li> <li>• A sequential approach to the development to avoid any less to highly vulnerable land uses being located within the design flood (1 in 100 year plus 70%). Submission of the proposed development areas with the flood outlines overlaid will help to demonstrate that this has been achieved.</li> <li>• Ensure that any built development which occurs within the design flood is designed to the 1 in 100 year plus 70% climate change allowance.</li> <li>• 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.</li> <li>• Consideration for an emergency flood evaluation plan if any residual risk from any source of flooding as required.</li> </ul> <p>Village Masterplans and Reserved Matter Applications shall be informed by the approved supplementary assessment of flood risk and climate change or as may subsequently be agreed, in writing, by the District Planning authority.</p> <p>Reason: 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>
14	Strategic Landscape Ecology Strategy	<p>Prior to or at the same time as the submission of the SLMP a Strategic Landscape Ecology Strategy for the strategic landscape area informed by the Gilston Park Estate Biodiversity Strategy (May 2019) and the Gilston Park Estate Outline Ecological Management Plan (November 2020), and up to date ecology surveys (only required where necessary and appropriate having regard to</p>

		<p>CIEEM guidance 'Advice note on the lifespan of ecological reports and surveys' April 2019), shall be submitted to and approved in writing by the LPA and shall include the following:</p> <ul style="list-style-type: none"> <li>• Measures to protect and enhance retained assets (noting commitments secured at the outline application stage);</li> <li>• Identify opportunities to create new biodiversity assets and links to existing off site ecological networks;</li> <li>• Demonstration of how the above measures contribute to achievement of 10% min net gain target for the overall Gilston Park Estate site based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA;</li> <li>• Framework management and maintenance strategy.</li> </ul> <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 and Policies AG1, AG2, AG3, AG4, AG7 and LA1 of the Gilston Area Neighbourhood Plan.</p>
15	Strategic Landscape Energy & Sustainability Strategy	<p>Prior to or at the same time as the SLMP, an Strategic Landscape Energy and Sustainability Strategy shall be submitted to and approved in writing by the LPA. The strategy shall confirm the measures to be implemented to minimise climate impacts arising from the strategic landscape aspects of the development in accordance with the Sustainable Development principles in the Development Specification hereby approved.</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 and Policy AG1 of the Gilston Area Neighbourhood Plan.</p>

**STAGE 2: SITE-WIDE REQUIREMENTS**

<p>16</p>	<p>Archaeological WSI</p>	<p>No <del>demolition</del> <u>below ground excavations</u> shall be carried out nor shall any development commence in any part of the site, until an Archaeological Written Scheme of Investigation covering that part of the site has been submitted to and approved in writing by the LPA. The scheme shall include an assessment of archaeological significance and research questions; and</p> <ul style="list-style-type: none"> <li>i. The programme and methodology of site investigation and recording through evaluation</li> <li>ii. The programme and methodology of site investigation and recording for any further works as suggested by the evaluation</li> <li>iii. The programme for post investigation assessment</li> <li>iv. Provision to be made for analysis of the site investigation and recording</li> <li>v. Provision to be made for publication and dissemination of the analysis and records of the site investigation</li> <li>vi. Provision to be made for archive deposition of the analysis and records of the site investigation</li> <li>vii. Nomination of a competent person or person/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.</li> </ul> <p>Reason: to ensure the appropriate investigation for presence /recording of heritage assets and to comply with the requirements of Policy GA1 V (o).</p>
<p>17</p>	<p>Implementation of WSI</p>	<p>The development hereby approved shall not take place other than in complete accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition <u>1615</u>.</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).</p>

18	Post investigation Assessment	<p>No part of the development shall be occupied or brought into use until the site investigation and post investigation assessment for that part of the development has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and submitted to and approved in writing by the LPA, and thereafter provision made for analysis and publication where appropriate.</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).</p>
19	Opportunistic Use of Minerals	<p><del>Prior to the commencement of ground works in each phase of the development, a Minerals Management Plan (MMP) for the sustainable extraction of minerals on an opportunistic basis shall be submitted to and approved in writing by the District Planning Authority. Thereafter, the relevant phase or phases of the development must not be carried out other than in accordance with the approved MMP. The MMP must include the following:—</del></p> <ul style="list-style-type: none"> <li><del>—</del></li> <li><del>a) an evaluation of the opportunities to extract minerals (sand and gravel, hoggin and other soils with engineering properties); and—</del></li> <li><del>b) a proposal for maximising the extraction of minerals, providing targets and methods for the appropriate recovery and highest value of beneficial use of the minerals (where feasible without the need for processing); and—</del></li> <li><del>c) a method to record and report on a quarterly/biannually/yearly basis to the Mineral Planning Authority/District Planning Authority the quantity of recovered mineral for re-use on site.—</del></li> <li><del>—</del></li> </ul> <p><del>Reason: In order to prevent mineral sterilisation, contribute to resource efficiency, promote sustainable construction practices and reduce the need to import primary materials in accordance with Policy 5 of the adopted Hertfordshire Minerals District Plan Review and the National Planning Policy Framework'.</del></p>

**STAGE 3: CONSTRUCTION**

<p><u>2019</u></p>	<p>Gilston Park Estate CTEMP</p>	<p>Prior to the commencement of any part of the development, including any enabling works, a Gilston Park Estate Construction Traffic and Environmental Management Plan (CTEMP) for that part of the development shall be submitted to and approved in writing by the District Planning Authority. The plan shall include the following (where relevant):</p> <ul style="list-style-type: none"> <li>a) Updated Code of Construction Practice</li> <li>b) The construction programme and phasing (including for any temporary development), including details of any measures to be taken to coordinate construction activities across the Gilston Area to manage and reduce environmental effects.</li> <li>c) Access and routeing arrangements for construction vehicles, including approximate numbers and types of vehicles; location of any highway works necessary to enable construction to take place; haul routes into and through the development site; temporary traffic management or construction accesses from the local highway network including the method of segregating construction traffic from general traffic, pedestrians and cyclists; highway signage strategy; measures to be taken to reduce congestion and avoid peak periods such as school pick up/drop off times; and approach to monitoring and enforcement.</li> <li>d) Hours of operation for construction, demolition, and delivery of materials</li> <li>e) Details of servicing and delivery, including details of site access, compound, hoarding, construction related parking, loading, unloading, turning areas and materials storage areas</li> <li>f) Details of any works to Public Rights of Way, footways, bridleways and cycle ways to enable construction to take place</li> <li>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</li> <li>h) Details of a materials management scheme</li> </ul>
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|  |  | <ul style="list-style-type: none"> <li>i) An air quality and dust management plan</li> <li>j) Details of noise and vibration mitigation and monitoring scheme</li> <li>k) Mechanisms to deal with other environmental impacts including light and odour</li> <li>l) Details of community liaison, communication and consultation arrangements with local residents and businesses, including details of how complaints will be managed</li> <li>m) Measures to protect existing vegetation and landscape features, any tree works, and vegetation removal to accommodate construction activity</li> <li>n) Post construction restoration/reinstatement measures for the working areas and any temporary access arrangements</li> <li>o) Measures to be implemented to ensure wayfinding for both occupiers of the site and for those travelling through it.</li> <li>p) A surface water management scheme to outline construction related drainage control measures to protect watercourses and sources, including the River Stort</li> <li>q) Measures for the protection of identified archaeological and built heritage assets</li> <li>r) Appointment of a suitably qualified Ecological Clerk of Works and details of ecological supervision</li> <li>s) Measures to be taken to seek approval from the highway authority that the highway extent has been marked out accurately prior to construction.</li> <li>t) Demonstrate how the CTEMP for the part of the development has been cognisant of the CTEMP(s) for prior parts.</li> <li>u) Confirmation of details of a watching brief on excavations on the eastern side of Village 2 for opportunistic prior extraction</li> <li>v) Evaluate the availability of construction materials from mineral workings in proximity to the site and opportunities to use available materials, where possible</li> </ul> <p>Thereafter, the construction of the development shall only be carried out in complete accordance with the relevant approved CTEMP.</p> |
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		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 and Policy AG8 and EX1 of the Gilston Area Neighbourhood Plan
<u>2120</u>	SWMP	<p>No part of the development hereby permitted shall be commenced until a SWMP for that part has been submitted to and approved in writing by the LPA in consultation with the WPA. The SWMP shall thereafter be implemented in accordance with the approved details.</p> <p>Reason: In order 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>
<b>STRATEGIC INFRASTRUCTURE</b>		
<u>2221</u>	Foul Water Disposal /Sewerage	<p>No part of the development shall be occupied until confirmation has been provided that either</p> <ul style="list-style-type: none"> <li>(I) Wastewater network upgrades required to accommodate foul water flows for that part of the development have been completed; or</li> <li>(II) A housing and infrastructure phasing plan has been agreed with Thames Water to allow that part of the development to be occupied.</li> </ul> <p>Where a housing and infrastructure phasing plan has been agreed with Thames Water, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.</p>



		Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.
<u>2322</u>	V1 Interim Access from A414	<p>The interim access to Village 1 from the A414 shall be constructed wholly in accordance with the approved Central Stort Crossing Interim Junction Tie-in Arrangement drawing (VD17516-CCi-100-GA RevP03) and shall be fully open and operational prior to the occupation of any homes in Village 1.. The access arrangements shall thereafter be retained until the Central Stort Crossing and Final Village 1 Access Arrangements have been delivered as approved through planning permission no. 3/19/1046/FUL</p> <p>Reason: 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>
<u>2423</u>	V1 Interim Access from Eastwick Road	<p>The interim access to Village 1 from Eastwick Road shall be constructed wholly in accordance with the approved Central Stort Crossing Interim Junction Tie-in Arrangement drawing (VD17516-CCi-100-GA Rev P03) and shall be fully open and operational prior to the occupation of any homes in Village 1. The access arrangements shall thereafter be retained until the Central Stort Crossing and Final Village 1 Access Arrangements have been delivered as approved through planning permission no. 3/19/1046/FUL</p> <p>Reason: 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><u>2524</u></p>	<p>V1 Access Arrangements Tree Protection</p>	<p>The Village 1 Interim Access Arrangements shall not be constructed other than in complete accordance with the approved Tree Protection Plan Village 1 Access Drawing 200731-1.1-GPA-V1-TPP-MM read together with the Tree Survey Schedule contained within Appendix 13.4 of the Environmental Statement Volume 3.</p> <p>Reason: 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><u>2625</u></p>	<p>V1 Access Arrangements Landscaping</p>	<p>The V1 Access Arrangements Planting Plan shown on approved drawings HNP495-GRA-X-XX-DR-L-5151 Rev02, 5152 Rev 02, 5153 Rev 02, 5154 Rev 02, and 5155 Rev 01 read together with approved Gilston River Crossings and Village Development Access Planting Schedule HNP495-GRA-SC-001_Rev 03 shall be implemented in the first planting season following completion of the V1 Access Arrangements. Any trees, shrubs or grassed areas which die, are diseased or vandalised within the first five years following completion shall be replaced within the next planting season.</p> <p>Reason: 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><u>2726</u></p>	<p>Interim V2 Access</p>	<p>Notwithstanding the details shown on the submitted Village 2 Interim Phase General Arrangement Drawing (VD17516/V2i-100-GA Rev P01), a revised arrangement for the interim access to Village 2, north of the Pye Corner/Eastwick Road Junction shall be submitted to and approved in writing by the District Planning Authority. The revised arrangement shall demonstrate how the road alignment minimises, as far as possible, loss of ancient hedgerow H194 and how left-turn in/right-turn out movements are to be prevented. Thereafter, the interim</p>

		<p>access to village 2 shall be constructed wholly in accordance with the approved drawing and shall be fully operational prior to the occupation of the first dwelling in Village 2 (unless the STC link between Village 1 and 2 is in place in which case the trigger shall be prior to the occupation of 1,000 homes in Village 2). The access shall thereafter be retained until the Eastern Stort Crossing and Final Village 2 Access has been delivered as approved through planning permission no. 3/19/1051/FUL.</p> <p>Reason: 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><del>2827</del></p>	<p>V2 Interim Access Tree Protection</p>	<p>The Village 2 Interim Access shall not be constructed other than in complete accordance with the approved Tree Protection Plan Village 2 Access Drawing 200901-1.4-GPA-V2-TPP-MM read together with the Tree Survey Schedule contained within Appendix 13.4 of the Environmental Statement Volume 3 unless otherwise agreed in writing by the LPA.</p> <p>Reason: 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><del>2928</del></p>	<p>V2 Interim Access Landscaping</p>	<p>The Village 2 Access Planting Plan shown on approved drawing HNP495-GRA-X-XX-DR-L-5161 Rev 02 read together with approved Gilston River Crossings and Village Development Access Planting Schedule HNP495-GRA-SC-001_Rev 03 shall be implemented in the first planting season following completion of the V2 Access unless otherwise agreed in writing by the LPA. Any trees, shrubs or grassed areas which die, are diseased or vandalised within the first five years following completion shall be replaced within the next planting season.</p>

		Reason: 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
<del>3029</del>	STC V1-2	<p>Prior to the occupation of any homes in Village 2, the Sustainable Transport Corridor link between the Village 1 Access and Village 2 (as defined in the Development Specification and shown on Parameter Plan 4: Access and Movement) shall be fully completed and operational. The STC link shall thereafter be retained in perpetuity.</p> <p>Reason: 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>
<del>3130</del>	STC V3-6	<p>Prior to the occupation of any homes in each of Villages 3, 4, 5 or 6, the Sustainable Transport Corridor link (as defined in the Development Specification and shown on Parameter Plan 4: Access and Movement) between that village and the Village 1 Access shall be <del>fully</del> completed and operational. The STC link shall thereafter be retained in perpetuity.</p> <p>Reason: 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>

<b>STAGE 4: VILLAGE MASTERPLANS &amp; DESIGN CODES</b>		
<u>3232</u>	Village Masterplans	<p>A Village Masterplan (VMP) for each of the six villages identified on Parameter Plan 5 hereby approved, shall be submitted to and approved in writing by the LPA, prior to the approval of any Reserved Matters application for residential or commercial floorspace within the boundary of that village.</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 Policy AG1, AG5, AG6, LA1, BU1, BU2, BU3, BU4, H1 and D1 of the Gilston Area Neighbourhood Plan.</p>
<u>3332</u>	Village Masterplan Scope	<p>The relevant VMP 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 1 and 2. The scope of the VMP shall specifically incorporate the following for the relevant village:</p> <ul style="list-style-type: none"> <li>- guidance on the broad location and quantum of business and commercial, retail and leisure floorspace within the village</li> <li>- the approximate location of village sport and play facilities</li> <li>- the interaction with the relevant village buffer (which lies outside of the VMP area)</li> <li>- the approximate location of proposed leisure and commuter routes for pedestrian, cyclists, equestrians and other active travel modes including connections beyond village boundaries to the strategic landscape areas</li> <li>- the approximate location of proposed designated Public Rights of Way and design principles for improvements and/or modifications to existing Public Rights of Way</li> <li>- the approximate location of proposed public transport infrastructure and active travel infrastructure including cyclists such as cycle hire facilities</li> </ul>

		<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 and Policies AG1, AG2, AG4, AG7, BU4, TRA1, TRA2, and D1 of the Gilston Area Neighbourhood Plan.</p>
<p><u>3433</u></p>	<p>Village Phasing</p>	<p>The relevant VMP shall be accompanied by a Village Infrastructure Delivery Plan which will set out the anticipated phasing of key infrastructure within the relevant village. The identified infrastructure shall thereafter come forward in accordance with the Village Infrastructure Delivery Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the District Planning Authority. The Delivery Plan may, by written agreement with the District Planning Authority, be updated from time-to-time to reflect increased certainty of delivery of infrastructure</p> <p>Reason: To allow consideration of the impacts of the development and to ensure timely delivery of the necessary infrastructure needed to support the development in accordance with Policy DEL1 of the East Herts District Plan and Policy AG9 of the Gilston Area Neighbourhood Plan.</p>
<p><u>3534</u></p>	<p>Village Design Codes</p>	<p>Each VMP 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 1 and 2.</p>

		<p>The relevant 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.</p> <p>As a minimum the code shall include principles for the following:</p> <p>1. Village design principles for:</p> <ul style="list-style-type: none"> <li>• Block structure</li> <li>• Public Realm</li> <li>• Green and blue infrastructure including multifunctional SuDS plus consideration for groundwater and watercourse safeguarding zones (flooding and pollution)</li> <li>• Maintenance strips for SuDS and all watercourses or water features (springs)</li> <li>• Biodiversity and amenity benefits SUDS</li> <li>• Response to heritage (key groupings)</li> <li>• Routes and movement network, integrating with the wider movement network</li> <li>• All modes parking typologies</li> <li>• Street hierarchy and character types</li> <li>• Sustainable Transport Hubs (and bus parking)</li> <li>• Land uses</li> <li>• Density</li> <li>• Building heights</li> <li>• Edges, nodes and gateways</li> <li>• Frontage, access and servicing</li> <li>• Built form</li> <li>• Identity</li> <li>• 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 (section 3.17)</li> <li>• Approach to public art</li> </ul>
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		<ul style="list-style-type: none"> <li>• Indicative village materials palette</li> <li>• Planting strategy</li> </ul> <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><del>3635</del></p>	<p>Management &amp; Maintenance of Streets</p>	<p>Prior to or at the same time as the submission of each VMP, <del>full details of principles for</del> the proposed roles and responsibilities for future management and maintenance of <del>all</del> streets within <del>that the</del> masterplan area, including a <del>preliminary</del> highway adoptions plan, shall be submitted to and approved in writing by the LPA in consultation with the 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 <del>Community Ownership and Stewardship Body or</del> Private Management and Maintenance Company has <del>been established</del> <u>assumed responsibility</u>.</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><u>3736</u></p>	<p>Village SuDs Strategy</p>	<p>Prior to the approval of each Village Masterplan, a Village Sustainable Drainage System scheme for that village shall be submitted to and approved in writing by the District Planning Authority in consultation with Hertfordshire County Council as Lead Local Flood Authority. The scheme shall accord with the SuDS principles set out in the approved Strategic SuDS Strategy, the Strategic Landscape Masterplan, and the Strategic Design Code and shall include the following details:</p> <ul style="list-style-type: none"> <li>• A Scheme following the SuDS discharge hierarchy with consideration given to rainwater reuse systems as a first step on the hierarchy prior to going to infiltration prior to going by gravity to a surface watercourse.</li> <li>• A detailed ground investigation report for 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 at the location and depth of proposed SuDS features. The investigation will include evidence of seasonally high groundwater levels to be undertaken for an agreed period to show that there is at least 1m between the base of any proposed infiltration feature and seasonally high groundwater level. A full scope of the groundwater assessment of monitoring locations and timescales to be agreed with the LPA</li> <li>• Where infiltration is not favourable, each village will be split into appropriate sub catchments and appropriate locations where surface water discharge can outfall to a watercourse shall be confirmed. 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.</li> <li>• Pre-development greenfield runoff rates and volumes will be confirmed for each sub catchment and all post-development scenarios be limited to the equivalent 100% AEP (1 in 1</li> </ul>

		<p>year), 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100 year) for the corresponding critical storm durations.</p> <ul style="list-style-type: none"> <li>• Full, detailed drainage modelling for any village SuDS network (and specifically village 1 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 rainfall event including an allowance for climate change ensuring the agreed discharge rates for that sub catchment are not exceeded for the critical storm durations if infiltration is not feasible. 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.</li> <li>• 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 plan showing any SuDS storage and conveyance networks. Total storage volumes will be provided within each sub-catchment.</li> <li>• 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.</li> <li>• 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.</li> <li>• The use of flood resistance and resilience measures included in the design. A minimum of 300mm must be provided between the design flood level and the finished floor level. A</li> </ul>
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		<p>minimum of 150mm is recommended above external ground levels that are sloping away from vulnerable areas such as doorways.</p> <ul style="list-style-type: none"> <li>• Integration of SuDS to enhance any proposed amenity space.</li> <li>• Provision of biodiversity enhancement within SuDS provision.</li> <li>• Compliance with the agreed SuDS Design Code.</li> <li>• Details of exceedance routes, including those for an event which exceeds to 1% AEP rainfall event including climate change event and how impacts to vulnerable parts of the development will be minimised.</li> <li>• A management and maintenance plan including maintenance and operational activities</li> <li>• 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, to ensure that flood risk is not increased on this site and elsewhere and the function of any SuDS is not compromised by building activity.</li> </ul> <p>All Reserved Matters Applications within the relevant village shall be in accordance with the details thus approved</p> <p>Reason: To ensure the development appropriately addresses climate change and the risk of flooding, to improve and protect water quality and to protect natural habitats and the amenity of residents and to comply with the requirements of Policy GA1 V (y) of the adopted East Herts District Plan 2018 and Policy LA1 of the Gilston Area Neighbourhood Plan..</p>
<p><del>3837</del></p>	<p>Village Landscape &amp; Visual Appraisal</p>	<p>VMP to be submitted pursuant to condition 30 shall be supported by a landscape and visual appraisal compliance statement to demonstrate that the proposals contained in the relevant village masterplan will not give rise to any new or materially different significant effects in comparison with that reported in the Environmental Statement</p>

		Reason in accordance with Policy DES2, DES3 and DES4 of the East Herts District Plan (2018) and Policy AG3 and AG5 of the Gilston Area Neighbourhood Plan.
<u>3938</u>	Village Ecology Strategy	<p>Prior to or at the same time as the submission of each VMP a Village Ecology Strategy for that village informed by the Gilston Park Estate Biodiversity Strategy (May 2019) and the Gilston Park Estate Outline Ecological Management Plan (November 2020), and up to date ecology surveys (only required where necessary and appropriate having regard to CIEEM guidance 'Advice note on the lifespan of ecological reports and surveys' April 2019), and cognisant of the approved Strategic Landscape Ecology Strategy, shall be submitted to and approved in writing by the LPA and shall include the following:</p> <ul style="list-style-type: none"> <li>• Measures to protect and enhance retained assets (noting commitments secured at the outline application stage);</li> <li>• Identify opportunities to create new biodiversity assets and links to existing off site ecological networks;</li> <li>• Demonstration of how the above measures contribute to <del>achievement of 10% min any</del> net gain <u>in the context of the minimum 10%</u> target for the overall Gilston Park Estate site based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA;</li> <li>• Framework management and maintenance strategy</li> </ul> <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 and Policies AG1 of the Gilston Area Neighbourhood Plan.</p>
<u>4039</u>	Village Energy & Sustainability Strategy	Prior to or at the same time as the submission of each VMP, a Village Energy and Sustainability Strategy for that village shall be submitted to and approved in writing by the LPA. The strategy shall confirm the measures to be implemented to minimise climate impacts arising from

		<p>development in that village in accordance with the Sustainable Development principles in the Development Specification hereby approved.</p> <p>The approved measures shall thereafter inform each Reserved Matters submission within the relevant Village.</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 and Policy BU1, BU2 of the Gilston Area Neighbourhood Plan.</p>
<p><u>4140</u></p>	<p>Parking Strategy for all vehicle modes</p>	<p>Prior to or at the same time as the submission of each VMP, a parking strategy of all vehicle modes and land uses within the relevant village shall be submitted to and approved in writing by the LPA. The parking strategy shall support walkable neighbourhoods and include the following where relevant:</p> <ul style="list-style-type: none"> <li>• Parking ratios, including allocated and unallocated spaces</li> <li>• Electric vehicle parking</li> <li>• Options for off-plot solutions</li> <li>• Zero parking/car-free zones</li> <li>• Cycle parking ratios and locations</li> <li>• Indicative locations for car club parking</li> <li>• Mobility impaired spaces</li> <li>• Motorcycle parking ratios and locations</li> </ul> <p>Reserved matters applications shall thereafter demonstrate how they have been informed by the approved strategy</p> <p>Reason In accordance with Policy BU1, BU2, BU3, BU4 and TRA1 of the Gilston Area Neighbourhood Plan .</p>

<p><u>4241</u></p>	<p>Village 5 sports facilities</p>	<p>The Village 5 Masterplan shall be supported by details which confirm the location and intended end users(community/school/both) of the following sports facilities:</p> <ul style="list-style-type: none"> <li>• 1 x adult sized and floodlit artificial grass surface football pitches</li> <li>• 1 x adult sized and floodlit artificial hockey pitch</li> <li>• 1 x artificial cricket wicket</li> <li>• Leisure Centre (minimum facilities as per agreed Leisure Centre Feasibility Study).</li> <li>• Gym/Health Club including 60 fitness stations minimum</li> <li>• Community sized sports hall</li> </ul> <p>The details submitted shall demonstrate that the locations identified have sufficient capacity to accommodate the facilities and any required supporting/ancillary facilities to Sport England and National Governing Body guidance, and would appropriately complement and not compromise the wider functions of the Gilston Area green infrastructure and open space network.</p> <p>The approved details shall inform the Reserved Matters applications that follow.</p> <p>Reason: To ensure that the development makes appropriate provision for sports to support the health and wellbeing of the growing community at Gilston in accordance with policies GA1, CFLR1, CFLR7 and CFLR10 and Policies C1 and LA1 of the Gilston Area Neighbourhood Plan</p>
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**STAGE 5: RESERVED MATTERS REQUIREMENTS AND COMPLIANCE CONDITIONS**

<p><u>4342</u></p>	<p>Energy &amp; Sustainability Statement</p>	<p>The plans and particulars for each reserved matters application shall include an Energy and Sustainability Statement that demonstrates how that part of the development achieves the requirements set out in the relevant Strategic Landscape or Village Energy &amp; Sustainability Strategy.</p>
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		<p>The development shall thereafter be implemented in accordance with the details approved.</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 Policy AG1 and BU1 of the Gilston Area Neighbourhood Plan .</p>
<p><u>4443</u></p>	<p>Transport, Travel &amp; Access</p>	<p>The plans and particulars to be submitted as reserved matters under condition 4 shall include details of the following, as appropriate:</p> <ul style="list-style-type: none"> <li>• Detailed street layouts, footways and cycleways</li> <li>• Proposed adoption plan</li> <li>• Foul and surface drainage provision (where relevant)</li> <li>• Details of cycle parking provision including design, quantum and siting</li> <li>• Details of how any communal amenities for cyclists (if relevant to the proposal) are to be designed in (e.g. showers/lockers)</li> </ul> <p>Development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: in accordance with Policies DES4 of the East Herts District Plan and Policy BU4 of the Gilston Area Neighbourhood Plan .</p>
<p><u>4544</u></p>	<p>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 to existing waterways alongside the main river watercourses and 10m buffers to an ordinary watercourse (unless it is demonstrated that development is sited outside the 1 in 100 year 70% climate change allowance flood envelope) has been submitted to and approved in writing by the LPA. The scheme shall include for that relevant waterway:</p>

		<ul style="list-style-type: none"> <li>• Plans showing the extent and layout of the buffer zone</li> <li>• Design principles for any proposed planting scheme (for example, native species)</li> <li>• 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</li> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> <li>• Details of any SuDS, natural flood management or flood storage measures to reduce the risk of flooding.</li> </ul> <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>4645</p>	<p>Existing Trees, Hedgerows &amp; Woodlands</p>	<p>With each Reserved Matters application for individual parts of the development, a tree survey and impact assessment (updated from that undertaken to date as considered necessary and appropriate), tree protection plan and arboricultural method statement for that part of the development shall be submitted to and approved in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details.</p>



		Reason: in accordance with Policies NE3 of the East Herts District Plan and Policy AG2 and LA1, of the Gilston Area Neighbourhood Plan-
4746	Landscape Schemes	<p>With each Reserved Matters application <u>concerning landscaping</u> for part of the development, a composite hard and soft landscaping scheme for that part shall be submitted to and approved in writing by the LPA. The landscaping scheme shall be prepared in accordance with the relevant Design Code and include the following (where relevant):</p> <ul style="list-style-type: none"> <li>• Details of the extent and type of new planting</li> <li>• Details of maintenance regimes</li> <li>• Details of any new habitat created on site</li> <li>• Details of treatment of site boundaries and/or buffers around waterbodies and woodlands, hedgerows and trees</li> <li>• Details of brown and green roofs</li> <li>• Planting Plans that show the location of proposed plant species</li> <li>• Written specifications (including cultivation and other operations associated with the establishment of grassland and planting)</li> <li>• Schedules of plants, noting species, planting sizes and proposed numbers / densities</li> <li>• Implementation timetables</li> <li>• Landscape Management Plan</li> <li>• Surface treatment of paths and access routes</li> <li>• Fencing/gates to culvert openings</li> <li>• Details of proposed lighting</li> </ul> <p>The development of the part shall thereafter be carried out in accordance with the approved details.</p>

		Reason: In accordance with Policies DES3 and NE3 of the East Herts District Plan and Policy LA1 of the Gilston Area Neighbourhood Plan.
<del>4847</del>	Neighbourhood Open Space and Play	Reserved matters applications which include residential development shall demonstrate how provision of neighbourhoods greens and neighbourhood play spaces has been addressed in accordance with the Development Specification (paragraph 3.7.4).  Reason: in accordance with Policy CFLR1 of the East Herts District Plan Policy LA1 of the Gilston Area Neighbourhood Plan.
<del>4948</del>	Heritage Design Principles	All reserved matters applications for development within Sensitive Development Areas (as identified on Parameter Plan 2) shall take into account the relevant Sensitive Development Area principles in the Development Specification (paragraphs 4.3.9 to 4.3.12)  Reason: in accordance with Policies GA1, DES2 and HA1 of the East Herts District Plan and Policy AG1, AG6 and H1 of the Gilston Area Neighbourhood Plan.
<del>5049</del>	Operational Fixed Plant Noise	Noise resulting from the operation of fixed plant shall not exceed 5dBA below the <del>existing</del> background level (or 10dBA below if there is a tonal quality) when measured or calculated according to BS4142: <del>1997</del> <u>2014</u> + A1:2019, at a point one metre external to the nearest noise sensitive building  Reason: In order 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.
<del>5450</del>	Village Noise Management <u>Scheme</u>	Prior to or at the same time as the submission of the Village 1 and Village 6 Masterplan (and <del>prior to the submission of any</del> subsequent relevant reserved matters applications for residential development within <del>those the relevant</del> villages), a <u>Village Noise Management Scheme noise assessment</u> shall be submitted to and approved in writing by the LPA, which demonstrates the noise control measures <u>that the relevant reserved matters applications will need to incorporate in the respective part of the development</u> , including through the design, layout and materials, <u>in</u>

		<p><del>order for the relevant reserved matters area to</del>will achieve compliance with the <u>noise</u> levels set out in the Development Specification (section 3.14) and British Standards BS8233 or prevailing best practice guidance as agreed with the LPA. <u>The plans and particulars for each reserved matters application shall include an Noise Statement that demonstrates how that part of the development achieves the requirements set out in the relevant approved Village Noise Management Scheme.</u> The development shall thereafter be carried out and maintained in accordance with the <del>approved</del> details <u>approved</u>.</p> <p>Reason: In order 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>
5251	CLEMP	<p><del>Prior to the commencement of any part of the development hereby permitted other than enabling works, a Construction Landscape and Ecology Management Plan (CLEMP) for that part shall be submitted to and approved in writing by the District Planning Authority. The CLEMP shall include full details of both hard and soft landscaping and ecology management during construction, including the following (where relevant):</del></p> <ol style="list-style-type: none"> <li><del>1. Proposed finished levels and contours</del></li> <li><del>2. Means of enclosure</del></li> <li><del>3. Minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting as applicable)</del></li> <li><del>4. Proposed functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc indicating lines, manholes and supports etc)</del></li> <li><del>5. Details of existing soft landscaping features to be retained and methods of protection,</del></li> <li><del>6. Implementation timetables, including clearance to avoid nesting periods</del></li> <li><del>7. Preparation of an annual work plan, including monitoring and enhancement actions which shall include the provision, improvement and maintenance of habitats for a period of not less than 5 years from completion of the relevant part of the development</del></li> </ol>

- ~~8.—The implementation of a species-specific mitigation measures for that part as set out in the Environmental Statement and application documents~~
- ~~9.—Reporting plan for notifying the LPA of any unforeseen issues or damage to retained assets.~~

~~Thereafter, the construction of the development shall not be undertaken other than in complete accordance with the approved details.~~

~~Reason: To protect and provide for protected species and habitats of ecological interest in accordance with Policies NE1, NE2 and NE3 of the East Herts District Plan 2018 and to ensure the provision, establishment and maintenance of a Reasonable standard of landscaping in accordance with Policies BISH5, DES3 and DES4 of the East Herts District Plan 2018.~~

~~Prior to the commencement of any construction works (save for Enabling Works, but excluding site clearance, demolition and tree/vegetation removal) for each part of the development, a Construction Landscape and Ecological Management Plan (CLEMP) for that part of the development shall be submitted to and approved in writing by the Local Planning Authority.~~

~~CLEMPs shall include the following details as a minimum:~~

- ~~a) Measures taken to minimise impacts on the landscape and landscape character during construction~~
- ~~b) Description and evaluation of features to be managed, including bat commuting routes and other ecologically sensitive areas or species, trees, hedgerows, woodlands, watercourses and other existing environmental features on-site and off-site~~
- ~~c) Measures to be taken to protect and manage the features identified above during the construction process, including pre-construction checks, construction methodology, and watching briefs/Ecological Clerk of Works~~
- ~~d) Details of the body or organisation responsible for implementation of the CLEMP and timetables for implementation~~
- ~~e) Details of ongoing monitoring (including timetables) and details of how and when any remedial action will be identified, agreed and implemented~~

		<p><u>f) Demonstrate how the CLEMP for that phase has been cognisant of the CLEMP(s) for prior phases.</u>  <u>Thereafter, the construction of the development shall only be carried out in accordance with the approved CLEMP, or with any amendments as may subsequently be agreed, in writing, by the Local Planning Authority.</u></p> <p><u>Reason: To secure the protection of existing landscape features and habitats of ecological interest and protected species in accordance with Policies NE1 and NE3 of the East Herts District Plan (2018).</u></p>
<p><u>5352</u></p>	<p>OLEMP</p>	<p>Prior to or at the same time as the submission of each Reserved Matters application, an Operational Landscape and Ecology Management Plan (OLEMP) for that part of the site shall be submitted to and approved in writing by the District Planning Authority. The OLEMP shall be cognisant of the Strategic Landscape Ecology Strategy, the relevant Village Ecology Strategy and shall include full details of the following (where relevant):</p> <p>(i) Confirmation of the landscape/habitat resources for the development parcel i.e.</p> <ul style="list-style-type: none"> <li>- Description/quantity of retained habitats and landscape features and their purpose</li> <li>- Description/quantity of created habitats and landscape features (inc. those for protected species etc) and their purpose</li> <li>- Confirmation of <u>any</u> net biodiversity units for area and linear habitats achieved on that part of the site, and contribution towards <del>achievement of 10% min</del><u>any overall</u> net gain <u>in the context of the minimum 10%</u> target for the overall Gilston Park Estate site, based on an up to date Biodiversity Net Gain metric or alternative methodology as agreed by the LPA</li> </ul> <p>(ii) Management Measures for resources</p> <ul style="list-style-type: none"> <li>- Works to retained trees as identified in updated Arboriculture surveys and impact assessments</li> <li>- Management of vegetation to enable 'curated views' or that frame vistas and key views of local landmarks etc.</li> </ul>

		<p>- New planting areas – establishment and aftercare</p> <ul style="list-style-type: none"> <li>• Short term 0-5 years - Five-year establishment maintenance period (e.g temporary fencing to protect planting (esp. from grazing cattle) during establishment period / replacement of failures etc.)</li> <li>• Medium term 5-10 years – (e.g woodland thinning etc)</li> <li>• Long term 10 years +</li> </ul> <p>(iii) Access arrangements to enable management and maintenance.</p> <p>(iv) On site interpretation measures to inform public about the form and function of habitat and landscape areas. The measures in the OLEMP shall be designed and fully implemented in accordance with the details thus approved.</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><u>5453</u></p>	<p>OLEMP Verification</p>	<p>Five years following completion of each Reserved Matters approval (plus every five years thereafter for a period of 30 years) a OLEMP monitoring report shall be submitted to LPA for approval. The report shall confirm the effectiveness of the OLEMP and shall be carried out by a Chartered Member of the Landscape Institute (CMLI) and/or other suitably qualified professional. As a minimum the report shall include a suite of quantitative and qualitative indicators using methods such as annual site walkovers, surveys and fixed-point photography, to monitor the implementation and effectiveness of mitigation/management measures. The report shall include any remediation works required in order to address where measures may not be functioning and/or meeting Biodiversity Net Gain targets expected. The details of all survey findings shall be shared with Herts Ecological Record database and any remediation works identified shall thereafter be implemented in accordance with the approved details.</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><u>5554</u></p>	<p>RMA SuDS Details</p>	<p>Prior to or in conjunction with the submission of each Reserved Matters application for individual parts of the development, details and construction drawings of the sustainable drainage components, flow control mechanisms and a construction method statement for that part shall be submitted to and approved in writing by the District Planning Authority in consultation with Hertfordshire County Council as Lead Local Flood Authority. The details submitted must accord with the relevant Village Sustainable Drainage System Strategy and 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 that part of the development. No alteration to the approved drainage scheme shall occur without prior written approval of the District Planning Authority. The details to be submitted shall include the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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 (or part thereof) shall be able to be delivered</li> </ul>

		<p>in full alongside the appropriate part of the development it falls within and shown on a phasing drawing and plan.</p> <ul style="list-style-type: none"> <li>• Pre-development greenfield runoff rates and volumes will be confirmed for each sub catchment and all post-development scenarios be limited to the equivalent 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 Year) and 1% AEP (1 in 100 year).</li> <li>• Full, detailed drainage modelling for the SuDS drainage network 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Provision of appropriate water quality assessment including specific requirements for sensitive discharge locations such as ecological designations, groundwater source protections</li> </ul>
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		<p>zones, surface drinking water protection zones or areas previously used for landfill. Specific water quality assessments may be required for runoff from main roads.</p> <ul style="list-style-type: none"><li>• 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.</li><li>• Integration of SuDS to enhance any proposed amenity space.</li><li>• Provision of biodiversity enhancement within SuDS provision.</li><li>• Compliance with the agreed SuDS principles within the approved Design Code(s)</li><li>• 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 occupation/first use of the relevant part of the development.</li><li>• Details of final exceedance routes, including those for an event which exceeds to 1% AEP rainfall event including climate change event or blockage of the drainage network.</li><li>• A management and maintenance plan including maintenance and operational activities.</li><li>• 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 to ensure that flood risk is not increased on this site and elsewhere and the function of any SuDS is not compromised by building activity.</li><li>• 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 District Planning authority. The development shall not be carried out otherwise than in accordance with the details thus approved</li></ul>
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		<p>Reason: 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 and the amenity of residents and ensure the future maintenance of the Sustainable Drainage System in perpetuity. In accordance with Gilston Area Neighbourhood Plan Policy LA1.</p>
<p><del>5655</del></p>	<p>SuDS Verification Report</p>	<p>Prior to the first use of each part of the development a final Completion and Verification Report to a specification agreed and defined by the LPA, signed off by an appropriate, qualified person or body which demonstrates that the sustainable urban drainage measures have been implemented as per the details approved under Condition <del>5955</del>; for that part of the development shall be submitted to and approved in writing by the District 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"> <li>• 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.</li> <li>• Provision of a complete set of as built drawings for site drainage.</li> <li>• Post-construction surveys including a CCTV survey for any underground features and piped networks.</li> <li>• A management and maintenance plan for the SuDS features and drainage network.</li> <li>• Final arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime</li> </ul> <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</p>

		<p>the Sustainable Urban Drainage System in perpetuity and comply with the requirements of Policy GA1 V (y) of the adopted East Herts District Plan 2018.</p>
<p><u>5756</u></p>	<p>Contamination Investigation &amp; Remediation</p>	<p>No part of the development hereby approved shall commence until a remediation strategy to deal with the risks associated with contamination of that part of the site, has been submitted to, and approved in writing by, the District Planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> <li>1. A 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.</li> <li>2. The results of the 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.</li> <li>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. Any changes to these components require the written consent of the District Planning authority.</li> </ol> <p>The scheme shall thereafter 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 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) and policy AG7 of the Gilston Area Neighbourhood Plan.</p>

<p><u>5857</u></p>	<p>Verification Report</p>	<p>Prior to each part of development being occupied/brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation for that part of the development shall be submitted to, and approved in writing, by the District 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><u>5958</u></p>	<p>Contamination Monitoring &amp; Maintenance Plan</p>	<p>No part of the development hereby permitted shall commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the District Planning authority for that part of the development has been submitted to and approved in writing by, the District Planning authority. The 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 LPA in accordance with the details approved. The monitoring and maintenance plan shall thereafter be fully implemented and complied with in accordance with the approved details.</p> <p>Reason: To ensure that the site does not pose any further risk to human health, land, or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. 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><u>6059</u></p>	<p>Unsuspected Contamination</p>	<p>If, during development, contamination not previously identified is found to be present at part of the site then no further development shall be carried out on that part until a remediation</p>

		<p>strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the District 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>
<del>6160</del>	Infiltration Drainage	<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 LPA. 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>
<del>6261</del>	Piling/Deep Foundations	<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 out other than where a scheme has first been submitted to and approved in writing by the LPA. 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</p>

		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 <del>District</del> Plan.
<del>6362</del>	Borehole Investigations	<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 LPA. 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>
<del>6463</del>	WFD Mitigation & Enhancement Strategy	<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 District Planning Authority. The strategy shall include the following elements:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Long term objectives, management responsibilities and maintenance schedules</li> <li>• Details of any proposed enhancements to watercourses and their corridors to support improving overall water framework directive status</li> <li>• Details of suitable mitigation and/or compensation as required</li> </ul>

		<p>The strategy shall thereafter be carried out in accordance with the approved details</p> <p>Reason: To ensure compliance with the Water Framework Directive as implemented in England 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 Plan (2018).</p>
<p>6564</p>	<p>Details of river crossings and underpasses</p>	<p>No development shall commence in Villages 2, 4 or 6 until such time as full details of any vehicular or pedestrian river crossings or underpasses or other works (e.g. enhancement proposals) on main rivers within that village, informed by a detailed Water Framework Directive assessment have been submitted to, and approved in writing by, the District Planning authority. This should include:</p> <ul style="list-style-type: none"> <li>• Detailed plans, long-sections and cross-sections of the works and its relationship to the main river channel and corridor;</li> <li>• A minimum of an 8 metre unobstructed buffer zone from the top of the bank surrounding the watercourse or landward toe of any defence or culvert, is maintained around main rivers for access and biodiversity;</li> <li>• Any reduction must demonstrate how any impacts on flood risk, water quality or biodiversity are to be mitigated or compensated for, taking into account the Water Framework Directive and agreed in writing with the District Planning Authority.</li> </ul> <p>The development shall thereafter be fully implemented and subsequently maintained, in accordance with the details approved or as may subsequently be agreed, in writing, by the District Planning authority.</p> <p>Reason: Parameter Plan 4 details the proposed strategic access points including vehicular and public rights of way. This identifies the locations at which the primary vehicular and pedestrian corridors cross watercourses. These crossings/underpasses are also highlighted within the</p>

		<p>preliminary WFD assessment. This condition is necessary to ensure that there are no detrimental impacts to water quality, biodiversity, the structural integrity of main river watercourses and to reduce the risk of flooding to the proposed development and future users. This is in accordance with Policies WAT1 'Flood Risk Management' and WAT3 'Water Quality and Water Environment' of the East Herts District Plan (2018)</p>
<p><u>6665</u></p>	<p>Delivery and Servicing Management Plan</p>	<p>Prior to occupation of any non-residential floorspace, a Delivery and Servicing Management Plan (DSMP) for that floorspace shall be submitted to and approved in writing by the District Planning Authority. Thereafter, deliveries to and servicing of that floorspace shall be in accordance with the approved DSMP unless otherwise agreed in writing by the District Planning authority.</p> <p><u>Reason: In order to safeguard residential amenity, and pedestrian, cyclist and traffic safety, and to secure compliance with Policy TRA2 of the East Herts District Plan (2018) and AG8 of the Gilston Area Neighbourhood Plan 2021.</u></p>
<p><u>6766</u></p>	<p>Village 6 Curled Hook Moss</p>	<p>Prior to the commencement of development in Village 6 an Ecological Management Plan and Surface Water Drainage Strategy shall be submitted to and approved in writing with the District Planning Authority to:</p> <ul style="list-style-type: none"> <li>• Carry out a ground investigation in the vicinity of where Curled Hook Moss was observed along Stone Basin Springs, including water level and quality monitoring, to determine the hydrogeological conditions that provide base-rich water that is required for this moss species.</li> <li>• Carry out a hydrological risk assessment to determine the risk to this moss species from development of Village 6 and any changes in the prevailing hydrogeological regime.</li> <li>• Where required following the risk assessment, ensure that the Surface Water Drainage Strategy for Village 6 includes appropriate mitigation measures to mitigate the risk of adverse impacts to the Curled Hook Moss where it is found along Stone Basin Springs.</li> </ul>



		<ul style="list-style-type: none"> <li>• In keeping with the Surface Water Drainage Strategy, ensure that any SuDS proposed have a suitable long term management and maintenance regime.</li> </ul> <p>Reason: in accordance with Policies WAT1 'Flood Risk Management' and WAT3 'Water Quality and Water Environment' of the East Herts District Plan (2018)</p>
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Informatives

1. 'Enabling works' are defined as [to be added]
2. 'Local Planning Authority' means East Herts Council.
3. 'Highway Authority' means Hertfordshire County Council. The Local Planning Authority will consult with the Highway Authority when providing agreement in writing on applications to discharge relevant conditions.
4. Section 106 (S106) Agreement:  
This planning permission is also subject to a Planning Obligation under S106 of the Town and Country Planning Act 1990 (as amended).
5. 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.
6. Highways 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.

7. Storage of Materials:

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. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/materials-on-the-highway.aspx>

8. Obstruction of Public Highway Land:

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>

9. Road Deposits:

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>

10. Stopping Up of Public Highway Land:

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-your-road/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](mailto: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](mailto:contact@uklandregister.co.uk)

#### 11. Highways Structures:

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](mailto:highway.structures@hertfordshire.gov.uk)

#### 12. PROW Obstruction:

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](mailto: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-of-way.aspx#DynamicJumpMenuManager\\_1\\_Anchor\\_1](https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx#DynamicJumpMenuManager_1_Anchor_1)

#### 13. Land Contamination:

The applicant is advised that any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority and appropriate mitigation measures agreed.

14. Thames Water Assets:

The proposed development is located within 15 metres of Thames Water's underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'Working Near Our Assets' to ensure your workings are in line with the necessary processes you need to follow if you are considering working above or near their pipes or other structures which is available via <https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-and-wastewater/build-over-or-near-a-sewer>.

Should you require further information contact Thames Water on email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) or phone: 0800 009 3921 (Monday to Friday, 8am to 5pm). Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

15. National Grid

National Grid's Overhead Lines are protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect the asset. Statutory electrical safety clearances must be maintained at all times. These distances are set out in EN 43 – 8 Technical Specification and 'Development near overhead lines' (July 2008) Appendix III which is available via [https://www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines\\_0.pdf](https://www.nationalgrid.com/sites/default/files/documents/Development%20near%20overhead%20lines_0.pdf)

Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors at the point where the conductors are under their maximum 'sag' or 'swing' conditions.

If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.

Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of our towers.

15.16. Additional Regulatory Considerations:

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](mailto: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](mailto: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.

#### ~~16-17.~~ Land Drainage:

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 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-and-environment/water/surface-water-drainage/surface-water-drainage.aspx>

This link also includes Hertfordshire County Council's policies on SuDS in Hertfordshire.

#### ~~17-18.~~ Surface Water Discharge to River Stort:

Any surface water discharge to the River Stort will require prior consent from the Canal & River Trust. Please contact Chris Lee from the Canal River Trust Utilities Team via [Lee.Chris@canalrivertrust.org.uk](mailto:Lee.Chris@canalrivertrust.org.uk).

18.19. Property Gazetteer Custodian Requirements:

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.

19.20. Bins:

Bins for apartment buildings should be ordered direct from the Council's contractor ten weeks in advance of first occupation. Bins for houses should be ordered direct from the Council's contractor two weeks in advance of first occupation.