

3/13/0804/OP - Conditions for the hybrid planning permission

1. Outline – submission of details and phasing

- a) No development in the Eastern Neighbourhood, apart from enabling works¹, earthworks and access works, shall commence in respect of any Development Parcel¹ for which permission is hereby granted before detailed plans thereof showing the layout, scale and external appearance of the building(s) and landscaping (hereinafter referred to as "the reserved matters") have been submitted to and approved by the Local Planning Authority. The development shall be carried out as approved.
- b) As part of the first reserved matters submitted pursuant to condition 1a, a Phasing Plan for the Eastern Neighbourhood including the identification of the Development Parcels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Phasing Plan.

Reason

To comply with the requirements of section 92 of the Town and Country planning Act 1990 and the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended) and to ensure that high standards of urban design and a comprehensively planned development are achieved in accordance with the NPPF.

2. Hybrid permission time limits

- a) Detailed plans showing the layout, scale and external appearance of the building(s) and landscaping (hereinafter referred to as "the reserved matters") of the Western Neighbourhoods Local Centre, including the primary school, shall be submitted to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of one year from the date of approval of the last reserved matters whichever is the later.
- b) An application for the approval of the first reserved matters for the Eastern Neighbourhood shall be made to the local planning authority before the expiration of 5 years from the date of this permission. The development hereby permitted shall be begun either before the expiration of 7 years from the date of this permission, or before the expiration of one year from the date of approval of the last reserved matters, whichever is the later.

¹ See Interpretation Schedule attached

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- c) Application for the approval of reserved matters for the subsequent Development Parcels within the Eastern Neighbourhood as identified by the Phasing Plan shall be made to the local planning authority before the expiration of 10 years from the date of this permission. The subsequent development hereby permitted shall be begun either before the expiration of 12 years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To prevent the accumulation of unimplemented planning permissions and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

3. Design principles – Eastern neighbourhood

As part of the first reserved matters for the Eastern Neighbourhood submitted pursuant to condition 1, a document setting out the design principles (hereafter referred to as 'Design Principles') for the Eastern Neighbourhood shall be submitted to and approved in writing by the local planning authority. The Design Principles set out how the principles and objectives of the Design and Access Statement (January 2013) and Addendum (August 2013) will be met, and shall accord with the Indicative Layout (Drawing No. 3515-L-10-C) and the Parameters Plans (Drawing Nos. 3515-P-02-S and 3515-P-17-D), except where other planning conditions specify otherwise. The Design Principles shall include the following matters:

- (i) The principles for determining the design, form, heights and general arrangement of external architectural features of buildings including the roofs, chimneys, porches and fenestration;
- (ii) The principles of the hierarchy for roads and public spaces;
- (iii) The principles for determining the colour, texture and quality of external materials and facings for the walls and roofing of buildings and structures;
- (iv) Sustainable construction principles;
- (v) The principles for the design of the public realm to include the colour, texture and quality of surfacing of footpaths, cycleways, streets, parking areas, courtyards and other shared surfaces;
- (vi) The principles for the design and layout of street furniture including street lighting, and measures to control of light pollution;
- (vii) The principles for the laying out of the green infrastructure including the access, location and general arrangements of the multi-use games area, the children's play areas and allotments;
- (viii) The principles to ensure that there is appropriate access to buildings and public spaces for the disabled and physically impaired; and

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- (ix) The location and design of bus stops (including the provision of Real Time Information displays) and a timetable for their provision.
- (x) The principles for the location, surfacing and timing of construction of the internal cycleways and footways.

The development shall be carried out in accordance with the approved Design Principles.

Reason

To assist with the determination of reserved matters applications and in order to ensure a high standard of design in accordance with the garden city concept and that infrastructure provision and environmental mitigation is provided to cater for the needs and impacts arising out of the development in accordance with the National Planning Policy Framework.

4. Design principles – Western local centre

As part of the first reserved matters for the Local Centre within the Western Neighbourhood pursuant to condition 2(a), a document setting out the design principles (hereafter referred to as 'Design Principles') for the local centre shall be submitted to and approved in writing by the local planning authority. The Design Principles set out how the principles and objectives of the Design and Access Statement (January 2013) and Addendum (August 2013) will be met, and shall accord with the Indicative Layout (Drawing No. 3515-L-10-C) and the Parameters Plans (Drawing Nos. 3515-P-02-S and 3515-P-17-D) except where other planning conditions specify otherwise. The Design Principles shall include the following matters:

- (i) The principles for the design, form, heights and general arrangement of external architectural features of buildings including the roofs and fenestration;
- (ii) The principles for determining the colour, texture and quality of external materials and facings for the walls and roofing of buildings and structures;
- (iii) Sustainable construction principles;
- (iv) The principles for the design of the public realm to include the colour, texture and quality of surfacing of footpaths, parking areas, courtyards and other shared surfaces;
- (v) The principles for the design and layout of street furniture including street lighting, and measures to control of light pollution;
- (vi) The principles to ensure that there is appropriate access to buildings and public spaces for the disabled and physically impaired; and
- (vii) The location and design of bus stops (including the provision of Real Time Information displays) and a timetable for their provision.
- (viii) Number and location of parking and loading spaces.

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- (ix) The principles for the location, surfacing and timing of construction of the internal cycleways and footways.

The development shall be carried out in accordance with the approved Design Principles.

Reason

To assist with the determination of reserved matters applications and in order to ensure a high standard of design in accordance with the garden city concept and that infrastructure provision and environmental mitigation is provided to cater for the needs and impacts arising out of the development in accordance with the National Planning Policy Framework.

5. Reserved matters – Eastern Neighbourhood accompanying details

For each Development Parcel within the Eastern Neighbourhood the reserved matters submitted pursuant to Condition 1 shall be accompanied by the following details:

- a) The location and design of any recycling and refuse stores;
- b) The design, layout and materials of the internal roads, footways and cycleways;
- c) The design and location of cycle parking facilities which will not be provided as part of individual residential, commercial or community buildings;
- d) Any parking, turning, manoeuvring, loading/unloading areas not being provided as part of individual residential, commercial or community buildings; and
- e) A Waste Management Plan based upon the Waste Strategy (January 2013)

Each Development Parcel shall be developed in accordance with the details approved.

Reason

In order to ensure a high standard of design in accordance with the garden city concept; that infrastructure provision and environmental mitigation is provided to cater for the needs and impacts arising out of the development in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework, and to ensure that all highway works and internal roads are built to Highway Authority standards and requirements.

6. Details to be submitted - Western Neighbourhood

Apart from enabling works, earthworks and access works, prior to the commencement of the development of each Development Parcel within the Western Neighbourhood the following details shall be submitted to and approved in writing by the local planning authority:

- a) The materials to be used in the construction of the external surfaces of the buildings;
- b) The location and design of any recycling and refuse stores (if not already approved);
- c) A Programme for the implementation of the hard and soft landscaping details; and
- d) A Waste Management Plan based upon the Waste Strategy (January 2013).
- e) Notwithstanding the submitted plans, details of the architectural detailing, materials, and external surface and boundary treatment for the properties on parcels B2 and B30 that face onto Hadham Road and the Boulevard.

Each Development Parcel shall be developed in accordance with the details approved.

Reason

In order to ensure a high standard of design in accordance with the garden city concept and to ensure a high standard at the entrance to the site, and that infrastructure provision and environmental mitigation is provided to cater for the needs and impacts arising out of the development in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

7. Ground works

No development shall commence in relation to the earthworks for either the Western Neighbourhood² or the Eastern Neighbourhood³ until approval of the details of the ground works for that neighbourhood, including ground levels and importation details have been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.

Reason

To ensure that the development is properly related to the levels of adjoining development in accordance with Policy ENV1 of the East Herts Local Plan Second Review April 2007 and the NPPF.

8. Schedule of approved plans

The development hereby permitted shall be carried out in accordance with the approved plans identified in the Schedule to this planning permission.

Reason

For the avoidance of doubt and to ensure a satisfactory development.

9. Eastern Local Centre - marketing

Prior to the occupation of any dwelling on the Eastern Neighbourhood a

² See Interpretation Schedule attached

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scheme for the marketing of the employment, healthcare (if relevant), retail and other commercial uses within the eastern Local Centre (including timescales of not less than 4 years) shall be submitted to and approved in writing by the local planning authority. The Local Centre shall be marketed in accordance with the agreed scheme and monitored at 6 monthly review periods by the local planning authority.

Reason

To encourage the development of this market-led element within a wider mixed use development, in the interests of achieving a sustainable development in accordance with the NPPF.

10. Eastern Local Centre - commercial floorspace

Within the Eastern Neighbourhood's Local Centre the total floorspace falling within Class A1, A2, A3, A4 and A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) shall not exceed 1,000sq m (gross floorspace) of which only 600sq m shall be used for retail purposes Class A1). None of the premises falling within Class A1, A2, A3, A4 and A5 shall individually exceed 200sq m (gross).

Reason

In order to define the permission and to ensure that commercial facilities provided are of a scale appropriate to a local centre in the interests of sustainability and in accordance with the NPPF.

11. Western Local Centre - marketing

Prior to the occupation of any dwelling on the Western Neighbourhood a scheme for the marketing of the employment, healthcare, retail and other commercial uses within western Local Centre (including timescales of not less than 3 years) shall be submitted to and approved in writing by the local planning authority. The Local Centre shall be marketed in accordance with the agreed scheme and monitored at 6 monthly review periods by the local planning authority.

Reason

To encourage the development of this market-led element within a wider mixed use development, in the interests of achieving a sustainable development in accordance with the NPPF.

12. Western Local Centre - commercial floorspace

Within the Western Neighbourhood's Local Centre the total floorspace available for uses falling within Class A1, A2, A3, A4 and A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) shall not exceed of 200sq m gross floorspace.

Reason

In order to define the permission and to ensure that commercial facilities provided are of a scale appropriate to a local centre in the interests of sustainability and in accordance with the NPPF.

13. Class A2 uses

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no ground floor commercial/retail unit within the local centres of either the Eastern or Western Neighbourhood shall be used for purposes falling within Use Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

To ensure that the local centres provide a useful and sustainable range of facilities for the future occupiers of the development that will add to the vitality and viability of the centre(s) in accordance with policies STC4(II) and STC7 of the East Herts Local Plan Second Review April 2007 and national policy contained in the NPPF.

14. Sports facility

No more than 200 dwellings within the Western Neighbourhood shall be occupied until, notwithstanding the submitted drawings, full details of the proposed sports pitches and multi-use games area at Hoggate's Park (as identified on Drawing No. 3151-L-26 Rev B and 3515_L_29 Rev B), including levels, drainage and floodlighting, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason

To ensure the satisfactory provision of sports facilities across the site, in accordance with policy LRC3 of the East Herts Local Plan Second Review April 2007 and national planning policy contained in the NPPF.

15. Play areas

No more than 200 dwellings within either the Western or Eastern Neighbourhood (as may be relevant) shall be occupied until full details of the equipment and surfacing the children's play areas and the timing of their provision for that neighbourhood have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the details.

Reason

To ensure the satisfactory provision of play facilities across the site, in accordance with policy LRC3 of the East Herts Local Plan Second Review April 2007 and national planning policy contained in the NPPF.

16. Allotments

No more than 200 dwellings within the Western Neighbourhood shall be occupied until full details of the laying out of the allotments, including means of access, boundary treatment and ancillary structures, and the timing of their provision have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the details.

Reason

To ensure the satisfactory provision of allotments facilities on the site, in accordance with policy LRC3 of the East Herts Local Plan Second Review April 2007 and national planning policy contained in the NPPF.

17. Community use agreements

The Primary Schools hereby permitted shall not be brought into use until details of a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The details shall include pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a management plan and a mechanism for review. The use shall thereafter be undertaken in accordance with the details approved in writing by the local planning authority.

Reason

To secure adequate, well managed, and safe community access to the sports facilities on the site in accordance with policy LRC2 of the East Herts Local Plan Second Review April 2007.

18. Green Infrastructure Management Plan

No building shall be occupied within either the Eastern or Western Neighbourhoods (as may be relevant) until a detailed Green Infrastructure Management Plan has been submitted to and approved in writing by the Local Planning Authority for that neighbourhood, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than within the Development Parcels). The Management Plan shall include Hoggates Wood and Ash Grove within the Western neighborhood, and Farnham Bourne Park within the Eastern Neighbourhood and shall be based upon the draft Green Infrastructure and Biodiversity Management Plan (August 2013) and include details of the retention and enhancement of the biodiversity of the site as contained in Sections 6.0 and 7.0 of the Ecological Assessment (ACD) reference TWNT18027 Rev A dated August 2012. The development shall thereafter be carried out in accordance with the approved Plan.

Reason

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To secure the sustainable management of Green Infrastructure within the development in accordance with policies ENV1, ENV2 and ENV17 of the East Herts Local Plan Second Review April 2007 and the NPPF.

19. Tree and hedge protection measures – Eastern Neighbourhood

Apart from enabling works, no development within the Eastern Neighbourhood shall commence until details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedging from damage before or during the course of development have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

20. Tree and hedge protection measures – Western Neighbourhood

Apart from enabling works, no development within the Western Neighbourhood shall commence until the measures to be taken for the protection of any retained tree or hedging from damage before or during the course of development have been carried out in accordance with Drawing Nos. 80321_LP(90)_0401, 80321_LP(90)_0402, 80321_LP(90)_0403 and 80321_LP(90)_0404. The protection measures shall be maintained during the construction of the development unless otherwise agreed by the local planning authority.

Reason

To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

21. Landscaping

For each Development Parcel the reserved matters submitted pursuant to conditions 1 and 2(a) shall be accompanied by full details of both hard and soft landscaping proposals. These details shall include, as appropriate:

- (i) Proposed finished levels or contours;
- (ii) Positions, design, materials and type of boundary treatment to be erected;
- (iii) Hard surfacing materials; and
- (iv) Minor artefacts and structures (e.g. street furniture, refuse or other storage units and signs); and

Soft landscaping details shall include:

- a) Planting plans including positions for all tree, hedge and shrub planting;

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- b) Written specifications (including cultivation and other operations associated with plant and grass establishment);
- c) Schedules of plants, noting species, planting sizes and proposed numbers;
- d) Densities where appropriate; and
- e) Implementation timetables including time of planting.

The scheme shall be carried out and maintained as such in accordance with the approved details.

Reason

In the interests of the amenity of future residents and in accordance with the garden city concept, and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed in order to safeguard the setting and special character of the site in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

22. Landscaping implementation – Western Neighbourhood

- a) No development in the Western Neighbourhood, apart from enabling works³, earthworks and access works, shall commence until a programme for the implementation of the landscaping scheme comprising land which is not part of any Development Parcels but is within the Western Neighbourhood and shown on drawing nos. 3535-L-22 B/23B/25B/26B/27B has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved programme.
- b) All hard and soft landscaping works for each Development Parcel (not comprising a dwelling plot) within the Western Neighbourhood shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the Development Parcel or in accordance a the programme approved by the local planning authority.

Reason

To ensure that the approved landscaping is implemented in the interests of amenity and in accordance with the garden city concept.

23. Boundaries – Western Neighbourhood

The boundary treatment for each dwelling within the Western Neighbourhood shall be either erected or planted in accordance with details shown on the approved plans prior to the occupation of that dwelling or in accordance with a programme approved by the local planning authority.

³ See Interpretation Schedule attached

Reason

To ensure that the approved boundary treatment is implemented in the interests of amenity and in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007; the garden city concept and the NPPF.

24. Tree replacement

If within a period of five years from the date of the planting of any tree identified on the approved plans for the Western Neighbourhood, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written approval to any variation.

Reason

To ensure the welfare and longevity of trees that are essential to the realisation of the garden city design concept and in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

25. Archaeology

No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason

To secure the protection of and proper provision for any archaeological remains in accordance with policies BH2 and BH3 of the East Herts Local Plan Second Review April 2007 and the NPPF.

26. Surface water drainage

No building within either the Western or Eastern Neighbourhood (as may be relevant) shall be occupied until surface water drainage works for that Neighbourhood have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out National Planning Practice Guidance, the Outline SUDS Design Statement (January 2013) and Surface Water Drainage Strategy (January 2013) and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

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- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- b) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007 and the NPPF.

27. Water quality – Eastern Neighbourhood

No development, apart from enabling works, earthworks and access works, shall commence in respect of the Eastern Neighbourhood until a water quality monitoring and maintenance plan in respect of discharge to the Farnham Bourne has been submitted to and approved in writing by the local planning authority. The Plan shall include targets for concentrations of contaminants and a timetable for the future submission to the local planning authority of monitoring reports over a period determined by the achievement of the agreed levels of contaminants. Details of any necessary contingency works to achieve the targets for concentrations of contaminants arising from the monitoring shall be submitted to and approved in writing by the local planning authority. Any necessary contingency works shall be carried out in accordance with the approved details.

Reason

To ensure the pollution prevention measures incorporated into the drainage system of the eastern neighbourhood are demonstrated to be effective so as to pose a low risk of contamination to the water environment in accordance with policies ENV18, ENV20, ENV21 of the East Herts Local Plan Second Review April 2007 and national policy contained in the NPPF.

28. Hoggate's Wood Drain – Western Neighbourhood

No development, apart from enabling works, earthworks and access works shall take place within the Western Neighbourhood until a scheme for the provision and management of a minimum eight metre wide buffer zone alongside the Hoggate's Wood Drain ordinary watercourse has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and the buffer zone shall be maintained as approved thereafter.

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Any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- a) plans showing the extent and layout of the buffer zone
- b) details of any proposed planting scheme (which should only comprise native species)
- c) details of any proposed footpaths, lighting and river crossings.

Reason

To secure the protection and enhancement of valuable wildlife habitats in accordance with policies ENV17 and ENV18 of the East Herts Local Plan Second Review April 2007 and national policy contained in the NPPF.

29. Farnham Bourne - Eastern Neighbourhood

No development, apart from enabling works, earthworks and access works shall take place within the Eastern Neighbourhood until a scheme for the provision and management of a minimum eight metre wide buffer zone alongside the Farnham Bourne main river has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme and the buffer zone shall be maintained as approved thereafter. Any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- a) plans showing the extent and layout of the buffer zone
- b) details of any proposed planting scheme (which should only comprise native species)
- c) details of any proposed footpaths, lighting and river crossings

Reason

To secure the protection and enhancement of valuable wildlife habitats in accordance with policies ENV17 and ENV18 of the East Herts Local Plan Second Review April 2007 and national policy contained in the NPPF.

30. Domestic water conservation

All dwellings on the site shall achieve water conservation standard of 110 litres per person per day. No dwelling shall be occupied until a Certificate has been issued for it certifying that the water conservation standard has been met.

Reason

To ensure that the development, which lies within an area of water shortage, makes the most efficient use of water and incorporates water conservation measures to create a sustainable form of development in accordance with the key aims of the NPPF.

Lifetime Homes

31. 30% of the dwellings hereby approved within the Eastern Neighbourhood shall be constructed to Lifetime Homes standards. The required standards are identified at Appendix D of the Council's Affordable

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Housing and Lifetime Homes Supplementary Planning Document.

Reason

To ensure that an appropriate proportion of the swellings are accessible to visitors with limited mobility and which are capable of adaptation in accordance with policy HSG6 of the East Herts Local Plan Second Review April 2007 and the aims of the NPPF.

32. Carbon reduction – Western Neighbourhood

No development, apart from enabling works, earthworks and access works shall commence within a Development Parcel in the Western Neighbourhood until details setting out how that Development Parcel shall achieve a reduction in energy use (or an equivalent reduction in carbon dioxide emissions) equivalent to at least 10% of the Development Parcel's energy supply coming from decentralised and renewable or low-carbon energy sources) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposals make result in a sustainable form of development that contributes to conserving and enhancing the environment in accordance with the core planning principles of the NPPF.

33. Carbon reduction – Eastern Neighbourhood

As a part of the reserved matters submissions required by condition 1 details setting out how a Development Parcel shall achieve a reduction in energy use (or an equivalent reduction in carbon dioxide emissions) equivalent to at least 10% of the Development Parcel's energy supply coming from decentralised and renewable or low-carbon energy sources) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the proposals make result in a sustainable form of development that contributes to conserving and enhancing the environment in accordance with the core planning principles of the NPPF.

34. Noise barrier – Western Neighbourhood

No dwelling within the Western Neighbourhood shall be occupied until the Noise Attenuation Barrier has been constructed in accordance with the approved drawings.

Reason

To prevent noise nuisance from the adjacent road affecting future occupiers of the development in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007 and the NPPF.

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35. Noise barrier – Eastern Neighbourhood

No development hereby approved, apart from enabling works, access works and earthworks, shall commence within the Eastern Neighbourhood until details of the Noise Attenuation Barrier shown on Drawing No. 3515-P-17-D, including any landscaping, for the Eastern Neighbourhood have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To prevent noise nuisance from the adjacent road affecting future occupiers of the development in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007 and the NPPF.

36. Rye Street noise barriers – Eastern Neighbourhood

No building shall be occupied within the Eastern neighbourhood until the 2.5 metre high noise barriers have been erected to the south of 219 Rye Street and to the rear of 219 and 217 Rye Street.

Reason

To prevent noise nuisance from the adjacent road affecting future occupiers of those properties in accordance with policy ENV25 of the East Herts Local Plan Second Review April 2007 and the NPPF.

37. Reservoir noise mitigation – Western Neighbourhood

No dwelling shall be occupied within the Western Neighbourhood within 150 metres of the pump chamber within the Silver Leys Reservoir site until the noise mitigation works identified in paragraph 8.6.79 of the Environmental Statement (January 2013), or other mitigation works as may be agreed with the local planning authority as being necessary, have been carried out.

Reason

In the interests of the amenities of the occupiers of the new dwellings in accordance with policies ENV1 and ENV25 of the East Herts Local Plan Second Review April 2007.

38. Construction Method Statement

Prior to commencement of development within either the Western or Eastern Neighbourhood (as may be relevant) a Construction Method Statement shall be submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the parking of vehicles of site operatives and visitors;
- b) the routing of delivery vehicles;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) the erection and maintenance of security hoarding including decorative

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- displays and facilities for public viewing, where appropriate;
- f) protocol for the handling of soil;
- g) wheel washing facilities;
- h) measures to control the emission of dust and dirt during construction;
- i) measure to prevent the pollution of any watercourse; and
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason

To minimise the impact of construction process on the local environment and local highway network.

Construction Training and Management Plan

39. No development shall take place until a construction training and management plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved plan.

Reason

To minimise the impact of construction process on the local environment.

40. Travel plan monitoring

Prior to the occupation of any building within the Western or Eastern Neighbourhood (as relevant) details for the monitoring of the transport impacts of the development and Travel Plans required by conditions 41 and 42 shall be submitted to and approved in writing by the local planning authority. Monitoring reports shall be submitted to the local planning authority in accordance with the approved details.

Reason

To ensure that the traffic impacts of development are appropriately mitigated during the construction phase and on completion of the development.

41. Travel Plans – Western Neighbourhood

Prior to commencement of any development within the Western Neighbourhood apart from access works, Enabling Works or Earthworks, details of the Travel Plans for the Western Neighbourhood shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plans shall make provision for relevant surveys, review and monitoring mechanisms, targets, additional mitigation measures, timescales, phasing programme and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the approved details.

Reason

To ensure that the development traffic is within the predicted levels in transport assessment, to promote sustainable transport measures and maintain the free and safe flow of traffic in accordance with policy TR4 of

the East Herts Local Plan Second Review April 2007.

42. Travel Plans – Eastern Neighbourhood

Prior to commencement of any development within the Eastern Neighbourhood, apart from access works, Enabling Works or Earthworks, details of the Travel Plans for the Eastern Neighbourhood shall be submitted to and agreed in writing by the Local Planning Authority. The Travel Plans shall make provision for relevant surveys, review and monitoring mechanisms, targets, additional mitigation measures, timescales, phasing programme and on-site management responsibilities. It shall be implemented and subject to regular review in accordance with the approved details.

Reason

To ensure that the development traffic is within the predicted levels in transport assessment, to promote sustainable transport measures and maintain the free and safe flow of traffic in accordance with policy TR4 of the East Herts Local Plan Second Review April 2007.

43. Flood Risk Assessment

The development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment (January 2013).

Reason

To ensure that the development does not increase flood risk in the area in accordance with policy ENV19 of the East Herts Local Plan Second Review April 2007 and the policies of the NPPF.

44. Protected species of wildlife

No development within either the Western or Eastern Neighbourhoods (as relevant), including site clearance, the demolition of any buildings or earthworks, shall commence until a detailed mitigation plan for the protection of bats, badgers and great crested newts and their habitats as may be relevant for that neighbourhood has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved mitigation plan unless otherwise agreed in writing by the local planning authority.

Reason

To protect the habitats of wildlife that are European protected species or protected by schedules 1, 5 and 8 of the Wildlife and Countryside Act, 1981, as amended, and the Nature Conservation (Natural Habitats, etc) Regulations, 1994, and in accordance with policy ENV16 of the East Herts Local Plan Second Review April 2007 and the policies of the NPPF.

Access from the site to Dane O'Coys Road

45. For the avoidance of doubt, access from the development to Dane O'Coy's Road will be restricted to pedestrians and cycles only and no

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access shall be afforded to motor vehicles.

Reason

To conserve the rural character of Dane O’Coy’s Road in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007 and to reflect the applicant’s traffic modelling.

45. Prior to the opening of the primary school in the western neighbourhood, a review of pedestrian and vehicular movement in the vicinity of the school and the public right of way (PROW) between Hadham Road and Wickham Hall shall be carried out and submitted to the local planning authority for approval, including recommendations regarding the need or otherwise to create a new crossing point to afford safe access to the school, neighbourhood centre and for users of the PROW. Thereafter any proposals that may be approved shall be implemented to the satisfaction of the local planning authority prior to the opening of the school.

Reason

In the interests of safe and convenient pedestrian access in the area.

Directives:

1. The architects and developers are strongly advised to consult with the Crime Prevention Design Advisor at Herts Constabulary to mitigate against any rise in crime.
2. Other Legislation (01OL)
3. Highways Works (06FC2)
4. Outline permission relationship (07OP)
5. Street naming and Numbering (19SN)

Interpretation Schedule

- i) “Enabling Works” means (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) ecological survey and mitigation works, (vii) archaeological investigation and (viii) demolition and removal of buildings and other structures on the Site or similar related works.
- ii) “Earthworks” means the strategic land re-profiling, remediation works and principal foul and surface water drainage infrastructure works attenuation ponds, and strategic swale and ditch corridors associated with the Strategic Engineering Elements and Development Parcels.
- iii) “Strategic Engineering Element(s)” means the strategic public utility works, foul water pumping station, surface water pumping and rising main, noise attenuation barrier, primary roads and strategic swale and ditch corridors not covered by “Earthworks”.
- iv) “Development Parcel(s)” means part of a phase of the development as shown on the EIA Parameters plan (Plan 2) (drawing no. 3515-P-17-D) as may be updated by the Phasing Plan submitted pursuant to condition 3.
- v) “Western and Eastern Neighbourhood(s)” – as shown on the EIA Parameters Plan 1 (Drawing No._3515-P-02-S) contained within the Design and Access Statement (January 2013) and the Environmental Statement (January 2013).
- vi) Local Centre(s) – means the local centres within the Eastern and Western Neighbourhoods as shown on Drawing No. 3515-P-02-S.