

Essential Reference Paper 'B'

3/16/0530/OUT Schedule of Conditions v2.2

	Subject	Condition	Trigger	Comment
1	Time limit	Standard 3 Year time limit on Phase 1.	Decision date	
2	Reserved matters submission (timings)	<p>Applications for the approval of the reserved matters for Phases 2, 3 and 4, individually or collectively, 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 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.</p> <p>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).</p>	Decision date	A 5 year time limit for the outline Phases is necessary in view of the likely development timescale
3	Detailed plans	No development, apart from Enabling Works, Earthworks and access works, shall commence in any of the Phases 2, 3 and 4 before detailed plans showing the access, layout, scale and external appearance of the building(s) and landscaping (hereinafter referred to as "the reserved matters") in that Phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.	Prior to commencement of Phases 2, 3 and 4.	

	Subject	Condition	Trigger	Comment
		Reason: To comply with the requirements of section 92 of the Town and Country planning Act 1990 and the provisions of the Town and Country Planning (Development Management Procedure) Order 2015 and to ensure that high standards of urban design and a comprehensively planned development are achieved in accordance with the NPPF.		
4	Master plan and phasing plan	<p>Prior to the submission of reserved matters applications, a site wide master plan and phasing plan shall be submitted to, and shall be approved in writing by the Local Planning Authority. The plans shall include details of the proposed sequence of development across the entire site and the extent and location of individual development Phases including the type of development in each Phase. The plans shall include details of the following matters:</p> <ul style="list-style-type: none"> a. Major infrastructure including roads, footpaths and cycleways; b. proposed layout of Phases 2, 3 and 4; and c. the location and extent of public open space, including areas for play. <p>Reason: In order to ensure that the approved development takes place in a sustainable manner such that essential infrastructure is provided in time to mitigate the impact and needs of the development.</p>	Prior to submission of RM application(s).	
5	Reserved	The reserved matters for Phases 2, 3 and 4 of the	Compliance	

	Subject	Condition	Trigger	Comment
	<p>matters submission (content)</p>	<p>development shall be accompanied by the following details:</p> <ul style="list-style-type: none"> a. The location and design of any recycling and refuse stores; b. The design, layout and materials of the internal roads, driveways, footways, drainage areas and car parking areas and cycleways; c. Detailed plans of all proposed new highway infrastructure or modifications to existing highway infrastructure d. The design and location of cycle parking facilities which are not be provided as part of individual residential, commercial or community buildings; e. Any parking, turning, manoeuvring, loading/unloading areas not being provided as part of individual residential, commercial or community buildings; and f. A Waste Management Plan. g. Details of any external lighting. h. Details of the disposal of foul sewage i. Biodiversity and green infrastructure Management Plan <p>Reason: In order to ensure a high standard of design; that infrastructure provision and environmental mitigation is provided to cater for the needs and impacts arising out of the development in accordance with policies ENV1, ENV2 and ENV23 of the East Herts Local Plan Second Review April</p>		

	Subject	Condition	Trigger	Comment
		2007 and the National Planning Policy Framework (NPPF), and to ensure that all highway works and internal roads are built to Highway Authority standards and requirements.		
6	Approved plans	<p>The development hereby permitted shall be carried out in accordance with the following approved drawings:</p> <p>[Insert drawings]</p> <p>Reason: For the avoidance of doubt and to secure a satisfactory development.</p>	Compliance	Drawing register included on page 68 of the Design and Access Statement: Book 3 (March 2017).
7	Tree protection fencing	<p>Phase 1: Apart from enabling works, no development shall commence respectively on the hotel, residential accommodation or car park hereby permitted 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 in each part from damage before or during the course of development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Phases 2, 3 and 4: Apart from enabling works, no development shall commence respectively on any Phase hereby permitted until details of the specification and</p>	Prior to commencement of each Phase	

	Subject	Condition	Trigger	Comment
		<p>position of fencing and of any other measures to be taken for the protection of any retained tree or hedging in each part from damage before or during the course of development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with policies ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.</p>		
8	Hard and soft landscaping	<p>Full details of both hard and soft landscape proposal shall be submitted before the commencement of each Phase of the development. These details shall include, as appropriate:</p> <ul style="list-style-type: none"> i) A Green Infrastructure Plan at a scale that will clearly identify the boundaries of all areas of green infrastructure, including play areas, amenity areas, hedgerows, trees, verges, landscaped areas adjacent to highways, footpaths and cycleways, greenways and corridors, and the riverside park; ii) Proposals setting out the location, type and timing of all new tree planting on the site in order to screen the railway line and car parks, to mitigate the impact on identified views, to provide planting areas within the car 	Prior to commencement of each Phase	

	Subject	Condition	Trigger	Comment
		<p>parking hereby approved and to enhance the riverside setting.</p> <ul style="list-style-type: none"> iii) Proposed finished levels or contours; iv) Positions, design, materials and type of boundary treatment to be erected; v) Hard surfacing materials; vi) A local identity and character plan, with special reference to the plan for the Stort Waterside; vii) Minor artefacts and structures (e.g. street furniture, refuse or other storage units and signs); and soft landscape details shall include: <ul style="list-style-type: none"> a. Planting plans including positions for all tree, hedge and shrub planting; b. Written specifications (including cultivation and other operations associated with plant and grass establishment); c. Schedules of plants, noting species, planting sizes and proposed numbers d. Densities where appropriate; and e. Implementation timetables including time of planting. <p>The scheme shall be carried out and maintained as such in accordance with the approved details.</p>		

	Subject	Condition	Trigger	Comment
		Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April2007.		
9	Tree replacement	<p>If, within a period of five years from the date of the planting of any tree approved as part of the landscaping reserved matters, or any tree planted in replacement for it, that tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation.</p> <p>Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.</p>	Compliance	
10	Travel plans	No buildings shall be occupied in any Phase of the development until details of Travel Plans for the occupiers of that part of the development have been 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, further mitigation, timescales, phasing programme and on-site management responsibilities. Once agreed, it shall be	Prior to occupation of each Phase	

	Subject	Condition	Trigger	Comment
		<p>implemented as such and subject to regular review in accordance with the above approved details.</p> <p>Reason: To ensure that the development traffic is within the predicted levels in the submitted Transport Assessment, to promote sustainable transport measures and maintain the free and safe flow of traffic, in accordance with Policy TR4 of the East Herts Local Plan Second Review April 2007</p>		
11	Link road	<p>Prior to commencement of Phases 2, 3 and 4 of the development, the developer will enter into a S278 Agreement for the works shown on plan solumbishopstort.1/hp. No occupations of Phases 2, 3 or 4 of the development will take place until the issue of the provisional certificate for the works on London Road, shown in principal in plan solumbishopstort.1/hp.</p> <p>Reason: To ensure that the link road is constructed and open to traffic before the commencement of Phases 2-4 in the interests of the free flow of traffic</p>	Prior to Commencement of Phases 2, 3 and 4	
12	Anchor Street improvements	<p>No more than 50% of the dwellings in Phase 1 shall be occupied prior to the issue of the provisional certificate for the Anchor Street improvements which are shown on plan solumbishopstortford Phase 1-3 rev c.</p> <p>Reason: To ensure that Anchor Street is improved and open to traffic in order to provide satisfactory access to the</p>	Prior to occupation	

	Subject	Condition	Trigger	Comment
		temporary car parks and other existing and proposed development in the interests of the free flow of traffic		
13	Construction environment management plan	Prior to the commencement of each individual Phase of the development a Construction Environmental Management Plan for each Phase, including the provision for site waste, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented during the course of construction.	Prior to commencement of each Phase	
14	Delivery and servicing management plan	<p>1. Prior to the first occupation of any building in Phase 1 of the development hereby permitted space shall be provided within the application site as shown on the plan(s) accompanying the application for loading, unloading and parking of vehicles and the space shall not be used for any other purpose.</p> <p>2. Prior to the commencement of each Phase of the development (with the exception of enabling works) a Delivery and Servicing Management Plan for the relevant Phase will be submitted to and approved by the Local Planning Authority, such plans to include vehicle tracking.</p> <p>Reason: In the interests of highway safety, and in accordance with policies TR2 and TR7 of the East Herts Local Plan Second Review April 2007</p>	Prior to occupation and prior to commencement of each Phase	
15	Bus station and taxi rank management	Prior to the Occupation of any part of the development a Bus Station and Taxi Rank Management Plan shall be submitted to and approved by the local planning authority.	Prior to occupation	

	Subject	Condition	Trigger	Comment
	plan	Reason: To ensure that the transport interchange is effectively managed in the interests of transport operators, the public and the free flow of traffic and in accordance with policies TR1 and TR2 of the East Herts Local Plan Second Review April 2007		
16	Car parking management plans	<p>Prior to the first use of any station and residential car parks, detailed management plans for those car parks shall be submitted to and approved by the local planning authority.</p> <p>Reason: To ensure that the car parks function in accordance with their agreed purposes in serving the public and in accordance with policies TR2 and TR7 of the East Herts Local Plan Second Review April 2007</p>	Prior to occupation	
17	Noise mitigation	<p>Prior to the commencement of development of the hotel and any residential property a scheme to mitigate noise from the Allinson Mill site on Station Road the, Bacchus Wine Bar and Nightclub on Anchor Street and the multi-storey car park to be accessed from Anchor Street shall be submitted to and approved by the Local Planning Authority and shall be implemented as approved prior to first occupation of the hotel and the residential property.</p> <p>Reason: To help protect the amenities of the occupiers of the proposed housing and hotel in accordance with Policy ENV 25 of the East Herts Local Plan Second Review April 2007</p>	Prior to occupation	

	Subject	Condition	Trigger	Comment
18	Archaeology	<p>No development shall take place within any Phase or part of the site until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.</p> <p>Reason: To secure the protection of and proper provision for any archaeological remains in accordance with policies BH2 and BH3 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>	Prior to commencement	
19	Water conservation	<p>All dwellings on site shall be designed and fitted to achieve the water conservation standard of 110 litres per person per day. No dwelling shall be occupied until a certificate has been issued for it certifying that the water conservation standard has been achieved.</p> <p>Reason: To ensure that the development, which lies in an area of water shortage, makes the most efficient use of water and incorporates water conservation measures to create a sustainable form of development in accordance with the key aims of the NPPF.</p>	Compliance	

	Subject	Condition	Trigger	Comment
20	Construction training plans	<p>Phase 1: No development shall take place on any of the hotel, car park or residential units in Phase 1 until Construction Training Plans for each Phase have been submitted to and approved in writing by the Local Planning Authority. The Construction Training plan shall include details of the following:</p> <ul style="list-style-type: none"> a. The anticipated number of construction job opportunities; b. A scheme for the recruitment of local people during the construction period; c. A scheme for the promotion of apprenticeships and work experience for local people during the construction period; d. Employment and training initiatives for employees at local colleges during the construction period; e. Appointment of a co-ordinator to implement the plan; and f. Monitoring of the plan. <p>Once approved, the development shall be carried out in accordance with the approved Construction Training Plan.</p> <p>Phase 2: No development shall take place on Phases 2, 3 or 4 until Construction Training Plans for each Phase have been submitted to and approved in writing by the Local</p>	Prior to commencement	

	Subject	Condition	Trigger	Comment
		<p>Planning Authority. The Construction Training plan shall include details of the following:</p> <ul style="list-style-type: none"> a. The anticipated number of construction job opportunities; b. A scheme for the recruitment of local people during the construction period; c. A scheme for the promotion of apprenticeships and work experience for local people during the construction period; d. Employment and training initiatives for employees at local colleges during the construction period; e. Appointment of a co-ordinator to implement the plan; and f. Monitoring of the plan. <p>Once approved, the development shall be carried out in accordance with the approved Construction Training Plans.</p> <p>Reason: To secure the opportunities available to help people into work and contribute to the economic and social sustainability of the development.</p>		
21	Contamination	A detailed scheme for ground investigations and site remediation for each Phase shall be submitted to and approved by the local planning authority prior to the commencement start of work on site on each respective	Prior to commencement of each Phase	

	Subject	Condition	Trigger	Comment
		Phase.		
22	Piling	<p>If piling is considered the most appropriate method of foundation construction, prior to commencement of development within a Phase of the development, a method statement detailing the type of piling, noise and vibration emissions, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented as approved.</p> <p>Reason: In the interests of the amenities of residents of neighbouring properties and in accordance with Policy ENV24 of the East Herts Local Plan Second Review 2007.</p>	Prior to commencement of each Phase	
23	Hours of working – plant and machinery	<p>In connection with all site preparation and construction works, no plant or machinery shall be operated on the site or beyond it and in association with the site preparation and construction works before 0730hrs on Monday to Saturday, nor after 1800hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.</p> <p>Reason: To safeguard the amenities of residents of nearby properties, in accordance with policies ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.</p>	Compliance	
24	River works	<p>Details of a scheme for the construction of a riverside mooring facility and for dredging adjacent to it shall be submitted to and approved by the local planning authority prior to the commencement of Phase 3 of the development, such scheme to be designed in consultation with the Canal</p>	Prior to commencement of Phase 3	Report, para. 6.44

	Subject	Condition	Trigger	Comment
		<p>and River Trust, and to be implemented as approved before the first occupation of any dwellings in Phase 3.</p> <p>Reason: To bring activity to the waterside adjacent to the Goods Yard in accordance with the objectives of the Stort Waterway Partnership.</p>		
25	CCTV	<p>Prior to the commencement of the construction of any building within a Phase of the development, a CCTV Plan shall be submitted to the local planning authority for approval, such plan to show the model, location, height and surveillance area of all CCTV cameras to be installed and the means of monitoring by the applicants within that Phase. Within each Phase, the cameras will be installed and monitored in full accordance with the approved CCTV Plan prior to the first occupation of any building in that Phase.</p> <p>Reason: To ensure that security surveillance is effective and co-ordinated between services.</p>	Prior to commencement of each Phase	Report, para. 6.40
26	Play areas	<p>The master plans and phasing plans required by condition 4 shall show the location, extent and equipment in respect of one Locally Equipped Area for Play (LEAP) and two Local Areas for Play (LAPs) which shall be implemented prior to the occupation of 50 dwellings within the Phases of which they form a part.</p> <p>Reason: To ensure that play facilities are provided within the</p>	Prior to occupation	

	Subject	Condition	Trigger	Comment
		development to an appropriate standard and at the time the demand for them arises, in accordance with policy LRC 3 of the of the East Herts Local Plan Second Review April 2007.		
27	External materials	<p>Prior to the commencement of construction of any buildings in Phase 1, and notwithstanding the submitted plans, full details, including samples, of the external materials of construction for the buildings hereby permitted shall be approved in writing by the local planning authority and the development shall thereafter be implemented in accordance with the approved materials.</p> <p>Reason In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.</p>		
28	SuDS implementation	<p>The development permitted by this planning permission shall be carried out in accordance with the drawing provided by Water Environment reference 14120-Sk003 titled <i>Temporary drainage during construction of Phase 2 and diversion of watercourse</i>, dated 10 February 2017 and the following mitigation measures as detailed within the surface water drainage strategy:</p> <ul style="list-style-type: none"> • Temporary diversion of the channel within a trench as shown on the drawing 14120-Sk003 • The final discharge from the trench must not exceed greenfield runoff rates during the 1 in 100 year event + 		

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		<p>climate change event, using a controlled discharge mechanism</p> <ul style="list-style-type: none"> • The mitigation measures shall be fully implemented prior to use and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority • Provide details of the management tasks and maintenance schedules required for the system for the lifetime of the development. • Thereafter, the scheme shall be implemented in accordance with the approved timetable. <p>Reason: To ensure the implementation of appropriate surface water drainage systems and their subsequent management and maintenance, to prevent the increased risk of flooding, improve and protect water quality, improve habitat and amenity in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>		
29	SuDS design and implementation	No development shall take place prior to the diversion of the ordinary watercourse. Prior to the commencement of development the final design of the drainage scheme shall be completed and approved by the local planning authority. The design of the temporary diversion of the current channel shall		

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		<p>be included and supported by the following details:</p> <ul style="list-style-type: none"> • Timetable for implementation • Detailed engineering drawing of the alternative channel until the discharge point • Detailed calculations to prove the temporary channel will cater for surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event <p>Reason: To ensure the implementation of appropriate surface water drainage systems and their subsequent management and maintenance, to prevent the increased risk of flooding, improve and protect water quality, improve habitat and amenity in accordance with policies ENV20 and ENV21 of the East Herts Local Plan Second Review April 2007 and the NPPF.</p>		
30	Station cycle park	<p>The additional 100 bay cycle park, details of which are required by condition 5(d), shall be constructed and open for use before the commencement of Phase 3 of the proposed development.</p> <p>Reason: To ensure the facility is provided when required by users of the station and in accordance with policies TR1 and TR2 of the East Herts Local Plan Second Review April 2007</p>		
31	Energy and sustainable	Prior to the commencement of Phase 2 a revised energy		

	Subject	Condition	Trigger	Comment
	construction	<p>strategy and sustainability statement shall be submitted to and approved by the local planning authority in order to improve the environmental performance of the development as advised in the report addressing the issues raised by TGA in the report <i>Independent Review of Energy and Sustainability Credentials</i> dated 24 June 2016.</p> <p>Reason: In order to ensure the development meets local and national objectives in respect of climate change.</p>		