

Appendix 2 – Conditions and Informatives for application 25/1055/FUL

C1 Time Frame (TRDC)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 In accordance with plans (TRDC)

The development hereby permitted shall be carried out in accordance with the following approved plans:

WCO_004 P04

WCO_005 P05

WCO_006 P05

WCO_SK04

337 B (00) 001 P01

337 B (00) 001 P01

337 B (00) 002 P04

337 B(EX) 001 P01

337 B(EX) 002 P01

055-BL-PL-01-XX-DR-A-1500 P1

055-BL-PL-01-XX-DR-A-1710 P1

055-BL-PL-02-XX-DR-A-1500 P1

055-BL-PL-02-XX-DR-A-1710 P1

055-BL-PL-02-XX-DR-A-1711 P1

055-BL-PL-03-XX-DR-A-1500 P1

055-BL-PL-03-XX-DR-A-1501 P1

055-BL-PL-03-XX-DR-A-1502 P1

055-BL-PL-03-XX-DR-A-1710 P1

055-BL-PL-03-XX-DR-A-1711 P1

055-BL-PL-03-XX-DR-A-1712 P1

055-BL-PL-04-XX-DR-A-1500 P1

055-BL-PL-04-XX-DR-A-1501 P1

055-BL-PL-04-XX-DR-A-1502 P1

055-BL-PL-04-XX-DR-A-1710 P1
055-BL-PL-04-XX-DR-A-1711 P1
055-BL-PL-04-XX-DR-A-1712 P1
055-BL-PL-05-XX-DR-A-1501 P1
055-BL-PL-05-XX-DR-A-1710 P1
055-BL-PL-05-XX-DR-A-1711 P1
055-BL-PL-06-XX-DR-A-1501 P1
055-BL-PL-06-XX-DR-A-1502 P1
055-BL-PL-06-XX-DR-A-1710 P1
055-BL-PL-06-XX-DR-A-1711 P1
055-BL-PL-07-XX-DR-A-1500 P1
055-BL-PL-07-XX-DR-A-1501 P1
055-BL-PL-07-XX-DR-A-1502 P1
055-BL-PL-07-XX-DR-A-1710 P1
055-BL-PL-07-XX-DR-A-1711 P2
055-BL-SK-CB-XX-DR-A-1510 P7
055-BL-PL-CB-XX-DR-A-1710 P7
055-BL-PL-RC-XX-DR-A-1500 P1
055-BL-PL-XX-XX-DR-A-1620 P1

Reason: For the avoidance of doubt, in the proper interests of planning and in the interests of the character of the area, Green Belt and residential amenity in accordance with Policies CP1, CP2, CP3, CP4, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013).

Pre-Commencement Conditions

C3 **Tree Protection** (TRDC Landscape Officer)

No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) whatsoever shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with the approved scheme as set out within the Arboricultural Method Statement, by Arbtech (dated January 2026), and as shown on Plan Arbtech TPP 01 Rev 01.

The protective measures, including fencing, shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained as approved until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction, to protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C4 **Arboricultural Method Statement** (TRDC Landscape Officer)

The development shall only be implemented in accordance with the approved Arboricultural Method Statement, by Arbtech (dated January 2026) and Plan Arbtech AIA01 Rev 01.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction, to protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C5 **Archaeology** (HCC Archaeology)

No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as required by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation.

Reason: This condition is a pre commencement condition to define, in advance of the development hereby permitted beginning on the site, the details of an archaeological evaluation and any mitigation, if any is necessary, to protect archaeological remains present within the development site in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

C6 **Site Waste Management** (HCC HMWT)

No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The SWMP should aim to reduce the amount of waste produced on site and should contain information including estimated types and quantities of waste to arise from construction and waste. The development shall be carried out in accordance with the approved SWMP.

Reason: To promote the sustainable management of waste arisings and contributes towards resource efficiency, in accordance with Policy DM10 of the Development Management Policies LDD (adopted July 2013).

C7 **Contamination** (Affinity Water)

No excavation or groundworks (e.g. piling or the implementation of a geothermal open/closed loop system) shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority:

- A **Foundations Works Method Statement and Risk Assessment** detailing the **depth** and **type** of excavations (e.g. piling) to be undertaken including **mitigation Measures** (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent or minimise any potential migration of pollutants to public water supply.
- **Acknowledgement of the need to notify Affinity Water of excavation works 15 days before commencement** in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply

The works shall be carried out in accordance with the approved details. Any excavations must be undertaken in accordance with the terms of the approved method statement.

Reason: This is a pre-commencement condition to ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water.in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C8 **Surface Water Drainage** (Affinity Water)

Prior to the commencement of any works on site a Surface Water Drainage Scheme demonstrating appropriate use of sustainable urban drainage systems that prevent the mobilisation of any contaminants ensuring protection of surface and groundwater shall be submitted to and approved in writing by the Local Planning Authority.

The construction works and operation of the proposed development site shall be carried out in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.

The works shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure that the proposed development will not cause pollution of the environment or harm to human health, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C9 **Phase 2 Ground Investigation** (WEH)

No development hereby permitted shall commence until a Phase 2 Ground Investigation and Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Phase 2 Ground Investigation and Risk Assessment and mitigation measures shall include:

- details of the potential for invasive weeds to impact the Site;
- details of chemical testing of the Site soils and the Site soils following reprofiling if the Site is to be proposed to be reprofiled/ increased and / or reduced in level;
- details of the installed gas monitoring wells and frequency of monitoring in accordance with current regulations and best practice;
- details of a review of the Desk Study sources and targeting anomalous areas recorded during this first phase of ground investigation;
- details of refuse type deposits were recorded centrally within deeper areas of Made Ground. PFAS should be included as a Contaminant of Concern with regard to the soils and groundwater at the Site;
- details of further chemical testing;
- assessment of risk from TPH at locations in which total TPH is recorded above <10mg/kg and an assessment of risk with regard to potential volatile contaminants at the Site;
- details of investigation of migration of ground gas from the off-site landfill associated with the historical brickworks;
- details of any required mitigation and ongoing monitoring measures.

The works shall be carried out in accordance with any mitigation and monitoring required within the approved details.

Reason: This is a pre-commencement condition to ensure that the development does not contribute to, and is not put at, unacceptable risk from adversely affected unacceptable levels of water pollution, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C10 **Remediation Strategy** (Environment Agency)

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing, by the local planning authority. This strategy will include the following components:

A preliminary risk assessment which has identified: all previous uses;

potential contaminants associated with those uses;

a conceptual model of the site indicating sources, pathways and receptors;

potentially unacceptable risks arising from contamination at the site.

A site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. The results of the site investigation and the detailed risk assessment, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 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 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason: This is a pre-commencement condition to ensure that the development does not contribute to, and is not put at, unacceptable risk from adversely affected unacceptable levels of water pollution, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C11 **Monitoring** (Environment Agency)

The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority in accordance with the timetable set out within the approved plan.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures in accordance with Policy CP1 of the Core Strategy

(adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C12 **Construction Environmental Management Plan** (Ecology)

No development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- (a) risk assessment of construction activities potentially damaging to biodiversity on the application site;
- (b) identification of biodiversity protection zones;
- (c) practical measures (both physical measures and sensitive working practices set out in method statements) to avoid or reduce adverse biodiversity impacts during construction;
- (d) the location and timings of sensitive works to avoid harm to biodiversity features;
- (e) the appointment, role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; the times during construction when specialist ecologists need to be present on site to oversee works;
- (f) use of protective fences, exclusion barriers and warning signs.
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (h) Use of protective fences, exclusion barriers and warning signs.

The CEMP shall also include mitigation measures for the following:

- i) Reptiles
- j) Nesting birds
- k) Bats
- l) Invasive species
- m) Mammals

The development hereby permitted (including demolition) shall be carried out in accordance with the approved CEMP: Biodiversity.

Reason: This is a pre commencement condition in the interests of safeguarding protected species and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C13 **Badger Report** (Ecology)

A pre-works badger survey shall be undertaken by a suitably qualified ecologist no more than 3 months prior to the commencement of works. The results of this survey

shall be incorporated into a badger report, which shall be submitted to and approved in writing by the Local Planning Authority.

Any approved mitigation strategy shall be adhered to and implemented strictly in accordance with the approved details, unless varied by the terms of a Natural England Licence.

Reason: This is a pre-commencement condition to protect ecology on this site in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C14 **Seed Harvesting and Compensation Plan** (Ecology)

Prior to the commencement of development, including any vegetation clearance, a Seed Harvesting and Compensation Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

Baseline assessment for the current population.

Timings for seed collection.

Detail of the persons carrying out the activity and their qualifications.

The method that will be used for seed collection, including tools required.

Post-harvest seed handling.

Seed storage.

Replanting methodology.

The development shall be carried out in accordance with the approved Seed Harvesting and Compensation Plan.

Reason: This is a pre-commencement condition to protect ecology on this site in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C15 **Habitat Management and Monitoring Plan** (Ecology)

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) aligning with the HMMP template produced by DEFRA and prepared in accordance with the Biodiversity Gain Plan has been submitted to, and approved in writing by, the Local Planning Authority. The HMMP shall include:

1. non technical summary;
2. the roles and responsibilities of the people or organisation (s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: This is a pre-commencement condition to ensure that the net gain for biodiversity on site is delivered, maintained and managed in the interests of local biodiversity in accordance Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the Development Management Policies LDD (adopted July 2013) and for the purposes of para 9(2) and 9(3) of Schedule 7A of the Town and Country Planning Act 1990.

C16 **SUDs** - (LLFA)

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, FRA & Drainage Strategy (Flood Risk Assessment and Drainage Strategy Report, by BWM Ltd, Revision 5 dated 08 January 2026) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: This is a pre-commencement condition to ensure that the development achieves a high standard of sustainability and to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C17 **SUDs – Temporary drainage measures** (LLFA)

Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Local Planning Authority

Reason: This is a pre-commencement condition to provide a sustainable system of surface water drainage and management to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C18 **SUDs – Construction phase** (LLFA)

Construction shall not begin until a detailed construction phase surface water management plan to protect the site Surface Water Drainage features from any construction runoff has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to provide a sustainable system of surface water drainage and management to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C19 Highways - Additional information (HCCHA)

No development shall commence until full details have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- a. Amended plans to illustrate that all gates /doors into the proposed dwellings open inwards to prevent gates / doors opening out onto the adjacent footways.
- b. Indicative plan showing double yellow lines along the full extent of the shared cycleway/footway on the east side of Oxhey Lane from the site access to the proposed toucan crossing.

The works shall be carried out in accordance with the approved details prior to first occupation of the development.

Reason: This is a pre-commencement condition in order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and Policy CP10 of the Core Strategy (adopted October 2011).

C20 Highways - Construction Management Plan (HCCHA)

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing including at different phases;
- b. Access arrangements to the site including at different phases;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste);

- h. Provision of sufficient on-site parking at different phases;
- i. Post construction restoration/reinstatement of the working areas and any temporary access to the public highway;
- j. Phasing Plan

Reason: This is a pre-commencement condition in order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and Policy CP10 of the Core Strategy (adopted October 2011).

Prior to any works above slab/ground level

C21 Species Enhancement Plan (Ecology)

Prior to any works above ground level a Species Enhancement Plan shall be prepared. It will include a graphical plan, setting out the number, type and position of enhancement features to be incorporated into the design scheme. This plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

At least 96 integrated swift bricks.

At least 96 integrated bat boxes.

Hedgehog highways.

The development shall be carried out in accordance with the approved Species Enhancement Plan.

Reason: To protect and enhance ecology on this site in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C22 External Materials (TRDC Planning)

Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials (including hard surfacing areas) shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the buildings being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C23 Open and play space (TRDC Planning and Leisure).

Prior to any above ground building operations, a programme for the completion of the public open space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the open space including the provision of seating areas and detailed specification, type and details (dimensions) of the play equipment and other operations associated with grass areas around the play areas. In addition, details of arrangements for the future management and

maintenance of the open space and play provision throughout the lifetime of the development shall be provided.

The public open space and play space shall be provided in accordance with the agreed programme to co-ordinate with the occupation of the residential development, and shall thereafter be retained, kept open, managed and maintained in accordance with the approved details.

Reason: To ensure provision is made for children's play space in accordance with Policy PSP2 of the Core Strategy (adopted October 2011) and Policy DM11 of the Development Management Policies LDD (adopted July 2013).

C24 **Site Levels**

Prior to any works above ground level details of the existing site levels and the proposed finished floor levels and sections of the proposed buildings 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: This condition is required in order to ensure a satisfactory form of development relative to surrounding buildings and landscape and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Prior to First Occupation

C25 **Highway Improvements – Offsite (Design Approval)** (HCCHA)

Notwithstanding the details indicated on the submitted drawings no dwelling shall be occupied until a detailed scheme for the necessary offsite highway improvement works, indicatively show on drawing number 425.065707.00001-PD07 B in addition to extended double yellow lines, have been submitted to, and approved in writing by, the Local Planning Authority. These works shall include:

- Priority junction with a right hand turn lane and any associated necessary works including signage, drainage and lighting.
- Widening of the existing footway on the north-east side of Oxhey Lane to create a shared use footway / cycleway from the site access to the existing shared use facility.
- Upgrading the existing uncontrolled crossing point on Oxhey Lane to a toucan crossing and any associated works.
- Double yellow lines on either side of the proposed junction.
- Double yellow lines along the full extent of the shared use cycleway / footway on east side of Oxhey Lane from the site access to the toucan crossing.
- Construction vehicle access.

The offsite highway improvement works shall be completed in accordance with the approved details prior to the first occupation of the development hereby permitted.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way and to encourage sustainable travel in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011).

C26 **Soft Landscaping** (TRDC Landscape Officer)

Prior to works above ground level a scheme of soft landscaping, which shall include details of the existing trees to be retained and the size, species, planting heights, densities and positions of any proposed soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority.

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following first occupation of any part of the buildings or completion of the development, whichever is sooner.

If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (ie November to March inclusive).

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C27 **Hard Landscaping** (TRDC)

The hard landscaping scheme shall be carried out in accordance with the approved details as shown on Plans WCO_005 P04, WCO_006 P05 prior to first occupation of the development hereby permitted.

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C28 **Management of Landscape areas** (TRDC Landscape Officer)

Prior to first occupation of the development hereby permitted a landscape management plan for the site shall be submitted to and approved in writing by the Local Planning Authority.

The landscape management plan shall include long term design objectives of the hard and soft landscaped areas and blue infrastructure, management responsibilities (including clearing and maintaining hard landscaped areas), programme for replacement planting where required, timescales and maintenance schedules for all landscape areas.

The landscape management plan shall be carried out, as approved, following the first implementation of the approved landscaping scheme for the duration of the use of the site in connection with this permission.

Reason: To ensure that the approved landscaping and mitigation planting is satisfactorily maintained to ensure the long term protection of the character of the locality and biodiversity of the site, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM6 and DM7 of the Development Management Policies LDD (adopted July 2013).

C29 SUDS Management and Maintenance (LLFA)

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- a timetable for its implementation.
- details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

The maintenance and management of the sustainable drainage scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C30 SUDs – Survey and verification report (LLFA)

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 16. The verification report shall include a full set of “as built” drawings plus photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms plus CCTV survey and topographic survey where appropriate. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority.

Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C31 **Highways - Parking Management Plan** (HCCHA and TRDC)

Prior to the first occupation of the residential development hereby permitted, a Parking Management Plan for the site shall be submitted to and approved in writing by the local planning authority. The Parking Management Plan shall include: a) details of the allocation of vehicle parking spaces within the development; b) management and allocation of disabled parking spaces; c) management of the parking spaces serving the community building; d) details of the management and enforcement to prevent parking and obstruction of access road, internal roads and turning heads (i.e all areas not allocated for parking); e) long term management responsibilities and maintenance schedules for all communal and roadside parking areas and access arrangements, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

The parking management plan shall be carried out in accordance with the approved details.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C32 **Site Investigation** (HCC Archaeology)

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5 and the provision made for analysis and publication where appropriate.

Reason: To ensure, in advance of the operation of the development hereby permitted that the details of the mitigation necessary to protect any archaeological remains present within the application site are implemented in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

C33 **Sewerage** (Thames Water)

No development shall be connected to the public sewer system until confirmation has been provided that either:- all sewage works upgrades required to accommodate the additional flows from the development have been completed; or - a development and infrastructure phasing plan, which may, if appropriate include a temporary solution, has

been approved in writing by the Local Planning Authority to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed, no connection to the public sewer system shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C34 **Verification Report** (Environment Agency)

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C35 **Refuse and Recycling details** (TRDC Planning and Herts Highways).

The development shall not be first occupied until a scheme for the separate storage and collection points of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include siting, size and appearance of refuse and recycling facilities on the premises.

The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

C36 **EV Charging Points** (TRDC Planning and Herts Highways)

Prior to the first occupation of the development, the Electrical Vehicle Charging points as shown on approved plan 425-065707-00001-PD04 Rev A shall be installed and made available for use in accordance with the approved details.

Reason: This condition is required to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to

ensure that the development makes as full a contribution to sustainable development as possible.

C37 Parking Provided and Retained (TRDC Planning)

The parking spaces and turning spaces shall be constructed and provided and the allocated parking made permanently available to the individual properties, in accordance with the approved details. The parking spaces shown on approved plan 337 B (00) 002 P04 shall be provided before the first occupation of the dwelling to which they are assigned and shall only be made available to that assigned property in accordance with approved plan 337 B (00) 002 P04. The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C38 Quadricycle and Electric Bike parking (TRDC Planning)

The quadricycle and Electric Bike Parking spaces shall be constructed, provided and made permanently available to the occupants of the development, in accordance with the approved plan 337 B (00) 002 P04.

The quadricycle and electric bike parking spaces shall be provided prior first occupation of any dwelling and thereafter be kept permanently available for the use of residents to the site.

Reason: This condition is required to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

C39 Energy Statement (TRDC Planning)

The development shall not be occupied until the energy saving and renewable energy measures detailed within the Energy and Sustainability Statement Rev 02 by KLH dated May 2025 submitted as part of the application are incorporated into the approved development and shall deliver a minimum of 126.4% improvement in carbon reductions over Part L Building Regulations.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

C40 **Noise mitigation measures** (TRDC EH Officer)

Prior to the first occupation of the development hereby permitted, a detailed noise mitigation scheme for the plant and machinery to achieve satisfactory internal noise levels to each dwelling, in accordance with BS 8233:2014 'Guidance on Sound Insulation and Noise Reduction for buildings', shall be submitted to and approved in writing by the Local Planning Authority. The noise mitigation scheme shall address potential noise nuisance arising from the electrical substations and battery storage. The noise from electrical substations and battery storage area shall not exceed the criteria set out in Table 5 of 'A Procedure for the Assessment of Low Frequency complaints' (University of Salford, Manchester, 2009) within any habitable room of any neighbouring dwelling.

The mitigation measures shall be implemented in accordance with the approved details prior to first use of the plant and machinery on site and permanently maintained thereafter.

Reason: To protect the residential amenities of future occupiers of the development in accordance with Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C41 **Boundary treatment** (TRDC Planning)

Prior to the first occupation of the development hereby permitted, the boundary treatment shall be erected in accordance with the approved details as shown on plan WCO_005 REV P05 and shall be permanently maintained as such thereafter.

Reason: To ensure that appropriate boundary treatments are proposed to safeguard the amenities of neighbouring properties and the character of the locality in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C42 **Reuse and Gym Building**

The Reuse Centre and Gym shall be completed and ready for first use in accordance with the approved plans prior to 20% occupation of the dwellinghouses. The Reuse Centre and Gym shall only be available to residents occupying the dwellings within the application site and shall not be made available to the general public at any time.

Reason: To safeguard the residential amenities of neighbouring properties from an unacceptable intensive use and for highway safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C43 **No additional windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the first floor flank elevations or roof slopes of the dwellings on Plots 32, 79 or 87 hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C44 Obscure glazing

Before the first occupation of the community building and flats hereby permitted the windows in the first floor north eastern elevation of flat 96 shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C45 Balcony Screening

Prior to occupation of the Flat 96 hereby permitted, a 1.8m high obscured screen as measured from the surface of the balcony be erected to along the north eastern elevation of the balcony shall be implemented and maintained as such thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C46 Community Building – Parking

The parking spaces serving the Community Centre, hereby permitted, shall be constructed, provided and made available for users of the Community Centre, in accordance with the approved details. The parking spaces shown on approved plan 337 B (00) 002 P04 shall be provided before the first use of the Community Centre and shall permanently only be made available to that assigned property in accordance with approved plan 337 B (00) 002 P04. The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

Other

C47 Remediation Strategy (Affinity Water)

If, during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until the following has been submitted to and approved in writing by the Local Planning Authority:

- A **Remediation Strategy/Report** detailing how contamination will be dealt with. The remediation strategy shall be implemented as approved with a robust pre and post monitoring plan to determine its effectiveness.

The remediation works shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C48 **Unexpected contamination** (Environment Agency)

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C49 **Investigative Boreholes** (Environment Agency)

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected.

The scheme as approved shall be implemented prior to the occupation of the development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C50 **Piling** (Environment Agency)

No piling, boreholes/tunnel, shafts, ground source heating and cooling systems or other foundation designs using penetrative methods shall be carried out until details of the works 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 proposed development does not harm groundwater resources in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C51 **Biodiversity Net Gain Plan** (Herts Ecology and Planning)

The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment by ethos Environmental Planning (ETH24-258-Oxhey V2, December 2025).

Reason: This is to ensure that the biodiversity and ecological information submitted with the planning application is realised through the Biodiversity Gain Plan, in the interests of local biodiversity and to ensure biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C52 **Habitat Management and Monitoring Implementation** (TRDC)

Notice in writing shall be given to the Local Planning Authority when the agreed Habitat Management and Monitoring Plan (HMMP) as secured by condition 15 has been implemented.

Reason: This is to ensure that the Local Planning Authority have acknowledged when the habitat enhancement and creation works have been implemented to enable effective monitoring accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C53 **Monitoring reports as agreed** (Herts Ecology and TRDC).

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP (as secured by condition 15).

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

C54 **Removal of Permitted Development Rights** (TRDC Planning)

Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class B - enlargement consisting of an addition to the roof

Class E - provision of any building or enclosure

Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site, neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C55 **Fire Hydrants** (HCC Fire and Rescue)

Should they be required, detailed proposals for fire hydrants serving the development as incorporated into the provision of the mains water services for the development, whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

C56 **External Lighting** (TRDC EH and Herts Ecology).

Prior to the installation of any lighting on the site, full details and specification of the proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include heights of any lighting columns, spillage diagrams, and proposed hours of operations. The lighting shall therefore after be implemented only in accordance with the approved details.

Reason: To safeguard wildlife and ecology in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

C57 **Community Building – Hours of Use**

The Community Centre, hereby permitted, shall not operate other than between the hours of 10:00am and 7:30pm Mondays to Saturdays and shall not operate at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C58 **Community Building – Use**

The Community Centre, hereby permitted, shall only be used as a Hall or meeting place for the principal use of the local community use (Class F2b) and for no other use, including any other use in Class F of the Schedule to the Town and Country (Use

Classes) Order (as amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

Informatives

11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application which includes a fee.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threerivers.gov.uk). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before

the building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{b (a)} Making a Non-Material Amendment

{b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>.

12 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun (Phase Plans).

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 15 The applicant is reminded that this planning permission is subject to either a unilateral undertaking or an agreement made under the provisions of Section 106 of the Town and Country Planning Act 1990. It is extremely important that the applicant is aware of the stipulations, covenants and obligations set out within any legal agreements tied to the planning permission. This may include the requirement to notify the Council prior to commencement of the development (as defined within the legal agreement) if certain obligations are required to be paid, for example, an affordable housing contribution including indexation.
- 16 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).

- 17 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.
- 18 The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and 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 requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>
- 19 Roads to remain private: The applicant has indicated that all new roads associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that they are private roads and the developer should put in place permanent arrangements for long-term maintenance.
- 110 Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.
- 111 There are public sewers crossing the site, therefore no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other information relating to your building/development work, please contact Thames Water on 08458502777.
- 112 Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety in our Construction Management template, a copy of which is in our Construction Management template, a copy of which is available on the County Council's website at available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.asp>

- I13 Travel Plan (TP): A TP, in accordance with the provisions as laid out in Hertfordshire County Council's Travel Plan Guidance, would be required to be in place from the first occupation/use until 5 years post occupation/use. A £1,200 per annum (overall sum of £6000 and index-linked RPI March 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards supporting the implementation, processing and monitoring of the full travel plan including any engagement that may be needed. Further information is available via the County Council's website engagement that may be needed. Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> OR by emailingtravelplans@hertfordshire.gov.uk
- I14 There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.
- I15 In this location Affinity Water will supply drinking water to the development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.