
TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/13/0899/O

Lands Improvement Holdings Landmatch Sarl & Hubert C Leach Ltd
C/o Savills (UK) Ltd
Unex House
132-134 Hills Road
Cambridge
Cambridgeshire
CB2 8PA

Description of Development: An outline planning application for a residential/mixed use development incorporating housing up to 523 Units (with delivery of a 1FE Primary School) or up to 485 Units (with delivery of a 2FE Primary School), a shop, a hotel (with ancillary gym/restaurant), commercial floor space, public open space and allotments, with all matters reserved except for means of access from the Dinant Link Road and Lord Street and a sustainable urban drainage systems with associated earth works to enable delivery of Phase 1

Location of Development: Land to the west of Hoddesdon and east of the A10 incorporating land to the north and south of the Dinant Link Road between Hertford Road and Lord Street and Land to the south of Lord Street Hertfordshire EN11

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 14/10/2013 and received with sufficient particulars on 29/10/2013.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

1 Commencement of the Development

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission or before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved, whichever is later.

Reason - To conform with Section 92 (2) of the Planning Act 1990 as amended.

2 Approved Plans

The development/works shall be carried out in accordance with the approved plans:

29019 (02) 001 revD Land Use

29019 (02) 002 revC Development Zones

29019 (02) 003 revE Green Infrastructure

29019 (02) 004 revE Building heights

29019 (02) 005 revD Access and movement

0594-SK-29(E): Main Site Access Junction General Arrangement

0594-SK-30(B): Development Area South Proposed Emergency Vehicle Access General Arrangement

0594-SK-34(C): Proposed Access to Development South Sports Facility Access Junction General Arrangement

0594-SK-39(B): Temporary Construction Access

LAN9023/CEN8007/TQCP 01 rev1

LAN9023/CEN8007/TQCP 02

LAN9023/CEN8007/TQCP 03

LAN9023/CEN8007/TQCP 04

LAN9023/CEN8007/TQCP 05

LAN9023/CEN8007/TQCP 06

LAN9023/CEN8007/TQCP 07

LAN9023/CEN8007/TQCP 08

LAN9023/CEN8007/TQCP 09

Reason - To ensure that the development is carried out in accordance with the approved drawings

3 Phasing Plan

Prior to the submission of the first reserved matters a Phasing Plan shall be submitted to the local planning authority showing the phasing of development and how reserved matters for the site shall be phased in relation to the Development Zones and other areas. No development shall commence until the Phasing Plan has been approved in writing by the local planning authority.

Reason - In the interests of enabling the development to be undertaken in a phased approach without non-compliance with any of the conditions and ensure the first residents of the site have an appropriate residential environment and facilities prior to the site's completion.

4 Reserved Matters

No development shall commence until details of the appearance, landscaping, layout, scale and means of access not already approved,(herein and after called the reserved matters) in respect of each reserved matters application set out within the agreed Phasing Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

The Reserved Matters should be in general accordance with the approved Parameter Plans, the Public Realm Design Code and the Character Area Design Code for that Development Zone.

This condition may be discharged on an individual Development Zone basis.

Reason - The application is in outline only (excluding specified junction works that have been submitted in detail) and the Local Planning Authority wishes to ensure that the details which have not yet been submitted are appropriate to the proper planning of the site.

5 Final Reserved Matters

Application for the approval of the final reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.

Reason - To conform with Section 92 of the Planning Act 1990 as amended

6 Building Materials

No development shall commence within a Development Zone until details/samples of all external facing and roofing materials for that Development Zone have been submitted to and approved by the Local Planning Authority. Development is to proceed in accordance with the approved details.

Reason - To ensure high standards of design and to secure a satisfactory external appearance.

7 Surfacing Materials

No development shall commence within a Development Zone until details/samples of all surfacing materials to be used for that Development Zone have been submitted to and approved by the Local Planning Authority in writing. Development is to proceed in accordance with the approved details.

Reason - To ensure high standards of design and to secure a satisfactory appearance in accordance with the Council's adopted supplementary planning guidance and design coding undertaken for each zone.

8 Boundaries

No development shall commence within a Development Zone until details of all screen and boundary walls, fences and any other means of enclosure for that Development Zone have been submitted to and approved in writing by the Local Planning Authority; such approved means of enclosure to be erected to the satisfaction of the Local Planning Authority before any of the building(s) approved is/are occupied and retained thereafter.

Reason - To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties in accordance with the council's adopted supplementary planning guidance and to secure a satisfactory appearance in accordance with the Council's supplementary planning guidance and design coding undertaken for each zone.

9 Construction Hours

No construction work or delivery of materials relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 8.00 a.m. - 6.00 p.m. on Mondays to Fridays and between the hours of 8.00 a.m. - 1.00 p.m. on Saturdays.

Reason - to protect neighbouring amenity

10 Contamination

Prior to each phase of development approved by this planning permission, no development shall take place until a scheme that includes the following components to deal with the risk associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A site investigation scheme, to provide information for a detailed assessment of the risks to all receptors that may be affected, including those off site;
- 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason - To protect the amenity of residents of the development and to protect groundwater. The PRA has identified contamination associated primarily with use of parts of the site as a landfill. Further investigation is required to characterise and delineate the contamination to ensure that this threat to groundwater is appropriately addressed.

11 Remediation

Within a phase no occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy for that phase and the effectiveness of the remediation has been 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. It shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To protect groundwater and to verify remediation work to confirm that all works to protect groundwater have been satisfactorily carried out and that there is no residual risk

12 Archaeology

No development shall take place until the applicant, or their agent or successors in title, has submitted to, and had approved in writing, a written scheme of investigation (which may be on a phased basis). The Scheme shall, with reference to the submitted Environmental Statement, explain the archaeological evaluation already undertaken and identify any further evaluation (which may be on a phased basis) which may be required. The development shall not be carried out other than in accordance with the approved

programme set out in the Written Scheme of Investigation.

Reason - to ensure the protection/recovery/interpretation of any archaeological remains

13 Noise

Prior to the construction of the first residential Development Zone, a scheme for the delivery of the acoustic barrier shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the acoustic mitigation measures, including construction details of the noise bund and acoustic fence, landscaping details and a programme for delivery. The agreed measures shall be implemented in accordance with the agreed timetable and retained thereafter.

Reason - to ensure the effective operation of the acoustic barrier for the duration of its lifespan and to secure an appropriate design in accordance with the Council's design policies and guidance and the public realm design code for the site.

14 Design Coding

a) Prior to the commencement of development a Public Realm Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Public Realm Design Code shall be prepared in accordance with the principles and parameters established within the Design and Access Statement (HOD-DOC-SUPP-14) and the Design Codes Specification (HODD-DOC-APP-02).

b) Concurrently with the submission of the Public Realm Design Code a Character Area Design Code for Development Zone A shall be submitted to the Local Planning Authority for approval in writing. The Character Area Design Code should be prepared in accordance with the principles and parameters established within the Design and Access Statement (HOD-DOC-SUPP-14), the Public Realm Design Code and the Design Codes Specification (HODD-DOC-APP-02).

c) Prior to the submission of the first of the Reserved Matters for Development Zones B to F, a Character Area Design Code for the relevant Development Zone shall be submitted to and approved in writing by the Local Planning Authority. Each Character Area Design Code should be prepared in accordance with the principles and parameters established within the Design and Access Statement (HOD-DOC-SUPP-14), the approved Public Realm Design Code and the Design Codes Specification (HODD-DOC-APP-02) and with reference to the Design Code for Character Area A.

Reason - to ensure the proper planning of the site

15 Access Strategy

Prior to or concurrently with the submission of the first Reserved Matters, a Strategic Highways Plan shall be submitted to the Local Planning Authority for approval. The Strategic Highways Plan shall include details of the main access routes, key access points to Development Zones and provision of bus routes and associated infrastructure. The strategy shall be implemented in accordance with the approved details.

Reason - to ensure that the development is fully accommodated by and with the highway network as well as to ensure the successful operation of the highways within the site

16 Wildlife and Habitat Strategy

Prior to the commencement of site clearance on the first residential Development Zone, a Strategic Wildlife and Habitat Mitigation and Enhancement Strategy shall be submitted to the Local Planning Authority for approval. The Strategy shall be implemented as approved.

Prior to the commencement of each development phase or, where relevant, group of development phases, a detailed Wildlife and Habitat Implementation Plan for that development phase shall be submitted to and approved by the Local Planning Authority. The Strategy shall include:

- a) a programme for updating relevant protected species surveys;
- b) Measures to comply with wildlife legislation afforded to protected species, including consideration of timing of works and derogation licensing;
- c) Measures for the protection, enhancement and management of retained habitats of wildlife interest;
- d) Details for the provision and management of proposed habitats of wildlife interest;
- e) Scheme for the control of any plant species included on Schedule 9 of the Wildlife and Countryside Act;
- f) Outline scheme of monitoring and responsibilities for implementation.

The approved details shall be implemented as approved.

Reason - to protect and enhance the biodiversity value of the site

17 Drainage Strategy

The development hereby permitted shall not be commenced until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) High Leigh Garden Village HOD-DOC-SUPP-06, has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include a restriction on run-off and surface water storage on site as outlined in the FRA. The scheme shall identify any Sustainable Drainage techniques to be utilised. The scheme shall subsequently be implemented in accordance with the approved details and the agreed programme.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity in line with local plan policies SUS15 on ground and surface water protection and SUS18 on surface water drainage.

Informative

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled strategic drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes;
- b) Confirmation of the critical storm duration;
- c) Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365;
- d) Where on site attenuation is achieved through ponds, swales, geocellular, storage or other similar methods, calculations showing the volume of these are also required;

- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated;
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the NPPF Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of the overland flow paths and the extent and depth of ponding; and
- g) Sections of any surface water attenuation features, where appropriate

18 Drainage - Infiltration

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason - To protect controlled waters. The PRA has identified contamination associated primarily with use of parts of the site as landfill. The use of soakaways or other infiltration systems cannot be permitted in contamination land. Infiltration drainage systems have the ability to flush out and to dissolve contaminants within the soil and cause them to migrate to vulnerable water receptors, whether these be surface water features or to groundwater. In addition, there can be no discharge directly into groundwater.

19 Main Site Access Junction

No development shall commence on the Main Site Access Junction until full details of both hard and soft landscape works in respect of the Main Site Access Junction have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials; boundary treatments; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power communications cables, pipelines indicating lines, manholes, supports); retained landscape features, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate and an implementation programme.

Reason - to ensure the satisfactory landscaping of the junction

20 Main Site Access Junction - Trees

Prior to the commencement of the Main Site Access Junction, details of the measures to protect all relevant trees to be retained shall be submitted to and be approved in writing by the Local Planning Authority. For the purposes of this condition 'work' shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself. The approved tree protection measures shall be maintained for the duration of construction of the Main Site Access Junction.

Reason - to protect all relevant trees

21 Main Site Access Junction - CEMP

Prior to the commencement of the Main Site Access Junction a construction environmental management plan (CEMP) for the relevant works shall be submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period for the Main Site Access Junction.

Reason - to safeguard all environmental assets in respect of the junction and neighbouring amenity

22 Main Site Access Junction - Completion

No more than 25 dwellings shall be occupied until the Main Site Access Junction works have been completed and a maintenance certificate has been issued for the works.

Reason - to ensure the timely completion of the main site access junction

23 Access Junctions - Road Safety Audits

Prior to the commencement of the works identified on:

0594-SK-29(E): Main Site Access Junction General Arrangement;

0594-SK-30(B): Development Area South Proposed Emergency Vehicle Access General Arrangement; and

0594-SK-34(C): Proposed Access to Development South Sports Facility Access Junction General Arrangement,

an independent Road Safety Audit shall be prepared and submitted to the Local Planning Authority for approval. The details shall be implemented as approved.

Reason - to ensure the safety of these junctions and accesses

24 Toucan Crossing

The Toucan Crossing shown on 0594-SK-29(E): Main Site Access Junction General Arrangement shall be implemented prior to the opening of the Primary School.

Reason - to ensure the provision of a safe route to the primary school

25 Earthworks

Prior to the commencement of any earthworks, details of the particular earthworks proposed shall be submitted to and approved by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform and to existing buildings. The earthworks shall be completed in accordance with the approved details.

This condition may be discharged on a phased basis.

Reason - In the interest of maintaining the amenity value of the area and proper planning of the site.

26 Floor Levels

No construction of buildings shall commence within a Development Zone until the proposed finished floor levels for the ground floor of all buildings in that Development Zone 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 high standards of urban design with a comprehensively planned development and to ensure co-ordinated and harmonious integration between different land uses reflecting the scale and nature of development assessed in the submitted Environmental Statement and to accord with the principles set out in national and local planning policy.

27 Refuse and Recycling

No development shall be occupied within a Development Zone until full details for the storage of refuse and the provision of recycling facilities for that particular Development Zone have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage and recycling facilities shall be provided in their entirety and be made available for use prior to the dwelling/s to which it relates being first occupied.

Reason - to ensure appropriate and adequate provision of waste and recycling facilities in accordance with the Council's policies.

28 Overhead Power Lines

No development shall take place within Development Zone B and/or D until a Utilities Scheme for the 132kV overhead power lines within Development Zone B and D has been submitted to and approved in writing by the local planning authority. The Utilities Scheme shall include full details of the routing of the power lines to be diverted, including details of all undergrounding proposed, details of any towers and power lines to be retained and a programme for implementation. The development shall be carried out in accordance with the approved Scheme.

Reason - to ensure the proper planning of the development

29 Water Environment

No development shall commence within a Development Zone until a surface water drainage scheme for that particular Development Zone has been submitted to and approved in writing by the Local Planning Authority. No development shall be occupied in the relevant Development Zone until the works specified have been carried out in accordance with the surface water drainage scheme so approved.

Reason - To prevent flooding and to ensure a satisfactory scheme for the disposal of surface water.

30 Pollution Control

Within a Development Zone, prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, shall be submitted and agreed in writing with the local planning authority. The works/scheme shall be constructed and completed in accordance with the approved plans and programme.

Reason - to control pollution and protect the water environment within and outside the site

31 Construction Management - Development Zones

No development shall take place within a Development Zone until a Construction Method Statement for the relevant Development Zone has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period for that Development Zone.

Reason - In the interests of the amenity of the area and to ensure a safe development.

32 Piling

Within a Development Zone, no impact piling or other foundation design using penetrative methods shall take place until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for works, has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason - To protect groundwater. The PRA has identified contamination associated primarily with use of parts of the site as a landfill. Piling creates new pathways for pollution to enter groundwater. The chalk aquifer will be at particularly high risk of contamination of piled foundations penetrate through the London Clay with the potential to breach this protective layer.

33 Tree Protection

Prior to the commencement of any work within a Development Zone, details of the measures to protect all trees to be retained shall be submitted to and be approved in writing by the Local Planning Authority. For the purposes of this condition 'work' shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself. The approved tree protection measures shall be maintained for the duration of construction of that Development Zone.

Reason - to protect trees as well as the bio-diversity and visual amenity of the area.

34 Tree Replacement

Any trees removed without consent or dying or severely damaged or becoming seriously diseased during the period of development operations within that Development Zone or within 5 years following the completion of that Development Zone shall be replaced in the next planting season with trees of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

Reason - To protect trees which are to be retained in order to enhance the development, bio-diversity and visual amenity of the area.

35 Working Close to Trees

All works to be carried out under the canopy of a tree shall be carried out by hand tools only and no mechanical or power tools shall be used without the specific approval in writing of the Local Planning Authority.

Reason - To protect the continued health of trees

36 Noise

No development shall commence within an individual Development Zone until:

- 1) either: the developer has submitted and had approved in writing by the Local Planning Authority a statement confirming that internal noise levels in all habitable rooms shall be within the "good" criteria specified in BS8233, or, where necessary, the developer has submitted and had approved in writing by the Local Planning Authority a scheme for the attenuation of noise within the dwellings within that phase; and
- 2) the developer has submitted and had approved in writing by the Local Planning Authority a statement ensuring the noise levels in external private and shared amenity areas is acceptable for all of the dwellings within that phase.

Reason - to protect the amenity of future residents

37 Development Zone C - Access

Prior to the occupation of development within Development Zone C, the Lord Street (south) Access junction as shown on drawing 0594-SK-34C shall be constructed and completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

38 Development Zone C - Remediation

No development shall commence within Development Zone C until the following documents have been submitted to and approved in writing by the Local Planning Authority:

- 1) A detailed assessment of ground conditions (including contamination, drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
- 2) Based on the results of the assessment to be carried out pursuant to 1) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a programme of implementation to be agreed with the Local Planning Authority. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose.

Informative: The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).

39 Development Zone C - Playing Fields

The playing field/s and pitch/es shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011) or any superseding document.

Reason - To ensure the quality of pitches is satisfactory.

40 Development Zone C - Sports Pavilion

No development shall commence in Development Zone C until details of the design and layout of the sports pavilion, in accordance with the specification annexed to the S106 agreement, have been submitted to and approved in writing by the Local Planning Authority. The pavilion shall be constructed and completed in accordance with the approved plans.

Reason - To ensure the development is fit for purpose.

Informative: The applicant is advised that the design and layout of the sports facility should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.

41 Development Zone G - Access from Paddick Close

Prior to the commencement of Development Zone G, details of access from Paddick Close shall be submitted to and approved in writing. The approved details shall be completed prior to the opening of the Primary School.

Reason - to ensure the safe connection of the development to Paddick Close and to ensure that this is designed and constructed to a standard that is in keeping with the development.

Informative: In order to discharge this condition, the Local Planning Authority will expect the details to demonstrate how the access link will be provided to adoptable standards

42 Highway Completion within Development Zones

No dwelling shall be occupied until the carriageways and footways within that Development Zone and serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details.

Reason - to ensure satisfactory means of access to the dwellings

Informative: The Local Planning Authority will ensure through consideration of relevant Reserved Matters applications that future residents and users of the development will have access to houses and other uses across footways and carriageways that have been completed to a satisfactory standard for the proposed use.

43 Highways Details within Development Zones

Prior to the commencement of a Development Zone, full details (in the form of scaled plans and / or written specifications) relating to that Development Zone shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- 1) roads, footways and cycleways;
- 2) visibility splays;
- 3) access arrangements;
- 4) parking provision;
- 5) cycle parking;
- 6) loading areas and turning areas; and

7) plan(s) identifying roads and footpaths for adoption.

The details shall be implemented as approved.

Reason - to ensure that all matters relating to highways and transport provision within each Development Zone are satisfactory

44 Public Rights of Way

Prior to the commencement of any Development Zone adjoining a public right of way, details of measures to protect the public right of way and amenity of users of the public right of way during construction of that particular Development Zone, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the measures shall be put in place and retained in accordance with the approved details for the duration of the construction of that Development Zone.

Reason - to protect public rights of way to and through the site

45 School Travel Plan

The Primary School shall not be occupied until a School Travel Plan, including monitoring provisions has been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented in accordance with the Travel Plan and thereafter adhered to.

Reason - to ensure that all travel to school options are fully considered and that non car trips are maximised

46 Framework Travel Plan

The approved Framework Travel Plan Rev 4 dated 9 July 2014 (HODD-DOC-SUPP-10) shall be implemented in accordance with the approved details.

Reason - in the interests of sustainable development

47 Lord Street - existing vegetation

Prior to the commencement of the first residential Development Zone a programme of works for the cutting back of vegetation adjoining the development along the north side of Lord Street shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the timetable set out in the approved programme.

Reason - to enhance pedestrian connections between the development and the town centre

48 Off Site Highway Works (1)

No more than 200 dwellings shall be occupied until the highway improvement flare widening works at the Amwell Street/Dinant Link Road junction as shown on drawing 5094-SK-41D have been completed and a maintenance certificate has been issued for the works.

Reason - to ensure that the highway impacts emanating from the development are satisfactorily mitigated

49 Off Site Highway Works (2)

No more than 300 dwellings shall be occupied until the highway improvement works set out below have been completed and a maintenance certificate has been issued for the works:

- i) Flare widening works and realignment at the Ware Road/Duke Street/Amwell Street/Hertford Road junction as shown in drawing 5094-SK-09-D
- ii) Flare widening works and realignment at Essex Road/Charlton Way/Dinant Link Road junction as shown in drawing 5094-SK-46B

Reason - to ensure that the highway impacts emanating from the development are satisfactorily mitigated

50 Maintenance and Management

Prior to the occupation of the first dwelling an outline Maintenance and Management schedule for the open spaces, sustainable urban drainage systems and noise bund, as shown on the Green Infrastructure Parameter Plan (the maintainable elements), shall be submitted to, and be approved in writing by the Local Planning Authority. The outline schedule shall include a programme for the establishment of detailed schedules in respect of each of the maintainable elements to be delivered in accordance with the agreed Phasing Plan and the Section 106 Agreement.

Reason - to ensure satisfactory management and maintenance of all maintainable elements in perpetuity

Informative

The Maintenance and Management Schedule is to put in place a comprehensive register of the maintainable elements of the development, to set out for each element:

- 1) the responsible maintenance body;
- 2) agreed specifications for maintenance;
- 3) a maintenance programme

The contents of the Maintenance and Management Schedule will be in accordance with the section 106 agreement

51 Air Contamination during Construction

Prior to the commencement of the first residential Development Zone an air quality monitoring station shall be established to monitor air quality for the duration of the construction phase. A report on air quality shall be submitted to the Local Planning Authority annually thereafter until the completion of construction. The air quality monitoring station shall be removed upon completion of the construction phase of the development.

Reason - to ensure that air quality is monitored throughout the construction of the development



Signed:.....
Head of Planning and Development
DC1001MW

Dated: 02 April 2015

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact the Building Control Section on 01992 785566.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.