

ITEM NUMBER: 5b

23/02034/MFA	Hybrid planning application comprising (i) Full application for the construction of 57 dwellings (Use Class C3), (including affordable housing), 59 no. units of Extra Care accommodation (Use Class C2), means of access, landscaping, open space and all other associated works and infrastructure; and (ii) Outline planning application (all matters reserved except access) for up to 129 dwellings (Use Class C3), (including affordable housing), provision of 1.15ha community land for outdoor sport and recreation and construction of community buildings (Use Class F) including provision of scouts hut, community orchard, gardens, green space, landscaping and all other associated works and infrastructure.
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Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2. Application(s) for approval of reserved matters for the remaining development (namely layout, appearance, scale and landscaping) shall be made no later than three years beginning with the date of this permission and the development shall be commenced not later than 2 years from the final approval of the reserved matters or, in the case of approval of the reserved matters on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

- 3. The development hereby permitted shall be carried out in accordance with the following approved plans (in so far as they relate to the full element of the development and access only for the outline element of the development hereby approved, unless required to be developed otherwise by another condition associated with this permission):**

- **Archaeological Desk Based Assessment (version 2)**
- **Geo-Environmental Site Assessment (Parts 1-9) (1922510 R01 (05))**
- **General Arrangement (8681_100-B)**
- **Soft Landscape Proposals Reference Plan (98681_200-B)**
- **Soft Landscape Proposals – sheet 1 of 4 (8681_201-B)**
- **Soft Landscape Proposals – sheet 2 of 4 (8681_202-B)**
- **Soft Landscape Proposals – sheet 3 of 4 (8681_203-B)**
- **Soft Landscape Proposals – sheet 4 of 4 (8681_204-B)**
- **Hard Landscape Proposals Reference Plan (8681_300-B)**
- **Hard Landscape Proposals – sheet 1 of 4 (8681_301-B)**
- **Hard Landscape Proposals – sheet 2 of 4 (8681_302-B)**
- **Hard Landscape Proposals – sheet 3 of 4 (8681_303-B)**
- **Hard Landscape Proposals – sheet 4 of 4 (8681_304-B)**
- **Environmental Noise Survey (22218-1-R3)**
- **Travel Plan (B25013-JNP-66-XX-RP-T-1002 P05)**

- **Transport Assessment (B25013-JNP-66-XX-RP-T-1003 P04)**
- **TA Appendices A-F**
- **TA Appendices G-H**
- **Primary Site Access General Arrangement (B25013-JNP-66-XX-DR-T-2001 Rev P06)**
- **Chesham Road Site Access General Arrangement (B25013-JNP-66-XX-DR-T-2003 Rev P04)**
- **Community Use Site Access General Arrangement (B25013-JNP-66-XX-DR-T-2005 Rev P03)**
- **Highway Geometry and Visibility Splays (B25013-JNP-66-XX-DR-Z-7006 Rev P03)**
- **Refuse Vehicle Swept Path Analysis Sheet 1 of 3 (B25013-JNP-66-XX-DR-Z-7007 Rev P03)**
- **Refuse Vehicle Swept Path Analysis Sheet 2 of 3 (B25013-JNP-66-XX-DR-Z-7007 Rev P03)**
- **Refuse Vehicle Swept Path Analysis Sheet 3 of 3 (B25013-JNP-66-XX-DR-Z-7007 Rev P03)**
- **Swept Path Analysis Fire Tender (B25013-JNP-66-XX-DR-Z-7008 Rev P03)**
- **Utilities Planning Statement (PS-01, dated February 2024)**
- **Utilities Planning Statement Appendices 1-8**
- **Utilities Planning Statement Appendices 9**
- **Utilities Planning Statement Appendices 10**
- **Preliminary Ecological Assessment (v5, February 2024)**
- **Grange Farm Visualisation – Illustrative Views**
- **Tree Protection Plan (2022-KC-XX-YTREE-TPP01RevC)**
- **Illustrative Masterplan (SK14E)**
- **Proposed Site Layout – Phase 1 Parking Strategy (SK15.1 Rev D)**
- **Proposed Site Layout – Phase 1 Boundary Treatment Plan (SK15.2 Rev D)**
- **Proposed Site Layout – Phase 1 Material Plan (SK15.3 Rev E)**
- **Proposed Site Layout – Phase 1 Waste Collection Plan (SK15.4 Rev D)**
- **Proposed Site Layout – Phase 1 Tenure Plan (SK15.5 Rev F)**
- **Proposed Site Layout – Phase 1 Solar Panels (SK15.6 Rev A)**
- **Proposed Site Layout – Phase 1 Electric Vehicle Charging Locations (SK15.7 Rev A)**
- **Proposed Site Layout – Phase 1 (SK15 Rev G)**
- **House Type Q – Floor Plans (SK103)**
- **House Type Q – Front & Flank Elevations (SK104)**
- **House Type Q – Rear Elevation & Indicative Section (SK105)**
- **Site Layout Plan – Extra Care Housing (SK04 Rev A)**
- **Site Context Plan – Extra Care Housing (SK05 Rev A)**
- **Proposed Street Scene Elevation – Extra Care Housing (SK06 Rev A)**
- **Extra Care Housing – Ground Floor (SK110 Rev A)**
- **Extra Care Housing - First Floor (SK111 Rev A)**
- **Extra Care Housing - Second Floor (SK112 Rev A)**
- **Extra Care Housing – Roof Plan (SK113 Rev A)**
- **Extra Care Housing – Front and SW Side Elevations (SK114 Rev A)**
- **Extra Care Housing – Rear and NE Side Elevation (SK115 Rev A)**
- **Extra Care Housing – NE and SW Internal Courtyard Elevations (SK116)**
- **Street Elevation A1 – A1 (SK131 Rev A)**
- **Street Elevation B1 – B1 (SK132 Rev A)**
- **Street Elevation B2 – B2 (SK133 Rev A)**
- **Street Elevation C1 – C1 (SK134 Rev B)**

- Street Elevation C2 – C2 (SK135 Rev A)
- Street Elevation D1 – D1 (SK136 Rev A)
- Street Elevation E1 – E1 (SK137 Rev B)
- Street Elevation F1 – F1 (SK138 Rev A)
- Street Elevation G1 – G1 (SK139 Rev A)
- Street Elevation H1 – H1 (SK140 Rev A)
- Street Elevation I1 – I1 (SK141 Rev B)
- Street Elevation J1 – J1 (SK142 Rev A)
- Street Elevation K1 – K1 (SK143 Rev B)
- Parking Schedule (SK15F)
- Landscape Strategy (MCS24221 10 F)
- Flat Type N Ground Floor Plan (22/1007 – SK50 Rev A)
- Flat Type N First Floor Plan (22/1007 – SK51 Rev A)
- Flat Type N Second Floor (22/1007 – SK52 Rev A)
- Flat Type N Front Elevation (22/1007 – SK53 Rev A)
- Flat Type N Side Elevation (22/1007 – SK54 Rev A)
- Flat Type N Rear Elevation (22/1007 – SK55 Rev A)
- Flat Type N Flank Elevations & Indicative Section (22/1007 – SK56 Rev A)
- Parameter Plan Building Heights (22/1007 – SK12.4 Rev B)
- Parameter Plan Access and Movement (22/1007 – SK12.2 Rev B)
- Parameter Plan Land Use (22/1007 – SK12.1 Rev B)
- Flood Risk Alleviation Note (B25013-JNP-XX-XX-RP-C-1004)
- Energy & Sustainability Statement (August 2023)
- Tree Survey and Impact Assessment (Keen Consultants, July 2023)
- Tree Constraints Plan (2022-KC-XX-YTREE-TCP01RevA)
- Site Layout Update – Flood Risk Assessment Addendum (B25013-JNP-XX-XX-RP-C-1014 P03)
- Flood Risk Assessment and Drainage Strategy (B25013-JNP-XX-XX-RP-C-1003 P03)
- Flood Risk Modelling (B25013-JNP-XX-XX-RP-C-1008-P02)
- Flood Risk Assessment and Drainage Strategy Addendum (B25013-JNP-XX-XX-RP-C-1011- P02)
- Drainage Strategy Layout (B25013-JNP-92-XX-DR-C-2002-P08)
- Flood Routing Layout (B25013-JNP-92-XX-DR-C-2004-P06)
- Catchment Layout (B25013-JNP-92-XX-DR-D-2007 Rev P03)
- Biodiversity Net Gain Assessment (October 2023)
- Site Location Plan (22/1007 – SO02 Rev D)
- Air Quality Assessment (Rev 2, July 2023)
- Preliminary Bat Roost Assessment & Nocturnal Survey (August 2023)
- Boundary Treatments Plan (LSE-2867-3-AC-0010)
- Typical Single Garage Plan & Elevations (22/1007 – SK99)
- Typical Double Garage Plan & Elevations (22/1007 – SK100)
- Bin Store Plan & Elevations (22/1007 – SK102)
- Typical Cycle Store Plan, Elevation & Section (22/1007 – SK101)
- House Type A Floor Plans (22/1007 – SK20 Rev A)
- House Type A Front & Flank Elevations (22/1007 – SK21 Rev B)
- House Type A Rear Elevation & Indicative Section (22/1007 – SK22 Rev B)
- House Type B Floor Plans (22/1007 – SK23 Rev A)
- House Type B Front & Flank Elevations (22/1007 – SK24 Rev A)
- House Type B Rear, Flank Elevations & Indicative Section (22/1007 – SK25 Rev A)
- House Type C Floor Plans (22/1007 – SK26 Rev A)

- House Type C Front & Flank Elevations (22/1007 – SK27 Rev A)
- House Type C Rear Elevation & Indicative Section (22/1007 – SK28 Rev A)
- House Type D Floor Plans (22/1007 – SK29 Rev A)
- House Type D Front & Flank Elevations (22/1007 – SK30 Rev B)
- House Type D Rear, Flank Elevations & Indicative Section (22/1007 – SK31 B)
- House Type E Floor Plans (22/1007 – SK63 Rev A)
- House Type E Front & Flank Elevations (22/1007 – SK64)
- House Type E Flank, Rear Elevations & Indicative Section (22/1007 – SK65)
- House Type F Floor Plans (22/1007 – SK35 Rev A)
- House Type F Front & Flank Elevations (22/1007 – SK36 Rev B)
- House Type F Rear, Flank Elevations & Indicative Section (22/1007 – SK37 Rev B)
- House Type G Floor Plans (22/1007 – SK66)
- House Type G Front & Flank Elevations (22/1007 – SK67 Rev A)
- House Type G Rear Elevation & Indicative Section (22/1007 – SK68 Rev A)
- House Type H Floor Plans (22/1007 – SK90)
- House Type H Floor Front Elevation (22/1007 – SK91)
- House Type H Rear Elevation & Indicative Section (22/1007 – SK92)
- House Type I Floor Plans (22/1007 – SK44 Rev A)
- House Type I Front & Flank Elevations (22/1007 – SK45 Rev A)
- House Type I Rear, Flank Elevations & Indicative Section (22/1007 – SK46 Rev A)
- House Type J Floor Plan (22/1007 – SK47 Rev A)
- House Type J Front & Flank Elevations (22/1007 – SK48 Rev A)
- House Type J Rear, Flank Elevations & Indicative Section (22/1007 – SK49 Rev A)
- House Type K Floor Plans (22/1007 – SK93)
- House Type K Front & Flank Elevations (22/1007 – SK94)
- House Type K Rear Elevation & Indicative Section (22/1007 – SK95)
- House Type L Floor Plans (22/1007 – SK96)
- House Type L Front & Flank Elevations (22/1007 – SK97)
- House Type L Rear, Flank Elevations & Indicative Section (22/1007 – SK98)
- House Type O Floor Plans (22/1007 – SK57 Rev A)
- House Type O Front & Flank Elevations (22/1007 – SK58 Rev B)
- House Type O Flank, Rear Elevations & Indicative Section (22/1007 – SK59 Rev B)
- House Type P Floor Plans (22/1007 – SK60 Rev A)
- House Type P Front & Flank Elevations (22/1007 – SK61 Rev A)
- House Type P Rear Elevation & Indicative Section (22/1007 – SK62 Rev A)
- Parameter Plan Landscape (22/1007 – SK12.3 Rev B)

Reason: For the avoidance of doubt and in the interests of proper planning. To ensure a safe and satisfactory access into the site in accordance with saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8 and CS9 of the Dacorum Borough Core Strategy (2013), Hertfordshire County Council's Speed Management Strategy (2020) and the National Planning Policy Framework (2023).

4. **Approval of the details of the outline phase (or part of a phase) of development for layout, scale, design and external appearance of the buildings and the**

landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing for each phase (or part of a phase) of development before any development in that phase (or part of a phase) of development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990 and to ensure that high standards of design and a comprehensively planned development are achieved.

5. Application(s) for reserved matters consent for any phase (or part of a phase) shall be accompanied by:

- i) A plan identifying the area covered by that Reserved Matters application**
- ii) Full details in relation to the design of estate roads.**
- iii) Tree Survey and Arboricultural Impact and Method Statement**
- iv) Plans to demonstrate how, using reasonable endeavours, the provision of one tree per dwelling could be provided, noting species and tree sizes or otherwise delivered, taking the whole scheme into account.**
- v) A sustainability and energy compliance statement. The Compliance Statement shall provide detail on energy demand and supply, carbon emissions, waste and materials, water supply and demand and climate resilience.**
- vi) A detailed scheme for the provision of car parking / powered two-wheeler parking, Blue Badge parking, active and passive electric vehicle charging points and for any blocks of flats cycle parking.**
- vii) Location, design and materials of covered and secure cycle parking for all dwellings and other buildings in that phase.**
- viii) Details of the existing and finished site levels, the finished floor and ridge levels and the finished external surface levels.**
- ix) Full details of the internal layout of the proposed residential units which shall be designed to comply with the Technical Housing Standards - Nationally Described Space Standard (2015)**
- x) A detailed refuse and recycling strategy, including the design and location of the refuse and recycling stores.**
- xi) Full details of the private amenity, communal amenity and open spaces, including any children's play space (including any equipped play areas within that phase).**
- xii) A Secure by Design Statement.**
- xiii) Details of integrated bat cavity boxes and integrated swift boxes or similar.**
- xiv) An updated BNG assessment, demonstrating BNG net gain of at least 20% being secured.**
- xv) A Building for a Healthy Life Assessment.**
- xvi) 3D Massing and visuals including street scenes. The details shall include an assessment of landscape and visual impacts including photographic montages and key views**
- xvii) An Active Design Assessment demonstrating how Active Design principles have been considered.**
- xviii) A program of continued tree inspection and maintenance for the lifetime of the development.**

Reason: To ensure a development consistent with the objectives the development plan and the NPPF. For the avoidance of doubt the details required by this condition

shall apply to all Reserved Matters submissions, Development shall be carried out in accordance with the approved details.

6. **Before each phase (or part of a phase) of development within the outline area commences, excluding the enabling works, details of a Hard and Soft Landscaping Scheme and maintenance arrangements shall be submitted to and approved in writing by the local planning authority for that Phase (or part of a phase). These details shall include:**
- i) hard surfacing materials;**
 - ii) means of enclosure;**
 - iii) soft landscape works which shall include planting plans; written specifications(including cultivation and other operations associated with plant and grass establishment);**
 - iv) schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate;**
 - v) minor artefacts and structures (e.g. furniture, storage units, signs etc.);**
 - vi) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.);**
 - vii) play equipment to be included in the Local Areas of Play (LAP; Local Equipped Areas of Play (LEAP) and Multi-Use Games Area (MUGA) as appropriate in each relevant Phase.**

The approved landscape works shall be carried out in accordance with an agreed programme of works. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority and maintained until satisfactorily established.

Reason: To ensure a satisfactory appearance to the development and ensure it contributes to biodiversity and the local environment as required by saved Policy 99 of the Dacorum Borough local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Core Strategy (2013). To ensure that the development provides suitable verge widths and tree species on the spine road, to ensure a harmonious relationship between the trees and the built development and safeguard the landscape character of the area and the adjacent Chilterns Area of Outstanding Natural Beauty in compliance with Policies CS10, CS24 and CS25 of the Dacorum Borough Core Strategy (2013) and Paragraphs 174 and 176 of the National Planning Policy Framework (2021).

7. **Prior to the first occupation of the C3 element of the full phase of development a Public Realm, Landscape Management and Maintenance Scheme (PRLMMS) for that phase setting out how the hard and soft landscaped areas identified in the approved Hard and Soft Landscaping Scheme are to be maintained and managed in relation to the relevant Phase has been submitted to and approved in writing by the local planning authority.**

The relevant PRLMMS shall include details of the proposed quantum of area; location; long-term design objectives; management responsibilities and

maintenance schedules for all approved landscape areas for the relevant Phase.

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

Reason: To ensure a satisfactory appearance to the development and ensure it contributes to biodiversity and the local environment as required by saved Policy 99 of the Dacorum Borough local Plan (2004 and Policy CS12 (e) of the Dacorum Borough Core Strategy (2013) and the NPPF (2023)

- 8 Prior to the first occupation of the C2 element of the full phase of development a Public Realm, Landscape Management and Maintenance Scheme (PRLMMS) for that phase setting out how the hard and soft landscaped areas identified in the approved Hard and Soft Landscaping Scheme are to be maintained and managed in relation to the relevant Phase has been submitted to and approved in writing by the local planning authority.**

The relevant PRLMMS shall include details of the proposed quantum of area; location; long-term design objectives; management responsibilities and maintenance schedules for all approved landscape areas for the relevant Phase.

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

Reason: To ensure a satisfactory appearance to the development and ensure it contributes to biodiversity and the local environment as required by saved Policy 99 of the Dacorum Borough local Plan (2004 and Policy CS12 (e) of the Dacorum Borough Core Strategy (2013) and the NPPF (2023)

- 10. Prior to the first occupation of the outline phase (or part of a phase) of development a Public Realm, Landscape Management and Maintenance Scheme (PRLMMS) for that phase (or part of a phase) setting out how the hard and soft landscaped areas identified in the approved Hard and Soft Landscaping Scheme (approved pursuant to any Reserved Matter related Conditions) are to be maintained and managed in relation to the relevant Phase (or part of a phase) has been submitted to and approved in writing by the local planning authority.**

The relevant PRLMMS shall include details of the proposed quantum of area; location; long-term design objectives; management responsibilities and maintenance schedules for all approved landscape areas for the relevant Phase.

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

Reason: To ensure a satisfactory appearance to the development and ensure it contributes to biodiversity and the local environment as required by saved Policy 99 of the Dacorum Borough local Plan (2004 and Policy CS12 (e) of the Dacorum Borough Core Strategy (2013) and the NPPF (2023)

11. **Prior to occupation of the C3 dwellings hereby approved by the full phase of the permission, a Sustainability and Energy Compliance Statement shall be submitted to and approved in writing by the Local Planning Authority for all C3 dwellings that form part of the development. The Compliance Statement shall provide detail on energy demand and supply, carbon emissions, waste and materials, water supply and demand and climate resilience. It shall provide details of measures to demonstrate and achieve reduced regulated carbon emissions of 67.6% against Part L 2021 (Building Regulations) as per table 2 of the Energy Strategy and Sustainability Statement by Energist (September 2023).**

Reason: To ensure that the development combats climate changes, provides a sustainable development and reduces carbon emissions in compliance with Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), as well as the National Planning Policy Framework (2023).

12. **Prior to occupation of the Extra Care (use class C2) development hereby approved, a Sustainability and Energy Compliance Statement shall be submitted to and approved in writing by the Local Planning Authority for all C2 units that form part of the development. The Compliance Statement shall provide detail on energy demand and supply, carbon emissions, waste and materials, water supply and demand and climate resilience. It shall provide details of measures to demonstrate and achieve reduced regulated carbon emissions of 67.6% against Part L 2021 (Building Regulations) as per table 2 of the Energy Strategy and Sustainability Statement by Energist (September 2023).**

Reason: To ensure that the development combats climate changes, provides a sustainable development and reduces carbon emissions in compliance with Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), as well as Section 14 of the National Planning Policy Framework (2023).

13. **Each application for the approval of reserved matters shall be accompanied by an Energy and Sustainability Strategy. The details shall incorporate but are not limited to:**
- **passive design measures including the orientation of buildings to optimise photovoltaic (PV) solar panels, solar gains through dual-aspect and larger windows and low g-value glazing;**
 - **active design measures to deliver efficiency benefits through building services specifications, for example, all lighting to be high efficiency LED types, mechanical ventilation with heat recovery (MVHR) systems, heat pump systems and the use of solar panels; and**
 - **enhanced fabric of buildings to align with the Future Homes Standard. A Fabric Energy Efficiency Standard shall also be utilised to ensure a minimum level of building fabric performance across new homes.**

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

Reason: To ensure that the development combats climate changes, provides a sustainable development and reduces carbon emissions in compliance with Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), as well the National Planning Policy Framework (2023).

14. **Prior to occupation of the C3 dwellings hereby approved by the outline phase (or part of a phase) of the permission, a Sustainability and Energy Compliance Statement shall be submitted to and approved in writing by the Local Planning Authority for all C3 dwellings that form part of that phase of the development. The Compliance Statement shall provide detail on energy demand and supply, carbon emissions, waste and materials, water supply and demand and climate resilience. It shall provide details of measures to demonstrate and achieve reduced regulated carbon emissions of 67.6% against Part L 2021 (Building Regulations) as per table 2 of the Energy Strategy and Sustainability Statement by Energist (September 2023).**

Reason: To ensure that the development combats climate changes, provides a sustainable development and reduces carbon emissions in compliance with Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), as well as Section 14 of the National Planning Policy Framework (2023).

16. **Prior to the first occupation of the full phase of the development hereby permitted, a "lighting design strategy for biodiversity" for that phase shall be submitted to and approved in writing by the local planning authority. The lighting design strategy should take account of any necessary lighting requirements to secure road adoption or highway safety. The strategy shall:**
- a) **identify those areas/features on site that are particularly sensitive for bats and any other protected species or wildlife in the locality and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and**
 - b) **show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.**

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure no harm would arise to protected species or wildlife and no net loss of biodiversity can be delivered consistent with the objectives of the Core strategy policies CS25, CS26 and CS29 and the NPPF (2023) and Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended). As well limit harm to landscape and countryside character consistent with the aims of the CS1 and CS5 of the core strategy and the NPPF (2023).

17. **Prior to the first occupation of the outline phase (or part of a phase) of the development hereby permitted, a "lighting design strategy for biodiversity" for**

that phase (or part of a phase) shall be submitted to and approved in writing by the local planning authority. The lighting design strategy should take account of any necessary lighting requirements to secure road adoption or highway safety. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and any other protected species or wildlife in the locality and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

c) consider potential cumulative impacts from adjacent phases of development and how additional impacts will be mitigated.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure no harm would arise to protected species or wildlife and no net loss of biodiversity can be delivered consistent with the objectives of the Core strategy policies CS25, CS26 and CS29 and the NPPF (2023) and Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended). As well limit harm to landscape and countryside character consistent with the aims of the CS1 and CS5 of the core strategy and the NPPF (2023).

18. **No development (excluding demolition/ground investigations) shall take place until details of the materials and further architectural detailing to be used in the construction of the external surfaces of the extra care (c2) building as part of the full phase of development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS1, CS11 and CS12 of the Dacorum Borough Core Strategy (2013) and the NPPF.

19. **No development (excluding demolition/ground investigations) shall take place until details of the materials and further architectural detailing to be used in the construction of the external surfaces of the C3 dwellings as part of the full phase of development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS1, CS11 and CS12 of the Dacorum Borough Core Strategy (2013) and the NPPF.

- 20. No development above slab level (excluding demolition/ground investigations) shall take place in each reserved matters phase until details of the materials and further architectural detailing to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details**

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS1, CS11 and CS12 of the Dacorum Borough Core Strategy (2013) and the NPPF.

- 21. Tree protection measures outlined in Tree Protection Plan (2022-KC-XX-YTREE-TPP01RevC) shall be implemented in full prior to commencement of development and retained as such until development is completed.**

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 22. No work in connection with the outline phase (or part of a phase) of development (including site clearance) in relation to the development hereby approved shall be undertaken until full details setting out how retained trees shall be protected, in accordance with BS5837:2012 (Trees in relation to design, demolition and construction), have been submitted to and approved in writing by the Local Planning Authority. Details shall include:**

- **A scaled Tree Protection Plan showing the approved development layout and retained trees (surveyed in accordance with BS5837:2012), to include their accurate crown spreads and root protection areas (RPAs).**
- **The sequential order of events required for tree protection.**
- **The position and specification of tree protection fencing in accordance with BS5837:2012 (as applicable).**
- **The position and specification of ground protection in accordance with BS5837:2012 (as applicable).**
- **Details of hard surfacing constructed using no-dig techniques where proposed over the RPA of retained trees (as applicable).**
- **Details of proposed levels.**
- **The position of service routes and drainage (to include soakaways), and means of installation if these encroach through the RPA of retained trees.**
- **The position(s) of welfare site cabins and areas for the storage of materials.**
- **Tree protection measures during the landscaping stage(s).**
- **Details of arboricultural site supervision to include timing and how each site visit shall be recorded.**

There shall be no excavation, changes in levels, storage of materials or access within the RPA of retained trees unless previously specified and agreed.

Arboricultural supervision shall include a pre-commencement site visit prior to any work commencing. The Local Planning Authority shall be informed of this at least three working days prior to it occurring. Arboricultural monitoring reports shall be sent to the Local Planning Authority within ten working days of each site visit, unless otherwise agreed

The works must then be carried out according to the approved details.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 23. Prior to the commencement of the development of the full phase of development, including any enabling works, a Site Waste Management Plan (SWMP) and a Construction Environmental Management Plan (CEMP) for that full phase shall be submitted to and approved in writing by the local planning authority.**

The SWMP shall, as a minimum:

- **describe how materials will be managed efficiently and disposed of during the construction of the works, explaining how the re-use and recycling of materials will be maximised.**
- **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 management actions for each waste type.**

The development shall be carried out in accordance with the approved SWMP for the duration of the development hereby permitted.

The CEMP shall set out, as a minimum:

- **the proposed demolition, earthworks and construction methodology.**
- **The CEMP shall outline site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water.**
- **It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP.**
- **The CEMP should include a commitment to require non-road mobile machinery that reasonably minimises air pollution emissions.**

The development shall be undertaken in accordance with the approved details, unless otherwise agreed in writing by the LPA.

Reason: To achieve high standards of sustainable demolition and construction by reducing landfill waste; support improvements in identified Air Quality Management Areas and ensure that local air quality standards are maintained throughout the area; and reduce the environmental impact of the construction and impact on the public

highway and amenities of neighbouring residents in accordance with saved Policy 129 of the Dacorum Borough Local Plan (2004), Policies CS8, CS12, CS29 and CS32 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023). To promote the sustainable management of waste arising and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

- 24. Prior to the commencement of the development of the outline phase (or part of a phase) of development, including any enabling works, a Site Waste Management Plan (SWMP) and a Construction Environmental Management Plan (CEMP) for that full phase shall be submitted to and approved in writing by the local planning authority.**

The SWMP shall, as a minimum:

- **describe how materials will be managed efficiently and disposed of during the construction of the works, explaining how the re-use and recycling of materials will be maximised.**
- **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 management actions for each waste type.**

The development shall be carried out in accordance with the approved SWMP for the duration of the development hereby permitted.

The CEMP shall set out, as a minimum:

- **the proposed demolition, earthworks and construction methodology.**
- **The CEMP shall outline site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water.**
- **It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP.**
- **The CEMP should include a commitment to require non-road mobile machinery that reasonably minimises air pollution emissions.**

The development shall be undertaken in accordance with the approved details.

Reason: To achieve high standards of sustainable demolition and construction by reducing landfill waste; support improvements in identified Air Quality Management Areas and ensure that local air quality standards are maintained throughout the area; and reduce the environmental impact of the construction and impact on the public highway and amenities of neighbouring residents in accordance with saved Policy 129 of the Dacorum Borough Local Plan (2004), Policies CS8, CS12, CS29 and CS32 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023). To promote the sustainable management of waste arising and contribution towards resource efficiency, in accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

- 25. Prior to commencement of development details of mitigation and enhancement works to the Bovingdon Brickworks Local Wildlife Site (LWS) shall be submitted to and agreed in writing with the Local planning Authority. Thereafter the agreed measures shall be implemented in full prior to first occupation of the development.**

Reason: To ensure the development contributes to biodiversity and the local environment consistent with Policies CS26 and CS29 of the Core Strategy (2013) and the National Planning Policy Framework (2023).

- 26. Prior to the commencement of the outline phase (or part of a phase) of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall describe how it is planned to incorporate ecology and biodiversity as part of the development. The development shall be carried out in accordance with the approved LEMP.**

Reason: To ensure the development contributes to biodiversity and the local environment consistent with Policies CS26 and CS29 of the Core Strategy (2013) and the National Planning Policy Framework (2023).

- 27. The development shall provide a minimum amount of C3 dwellings that meet the following accessibility standards:**

- **100% Affordable rent dwellings to be a minimum of M4(2) compliant**
- **20% of other tenures of dwellings to be a minimum of M4(2) compliant**
- **10% of Affordable dwellings to be M4(3)(a) wheelchair accessible dwellings**
- **5% of all new open market homes M4(3)(a) wheelchair adaptable dwellings**

Reason: In the interest of sustainable development, safe and accessible development, community cohesion and integration consistent with the aims of the NPPF (2023) and core strategy policy CS12.

- 28. 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) **Pedestrian access in the form of a 2m wide footway into the care home site from the existing highway footway on Chesham Road;**
- b) **Detailed plans for the proposed pedestrian and cycling link between the site and Pembridge Close, designed to be in accordance with Cycle Infrastructure Design: Local Transport Note 1/20 (LTN1/20);**
- c) **Cycling link into to the proposed community site from the remainder of the development and Pembridge Close, designed to be in accordance with Cycle Infrastructure Design: Local Transport Note 1/20 (LTN1/20);**
- d) **For the residential aspect of the outline application, main internal access roads with a carriageway width of 5.5m and 2m wide pedestrian footways and designed to support a maximum 20mph speed limit. Any shared surface areas within the site would only be acceptable to serve upto 25 dwellings;**

- e) For the outline application, a level of car and cycle parking for both the residential and community use in accordance with Dacorum Borough Council's adopted standard;
- f) For the outline application, turning areas and swept path analysis to illustrate that the largest anticipated vehicles to use the housing and community use sites (e.g. refuse vehicle) would be able to safely access the site, turn around on site and egress to the highway network in forward gear.
- g) For the outline application, provision for an on-site refuse/recycling store(s) within 30m of each dwelling and 25m of any collection point;
- h) For the outline application, turning areas and swept path analysis to illustrate that a fire tender (at least 8.1m in length/ 2.9m in width for a standard fire tender and 10.1m in length / 2.9m in width for an aerial ladder appliance) would be able to safely access the site, turn around on site and egress to the highway network in forward gear. The swept path would need to illustrate that a fire tender would be able to get to within 45m of all parts of the footprint of any dwellings / community buildings and be able to turn around and egress the site in forward gear, whilst also not having to reverse more than 20m.

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018), saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, CS9 and CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

29. Part A

Notwithstanding the details indicated on the submitted drawings no on-site works above slab level shall commence until a detailed scheme for the necessary offsite highway improvement works as referred to in the submitted Transport Addendum Technical Note have been submitted to and approved in writing by the Local Planning Authority. These works shall include:

- Bellmouth accesses into the site with tactile/blister paving and pedestrian dropped kerbs on either side and any associated works at the three new vehicle accesses into the site.
- Chesham Road – pedestrian dropped kerbs and tactile paving on the existing footway at the arm of Hyde Lane at the mini-roundabout junction of Chesham Road / Hyde Lane.
- *Chesham Road - widening of the footway to 2m on the south side of Chesham Road between its junction with Leyhill Road and the proposed retirement living access.*
- *Green Lane – widening of the footway on the north-east side of Green Lane between the Green Lane / Leyhill Road junction and the residential site access.*
- *Bus Stop infrastructure improvements on the existing pair of bus stops on Green Lane.*
- *Any works required in Pembridge Close to facilitate the pedestrian and cycle link between the site and the existing highway on Pembridge Close.*
- *Construction vehicle access point(s)*

Part B

Prior to the first use of the development hereby permitted the offsite highway improvement works referred to in Part A of this condition shall be completed in accordance with the approved details.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018), saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, and CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 30. Prior to the first use of any of the C3 dwellings of the full phase of development hereby permitted the internal access roads, on-site car parking, cycle, motorcycle and mobility scooter parking and turning areas shall be laid out, demarcated, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.**

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018), saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, and CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 31. Prior to the first use of any part of the extra care C2 building of the full phase of development hereby permitted the internal access roads of the Extra Care C2 building curtilage, on-site car parking, cycle, motorcycle and mobility scooter parking and turning areas shall be laid out, demarcated, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.**

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018), in accordance with saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, and CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 32. Prior to the first use of the outline phase (or part of a phase) of development hereby permitted the internal access roads, on-site car parking, cycle, motorcycle and mobility scooter parking and turning areas shall be laid out, demarcated, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.**

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018), in accordance with saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, and CS12 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 33. No development shall commence of the full Phase of development until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in respect of that phase. 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;
- b) Access arrangements to the site;
- 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 prior to commencement of construction activities;
- i) Post construction restoration/reinstatement of the working areas and any temporary access to the public highway.

Reason: 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), saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, CS9 and CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 111 of the National Planning Policy Framework (2023).

34. **No development shall commence of the outline Phase (or part of an outline phase) of development until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that phase (or part of a phase). Should the outline phase (or part of an outline phase) commence before a prior phase (full or outline) has been completed, the cumulative impacts of all phases shall be considered. 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;
- b) Access arrangements to the site;
- 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 prior to commencement of construction activities;
- i) Post construction restoration/reinstatement of the working areas and any temporary access to the public highway.

Reason: 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), saved Policy 51 of the Dacorum Borough Core Strategy (2004), Policies CS8, CS9 and CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 111 of the National Planning Policy Framework (2023).

- 35. The car parking club space, visitor and unallocated parking spaces indicated on the Proposed Site Layout Phase 1 Parking Strategy plan (drawing no. 22 1007 – SK15.1 rev D) shall remain unallocated to any residential property in perpetuity.**

Reason: To ensure that there is adequate vehicular parking in accordance with Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

- 36. Prior to the commencement of the development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted to and agreed in writing by the local planning authority. The sustainable drainage scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (JNP Group, B25013-JNP-XX-XX-RP-C-1003 P03, July 2023), Flood Risk Assessment and Drainage Strategy Addendum (JNP Group, November 2023) and Drainage Strategy Layout (JNP Group, B25013-JNP-92-XX-DR-C-200, November 2023), 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: To ensure that the site is subject to an acceptable drainage system serving the development and to prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Paragraph 175 of the National Planning Policy Framework (2023).

- 37. 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:**
- I. a timetable for its implementation.**
 - II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.**
 - III. 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.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development and to prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site in accordance with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Paragraph 175 of the National Planning Policy Framework (2023).

- 38. 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 1. 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 in accordance with Core Strategy policies CS29 and CS31 and NPPF (2023)

- 39. 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 Planning Authority.**

Reason: To prevent flooding and pollution offsite in accordance with the Policies CS29 and CS31 of the Core Strategy and NPPF (2023).

- 40. No development, excluding demolition, shall take place/commence for any phase (full or outline or part of a phase) until an Archaeological Written Scheme of Investigation for that phase or part of a phase has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:**
- a) The programme and methodology of site investigation and recording.**
 - b) The programme and methodology of site investigation and recording as suggested by the archaeological evaluation.**
 - c) The programme for post investigation assessment.**
 - d) Provision to be made for analysis of the site investigation and recording.**
 - e) Provision to be made for publication and dissemination of the analysis and records of the site investigation.**
 - f) Provision to be made for archive deposition of the analysis and records of the site investigation.**

g) Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The development shall only be carried out in accordance with the approved Written Scheme of Investigation.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with saved Policy 118 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 41. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) there shall be no enlargement of the dwellings or the construction of additional outbuildings or hardstanding or development within the following use classes of development:**
- **Across the entire development: Part 1, Classes B, D, E (excluding outbuilding(s) alone or in combination which amount to no more than 10 sq.m gross external floorspace in total), F, G; Part 2, Class B.**
 - **For plots 15, 24, 25, 26, 28, 34, 36, 43 & 45 (as shown on Drawing 22 1007-SK15.5 Rev.F): Part 1 Class A.**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) There shall be no enlargement of the extra care (C2) building or additional outbuildings within its curtilage whatsoever

Reason: To ensure the principle of development which justified this development is not undermined and no additional harm is further arises to the openness and purposes of the Green Belt and enable the Local Planning Authority to retain control over the development in the interests of safeguarding flood risk and ecology measures and the residential and visual amenity of the locality in accordance with Policy CS1, CS5, CS10, CS11, CS12, CS29, CS31 and CS32 of the Dacorum Borough Core Strategy (2013) and the National Planning Policy Framework (2023).

- 42. (a) No development of any phase (full or outline) or part of a phase approved by this permission shall be commenced until an Intrusive Site Investigation Risk Assessment Report, to supplement the existing RSK Geo-Environmental Assessment Report (ref. 1922510 R01 (04)) dated July 2023, has been submitted to and approved in writing by the Local Planning Authority which includes:**
- (i) A full identification of the location and concentration of all pollutants on each phase or part of a phase and the presence of relevant receptors, and;**
 - (ii) The results from the application of an appropriate risk assessment methodology.**

(b) No development of a phase or part of a phase approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

(c) Each phase or part of a phase shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed for that phase (or part of a phase) and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the phase (or part of a phase) is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that the issue of contamination is adequately addressed to protect human health and the surrounding environment and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32 and the National Planning Policy Framework (2023).

- 43. Any contamination, other than that reported by virtue of Condition 42 encountered during the development of any phase or part of a phase shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of that phase or part of a phase. Where contamination has been found, works shall be temporarily suspended on that phase (or part of a phase), unless otherwise agreed in writing by the Local Planning Authority during this process.**

Should no ground contamination be encountered or suspected upon the completion of the groundworks for a phase or part of a phase, a statement to that effect shall be submitted in writing to the Local Planning Authority prior to the first occupation of each phase or part of a phase (full and outline) of the development hereby approved.

Reason: To ensure that the issue of contamination is adequately addressed to protect human health and the surrounding environment and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32 and the National Planning Policy Framework (2023).

- 44. Prior to any development above damp proof course level of the C3 dwellings element of the full phase of development hereby approved, details of a scheme for achieving the noise levels outlined in table 7, 8 and 9 of the provided noise report (Report No22218-1-R2) for that phase or part of a phase, utilising mitigation methodology and specification suggested in Section 11; should be submitted in writing to the Local planning Authority and the agreed details**

thereafter implemented prior to first occupation of the each phase (or part of a phase) of the development as approved and thereafter maintained in perpetuity.

Reason: To ensure that the issue of noise and living conditions is adequately addressed to protect human health and to ensure a satisfactory living conditions, in accordance with Saved Appendix 1 of the Local plan (2004) and Core Strategy (2013) Policy CS29 and the National Planning Policy Framework (2023).

- 45. Prior to any development above damp proof course level of the Extra care C2 building part of the full phase of the development, details of a scheme for achieving the noise levels outlined in table 7, 8 and 9 of the provided noise report (Report No22218-1-R2), utilising mitigation methodology and specification suggested in Section 11; should be submitted in writing to the Local planning Authority and the agreed details thereafter implemented prior to first occupation of that element of the development and thereafter maintained in perpetuity.**

Reason: To ensure that the issue of noise and living conditions is adequately addressed to protect human health and to ensure a satisfactory living conditions, in accordance with Saved Appendix 1 of the Local plan (2004) and Core Strategy (2013) Policy CS29 and the National Planning Policy Framework (2023).

- 46. Prior to any development above damp proof course level for the outline phase or part of a phase of the development hereby approved, details of a scheme for achieving the noise levels outlined in table 7, 8 and 9 of the provided noise report (Report No22218-1-R2) for that phase or part of a phase, utilising mitigation methodology and specification suggested in Section 11; should be submitted in writing to the Local planning Authority and the agreed details thereafter implemented prior to first occupation of the each phase (or part of a phase) of the development and thereafter maintained in perpetuity.**

Reason: To ensure that the issue of noise and living conditions is adequately addressed to protect human health and to ensure a satisfactory living conditions, in accordance with Saved Appendix 1 of the Local plan (2004) and Core Strategy (2013) Policy CS29 and the National Planning Policy Framework (2023).

- 47. No above ground works shall take place until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the scheme has been implemented in accordance with the approved details.**

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to discharge its statutory firefighting duties.in the interests of public safety and sustainable development consistent with Core Strategy policy CCs35 the NPPF

Informatives:

1. Article 31 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

2. Fire Access and Facilities

Access for fire fighting vehicles should be in accordance with The Building Regulations 2010 Approved Document B (ADB) Vol 1 and Vol 2.

1. Appliance access minimum width of the road between kerbs is to be 3.7m. Minimum width of gateways is 3.1 m

2. Access measures more than 45m from the furthest point inside the dwelling to the nearest stopping point for a fire appliance.

In the case of the Extra Care Housing or any multi-storey residential buildings, where applicable, ABD Volume 2, B5 states:

For small buildings (up to 2000m², with a top occupied storey that is a maximum of 11m above ground level), vehicle access for a pump appliance should be provided to whichever is the less onerous of the following.

a. 15% of the perimeter.

b. Within 45m of every point of the footprint of the building (see Diagram 15.1).

3. Access routes for Hertfordshire Fire and Rescue Service vehicles should achieve a minimum carrying capacity of 19 tonnes.

4. Turning facilities should be provided in any dead-end route that is more than 20m long. This can be achieved by a hammer head or a turning circle designed on the basis of Diagram 13.1 in section B5.

WATER SUPPLIES

For guidance and requirements water for supplies for fire-fighting (Fire hydrants) at this location, please contact Hertfordshire Fire & Rescue Services water officer on 01992 507507 or water@hertfordshire.gov.uk

The comments made by this Fire Authority do not prejudice any further requirements that may be necessary to comply with the Building Regulations.

We hope the above information assists you and if you have any questions please do not hesitate to contact us.

3. Hertfordshire Highways

HCC recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

Construction standards for works within the highway (s278 works):

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>.

Estate Road Adoption: The applicant is advised that if it is the intention to request that Hertfordshire County Council as Highway Authority adopt any of the highways included as part of this application as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. The applicant is further advised that the County Council will only consider roads for adoption where a wider public benefit can be demonstrated. The extent of adoption as public highway must be clearly illustrated on a plan. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business->

5. Secure By Design

Development should utilise the following standards:

Communal door sets for flats:

Certificated to BS PAS 24: 2016, or 2024 or LPS.1175 SR2.

Access Control to flats:

Audio Visual. Tradespersons release buttons are not permitted under SBD requirements.

Postal delivery for communal dwellings (flats):

Communal post boxes (TS 009) within the communal entrances. Individual front entrance doors for houses and flats Certificated to BS PAS 24:2016 or PAS 24: 2022

Windows: houses and flats:

Ground floor windows and those easily accessible certificated to BS PAS 24:2016 or PAS 24 2022 or LPS 1175 SR2 for French doors for balconies:

Dwelling security lighting houses and flats:

Bin stores & Utility stores

Secure LPS1175 SR 1 door with fob.

Independent Living Care Home

Although this is built to class C2, I would ask that security measures are implemented as each resident has their own apartment :

Easily accessible windows & doors (PAS 24: 2016 or PAS 24: 2022)

Communal doors LPS 1175 , fob access entrance doors
CCTV at the entrance / exit

6. Gas

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at lantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

7. Contamination

Guidance on how to assess and manage the risks from land contamination can be found here <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

and here: https://www.dacorum.gov.uk/docs/default-source/environment-health/development-on-potentially-contaminated-land.pdf?sfvrsn=c00f109f_8

8. Construction Management Plan

The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters:

- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.

- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

9. Working Hours

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

10. Waste Management

Under no circumstances should waste produced from the development be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

11. Invasive and Injurious Weeds

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

12. Non-Road Going Mobile Machinery (NRMM) and Emissions

The control of emissions from Non-Road Going Mobile Machinery (NRMM) at major residential, commercial, or industrial sites.

Where development involves the use of any non-road going mobile machinery with a net rated power of 37kW and up to 560kW, that is used during site preparation, construction, demolition, and/ or operation, at that site, we strongly recommend that the machinery used shall meet or exceed the latest emissions standards set out in Regulation (EU) 2016/1628 (as amended). This shall apply to the point that the machinery arrives on site, regardless of it being hired or purchased, unless agreed in writing with the Local Planning Authority.

This is particularly important for major residential, commercial, or industrial development located in or within 2km of an Air Quality Management Area for oxides of Nitrogen (NOx), and or particulate matter that has an aerodynamic diameter of 10 or 2.5 microns (PM10 and PM2.5). Use of low emission technology will improve or maintain air quality and support LPAs and developers in improving and maintaining local air quality standards and support their net zero objectives.

We also advise, the item(s) of machinery must also be registered (where a register is available) for inspection by the appropriate Competent Authority (CA), which is usually the local authority.

The requirement to include this may already be required by a policy in the local plan or strategic spatial strategy document. The Environment Agency can also require this same standard to be applied to sites which it regulates. To avoid dual regulation this informative should only be applied to the site preparation, construction, and demolition phases at sites that may require an environmental permit.

Non-Road Mobile Machinery includes items of plant such as bucket loaders, forklift trucks, excavators, 360 grab, mobile cranes, machine lifts, generators, static pumps, piling rigs etc. The Applicant should be able to state or confirm the use of such machinery in their application to which this then can be applied.

Advice to applicant.

13. Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Residential developments

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within the Building Regulations &c. (Amendment) Regulations 2015.

However, we recommend that in areas of serious water stress (as identified in our report Water stressed areas - final classification) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

We also recommend you contact your local planning authority for more information.

Pre-Application Advice

Regarding future applications, if you would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our planning advice service. If you wish to request a document review or meeting, please contact our team email address at HNLsustainableplaces@environment-agency.gov.uk.

14. Site Waste Management Plan

As a minimum, the Site Waste Management Plan should include the following:

Project and People

- Identification of the client
- Identification of the Principal Contractor
- Identification of the person who drafted the SWMP
- Location of the site
- An estimated cost of the project
- Declaration that the client and contractor will comply with the requirements of Duty of care that materials will be handled efficiently and waste managed appropriately (Section 34 of Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regs 1991)

Estimating Waste

- A description of the types of waste that are expected to arise on site (recorded through the use of 6-digit European Waste Catalogue codes) and an estimated quantity for each of the types (in tonnes)
- Waste management actions for each waste type (i.e., will the waste be re-used, recycled, recovered or disposed)

Space for Later Recordings

- Space for the recording of actual figures against the estimated figures
- Space for the recording and identification of those responsible for removing the waste from site and details of the sites they will be taking it to
- Space to record explanations for any deviations from what has been set out in the SWMP, including explanations for differences in actual waste arisings compared to the estimates

15. Affinity Water

Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard suitable for drinking and will help in our efforts to get emissions down in the borough.

We currently offer a discount to the infrastructure charge for each new development where evidence of a water efficiency design to a standard of 110litres (or less) per person per day is expected. The discount value for the charging period 2023/24 is £258. For more information visit Water efficiency credits (affinitywater.co.uk).

Infrastructure connections and diversions

There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/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.

Due to its location, Affinity Water will supply drinking water to the development in the event that it is constructed. Should planning permission be granted, the applicant is

also advised to contact Developer Services as soon as possible regarding supply matters due to the increased demand for water in the area resulting from this development.

Public Sewers

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

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. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.

16. Refuse Storage

Houses need space to store 3 x wheeled bins and 1 x curbside caddie. There must be space outside their boundary to present 2 x wheeled bins and a curbside caddie on collection day. The collection vehicle is a 26t rigid freighter.

Flats will need a waste storage area to hold 1 x 1100ltr container for residual waste, 1 x 1100ltr container for comingled recycling and 1 x wheeled bin for food waste per 6 flats.

There should be no steps between the storage area and the collection vehicle which is a 26t rigid freighter.

Houses will need space to store 3 x wheeled bins and a curbside caddy and space to present 2 x wheeled bins and the curb side caddy outside the boundary on collection day. The collection vehicle is a 26t rigid freighter.

Flats will require space to store 1 x 1100ltr container for residual waste, 1 x 1100ltr container for comingled recycling and 1 x 140ltr wheeled bin for food waste per 6 flats so if there is 36 flats they will need 6 of each.

There should be no steps between the storage area and the collection vehicle which is also a 26t rigid freighter. Consideration should be given to its manoeuvrability and reversing should be kept to a minimum.

Resident should not carry their waste more than 30mtrs and the collection crew 25mtrs.