

Cond No	Suggest condition wording	Applicant proposed wording	Applicant comment	LPA comment
1	The development hereby permitted shall begin not later than 3 years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).	No change	No comment	No comment
2	The development hereby permitted shall be carried out in accordance with the approved plans and documents. Reason: For the avoidance of doubt and in the interests of proper planning.	No change		No comment
3	No development shall take place until samples of external materials have been provided to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: In order to secure the satisfactory development of the site and in the interests of visual amenity and to comply with Policies SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.	No development <u>above slab level</u> shall take place until samples of external materials have been provided to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Trigger updated as no justification provided as to why this need to be pre-commencement.	Agree amended trigger
4	No fences, walls, or other means of enclosure (including any permanent security enclosures) shall be erected without their details first being submitted to and approved in writing by the Local Planning Authority. Reason: In order to secure the satisfactory development of the site and in the interests of visual amenity and to comply with Policies SADM11 and SADM12 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013	No change		No comment
5	Prior to the first use of the development hereby permitted, a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas together with a timetable for the implementation of the landscape management plan, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details and timetable. Reason: To ensure the long-term viability of approved planting in the interests of the visual amenities of the area. To comply with Policy SADM12 of the Site Allocations and Development Management Policies Plan 2016 and Policy SP1 and CS12 of the Hertsmere Core Strategy 2013.	No change		No comment
6	No development shall take place until a detailed scheme of hard and soft landscaping for the site is submitted to and approved, in writing, by the Local Planning Authority. The scheme which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.	<u>Part a.</u> No development (<u>excluding demolition</u>) shall take place until a detailed scheme of hard and soft landscaping for the site is submitted to and approved, in writing, by the Local Planning Authority. The scheme which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall	Wording updated to separate out submission and approval of the hard and soft landscaping details, and triggers updated as no justification provided	Changes agreed

	The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials. The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies SP1 and CS12 of the Hertsmere Local Plan	comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials. The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. <u>Part b.</u> No development <u>above ground</u> shall take place until a detailed scheme of hard and soft landscaping for the site is submitted to and approved, in writing, by the Local Planning Authority. The scheme which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction. The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter	as to why this should be pre-commencement.	
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		protective fencing where appropriate, or guards manufactured from 100% biodegradable materials. The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation <u>provided such variation does not give rise to any new or materially different environmental effect.</u>		
7	Prior to first use or occupation of the development, the internal access roads and car parking areas shown on the approved plan(s) shall be completed and thereafter permanently retained for parking and manoeuvring purposes. Reason: To ensure that appropriate access and parking is provided to the new development. To comply with CS25 and SADM40	Prior to first use or occupation of the development, The internal access roads and car parking areas shown on the approved plan(s) shall be completed <u>in accordance with the phasing plan to be approved under Condition [36]</u> and thereafter permanently retained for parking and manoeuvring purposes.	Wording updated to reflect that the development will be constructed in a phased manner.	Changes agreed
8	Prior to any above ground development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from noise due to transport sources which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure that indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014. Internal Lmax levels should not exceed 45dB more than ten times a night in bedrooms. Good acoustic design should be implemented throughout the development to reduce façade noise levels as much as possible. Where opening windows raises the internal noise levels above those within BS8233, other methods of ventilation/attenuation will have to be implemented. To assess overheating with windows closed, a CIBSE TM59 (Fixed Temperature method -CIBSE Guide A (2015a)) overheating assessment must be undertaken and submitted for review and approval. If mechanical ventilation is going to be installed, details of the system being installed must be provided such as the ventilation rates that the system can deliver.	No change		No comment

	Ventilation rates for the development must comply with the latest building regulation requirements. Reason: To protect the occupants of the new development from noise disturbance			
9	Prior to any above ground development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from noise due to the commercial properties in the area which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The sound insulation scheme must be informed through the results of a BS4142 assessment (and internal noise measurements) along with the impact of discreet events during daytime hours in terms of LA_{max}. Where significant noise levels are found through the BS4142 assessment, and where opening windows raises the likelihood of complaints to be made, other methods of ventilation/attenuation will have to be implemented so that they can be kept closed. To assess overheating with windows closed, a CIBSE TM59 (Fixed Temperature method -CIBSE Guide A (2015a)) overheating assessment must be undertaken and submitted for review and approval. If mechanical ventilation is going to be installed, details of the system being installed must be provided such as the ventilation rates that the system can deliver. Ventilation rates for the development must at least comply with the latest building regulation requirements. Reason: To protect the occupants of the new development from noise disturbance.	No change		No comment
10	Noise from plant and equipment associated with the development shall be 10dB (LA_{eq}) below the background noise level (LA₉₀) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality or other character is present). Reason: To protect the amenity of residents in the locality.	Noise from plant and equipment associated with the <u>operational phase of the</u> development shall be 10dB (LA _{eq}) below the background noise level (LA ₉₀) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality or other character is present).	Wording updated to clarify that this condition relates to noise during the operational phase of the development.	Agreed
11	No development shall take place before an investigation and risk assessment, in addition to any assessment provided with the planning application, is completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: i) a survey of the extent, scale and nature of contamination; ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; iii) an appraisal of remedial options, and proposals of the preferred option(s). This must be conducted in accordance with	No development shall take place (<u>excluding demolition</u>) before an investigation and risk assessment, in addition to any assessment provided with the planning application, is completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: i) a survey of the extent, scale and nature of contamination; ii) an assessment of the potential risks to: human health, property (existing or proposed)	Trigger updated to exclude demolition. Site investigations can only take place once the existing buildings have been demolished.	Not agreed as the demolition can disturb contaminants within or beneath the buildings.

	DEFRA and Environment Agency's 'Land Condition and Risk Management (LCRM). Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; iii) an appraisal of remedial options, and proposals of the preferred option(s). This must be conducted in accordance with DEFRA and Environment Agency's 'Land Condition and Risk Management (LCRM).		
12	NO DEVELOPMENT SHALL TAKE PLACE BEFORE a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings and other property and the natural and historic environment identified in the investigation and risk assessment, submitted in accordance with Condition 11, has been submitted to and approved in writing of the Local Planning Authority, if required. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	No development shall take place <u>(excluding demolition)</u> before a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings and other property and the natural and historic environment identified in the investigation and risk assessment, submitted in accordance with Condition 11, has been submitted to and approved in writing of the Local Planning Authority, if required. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.	Trigger updated to exclude demolition. Site investigations can only take place once the existing buildings have been demolished.	Not agreed as the remediation scheme may have implications for the demolition phase.
13	No development shall take place before the remediation scheme approved under condition 12, if required, is carried out in accordance with its terms, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted prior to first occupation and is subject to the approval in writing of the Local Planning Authority. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	No development shall take place <u>(excluding demolition)</u> before the remediation scheme approved under condition 12, if required, is carried out in accordance with its terms, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted prior to first occupation <u>of any part of the development hereby approved (or building forming part of the development as may be agreed in writing by the Local Planning Authority)</u> and is subject to the approval in writing of the Local Planning Authority.	Trigger updated to exclude demolition. Site investigations can only take place once the existing buildings have been demolished. Wording also updated to reflect that remediation may be undertaken in a phased manner.	As above regarding the trigger. Can agree the principle of remediation phasing.

14	In the event contamination is found at any time when carrying out the approved development, which was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	No change		No comment
15	In the event soil is imported from an outside site, a scheme shall be submitted to, and approved in writing by the Local Planning Authority, verifying that any imported topsoil, is certified as suitable for use, prior to the first site usage. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	In the event soil is imported from an outside site, a scheme shall be submitted to, and approved in writing by the Local Planning Authority, verifying that any imported topsoil, is certified as suitable for use, prior to the first site usage.	We do not consider this condition is necessary given this would be confirmed within the remediation strategy that is to be approved by the LPA in under condition 13.	Can agree deletion but would suggest that the wording is moved to Condition 13 in that case.
16	Where polyethylene, ductile iron, steel or copper pipes are to be laid on land potentially affected by contamination (whether or not it has been remediated) and where the concentrations exceed the generic guideline values set out in Table 3.1 within the UKWIR Guidance for the selection of water supply pipes to be used in brownfield sites, Report Ref: 10/WM/03/21 (1) the developer shall provide either: a) a robust risk assessment to show how any contaminants will not significantly impact on proposed water supplies or buried assets over the lifetime of the assets; or b) more suitable pipe materials, for example Barrier Pipe; or c) an engineering solution to protect the pipe work backed up by an adequate assessment of the risk. When designing pipe routes on land potentially affected by contamination, new preferential contamination pathways along the route of new water pipes shall not be created. Particular measures may be required to prevent the possible migration of contamination through pipe bedding and into controlled waters. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to	No change		No comment

17	The developer shall provide and install fire hydrants at no cost to the County Council or the Fire and Rescue Service. Reason: To ensure there are adequate water supplies available for use in an emergency at all times.	The developer shall provide and install fire hydrants <u>within the site boundary</u> at no cost to the County Council or the Fire and Rescue Service.	Wording updated to clarify that this relates to the installation of fire hydrants within the site boundary only to ensure it is precise and directly related to the development.	Agree change
18	No development shall take place until a full Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. All approved tree protection measures must be installed on site prior to the commencement of development and retained until the construction of the development has completed. Reason: To ensure adequate protection of retained trees in accordance with Policy CS12 of the Core Strategy and SAMD12 of the Site Allocations and Development Management Policies Plan.	<u>The development hereby approved shall take place in accordance with the Tree Survey review, Arboricultural Impact Assessment and Arboricultural Method Statement (including Tree Protection Plan) prepared by The Landscape Partnership and dated 26 June 2026.</u> All tree protection measures must be installed on site prior to the commencement of development and retained until the construction of the development has completed.	A full Arboricultural Method Statement, including Tree Protection Plan, was submitted with the application so we consider this should be reworded as a compliance condition.	Not agreed on the basis of Place Services Arboriculture comments which state a holding objection as a full tree root radar investigation report and further exploration of tree retention was recommended. The AMS and TPP can be updated to address these comments.
19	The proposed public open space as shown on the approved plans must be completed and provided for public use prior to first occupation of the development, or another appropriate trigger as agreed in writing with the Local Planning Authority. Reason: To ensure that public open space is provided at the earliest opportunity for the benefit of local residents, including active travel routes.	The proposed public open space as shown on the approved plans must be completed and provided for public use prior to first occupation of the development, or another appropriate trigger as agreed in writing with the Local Planning Authority <u>in accordance with the phasing plan to be approved under Condition [36].</u>	Wording updated to reflect that the development will be constructed in a phased manner, with the High Street access being required for construction vehicle access post-completion of some of the blocks.	Agreed
20	No occupation of any relevant block shall take place until the cycle and refuse stores for that block have been constructed and/or installed and are fully operational. Reason: To ensure that future occupiers have access to cycle parking in accordance with policy SADM30 and to appropriate refuse storage in accordance with policy SADM19 of the Site Allocations and Development Management Policies Plan.	No change		No comment
21	Prior to first occupation of the development hereby approved, a car parking management scheme shall be submitted to and approved in writing by the Local	No change		No comment

	Planning Authority. The scheme shall detail how the car parking spaces will be allocated to residential units and how the car club space will be managed. Reason: To comply with policy CS25 of the Core Strategy and SADM40 of the Site Allocations and Development Management Policies Plan.			
22	The development shall be completed in strict accordance with the mitigation and enhancements measures within the ecological reports as submitted with the planning application. All the biodiversity mitigation and enhancement measures shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all mitigation features shall thereafter be permanently retained for the stated purposes of biodiversity conservation. Reason: To comply with the Environment Act 2021	No change		No comment
23	No development shall take place (including demolition, ground works, vegetation clearance) until a Landscape and Ecology Management Plan (LEMP) has been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The LEMP should include the following: - A description and evaluation of the features to be managed - Ecological trends and constraints on site that might influence management. - Aims and objectives of management. - Appropriate management options for achieving aims and objectives. - Prescriptions for management options. - Preparation of a works schedule (including an annual work plan capable of being rolled forward over a five year period). - Details of the body or organisation responsible for the implementation of the plan. - Ongoing monitoring and remedial measures. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. Reason: To ensure that the ecological impacts of the habitats and species present are properly addressed on this site.	<u>Prior to occupation, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority.</u> <u>The LEMP should including the following:</u> - A description and evaluation of the features to be managed - Ecological trends and constraints on site that might influence management. - Aims and objectives of management. - Appropriate management options for achieving aims and objectives. - Prescriptions for management options. - Preparation of a works schedule (including an annual work plan capable of being rolled forward over a five year period). - Details of the body or organisation responsible for the implementation of the plan. - Ongoing monitoring and remedial measures. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. Reason: To ensure that the ecological impacts of the habitats and species present are properly addressed on this site.	Trigger updated as no justification provided as to why this should be pre-commencement.	Change not agreed. Protection and management of features must be agreed before any works take place to avoid any damage or irreversible changes. It is usual practice for this to be a pre-commencement condition.

24	Prior to the first occupation of the development hereby permitted the vehicular and pedestrian and cyclist access to, and egress from, the adjoining public highway shall be limited to the access shown on drawing number MRG-268-PBH-PL-0400. Any other accesses or egresses shall be permanently closed, and the footway / kerb shall be reinstated in accordance with a detailed scheme to be approved in writing by the Local Planning Authority in consultation with the highway authority. Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).	Prior to the first occupation of the development hereby permitted the vehicular and pedestrian and cyclist access to, and egress from, the adjoining public highway shall be limited to the access provided as shown on drawing number MRG-268-PBH-PL-0400. Any other accesses or egresses shall be permanently closed in accordance with the approved phasing plan, and the footway / kerb shall be reinstated in accordance with a detailed scheme to be approved in writing by the Local Planning Authority in consultation with the highway authority.	Wording updated as development likely to be built in a phased manner and construction vehicles will likely need to continue to utilise the High Street entrance following occupation of the first blocks.	This is a HCC Highways suggested condition and therefore HBC would not comment. Any proposed changes should be agreed with HCC Highways.
25	Prior to the first occupation hereby permitted the vehicular access along Mutton Lane, as indicated on drawing number MRG-268-PBH-PL-0400, shall be widened and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).	Notwithstanding the details approved as indicated on drawing number MRG-268-PBH-PL-0400, prior to first occupation final details of the vehicular access along Mutton Lane shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The access shall be retained in accordance with the approved details thereafter.	We do not consider that there is a need for widening to the Mutton Lane access to accommodate the scheme. Any large commercial vehicle movements are likely to originate from the M25 and would therefore enter the site from the east, avoiding the issue entirely for the entry manoeuvre. These movements are also infrequent, with refuse and large rigid trucks likely only attending the site once per week respectively. Furthermore, smaller junction radii provide greater mobility and priority to pedestrian movements. Increasing the size of the vehicle junction may better accommodate the infrequent larger vehicle movements but at the expense of pedestrian accessibility for the significantly greater number of day-to-day users.	This is a HCC Highways suggested condition and therefore HBC would not comment. Any proposed changes should be agreed with HCC Highways.

			Notwithstanding this, in the event the Inspector considers this is necessary, we have suggested updated wording which would enable this to be reviewed further at condition stage.	
26	No development shall commence until a Parking, Delivery, Servicing & Emergency Vehicle Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, to demonstrate that on-site parking provision (including drop-off parking) are in accordance with agreed standards, and to illustrate how vehicle and cycle parking, servicing, deliveries, and emergency vehicle access associated with the development will be operated and managed. The Plan must be implemented and adhered to in full thereafter. Reason: To ensure all vehicles accessing and using the site do so safely and conveniently, causing no conflict with other vehicles or site users.	No development shall commence until <u>Prior to first occupation</u>, a Parking, Delivery, Servicing & Emergency Vehicle Management Plan has been <u>shall be</u> submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, to demonstrate that on-site parking provision (including drop-off parking) are in accordance with agreed standards, and to illustrate how vehicle and cycle parking, servicing, deliveries, and emergency vehicle access associated with the development will be operated and managed. The Plan must be implemented and adhered to in full thereafter.	Trigger updated as no justification provided as to why this needs to be pre-commencement. Reference to 'agreed standards' is too vague and not precise.	This is a HCC Highways suggested condition and therefore HBC would not comment. Any proposed changes should be agreed with HCC Highways.
27	Prior to the commencement of the development for which full planning permission is granted, a detailed Construction Traffic Management Plan relating shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of the development for which full planning permission has been granted shall only be carried out in accordance with the approved CTMP unless otherwise agreed in writing by the local planning authority. The plan shall be prepared in accordance with the Construction Logistics and Community Safety (CLOCS) Standard. Pursuant to the above, prior to the commencement of any Parcel/Phase or Sub-Phase, a detailed Construction Traffic Management Plan (CTMP) for that Parcel/Phase or Sub-Phase, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of any Parcel/Phase or Sub-Phase shall only be carried out in accordance with the approved CTMP for that Parcel/Phase or Sub-Phase unless otherwise agreed in writing by the local planning authority. The plan shall include the following: The construction programme;	No change		No comments

	ii. Clear access strategy for construction vehicles that avoids conflicts with pedestrians, cyclists, public transport and existing and future residents; iii. Hours of operation; iv. Phasing of the development of the site, including all highway works; v. Construction vehicle numbers, type routing; vi. Traffic management requirements; vii. Cleaning of site entrances, site tracks and the adjacent public highway; viii. Provision of sufficient on-site parking prior to commencement of construction activities; ix. Details of any highway works necessary to enable construction to take place, including temporary access works; x. Details of any works to or affecting Public Rights of Way within and in the vicinity of the site. These shall demonstrate how safe and unobstructed access will be maintained at all times or be temporarily closed or extinguished. xi. Details of servicing and delivery, including details of site access, compound, welfare facilities, hoarding, construction related parking, loading, unloading, turning areas and materials storage areas; xii. Where works cannot be wholly contained within the site, a plan should be submitted showing the site layout on the highway, including extent of hoarding, pedestrian routes and remaining road width for vehicle movement and proposed traffic management; xiii. Management of construction traffic and deliveries to reduce congestion and avoid school pick up/drop off times, including numbers, type and routing; xiv. Control of dust and dirt on the public highway, including details of wheel washing facilities and cleaning of site entrance adjacent to the public highway; xv. Details of public contact arrangements and complaint management; xvi. Construction waste management proposals; xvii. Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour; - xviii. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; and xix. Measures to be implemented to ensure wayfinding for both occupiers of the site and or those travelling through it.			
	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 4 (adopted 2018).			
28	Prior to the commencement of any development the submission and agreement of a mechanism of continual review of the transport impacts of the development to include (but not be restricted to) the installation of traffic counters upon each access, travel plan monitoring and regular dialogue between Developer, Local Planning Authority and Highway Authority. The findings of this work shall be shared between all interested parties with a view to remedying any problems arising directly from the construction or occupation of the development. Reason To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).	Prior to the commencement of any development, the submission and agreement of a mechanism of continual review of the transport impacts of the a Highway Impact Monitoring and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This will set out a framework for undertaking surveys to monitor the vehicle trip rates arising from the development to include (but not be restricted to) the installation of traffic counters upon each access, travel plan monitoring and regular dialogue between Developer, Local Planning Authority and Highway Authority. The findings of this work shall be shared between all interested parties with a view to remedying any problems arising directly from the construction or occupation of the development.	Condition wording updated to ensure it more is precise in requiring the submission of a Highway Impact Monitoring and Management Plan.	This is a HCC Highways suggested condition and therefore HBC would not comment. Any proposed changes should be agreed with HCC Highways.
29	Prior to the commencement of any demolition or construction of the development, in accordance with the submitted FRA and or Drainage Strategy (Flood Risk Assessment and Drainage Strategy, 25094-BDC-C-XX-XX-RP-0001, P03, June 2026) and drawing number 25094-BDC-C-XX-XX-DR-0005-P02 & 25094-BDC-C-XX-XX-DR-0006-P02 (Proposed Drainage Strategy (1of 2 and 2of2), 17 June 2026), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development. The scheme shall address the following matters: 1. Provide an updated drainage strategy drawing to be detailed design, currently it is preliminary. Include the location of the tree root cells as discussed in the Flood Risk Assessment, 3m easements around the swale and bio-retention for maintenance. 2. Detailed design cross sections and long sections of the network and structures such as swales, bio-retention and SuDS pipe. 3. Provide an exceedance drawing including the proposed external ground levels, finished floor levels and designed slopes on impermeable surfaces. 4. Detailed calculations showing the half drain times. Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs F7, F8 and N2(1) (e) plus National SuDS Standards 1 to 7, by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.	Prior to the commencement of any demolition or construction of the development (excluding demolition) , in accordance with the submitted FRA and or Drainage Strategy (Flood Risk Assessment and Drainage Strategy, 25094-BDC-C-XX-XX-RP-0001, P03, June 2026) and drawing number 25094-BDC-C-XX-XX-DR-0005-P02 & 25094-BDC-C-XX-XX-DR-0006-P02 (Proposed Drainage Strategy (1of 2 and 2of2), 17 June 2026), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of the development. The scheme shall address the following matters: 1. Provide an updated drainage strategy drawing to be detailed design, currently it is preliminary. Include the location of the tree root cells as discussed in the Flood Risk Assessment, 3m easements around the swale and bio-retention for maintenance. 2. Detailed design cross sections and long sections of the network and structures such as swales, bio-retention and SuDS pipe. 3. Provide an exceedance drawing including the proposed external ground levels, finished floor levels and designed slopes on impermeable surfaces. 4. Detailed calculations showing the half drain times.	Trigger updated to exclude demolition as no justification provided as to why this needs to be pre-commencement.	This is a Lead Local Flood Authority condition and therefore HBC would not comment. Any proposed changes should be agreed with the LLFA.
30	All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment plus Drainage Strategy 25094-BDC-C-XX-XX-DR-	No change.		No comments

	0005-P02 & 25094-BDC-C-XX-XX-DR-0006-P02 (Proposed Drainage Strategy (1 of 2 and 2 of 2), 17 June 2026), this includes all new residential dwellings to have a finished floor level raised a minimum of 300mm above any design flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority. Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Local Plan Policies of Hertsmere Borough Council.			
31	Prior to the commencement of any demolition or construction of the development, a construction phase surface water management plan for the site will be submitted to and approved in writing by the Local Planning Authority. This plan 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 temporary drainage scheme shall subsequently be implemented in accordance with the approved details prior to and during the construction phase and be appropriately decommissioned following the final drainage scheme being validated as operational. Survey and photographic evidence of remediation shall be supplied for any permanent SuDS used in the temporary scheme, prior to being made operational. Reason: To ensure that the construction of the site is appropriately managed in accordance with National SuDS Standard 7, does not result in any flooding both on and off site in accordance with NPPF.	No change.		No comments
32	The development hereby approved shall not be occupied until details of the maintenance and management of the Sustainable Drainage Scheme (SuDS) in accordance with National SuDS Standard 7 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 network in addition to those listed in SuDS Standard 7 to be submitted for approval shall include: 1. A timetable for its implementation. 2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a non-technical labelled drawing showing where they are located and how to access them. 3. 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.	No change.		No comments

	Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Hertsmere Borough Council.			
33	Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been 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 and shall include as a minimum. 1. CCTV survey of underground structures, 2. A full set of "as built" drawings highlighting any minor changes to the approved drawings. 3. Demonstration that vegetation has become established. 4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms. 5. 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 that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Plan Policies of Hertsmere Borough Council.	Upon completion of the surface water drainage scheme <u>for each phase</u> and prior to the first occupation of the development <u>within the relevant phase</u>, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been 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 and shall include as a minimum. 1. CCTV survey of underground structures, 2. A full set of "as built" drawings highlighting any minor changes to the approved drawings. 3. Demonstration that vegetation has become established. 4. Photographs of excavations (including soil profiles/horizons) and any installation of any surface water drainage structures and control mechanisms. 5. 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.	Condition wording updated to reflect that the development will be constructed in a phased manner.	This is a Lead Local Flood Authority condition and therefore HBC would not comment. Any proposed changes should be agreed with the LLFA.
34	No piling 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 sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan. Reason: The proposed works will be in close proximity to under ground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.	No change		No comment
35	No development shall be occupied until confirmation has been provided that either;- all sewage works upgrades required to accommodate the additional flows from the development have been completed; or – a development and	No development shall be occupied until confirmation has been provided that either:	Condition wording updated so that this can be discharged in	No objection in principle as this appears to cover

	infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason – Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (email: [REDACTED]) prior to the planning application approval.”	a) <u>Foul water capacity exists off site to serve the development, or</u> b) A development and infrastructure Phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or c) All foul water network upgrades required to accommodate the additional flows from the development have been completed.	the event it is confirmed that there is sufficient foul water capacity.	Thames Water's requirements.
36		<u>No development shall commence until a Delivery/Phasing Plan has been submitted and approved in writing. The Delivery/Phasing Plan will identify phases of buildings, landscape and public realm. Any variations to the Delivery/Phasing Plan thereafter shall be agreed in writing by the Local Planning Authority.</u>	Additional condition suggested to enable a delivery/phasing plan to be submitted and agreed with the LPA to reflect that construction will take place in a phased manner.	Agreed