

Conditions

C1 Reserved Matters – Details - TRDC

Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

C2 Time Limit – Reserved Matters Submission - TRDC

Any application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C3 Time Limit – Commencement - TRDC

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

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C4 Parameter Plan - TRDC

The details of the reserved matters submitted pursuant to this permission shall be carried out in general accordance with the Parameter Plan P24-2204_DE_003_C_10.

Reason: In the interests of the visual amenities of the Green Belt and locality in accordance with Policies CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and, Policies DM1, DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

Pre-commencement conditions:

C5 Standard Highway Condition - HCC Highways

A) The development hereby permitted shall not begin until full details (in the form of scaled plans and written specifications) have been submitted to and approved in writing by the Local Planning Authority in respect of the following physical works on the application site:

- i. internal roads and footways;
- ii. internal cycleways;
- iii. foul and surface water drainage;
- iv. visibility splays;

- v. access including sight-lines layout;
- vi. parking provision in accordance with the local planning authority's adopted standards;
- vii. loading areas;
- viii. turning areas.

B) Prior to the first use of the development hereby permitted, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details.

Reason: This is a pre-commencement condition 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) and Policy CP10 of the Core Strategy (adopted October 2011).

C6 Construction Management Plan - HCC Highways

No development shall commence until a Construction Management Plan (or Construction Method Statement) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan / Statement 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) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly 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 movements.
- k. Phasing Plan.

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

C7 Construction Ecological Management Plan - Herts Ecology

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include but not necessarily be limited to, the following.

1. A review of any ecological impacts and should be informed by the submitted ecological report (Ecological Assessment by Ecology Solutions (March 2026) and Ecology Response Letter, Ecology Note and Bat Tree Assessment.
2. Risk assessment of potentially damaging construction activities.
3. Identification of 'biodiversity protection zones'.
4. A set of method statements outlining practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
5. The location and timings of sensitive works to avoid harm to biodiversity features. (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset).
6. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
7. The times during construction when specialist ecologists need to be present on site to oversee works.
8. Responsible persons and lines of communication.
9. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent.
10. Details of the mitigation proposed in the November 2025 Ecological Assessment for protected species, including breeding bird mitigation if required following the completed breeding bird surveys and GCN Non-Licensed Method Statement.
11. Details of trees with potential to support roosting bats, construction exclusion zones, a pre-works re-inspection (if any works take place within proximity to the trees), ecological watching brief and method statements.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

C8 Badger survey – Herts Ecology

No development shall take place (including demolition, ground works, vegetation clearance) until a badger survey, no earlier than three months prior to the commencement of the development, is carried out. This survey shall determine whether any new badger setts have been excavated onsite, and within 30m of the site. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

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

C9 Breeding Bird Survey – Herts Ecology

A) No development shall commence until a completed set of breeding bird surveys have been undertaken by a suitably qualified and experienced ecologist in accordance with standard methodology, during the breeding bird season. A written report shall be produced by the ecologist and submitted to and approved in writing by the Local Planning Authority summarising the survey results and setting out appropriate mitigation measures.

B) Any application for approval of Reserved Matters submitted pursuant to part (A) shall demonstrate how the findings and recommendations of the breeding bird survey report have been addressed by the Reserved Matters application.

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

C10 Species Enhancement Plan – Herts Ecology

Prior to the commencement of development a Biodiversity Species Enhancement Strategy / Plan for Protected and Priority Species by an appropriately experienced ecologist shall be submitted to and approved in writing by the Local Planning Authority. The Strategy/ Plan should include the incorporation of permanent integral bat roosting and integral Swift Bricks within buildings and hedgehog homes and highways. Swift Bricks should be of a universal design, with bat roosting features and universal Swift Bricks being integrated, built “into” rather than “onto” buildings. Features should be installed in a ratio of one for every two buildings.

The scheme/ plan shall include, but not be limited to, the following details:

- a) Purpose and conservation objectives for the proposed enhancement measure
- b) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- c) Detailed designs to achieve stated objectives;
- d) Materials and construction to ensure long lifespan of the feature/measure
- e) Proposed Locations shown by suitable maps and plans and where appropriate the elevations and orientation of the features or measures to be installed or undertaken
- f) When the features or measures will be installed within the construction, occupation, or phase of the development,
- g) Persons responsible for implementing the enhancement measures
- h) Details of initial aftercare and long-term maintenance (where relevant)

Thereafter, the biodiversity enhancement measures shall be carried out and maintained for their designed purpose in accordance with the approved details including timescales and shall be retained as such thereafter.

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

C11 Site Waste Management Plan – Herts Minerals and Waste Planning Policy Team

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

Reason: This is a pre-commencement condition to promote the sustainable management of waste arisings and contribution towards resource efficiency, in

accordance with Policy 12 of the Hertfordshire Waste Core Strategy and Development Management Policies Development Plan Document (2012).

C12 Contamination - Environmental Health

Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority.

A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This is a pre-commencement condition 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 of Policy CP1 of the Core Strategy (adopted October 2011) and to meet the requirements of Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C13 Temporary Drainage - LLFA

Development shall not commence until details of and a method statement for interim and temporary drainage measures during the 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.

Reason: This is a pre-commencement condition to prevent flooding and pollution offsite in accordance with the NPPF and to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C14 Archaeology - Herts Archaeology

A) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation 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 required by the 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.

B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

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

Reason: This is a pre-commencement condition to define, in advance of any development commencing, the details of evaluation/mitigation necessary to protect any archaeological remains present within the development site. The significance of heritage assets with archaeological interest can be harmed/destroyed by development. This is in accordance with NPPF guidance, Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

C15 Cycle Parking – HCC Highways / TRDC

Prior to the first commencement of the development hereby permitted, a scheme for the parking of cycles (including Beryl bike on-site station) including details of the design, level and siting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied, or brought into use, and thereafter retained for this purpose.

Reason: This is a pre-commencement condition to ensure the provision of cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes in accordance with the NPPF (2024) and Policy CP10 of the Core Strategy (adopted October 2011).

Prior to / or in conjunction with Reserved Matters Application(s):

C16 Surface Water Drainage Scheme - LLFA

Prior to or in conjunction with the submission of each reserved matters application, in accordance with the submitted FRA and or Drainage Strategy (Oxhey Lane, Carpenders Park, Land at Carpenders Park Farm Flood Risk and Drainage Strategy, Ref 2403160-ACE-XX-XX-RP-C-0301 revision B, dated 31 October 2025 and Drainage Strategy Sheet 2 Rev C dated 18.12.2025) by Ardent Consulting Engineers), 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 will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

a) Demonstrate how interception for the first 5mm of any storm event will be managed within the site in line with the National Standards (2025)

b) Surface water runoff rates will be attenuated to 1.3 l/s for 1ha of impermeable areas in the northern catchment discharging to Thames Water Surface Water Sewer and 26 l/s for 2.5ha of impermeable area in the southern catchment discharging via new pipework under Oxhey Lane to the main river. If the impermeable areas created are less than the values stated above, then the discharge rates will be recalculated and resubmitted to the Local Planning Authority for approval.

c) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1%AEP (1 in 100) rainfall events (both including allowances for climate change). All impermeable areas in this calculation will use a CV value of 1, any permeable areas draining into the formal drainage scheme will use an appropriate CV value. The storage calculations will clearly demonstrate how 10% urban creep has been included (via a drainage catchment drawing and associated table which match the supporting calculations of the conveyance network).

d) Detailed designs, supporting modelling calculations and drawings of the drainage conveyance network in the:

- 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
- 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity

substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.

e) The design of the attenuation / detention basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances.

f) Drawings to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP (1 in 100) rainfall event plus climate change allowance.

g) Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

h) Details of how all surface water management features, swales and / or bioretention areas adjacent to the roads, permeable paving and basins will to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 181,182 and 187 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 to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

Above Slab level:

C17 On-Site Landscape Management Plan - TRDC

Prior to above ground works, a Landscape Management Plan including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas on the site, shall be submitted to and approved in writing by the Local Planning Authority.

The Landscape Management Plan shall also include, as minimum:

- Planting plan;
- Details of Information Packs for residents informing them on sensitive use;
- Details of fencing;
- Information boards to sensitive areas

The landscape areas shall thereafter be managed in accordance with the approved Landscape Management Plan.

Reason: This is a pre-commencement condition to enable on-site management to prevent the deterioration in the health of trees and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C18 Off-Site Highway Improvements – HCC Highways

No on-site works above slab level of the development shall commence until a detailed scheme for off-site highway improvement works as indicated below have been submitted to and approved in writing by the Local Planning Authority. The highway improvement works include:

- Accessibility improvements as shown on the Walking and Cycling Appraisal Improvements drawing within the “Sustainable Transport Improvements” note dated 7 November 2025 and replicated in Figure 1 of the Summary of Sustainable Transport Improvements document (January 2026) comprising of:
 - o Resurfacing and footway widening on Oxhey Lane south of the existing care home.
 - o Installation of a controlled signalised crossing (to be delivered as part of the site access works) at Oxhey Lane / Carpenters Avenue.
 - o Resurfacing of footway on south side of Carpenters Avenue up to the junction with Foxleys.
 - o Installation of tactile paving at: Carpenters Avenue / Foxleys junction Foxleys / The Mead junction Delta Gain / Gibbs Couch junction Gibbs Couch near Carpenters Park Overground station

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

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) and Policy CP10 of the Core Strategy (adopted October 2011).

Prior to first use:

C19 Drainage Scheme Maintenance and Management - LLFA

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

- a) a timetable for its implementation.
- b) details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- c) 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 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 to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C20 Drainage Scheme Verification Report - LLFA

Prior to first use of each phase 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 verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), and any installation of any surface water drainage structures and control mechanisms. It shall also include CCTV survey and topographic survey where appropriate.

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 to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

C21 Surface Water Network - Thames Water

The development shall not be occupied until confirmation is provided that either:

- 1) All necessary upgrades to the surface water network to accommodate additional flows from the development have been completed if required; or
- 2) A phasing plan for development and infrastructure, which may if appropriate include a temporary solution, agreed with Thames Water and the Local Planning Authority, is in place. Where such a plan exists, no occupation shall occur other than in accordance with the approved phasing schedule.

Reason: Network reinforcement is likely to be required to support the proposed development. These upgrades are essential to avoid the risk of sewer flooding and pollution incidents with Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C22 Sewage Treatment Upgrades – Thames Water

No development shall be occupied until confirmation has been provided that either:-

- 1) All sewage works upgrades required to accommodate the additional flows from the development have been completed; or
- 2) A development and infrastructure phasing plan, which may if appropriate include a temporary solution, 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 in accordance with Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C23 Access – HCC Highways

Prior to the first occupation of the development hereby approved, the accesses shall be completed and made available for use as indicated on drawing numbers ITL200107-GA-007 revision B and ITL200107-GA-002 revision E, in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority.. The access shall thereafter be retained and available for use for the lifetime of the development.

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) and Policy CP10 of the Core Strategy (adopted October 2011).

C24 Visibility Splays – HCC Highways

Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved drawing number ITL200107-GA-002 Rev E. The splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

C25 Travel Plan – Residential – HCC Highways

At least 3 months prior to the first occupation of the approved development a detailed Residential Travel Plan for the site shall be submitted to and approved in writing by the Local Planning Authority.. The approved Travel Plan shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed in writing by the Local Planning Authority as part of the annual review.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011)

C26 Travel Plan – Care home – HCC Highways

At least 3 months prior to the first occupation/use of the approved development a detailed Travel Plan for the care home shall be submitted to and approved in writing by the Local Planning Authority.. The approved Travel Plan shall be implemented in accordance with the timetable and target contained therein

and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed in writing by the Local Planning Authority as part of the annual review.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

C27 Contamination – Verification Report - Environmental Health

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to and agreed in writing by the Local Planning Authority. The approved monitoring and maintenance programme shall be implemented.

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 and to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C28 Fire Hydrants - Herts Fire & Rescue Service

Prior to the first occupation of any part of the development hereby permitted, a detailed plan and specification for the installation of fire hydrants serving the development shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied prior to the provision of operational fire hydrants in accordance with the approved plan and specification.

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

C29 Lighting Design Strategy - Bats (Hertfordshire Ecology)

Prior to first occupation, a lighting design strategy for bats shall be submitted to and approved in writing by the Local Planning Authority. This should accurately identify the features/areas of interest, describe levels of illumination prior to, during, and post development, and should be shown in suitable contour plans and charts so that it can be clearly demonstrated that lit areas will not compromise existing use. Proposed lighting should accord with best practice (Bats and artificial lighting in the UK, (BCT & ILP) and maintained

accordingly. These proposals should also be accompanied by a statement by an ecologist on how it achieves these goals.

Reason: In the interests of biodiversity and to meet the requirements of Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Other:

C30 Reporting of Unexpected Contamination - Environmental Health

In the event that contamination is found at any time when carrying out the approved development that 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 the requirements of condition **, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition **, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition **.

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 and to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

C31 Sustainability and Energy Statement - TRDC

A detailed Sustainability and Energy Statement shall be submitted with the Reserved Matters application in accordance with the energy saving and renewable energy measures detailed within the Sustainability and Energy Statement prepared by Bluesky Unlimited (25 March 2025).

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