

Location: Land To The East Of Bedford Road And West Of Old Ramerick Manor
Bedford Road
Ickleford
Hertfordshire

Applicant: Armstrong C/O Agent

Proposal: Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas (Section 73A application: Variation to Condition Nos. 5 (Street maintenance proposals), 6 (Construction Method Statement), 8 (Final Design of Drainage Scheme), 10 (Archaeological Written Scheme of Investigation), 13 (Foul Water Strategy), 15 (Details of Electric Vehicle Car Parking provision) & 18 (Construction Traffic Management Plan) of planning permission 19/01758/FP granted 22.10.2019).

Ref. No: 21/01470/S73A

Officer: Tom Rea

Date of expiry of statutory period: 04/08/2021

Extension of statutory period: 3/9/2021

Reason for referral to Committee: The development is residential development with a site area of 0.5 hectares or greater (7.0 hectares)

1.0 Policies

1.1 North Hertfordshire District Local Plan No.2 with Alterations

Policy 16: Archaeological Areas of Significance and other Archaeological Areas

Policy 26: Housing Proposals

Policy 55: Car Parking Standards

Policy 57: Residential Guidelines and Standards

1.2 National Planning Policy Framework (Revised July 2021).

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 5: Delivering a sufficient supply of homes

Section 6: Building a strong competitive economy

Section 8: Promoting healthy and safe communities

Section 9: Promoting sustainable transport

Section 11: Making effective use of land

Section 12: Achieving well designed places

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

1.3 Proposed Submission North Hertfordshire Local Plan 2011-2031 (Incorporating the Proposed Main Modifications November 2018 and May 2021)

Strategic Policies

SP1: Sustainable development in North Herts

SP2: Settlement hierarchy

SP6: Sustainable transport

SP7: Infrastructure requirements and developer contributions

SP8: Housing

SP9: Sustainable Design

SP10: Healthy communities

SP11: Natural resources and sustainability

SP13: Historic environment

Development Management Policies

T1: Assessment of transport matters

T2: Parking

HS2: Affordable Housing

HS3: Housing mix

HS5: Accessible and adaptable housing

D1: Sustainable Design

D3: Protecting living conditions

D4: Air quality

NE5: New and improved public open space and biodiversity

NE7: Reducing flood risk

NE9: Water quality and environment

NE10: Water Framework Directive and wastewater infrastructure

NE11: Contaminated land

HE1: Designated heritage assets

HE4: Archaeology

1.4 **Supplementary Planning Documents**

Vehicle Parking at New Development September 2011

2.0 **Site History**

2.1 19/01758/FP : Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas. Granted 22/10/19.

The development is under construction.

3.0 **Representations**

The following representations have been received:

3.1 **Ickleford Parish Council**

Objects:

- Violates conditions attached to original planning permission
- Unauthorised and damaging use of public footpath/private driveway

3.2 **Hertfordshire Highways:**

Confirm that the highway adoption plan is acceptable

3.3 Environmental Health (Noise & Nuisance)

Concern at generic nature of the Construction Method statement

3.4 Environmental Health (Contamination and Air Quality)

No comments

3.5 Lead Local Flood Authority

Raise several concerns with regard to drainage strategy and have requested further information.

3.6 NHDC Waste & Recycling officer

Confirms waste arrangements including vehicle access is satisfactory

3.7 Hertfordshire County Council Historic Environment Advisor:

No response

3.8 HCC Growth & Infrastructure:

No further comments to make.

3.9 Bedford and River Ivel Drainage Board:

No further comments to make

3.10 Henlow Parish Council :

'No comment'

3.11 Central Bedfordshire Council :

'No objection'

3.12 Historic England:

'Do not wish to make any comments'

3.13 Responses to site notices / public consultation:

Several responses have been received including the following concerns (full details of correspondence is on the Planning website) :

- Too much housing is being developed in the area
- Highway congestion / damage

- Housing too expensive for locals

There is no authorised access through the site into The Railway at Henlow

4.0 **Planning considerations**

4.1 Site and surroundings

The development site the subject of this planning application is located on the south side of Lower Stondon just inside the district boundary with North Hertfordshire. The site is currently being built out under planning permission ref: 19/01758/FP and is approximately 60% completed. The site is known as Lavender Grange.

4.2 Proposals

4.3 This application has been submitted under Section 73A of the Town and Country Planning Act 1990 (as amended). Section 73A permits the submission of an application for development that has already been carried out and where there is no planning permission or development is not in accordance with a planning permission or where a development does not comply with some conditions subject to which planning permission was granted.

4.4 In this case, the development approved for 144 dwellings at the above site ,under planning permission 19/01758/FP, was started before several of the pre-commencement conditions were submitted for discharge / or discharged by the Local Planning Authority resulting in a breach of the planning permission.

4.5 This application seeks to resolve the breach of planning permission through an amendment to the wording of several of the pre-commencement conditions. These conditions are as follows:

Condition 5 – details of the future management and maintenance of the proposed streets within the development.

Condition 6 – Construction Method Statement

Condition 8 – Final design of a drainage scheme

Condition 10 – Archaeological Written Scheme of Investigation

Condition 13 – Foul Water Strategy

Condition 15 – Details of Electric vehicle car charging points

Condition 18 – Construction Traffic Management Plan

4.6 Subject to the information submitted in respect of the above conditions being acceptable the Local Planning Authority is able to issue a fresh planning permission

with the wording of the planning conditions concerned altered to reflect the commencement of the development and the updated documents submitted.

- 4.7 The original planning permission – 19/01758/FP – was pursuant to a legal agreement under Section 106 of the Act and as the current application would result in the further grant of planning permission (subject to all material considerations) a further Section 106 Agreement is required. A draft Section 106 has been prepared. Any planning permission granted with revised conditions would be subject to the legal agreement being completed.
- 4.8 The application includes revised wording for conditions 5, 6, 8, 10, 13, 15 and 18. To support these conditions the following documents are submitted:
- Surface water drainage drawings and maintenance plan
 - Foul water sewerage design
 - Construction Method statement
 - Construction Method statement plan
 - Direction of Traffic Plan
 - Traffic Management Strategy Plan
 - Private Road adoption strategy and plan
 - Archaeological Written Scheme of Investigation
- 4.9 For clarity, this application does not propose any alterations to the number of dwellings or the design, layout or landscaping of the development. Its sole purpose is to rectify a breach of the planning conditions through revised wording to the conditions affected.
- 4.10 Discussion
- 4.11 For the purposes of assessing this Section 73A application it is necessary to go through each condition proposed to be altered and to assess whether the wording is satisfactory having regard to the submitted supporting information.
- 4.12 Condition 5 – Road adoption
- 4.13 A road adoption plan (ref: 1910D) showing the internal roadway to be adopted by the Highway Authority has been submitted and agreed by Hertfordshire Highways.
- 4.14 The proposed revised wording reads as follows:

The approved streets within the development will be maintained in accordance with the approved Technical Note – Private Road Maintenance Strategy by RCP, Ref. BNL/E4483/17570, endorsed under NNDC Ref. 19/03047/DOC and drawing No. 44833/H7417/D1/1910D (Management Company Land Plan) as agreed under Section 38 of the Highways Act 1980.

The Highway Authority has confirmed that they have no objection to the revised wording. It is recommended that this is agreed.

4.15 Condition 6 – Construction Method statement

4.16 A revised Construction Method Statement Plan (drawing BDWNT-LS-CMS-01) has been received showing site storage compounds, wheel washing sites, contractors parking, all site access and egress from the main access off Bedford Road, security hoarding, signage, routing for construction vehicles and the phasing of the development. In addition a statement setting out site management, and health procedures and safety and hours of working has also been submitted.

4.17 At the start of the development and for several months prior to the creation of the main access onto Bedford Road all construction traffic accessed the site off the public footpath Ickleford 001 which runs along the southern boundary of the site and also serves Nos 1 – 4 Ramerick Cottages and Old Ramerick Manor. Construction activity through this footpath caused disruption to residents and footpath users and damage to the surface of the footpath / roadway. It also presented a danger to highway safety because of the restricted sightlines at the junction of the footpath with the A600 Bedford Road. The developer subsequently ceased using this route as an access to the site and the site entrance off this footpath has been closed up and the surface repaired. All construction traffic now enters the site off the permanent site entrance off Bedford Road.

4.18 The proposed revised wording for condition 6 reads as follows:

The development shall be carried out in accordance with the submitted and approved Construction Method Statement and Construction Method Statement Plan.

Following the submission of revised details, the closure of the site access on footpath 001 and the implementation of the main access off Bedford Road construction at the site has progressed more quickly and is much safer for pedestrians and motorists as well as improving the amenity of residents who live along footpath 001. It is therefore recommended that the revised wording of condition 8 is agreed.

4.19 Condition 8 – Final design of drainage scheme

4.20 In support of the discharge of this condition the applicant has provided a significant amount of information including drainage calculations, detailed plans of the SuDS features, surface and foul water layouts and identification of informal flood areas. Despite this the Lead Local Flood Authority, whilst acknowledging that some of the information is acceptable, still require more detailed information including treatment for discharge into a water course and further data regarding drainage times. At the time of writing this report the LLFA has commented twice raising objections on both occasions.

Further information has now been provided by the applicant and the comments of the LLFA are awaited and will be reported at the Committee meeting.

4.21 Currently the applicant proposes the following revised wording for condition 8:

The drainage scheme shall be carried out in accordance with the approved drainage details and associated management plan comprising the following:

RCP letter dated 14.4.2021 responding to LLFA comments dated 12.4.2021 SJO/BHL/E4483/17847

Micro drainage calculations SW1C.MDX

Micro drainage calculations SW2D.MDX

RCP letter dated 9.12.2020 LD/BNL/E4483/17772

Surface water longitudinal sections BNL/E4483/221 E

Surface water longitudinal sections BNL/E4483/222 D

Surface water longitudinal sections BNL/E4483/223 D

Section 104 adoption layout BNL-E4483-401 E

Section 104 adoption layout BNL-E4483-402 E

Section 104 adoption layout BNL-E4483-403 F

Surface water manhole schedules BNL-E4483-411 F

Surface water manhole schedules BNL-E4483-412 D

Section 104 drainage construction details BNL/E4483/421 C

Section 104 drainage construction details BNL/E4483/422 B

Surface water attenuation details BNL/E4483/424 B

Surface water attenuation details BNL/E4483/425 C

Basin setting out details BNL/E4483/426 A

Basin setting out details BNL/E4483/427 A

Domestic drainage layouts BNL/E4483/451 K

Domestic drainage layouts BNL/E4483/452 J

Domestic drainage layouts BNL/E4483/453 G

Domestic drainage layouts BNL/E4483/454 N

Domestic drainage layouts BNL/E4483/455 K

Domestic drainage layouts BNL/E4483/456 G

Domestic drainage layouts BNL/E4483/457 H

Domestic drainage layouts BNL/E4483/458 G

Private drainage construction details BNL/E4483/461 A

Private drainage construction details BNL/E4483/462 A

Control chamber construction details BNL/E4483/463 D

Control chamber construction details BNL/E4483/464 D

Owners manual relating to surface water drainage maintenance BNL/E4483

In view of the current response of the LLFA it is recommended that this condition is not agreed until such time that the LLFA removes its objections. Should the objection be overcome it is possible that there may be some amendments to the approved documents.

4.22 Condition 10 – Archaeological Written Scheme of Investigation

4.23 A WSI was agreed by Hertfordshire County Council Historic Environment Advisor and works have been carried out on site and the results produced in an Archaeological Evaluation by Cotswold Archaeology (2017). The County Archaeologist has confirmed that the completion of the archaeological works is satisfactory recommending that no further archaeological work is required at the site and discharging condition 11 (Completion of site investigation and post investigation assessment).

4.24 The applicant proposes the following revised wording for condition 10:

The development shall take place in accordance with the approved Archaeological Written Scheme of Investigation prepared by Orion Heritage Ltd (April 2020), Ref. PN1429

In view of the completion of the archaeological works to the satisfaction of the Hertfordshire County Council Historic Environment Advisor it is recommended that the revised wording of condition 10 is agreed

4.25 Condition 13 – Foul water strategy

4.26 Anglian Water as the appropriate water authority recommended the discharge of condition 13 in February 2020 under discharge of condition ref 19/03050/DOC.

4.27 The applicant proposes the following revised wording:

Foul water drainage works shall be carried in accordance with the details endorsed under NHDC

Ref. 19/03050/DOC, comprising the approved details as follows:

Title Reference

Rising main longitudinal section BNL/E4483/251 B

Rising main longitudinal section BNL/E4483/252 B

Section 104 adoption layout BNL-E4483-401 C

Section 104 adoption layout BNL-E4483-402 C

Section 104 adoption layout BNL-E4483-403 D

Domestic drainage layouts BNL/E4483/451 K

Domestic drainage layouts BNL/E4483/452 J

Domestic drainage layouts BNL/E4483/453 J

Domestic drainage layouts BNL/E4483/454 N

Domestic drainage layouts BNL/E4483/455 K

Domestic drainage layouts BNL/E4483/456 G

Domestic drainage layouts BNL/E4483/457 H

Domestic drainage layouts BNL/E4483/458 G

Foul water longitudinal sections BNL/E4483/211 E

Foul water longitudinal sections BNL/E4483/212 D

Foul water longitudinal sections BNL/E4483/213 D

Foul water manhole schedules BNL/E4483/413 E

Foul water manhole schedules BNL/E4483/414 D

Micro drainage calculations FW-1C

Given the approval of Anglian Water to the foul water strategy it is recommended that the revised wording to condition 13 is agreed.

4.28 Condition 15 – Details of Electric Vehicle car charging points

4.29 The details pursuant to this condition were found to be acceptable under discharge of condition reference 19/03051/DOC.

4.30 The applicant proposes the following revised wording:

Electric Vehicle (EV) car parking spaces will be provided in accordance with details endorsed under NHDC Ref. 19/03051/DOC, comprising the approved Site External Works Overall Layout Plan, Ref. 4483/H7417/D1/1906D. The approved EV car park spaces will have designated plug-in points and be served by EV charging points prior to the first occupation of the dwelling they serve and shall be retained for that purpose thereafter.

It is recommended that the revised wording of condition 15 is agreed

4.31 Condition 18 – Construction Traffic Management Plan

4.32 The Highway authority have said that the circulation of construction traffic shown on the submitted Construction Traffic Management Plan is acceptable however the details of the construction traffic to the site do not meet the reasons and purposes of the original condition. The authority requires the CTMP to show the marked route of the construction vehicles including the location of the signage that should be detailed highlighting construction traffic routes.

4.33 The applicant proposes the following revised wording :

The development shall be carried out in accordance with the approved [Traffic Management Strategy Ref. BDWNT-LS-DOT-01 Rev12].

The revised wording is not currently acceptable and it is recommended that this condition is not agreed until such time that the Highway Authority removes its objections. Should the objection be overcome it is possible that there may be some amendments to the approved documents.

4.34 **Conclusion**

4.35 There is no objection to the re-wording of conditions 5, 6, 10, 13 and 15 for the reasons set out above and therefore it is recommended that these conditions can be agreed.

4.36 It is important that condition 8 (Drainage scheme) is resolved because of the potential for surface water flooding if the system is not fit for purpose and the consequent adverse impact that would have on the environment and the amenity of existing and proposed residents. The issue of construction traffic management is less critical because of the advanced stage of construction and the short term impact however there are still environmental concerns from HGV traffic being inappropriately routed to the site.

4.37 This development includes 57 affordable housing units many of which have already been completed and it is in the interests of the wider community that there is no further delay in the delivery of these housing units . It is therefore recommended that a resolution to grant permission is made subject to the removing of the objections raised by the Lead Local Flood Authority and the Highway Authority as well as the satisfactory completion of the submitted Section 106 document.

5.0 **Legal Implications**

5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 **Recommendation**

6.1 That, subject to the objection of the Lead Local Flood Authority and the Highway Authority to the re-wording of conditions 8 and 18 being resolved and the completion of the submitted Section 106 Agreement, that planning permission be granted for the development subject to the following conditions:

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

2. No part of the development shall be occupied until the proposed works shown on 'in-principle' I Transport drawing ITB12014-GA-002 revision H and Drawing: P18-0685_01 SHEET NO: REV: M; on the A600 are completed to satisfaction of the Highway Authority.

Reason: To ensure that the impact of development traffic on the local road network is minimised.

3. No part of the development shall be occupied until the proposed principal access road is provided as defined on I Transport drawing ITB12014-GA-002 revision H and Drawing: P18-0685_01 SHEET NO: REV: M; 6.0 metres wide for at least the first 100 metres thereafter the access roads shall be provided 5.0 metres wide to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

Reason: In the interests of highway safety, amenity and free and safe flow of Traffic

4. The approved streets within the development will be maintained in accordance with the approved Technical Note - Private Road Maintenance Strategy by RCP, Ref. BNL/E4483/17570, endorsed under NNDC Ref. 19/03047/DOC and drawing No. 44833/H7417/D1/1910D (Management Company Land Plan) as agreed under Section 38 of the Highways Act 1980.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard

5. The development shall be carried out in accordance with the submitted and approved Construction Method Statement and Construction Method Statement Plan.

Reason: To minimise the impact of construction vehicles and to maintain the amenity of the local area

6. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by RCP reference LAD/BNL/E4483/16718 dated June 2018 and following mitigation measures;

1. Limiting the surface water run-off to a maximum of 13.4l/s generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The following rates should be provided as maximum for each development area;

- Detention basin 1: 5.0l/s

- Detention basin 2: 7.9l/s

2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.

3. Undertake drainage strategy to include to the use attenuation basin as indicated on drawings BNL-E4483-014E and BNL-E4483-013F

Reason: To reduce the risk of flooding to the proposed development and future occupants

7. The drainage scheme shall be carried out in accordance with the approved drainage details and associated management plan comprising the following:

RCP letter dated 14.4.2021 responding to LLFA comments dated 12.4.2021
SJO/BHL/E4483/17847

Micro drainage calculations SW1C.MDX

Micro drainage calculations SW2D.MDX

RCP letter dated 9.12.2020 LD/BNL/E4483/17772

Surface water longitudinal sections BNL/E4483/221 E

Surface water longitudinal sections BNL/E4483/222 D

Surface water longitudinal sections BNL/E4483/223 D

Section 104 adoption layout BNL-E4483-401 E

Section 104 adoption layout BNL-E4483-402 E

Section 104 adoption layout BNL-E4483-403 F

Surface water manhole schedules BNL-E4483-411 F

Surface water manhole schedules BNL-E4483-412 D

Section 104 drainage construction details BNL/E4483/421 C

Section 104 drainage construction details BNL/E4483/422 B
Surface water attenuation details BNL/E4483/424 B
Surface water attenuation details BNL/E4483/425 C
Basin setting out details BNL/E4483/426 A
Basin setting out details BNL/E4483/427 A
Domestic drainage layouts BNL/E4483/451 K
Domestic drainage layouts BNL/E4483/452 J
Domestic drainage layouts BNL/E4483/453 G
Domestic drainage layouts BNL/E4483/454 N
Domestic drainage layouts BNL/E4483/455 K
Domestic drainage layouts BNL/E4483/456 G
Domestic drainage layouts BNL/E4483/457 H
Domestic drainage layouts BNL/E4483/458 G
Private drainage construction details BNL/E4483/461 A
Private drainage construction details BNL/E4483/462 A
Control chamber construction details BNL/E4483/463 D
Control chamber construction details BNL/E4483/464 D
Owners manual relating to surface water drainage maintenance BNL/E4483

The development shall be carried out in accordance with the approved details
Reason: To reduce the risk of flooding to the proposed development and future occupants

8. Upon completion of the drainage works a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;
1. Provision of complete set of as built drawings for the site drainage
 2. Maintenance and operational activities
 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

9. The development shall take place in accordance with the approved Archaeological Written Scheme of Investigation prepared by Orion Heritage Ltd (April 2020), Ref. PN1429

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted

10. The development hereby permitted shall be carried out in accordance with the noise mitigation measures detailed in section 4 and appendix 5 of the Cass Allen Associates report reference RP01-17634 Revision 1 dated 15th June 2018 (Acoustic Assessment- Land to the east of Bedford Road, Ickleford) relating to glazing and ventilation specifications. The development shall not be occupied until the approved scheme is fully implemented in accordance with the details provided. Once implemented, the scheme of measures shall be maintained in accordance with the details in perpetuity.

Reason: To protect the residential amenities of future occupiers of the development

11. Foul water drainage works shall be carried in accordance with the details endorsed under NHDC Ref. 19/03050/DOC, comprising the approved details as follows:

Title Reference

Rising main longitudinal section BNL/E4483/251 B
Rising main longitudinal section BNL/E4483/252 B
Section 104 adoption layout BNL-E4483-401 C
Section 104 adoption layout BNL-E4483-402 C
Section 104 adoption layout BNL-E4483-403 D
Domestic drainage layouts BNL/E4483/451 K
Domestic drainage layouts BNL/E4483/452 J
Domestic drainage layouts BNL/E4483/453 J
Domestic drainage layouts BNL/E4483/454 N
Domestic drainage layouts BNL/E4483/455 K
Domestic drainage layouts BNL/E4483/456 G
Domestic drainage layouts BNL/E4483/457 H
Domestic drainage layouts BNL/E4483/458 G
Foul water longitudinal sections BNL/E4483/211 E
Foul water longitudinal sections BNL/E4483/212 D
Foul water longitudinal sections BNL/E4483/213 D
Foul water manhole schedules BNL/E4483/413 E
Foul water manhole schedules BNL/E4483/414 D
Micro drainage calculations FW-1C

Reason: To prevent environmental and amenity problems arising from flooding

12. Electric Vehicle (EV) car parking spaces will be provided in accordance with details endorsed under NHDC Ref. 19/03051/DOC, comprising the approved Site External Works Overall Layout Plan, Ref. 4483/H7417/D1/1906D. The approved EV car park spaces will have designated plug-in points and be served by EV charging points prior to the first occupation of the dwelling they serve and shall be retained for that purpose thereafter.
13. The external lighting at the development shall be carried out in accordance with the details approved under discharge of condition approval 21/00572/DOC dated 13th April 2021.

Reason: In the interests of biodiversity and local amenity

14. The development hereby permitted shall be carried out in accordance with the residential travel plan approved under discharge of condition document 21/00573/DOC.

Reason: In the interests of promoting sustainable transport and minimising the impact on local air quality

15. The development shall be carried out in accordance with the approved [Traffic Management Strategy Ref. BDWNT-LS-DOT-01 Rev12].

Reason: To ensure the construction work traffic has no, or a minimal, impact on existing levels of air pollution within established Air Quality Management Areas within North Hertfordshire

16. The development hereby permitted shall be carried out in accordance with the details of the pumping station and sub-station approved under discharge of condition document 19/03052/DOC granted on 11th February 2020.

Reason: In the interests of visual amenity and to ensure that development is implemented as approved.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. Water Authority Informative:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

2. NHDC Environmental Health Informative

1. EV Charging Point Specification:

Each charging point shall be installed by an appropriately certified electrician/ electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an

external charge point.

- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).

- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.

- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at:

<https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

3. Additional Environmental Informative:

During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

During the construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

4. Flood Authority Informative:

The applicant is advised that the adjacent watercourse is classified as an ordinary watercourse and lies in the Internal Drainage Board area. The applicant is advised to contact the IDB in relation to any concerns they may have as this may impact the proposed drainage strategy. Any works proposed to be carried out that may affect the flow within an ordinary watercourse will require the prior written consent under Section 23 of the Land Drainage Act 1991. This includes any permanent and or temporary works regardless of any planning permission.

5. Highway Authority Informatives:

HCC recommends inclusion of the following highway informatives to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

1. Construction standards for works within the highway: 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 38/278 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/transtreets/highways/> or by telephoning 0300 1234047.

2. It is advisable that all internal roads could be designed and built to adoptable standards.

3. Prior to commencement of the development the applicant is advised to contact the North Herts Highways Network Team [NM.North@hertfordshire.gov.uk] to arrange a site visit to agree a condition survey of the approach of the highway leading to construction access likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development considering the structural stability of the carriageway. The County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.