

Location: **Odyssey Health Club
Old Knebworth Lane
Knebworth
Hertfordshire
SG2 8DU**

Applicant: **Mr Daniel Rodgers**

Proposal: **Variation of condition 2 (revised plans) and condition 17 (access arrangements) of planning permission 19/01244/FP granted 04/11/2020 for Redevelopment of the site to provide 86 dwellings (12 x 2 bedroom houses, 12 x 3 bedroom houses, 18 x 4 bedroom houses, 25 x one bedroom apartments, and 19 x 2 bedroom apartments), associated landscaping, car-parking, the provision of a large new public open space and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane.**

Ref. No: 22/02450/S73

Officer: **Tom Rea**

Date of expiry of statutory period: 14th December 2022

Reason for Delay

N/A

Reason for Referral to Committee

The site area for this application for residential development exceeds 0.5ha and therefore under the Council's scheme of delegation, this application must be determined by the Council's Planning Control Committee.

1.0 Site History

- 1.1 16/00813/1: Residential redevelopment of the site to provide 70 dwellings (14 x 2 bedroom houses; 19 x 3 bedroom houses and 9 x 4 bedroom houses; 16 x one bedroom apartments; 12 x 2 bedroom apartments), associated landscaping, car parking and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane.

Granted 12.05.17

1.2 19/01244/FP: Redevelopment of the site to provide 86 dwellings (12 x 2 bedroom houses, 12 x 3 bedroom houses, 18 x 4 bedroom houses, 25 x one bedroom apartments, and 19 x 2 bedroom apartments), associated landscaping, car-parking, the provision of a large new public open space and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane. Granted 4.11.20

2.0 **Policies**

2.1 **National Planning Policy Framework (2021)**

Section 2: Achieving sustainable development

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 14: Meeting the challenge of climate change, flooding and coastal change

Section 15: Conserving and enhancing the natural environment

Section 16: Conserving and enhancing the historic environment

2.2 **North Hertfordshire District Local Plan 2011 – 2031 (Adopted 8th November 2022)**

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy

Policy SP5: Countryside and Green Belt

Policy SP7: Infrastructure requirements and developer contributions

Policy SP8: Housing

Policy SP9: Design and sustainability

Policy SP10: Healthy communities

Policy SP11: Natural resources and sustainability

Policy SP12: Green infrastructure, biodiversity and landscape

Policy T1: Assessment of transport matters

Policy T2: Parking

Policy HS2: Affordable Housing

Policy HS3: Housing Mix

Policy HS5: Accessible and Adaptable Housing

Policy D1: Sustainable design

Policy D3: Protecting living conditions

Policy D4: Air quality

Policy NEx: Strategic Green Infrastructure

Policy NE1: Landscape

Policy NEx: Biodiversity and geological sites

Policy NEx: New and improved open space

Policy NE7: Reducing flood risk

Policy NE8: Sustainable drainage systems

Policy NE9: Water quality and environment

Policy NE10: Water conservation and wastewater infrastructure

Policy HE4: Archaeology

Supplementary Planning Documents

Design SPD
Planning Obligations SPD
Vehicle Parking Provision at New Development SPD (2011)

2.3 Hertfordshire County Council

Local Transport Plan (LTP4 – adopted May 2018)

2.4 National Planning Practice Guidance

Provides a range of guidance on planning matters including flood risk, viability, design and planning obligations.

2.5 Knebworth Neighbourhood Plan

The Knebworth Neighbourhood Plan Area was 'made' in May 2022. The NP Area includes the application site.

3.0 Representations

3.1 Knebworth Parish Council:

The Parish Council comments that it has **no objections** because the same number of spaces are provided. It notes the following:

- Concerned at loss of some of the green space as a result of the provision of parking spaces. Request a condition be attached to any consent preventing further erosion of the greenspace for development or additional parking
- Requests a condition that no further development is permitted within the roofspace
- Request funding for village hall improvements

3.2 Stevenage Borough Council:

Comment - 'No objections'

3.3 Lead Local Flood Authority (Hertfordshire County Council) :

Advises that Hertfordshire County Council as Lead Local Flood Authority (LLFA) have reviewed the application and does not have significant concerns regarding the existing flood risk on site. There is not obvious potential for the proposed development on the site to reduce existing flood risk in the surrounding area. These proposals would not increase the flood risk on site or off site, provided national and local SuDS/surface water drainage requirements are considered in the site design.

3.4 Hertfordshire Highways

Advises that the revisions shown are acceptable and does not wish to restrict the variation of condition 17 of the approved planning permission ref: 19/01244/FP

3.5 Hertfordshire Ecology

No response

3.6 NHDC Environmental Health officer (Noise)

Advises no objections

3.7 NHDC Housing Supply Officer

Confirms that the number of affordable units remains the same and this is an improvement to the scheme. Provided general advice on Section 106 and management requirements

3.8 Hertfordshire County Council (Growth & Infrastructure team)

Confirm that HCC are aware of an existing S106 agreement dated 3rd November 2020 On behalf of early years provision; primary and secondary education; SEND, library, youth, waste, HFRS and adult care services, the Growth and Infrastructure Unit has no further comments to make on this application

3.9 Anglian Water:

Advises that the conditions do not relate to drainage matters therefore provide no comment.

3.10 Affinity Water:

No comments to make

3.11 Site Notice / Neighbour consultation:

No comments have been received from Members of the public regarding this planning application.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application site consists of part of Odyssey Health Club located to the west of the B197, south of the Hertford Loop railway and east of the East Coast Main Line railway. The site is just south of Stevenage and south east of the GSK pharmaceutical site. The application site comprises 3.94 hectares of land.

4.1.2 The planning application site consists of most of the Health Club grounds, including the disused bowls club, five-a-side football area, car parks and disused land and buildings. The site excludes the existing main health club building and outdoor tennis courts which remain in full operation.

4.1.3 The whole of the application site is within the Green Belt.

4.2 Proposal

4.2.1 This application seeks a variation to the planning permission ref: 19/01244/FP through an alteration to the approved plans mainly relating to the design of the affordable housing block at Plots 65 – 86 and consequent changes to the parking layout across parts of the site due to relocating the undercroft parking for Plots 65 – 86. Conditions 2 (Approved Plans) and 17 (Construction of access roads and footways and proposed roundabout / highway connections) of planning permission 19/01244/FP are required to be varied.

4.2.2 The application is accompanied by a Design Development Document which explains in detail the design issues with the approved scheme and the proposed design and layout solutions.

4.3 Key Issues

- 4.3.1 Given the extant planning permission this report will only focus on the detail of the proposed amendments to the approved development under planning permission ref: 19/01244/FP.

There is no change to the overall quantum of development (86 dwellings), the number of parking spaces or the majority of the site layout and the design, scale and external appearance of the approved scheme. The changes relate to the proposed affordable housing block (Housing units 65 – 86) located along the north eastern boundary and consequent changes to the site layout as a result of the re-allocation of parking spaces.

The applicants have identified several design issues and omissions in the approved scheme for units 65 – 86 and these are explained below together with the amended design proposals.

4.3.2 **Design problems and omissions**

- 4.3.3 The design problems and omissions are set out in detail in the supporting 'Design Development Document' however these can be summarised as follows:

- Insufficient size and number of service risers impacting on the undercroft parking area
- Insufficient headroom for communal stair access
- Poor accessibility and design for bin and cycle stores and potential conflict between pedestrian and vehicular movement.
- Drainage runs would reduce number of parking spaces
- The approved structure has not taken into account required service voids and number of columns / structural walls required resulting in further loss of parking
- No convenient and safe access is provided from the communal stairwell into the undercroft car park

4.3.4 **Design solutions**

- 4.3.5 The main change required to ensure the buildability of block 65 – 86 is to remove the undercroft parking and effectively move all floors of accommodation down one floor using the ground floor undercroft area as habitable accommodation.

- 4.3.6 The exterior of the building will be quite similar to the existing design with the main interventions being the removal of roof dormers and the infilling of the previously proposed ground floor openings. There will be no apartments in the roofspace. The ground floor fenestration will follow the setting out / design as those above.

- 4.3.7 The new ground floor will accommodate secure cycle parking and bin storage as well as 6 apartments. The ground floor will include additional entrances. The first and second floors are of similar design and layout as the approved drawings.

- 4.3.8 The staircase has been redesigned to provide acceptable headroom space. The overall height and footprint of the block is retained as approved.

4.3.9 **Changes to site layout / parking / access**

- 4.3.10 As a result of the amendments to Plots 65 – 86 the parking has been reallocated across the site. The total number of parking spaces stays the same as approved across the site including visitors and parking to serve Odyssey Health Club.

4.3.11 The re-allocated parking is now as follows:

- Parking for plots 65 – 86 is now located directly outside the apartment block
- Parking for plots 43 – 64 is now moved in front of the building
- Visitor parking is moved to a more central position in the development
- The main car park for the health club has been increased to maintain the quantum of 141 spaces
- The amount of trees provided remains the same as previously approved

4.4 **Conclusions on proposed changes**

4.4.1 The proposals involve necessary changes to Plots 65 – 86 as a result of design deficiencies in the approved scheme that would have meant the structure of the building was compromised together with potential safety issues arising from pedestrian and vehicular conflict within the undercroft parking area.

The design changes maintain the same scale, height and footprint of the building and a similar design approach. Whilst there is some encroachment into the landscaping / green areas around the site, these are limited and restricted mainly to the green areas adjacent to existing parking and access roads. There is no major incursion into the open space allocated within the site. There would be very little, if any, impact beyond the site boundaries arising from the proposed changes to the approved scheme

Given the generally limited nature of the proposed changes with this Section 73 application I recommend that planning permission be granted for this important residential scheme that can deliver 86 much needed dwellings, including affordable housing, in this sustainable, edge of urban location.

4.5 **Planning Conditions**

4.5.1 Development has commenced on the site following the previous grant of planning permission and several of the pre-commencement conditions on permission ref: 19/01244/FP discharged, therefore there will be some modifications required to several of the conditions.

4.5.2 The Parish Council has requested additional conditions restricting further parking and development within the roofspace of Plots 65 – 86. These are not necessary as planning permission would be required for these matters and the Parish Council consulted accordingly. The request for an additional Section 106 contribution (for village hall lighting) is being considered by the applicants and will be formalised, if agreed, within the revised Section 106A Legal Agreement

Alternative Options

None applicable

Pre-Commencement Conditions

I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

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 planning permission be **GRANTED** subject to the completion of a satisfactory amendment to the approved Section 106 Agreement, the applicant agreeing to an extension of time to the statutory period as appropriate and the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of the original planning permission ref: 19/01244/FP.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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.

3. The materials to be used on all external elevations and the roof of the development hereby permitted shall be as submitted under discharge of condition application ref: 22/01363/DOC and as approved in writing by the Local Planning Authority on 15.09.22. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4. The hard and soft landscaping to be used on the development shall be as submitted under discharge of condition application ref: 22/01375/DOC and as approved in writing by the Local Planning Authority on 15.09.22. The development shall be carried out in accordance with the approved details.

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development and to ensure the correct phasing of development.

5. The approved details of soft landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next

planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

6. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

7. Before the occupation of any of the dwellings hereby permitted, the car parking facilities shown on the approved plan shall be marked out and made available, and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class(es) A-F of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

9. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage strategy. The surface water drainage scheme should include;
 1. Implementing the appropriate drainage strategy based on attenuation and discharge into the ordinary watercourse.
 2. Limiting surface water discharge to a maximum of 14.75l/s for the 1 in 100 year event plus 40% for climate change
 3. 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.
 4. Undertake the drainage to include filter trenches, swales/ditches, porous paving and attenuation basins.

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

10. The development shall be carried out in accordance with the drainage scheme submitted under discharge of condition ref: 22/01415/DOC and approved in writing by the Local Planning Authority on 15.09.22

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

11. Upon completion of each phase of the drainage works, a complete set of as built drawings for the site drainage management should be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include: 1. Final confirmation of management and maintenance requirements 2. Provision of complete set of as built drawings for both site drainage and overland flow route management. 3. Details of any inspection and sign-off requirements for completed elements of the drainage system.

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

12. The development shall be carried out in accordance with the sound insulation and noise control measures submitted under discharge of condition ref: 22/01287/DOC as approved by the Local Planning Authority on 22.09.22.

Reason: To protect the amenities of future residents

13. A detailed lighting scheme shall be undertaken and submitted to the Local Planning Authority for approval with details of all external lighting required for the re-arranged car park serving the Odyssey Health and Racquet Club and there shall be no external illumination erected, installed or operated on any part of this area other than in accordance with these approved details.

Reason: To protect the amenities of future residents.

14. The following limits shall not be exceeded by the exterior light installations for the re-arranged car park serving the Odyssey Health and Racquet Club: Sky Glow ULR (Max%) 5.0 Max light into windows Ev (lux) 07.00- 23.00hrs 10 23.00- 07.00hrs 2 Source Intensity I(kcd) 07.00- 23.00hrs 10 23.00- 07.00hrs 1 Building Luminance 07.00- 23.00hrs Average, L (cd/m²) 10

Reason: To protect the amenities of future residents.

15. The development hereby permitted shall not commence until the details of the proposed roundabout access works have been provided as identified on the 'in principle' roundabout access arrangement drawing numbered SK 13 revision A which shall include proposed additional bus stops that are to be placed along the Stevenage Road as part of the application. These details should show how the roundabout access works are to be connected to the development's footways with easy access kerbs and shelters provided as appropriate. The exact location of the bus stops and accommodating works such as additional footways, crossing points, white lining and directional signing will need to be agreed in conjunction with appropriate parties and these facilities shall be designed to meet appropriate accessibility standards and be constructed as in accordance with the details as contained on the Herts Direct web site. These works shall be secured and undertaken as part of the S278 works with the ultimate design being technically approved prior to commencement on site to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

Reason: To ensure satisfactory development and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in order to meet accessibility requirements for passenger services for the development in accordance with Roads in Hertfordshire 'A Guide for New Developments.(section 2 part 1 chapter 9 para 9.4) and to further encourage sustainable modes of transport. In accordance with Policies 5 and 22 of Hertfordshire's Local Transport Plan (adopted 2018)

16. No development shall commence until full details have been submitted to and approved in writing by the Local Planning Authority in relation to the proposed arrangements for future management and maintenance of the proposed streets within the development. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policies 5 and 22 of Hertfordshire's Local Transport Plan (adopted 2018)

17. The development hereby permitted shall not be brought into use until the proposed access roads and footways have been constructed to wearing course as identified on drawing number P101 revision K and connected to the proposed roundabout and the existing carriageway has been reinstated to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

Reason: To ensure satisfactory access into the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

18. The development shall be carried out in accordance with the submitted Construction Management Plan (or Construction Method Statement) under discharge of condition ref: 22/01364/DOC

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

19. The development hereby approved shall be carried out in accordance with the sustainability, energy efficiency and carbon reduction measures set out in the submitted Sustainability Statement and Energy Assessment reports by Sol Environmental, October 2019.

Reason: To ensure compliance with Section 14 of the NPPF and the District Council's Climate Change strategy.

20. The development shall be carried out in accordance with the Site Investigation (Phase II environmental risk assessment) report as submitted under discharge of condition ref: 22/01805/DOC.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

21. The development hereby permitted shall be carried out in accordance with the Secure by Design details / accreditation as submitted to the Local Planning Authority under discharge of condition application ref: . 22/01444/DOC

Reason: In the interests minimising crime associated with the development.

22. The development hereby permitted shall be carried out in accordance with the submitted ecological design strategy (EDS) as approved by the Local Planning

Authority under discharge of condition application ref: 22/01573/DOC

Reason: To conserve and enhance biodiversity in accordance with NPPF and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

23. (a) Prior to occupation, each house within the development (42 in total) shall incorporate an Electric Vehicle (EV) ready domestic charging point. (b) Prior to occupation, 1 dual plug post or wall mounted electric vehicle charging point shall be installed per parcel (2) of apartments to serve the residents of those apartment blocks. There shall be dedicated, marked up and signed parking bays, positioned adjacent to those charging points and a process will be put in place to ensure the ongoing maintenance and management of the charging points. (c) A minimum of 2 dual plug post or wall mounted electric vehicle charging points shall be installed to serve the users of the Health Club. There shall be dedicated, marked up and signed parking bays, positioned adjacent to those charging points and a process will be put in place to ensure the ongoing maintenance and management of the charging points

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

24. Prior to its installation full details of the proposed roof mounted solar PV array system to be provided as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure compliance with the submitted Energy Assessment and in the interests of safeguarding the appearance of the development'

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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:

Environmental Health Informatives:

EV Recharging Infrastructure Informative

EV Charging Point Specification:

Each charging point, whether wall or post-mounted 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)
- 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.

Contaminated Land Informatives

In order to protect groundwater quality from further deterioration:

- o No infiltration-based sustainable drainage systems should be constructed on land affected by contamination, as contaminants can remobilise and cause groundwater pollution.
- o Piling, or any other foundation designs using penetrative methods, should not cause preferential pathways for contaminants to migrate to groundwater and cause pollution.
- o Decommission of investigative boreholes to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies, in line with paragraph 170 of the National Planning Policy Framework.

Noise informatives:

During the demolition and 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 demolition and 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.

Prior to the commencement of demolition of the existing buildings, a survey should be undertaken in order to identify the presence of asbestos containing materials. Any asbestos containing materials should be handled and disposed of appropriately. Where necessary this should include the use of licensed contractors and waste disposal sites licensed to receive asbestos.

Highway 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. Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall contact hertsdirect@hertscc.gov.uk or for information use the HCC website www.hertsdirect.org. or call on 0300 1234 047 to obtain the requirements for a section

278 agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

2. Prior to commencement of the development the applicant is advised to contact the 0300 1234 047 to arrange a site visit to agree a condition survey of the approach of the highway leading to the development 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. Herts County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

Ecology Informative(s)

The removal of trees & shrubs should be avoided during the bird breeding season (March to September inclusive.) If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the last chick has fledged."

Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites."

New trees and shrubs should be predominantly native species, particularly those that bear blossom, fruit (berries) and nectar to support local wildlife. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.

GCN Terrestrial habitat

Keep any areas of grass as short as possible up to, and including, the time when the works take place so that it remains / becomes unsuitable for Great Crested Newts to cross. Stored building materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons away from hedgerows on site. Caution should be taken when moving debris piles or building materials as any sheltering animals could be impacted on. Any trenches on site should be covered at night or have ramps to ensure that any animals that enter can safely escape - this is particularly important if holes fill with water. In the unlikely event that a Great crested newt is encountered during works, works must stop immediately and ecological advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England.

Environment Agency Informatives:

The developer's attention is drawn to the comments of the Environment Agency in their letter dated 20th June 2019 particularly in relation to infiltration based sustainable drainage systems, piling or other foundation designs using penetrative methods and decommissioning of investigative bore holes. A copy of the letter is placed on the Council's web site and a copy is available on request from the LPA.

