

STEVENAGE BOROUGH COUNCIL

**PLANNING AND DEVELOPMENT COMMITTEE  
MINUTES**

Date: Thursday, 12 March 2026

Time: 6.30pm

Place: Council Chamber

**Present:** Councillors: Claire Parris (Chair), Carolina Veres (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Rob Henry and Ellie Plater

**Start / End Time:** Start Time: 6.30pm  
End Time: 8.50pm

**1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors Peter Clark and Nigel Williams.

The Chair noted that there would be a change of order in the agenda.

The Committee would be considering the items in the following order:

- 1) 25/00620/OPM - Land South of A602/ Land East of Bragbury End
- 2) 25/00893/FPM - Land Adjacent to GSK Campus, Gunnels Wood Road
- 3) 25/00908/FP - South Car Park, Primett Road
- 4) 24/00058/FPM - Land at Redcar Drive, Stevenage, SG1 2EN

**2 MINUTES FROM THE PREVIOUS MEETING**

The Minutes of the meeting of the Planning & Development Committee held on 12 February 2026 were agreed as a correct record and signed by the Chair.

**3 25/00620/OPM - LAND SOUTH OF A602/LAND EAST OF BRAGBURY END**

The Committee received a presentation from the Planning Officer on the planning application and outline grant for land South of Stevenage.

The Team Leader presented photographs of the site and surrounding area to the Committee, and details of the proposed highway works were provided. This included a new signalised junction to serve the development, alongside improved pedestrian and cycle connections and a bus and emergency access point.

Officers advised that an interim three-arm junction would be delivered initially, with provision for a fourth to enable future development of the adjoining northern parcel.

Members were informed that the site was allocated for housing in the Local plan under Policy H04, with proposals considered acceptable in principle. The scheme included plans showing the housing layout, play areas, landscaping, and sustainable drainage features, with detailed matters to be addressed through future reserved matters applications.

It was noted that the development proposed 24% affordable housing, which was subject to review mechanisms to be secured through the Section 106 contributions outlined in the recommendations. Contributions towards sports provisions, infrastructure and community facilities, would also be secured through the Section 106 agreement. Officers explained that the provision of a neighbourhood centre and GP surgery would be secured through planning obligations.

It was further noted that the application had attracted numerous objections, including a petition, with key concerns relating to highways, infrastructure and environmental impacts, which had been considered in the Officer's report.

Officers confirmed that ecological, heritage, sustainability and amenity impacts had been assessed and were considered acceptable, subject to the conditions.

Officers concluded by recommending that planning permission be granted, subject to the conditions and the completion of a Section 106 agreement as set out in the report and addendum.

The Committee considered the appraisal section of the report and questions were raised regarding the biodiversity and ecology lost due to the proposed development. Officers advised that the development would result in a loss of approximately ten habitat units on site, but the required biodiversity net gain would be achieved through off-site units in accordance with national regulations.

Officers also provided Members with transport data relating to the anticipated trip generation from the development during peak hours.

In response to questions regarding flooding and drainage, it was noted that there remained an outstanding objection from the Lead Local Flood Authority. Members were advised that, should planning permission be granted, the decision notice and Section 106 agreement would not be finalised until the drainage matters had been resolved and appropriate conditions secured.

In relation to the climate change and sustainability appraisal section, Officers confirmed that the development would include electric vehicle charging infrastructure in accordance with policy and building regulations, with detailed provision to be secured through conditions and future reserved matters applications.

Questions were raised regarding reference to unexploded ordnance on the site, and Officers advised that a preliminary risk assessment had been undertaken as part of

a standard practice for developments of this scale and had identified the risk as very low.

The Committee discussed infrastructure provision, including healthcare and education contributions. Officers advised that, despite consultation, no formal response had been received from the NHS regarding additional healthcare requirements, although provision for a GP surgery was included in the proposals and would be secured through the Section 106 agreement.

Members were also informed that Hertfordshire County Council had requested contributions towards secondary education but had not identified a requirement for primary education contributions at this time. It was further noted that the development would also be liable to pay Community Infrastructure Levy (CIL) contributions, which could support wider infrastructure including education.

Questions were raised regarding the topography of the site and noted whether the land would be levelled or whether the natural contours of the site would be retained. Officers advised that, whilst the overall parameters of the scheme could not be altered at this stage, a condition could be imposed requiring the submission of further details on existing and proposed levels as part of the future reserved matters applications.

Councillor Ashley Wren proposed the addition to the condition, which was seconded by Councillor Guy and agreed by the Committee. The Committee then proceeded to the final vote on the application, incorporating the agreed condition which was:

As part of any reserved matters application as required under condition 4, a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings; full details of the proposed finished floor levels of all buildings and hard landscaped surfaces. The development, as approved as part of any reserved matters application, shall be carried out in accordance with the approved details.

**REASON:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties.

As part of any reserved matters application as required under condition 4, full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels. The development as approved as part of any reserved matters application, shall be carried out in accordance with the approved levels.

**REASON:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties

A recorded vote\* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the imposition of suitable safeguarding conditions, the detail of which would be delegated to the Director of Planning and subject to planning obligations to secure/provide contributions towards:

- Affordable housing - provision of affordable housing to be secured on site, with the final proportion, tenure mix, and delivery mechanism to be agreed through the S106 agreement, having regard to viability and relevant policy requirements and / or a financial contribution in lieu of £3m.
- Secondary education contribution
- Bus service provision contribution
- An appropriate trigger for S278 off-site highway works
- Travel Plan evaluation and support fee
- Sustainable travel vouchers
- Cycle hire contribution of £25,000 and relevant infrastructure as required
- Outdoor and indoor sports provision contribution
- Local Employment and Apprenticeships
- Management company for administration of all common and public areas, including SuDS
- Maintenance and management bonds
- Monitoring fees for SBC and HCC.

9.2 Authority would be given to the Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

## **Conditions**

### **1 Approved Parameter Plans**

The development hereby permitted shall be carried out in accordance with the following approved Masterplan and parameter plans unless otherwise agreed in writing:

23057su1.01C; 23057su1.02C; 23057wd2.01J; 23057wd2.02D; 23057wd2.03A; 23057wd2.04A; 23057wd2.05B; 23057wd2.06B; 23057wd2.07A; 23057wd2.08A; 23057wd2.10; 23057wd2.11; 23057wd2.12; 23057wd2.13; 23057wd2.14; 23057wd2.15; 23057wd2.16; 23057wd2.17; 2835-LLA-ZZ-OO-DR-L-001;

### **2 Approved Plans for Access junction and spine road**

The development hereby permitted for the access junction and main spine road serving the development shall be carried out in accordance with the plans/drawings listed below unless otherwise agreed in writing:

23057su1.04A; 2835-LLA-ZZ-OO-DR-0001; 2835-LLA-ZZ-OO-DR-L-0201 P04; 2835-LLA-ZZ-OO-DR-L-0202 P04; 2835-LLA-ZZ-OO-DR-L-0203 P04; 2835-LLA-ZZ-OO-DR-L-0204 P04; 2835-LLA-ZZ-OO-DR-L-0205 P02; 2835-LLA-ZZ-OO-DR-L-0301 P01; P24892-PL-01 SHEET 1; P24892-PL-01 SHEET 2; ST-3600-700 D; ST-3600-704 I; ST-3600-730 A; ST-3600-740 C; ST-3600-750 A; 2835-LLA-ZZ-OO-DR-L-0200 P04

### **3 Three Year Time Limit - Detailed (Spine Road and site accesses from the A602)**

The part of the development for which full planning permission (Construction of the spine road, site accesses from the A602 and ancillary works) has been granted shall be begun within a period of three years, failing which the permission shall be of no effect.

### **4 Details of Reserved Matters - Outline**

Outline permission is granted as outlined in the application submission, no development in relation to delivery of up to 500 dwelling units (including affordable housing and self-build plots), a mixed use local centre (Use Class C3, E and F2 space, public open and amenity space (including Children's Play), associated landscaping and ecological enhancement works, internal highways, parking, footpaths, cycleways, drainage, utilities, service infrastructure and ancillary works shall commence until detailed plans for those phase(s) have been submitted to and approved in writing by the Local Planning Authority. These plans will show the layout (including car parking provision, access and servicing arrangements, and waste management), scale (including existing and proposed levels), design and external appearance of the phase to be constructed and the landscaping (including, hard and soft landscape, street furniture etc), to be implemented (hereinafter referred to as "the Reserved Matters"). The development shall only be carried out as approved.

As part of any reserved matters application as required under condition 4, a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings; full details of the proposed finished floor levels of all buildings and hard landscaped surfaces. The development, as approved as part of any reserved matters application, shall be carried out in accordance with the approved details.

**REASON:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties.

As part of any reserved matters application as required under condition 4, full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels. The development as approved as part of any reserved matters application, shall be carried out in accordance with the approved levels.

**REASON:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties

## **5 Time Limit for Reserved Matters - Outline**

All applications for the approval of the Reserved Matters for each phase or combination of phases (Construction of the spine road, site accesses from the A602 and ancillary works) shall be made to the Local Planning Authority not later than three (3) years from the date of this Outline permission. The commencement of development shall be begun not later than the expiration of two (2) years from the date of approval of the last reserved matters to be approved, whichever is the later.

## **6 Maximum number of residential units**

The maximum number of residential units on the site shall be restricted to 500 units, unless otherwise agreed in writing by the Local Planning Authority.

## **7 Neighbourhood centre**

The neighbourhood centre hereby permitted, shall be up to no more than 500sq.m Use Class E space, unless otherwise agreed through the reserved matters process.

## **8 Housing**

All reserved matters applications relating to residential development shall be accompanied by an updated accommodation schedule, setting out the type, size, tenure, accessibility and adaptability, as well as a cumulative total based on previous permissions. Plot numbers shall be consistent from over version to the next to ensure each plot can be individually identified across the lifetime of the development. The housing mix as detailed in each subsequent reserved matters application shall include details of market and affordable housing as well as the self-build plots.

## **9 PD restrictions - Neighbourhood Centre**

Notwithstanding the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that order) the non-residential units within the neighbourhood centre shall be used for Use Classes E (Including GP Surgery) only of the schedule to the Town and Country Planning (Use Classes) Order 1987 and for no other purposes (including Use Class C3 - Residential or for employment based uses such as offices, research and development and light industrial as well as other services falling within Use Class E), unless otherwise agreed in writing or approved by way of separate planning permission

## **10 PD restrictions on satellite equipment**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or infrastructure shall be erected to any built development within the development site, other than those expressly authorised by this permission.

## **11 Telecommunications/Satellite Strategy**

Prior to occupation of each phase(s) of development within the application site, details of any associated communal telecommunications infrastructure and plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved and maintained as such thereafter.

## **12 PD restrictions on dwellinghouses**

Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking or re-enactive that Order with or without modification) no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles and/or bicycles, no loft conversions including dormer windows / roof extensions, or roof lights and openings shall be constructed on the dwellinghouse(s) hereby permitted unless permission is granted on an application made to the Local Planning Authority.

## **13 Control of emissions**

Prior to the first occupation of the non-residential units to be used within the neighbourhood centre hereby permitted a scheme for the installation of equipment to control the emission of fumes and smell from the premises including any air conditioning equipment, for that relevant phase shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to the first occupation of these units. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

## **14 Noise Levels - Mechanical Equipment or Plant**

Prior to the construction of any dwelling a written noise impact assessment for the site shall be submitted in writing to, and approved by, the Local Planning Authority. The report shall demonstrate that the layout and construction of dwellings reflects good acoustic design together with details of appropriate mitigation measures, where required, so that internal and external noise levels specified below will not be exceeded: Room type Daytime (07:00 to 23:00) Night time (23:00 to 07:00) Living room 35 dB LAeq, 16hour - Dining room 40 dB LAeq, 16hour - Bedroom 35 dB LAeq, 16hour 30 dB LAeq, 8hour 45dB LAm<sub>ax</sub> - no more than 10 times per night Where it is necessary to rely on closed windows to achieve the above internal noise levels then an alternative adequate means of ventilation or cooling, meeting the requirements of building regulations approved document F and O, shall be provided that do not materially compromise the performance of the relevant façade sound insulation. Where mechanical ventilation is proposed it should, in normal operation, achieve compliance with NR20 in bedrooms between 23:00 to 07:00 and NR25 in all habitable rooms between 07:00 to 23:00. External amenity spaces provided for the sole use of the occupiers of the dwellings shall be designed to achieve the lowest practicable noise levels and have a target of not exceeding 55dB LAeq,16hr. 1(b) All agreed mitigation measures shall be implemented, retained, and maintained for the life of the approved use.

## **15 Noise Management Plan**

Construction of the dwellings hereby permitted shall not take place until a written management plan detailing how noise arising from mechanical air ventilation, heating, and cooling plant is to be mitigated has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the plant authorised by the written management plan as regards noise control has been installed and commissioned in strict accordance with the approved management plan. All agreed mitigation measures shall be retained and

maintained for the life of the approved use.

**16 No plant/equipment affixed to external face of buildings**

Unless agreed through the approval of Reserved Matters pursuant to Condition 4, through the detail approved under application for or through any future application in relation to the construction of the spine road, site accesses from the A602 and ancillary works, no plant or equipment shall be affixed to any external face of a building or added to the roof of the building.

**17 Noise Mitigation Measures**

Notwithstanding the details submitted in the Noise Impact Assessment by ACA

Acoustics Limited (reference 241113-R001B, dated 18/7/2025) no development above slab level shall take place until a further Noise Impact Assessment has been submitted to and approved in writing by the local planning authority. The NIA shall ensure it covers the following possible noise sources and shall provide appropriate mitigation measures –

- The Chequers public house, a licensed premises, to the northwest of the development site
- Skate park or other recreational facilities
- Plant noise associated with local centre
- Operational noise, e.g. deliveries, associated with local centre.

**18 Hours of operation**

Prior to the first occupation of the non-residential units of the development hereby permitted (retail, commercial) located within the neighbourhood centre, details of the hours of operation of the non-residential units shall be submitted to and approved in writing by the Local Planning Authority. The non-residential units shall thereafter be occupied solely with the approved details.

**19 Construction hours of working**

No demolition, construction or maintenance activities audible at the boundary and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:00 hours Mondays to Fridays, 08:00 hours to 13.00 hours on Saturdays and shall not operate on a Sunday or Bank Holiday, unless otherwise agreed in writing with the Local Planning Authority.

**20 New Access**

Prior to first occupation of the development hereby permitted, the vehicular and/or pedestrian and cyclist accesses shall be provided and thereafter retained at the position shown on the approved plan drawing number(s):

ST-3600-750-A, Means of Access - Interim Access Option; and

ST-3600-704-G, Means of Access - Bus Gate and Emergency Access.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

**21 Highway Improvements - Offsite (Part A)**

Notwithstanding the details indicated on the submitted drawings, no on-site works

above slab level shall commence until a detailed scheme for the offsite highway improvement works as indicated on drawing numbers as set out below have been submitted to and approved in writing by the Local Planning Authority.

i. 730, Proposed Northwestern Cycle Connection

## **22 Highway Improvements – Offsite (Part B) (Implementation / Construction)**

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

## **23 Public Transport Infrastructure**

Prior to the first occupation of the development, details of the public transport infrastructure shall be submitted to and approved in writing by the Local Planning Authority. This infrastructure shall comprise of but is not limited to the following:

- Details of bus stop facilities to include raised height kerbs and shelters and real-time information signs, where agreed; and
- A programme for the delivery of the public transport infrastructure.

The public transport infrastructure required to serve a particular Phase, as approved by the Local Planning Authority, shall be implemented in accordance with the approved programme for delivery for that element.

## **24 Construction Traffic Management Plan**

No development shall commence until a Construction Traffic Management Plan (in accordance with the best practice guidelines as described in the Construction Logistics and Community Safety (CLOCS) Standard), 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 Traffic Management Plan shall include details of:

- i. Phasing of the development of the site, including all highway works;
- ii. Construction vehicle numbers, type, routing;
- iii. Traffic management requirements;
- iv. Construction and storage compounds (including areas designated for car parking);
- v. Siting and details of wheel washing facilities;
- vi. Cleaning of site entrances, site tracks and the adjacent public highway;
- vii. Timing of construction activities to avoid school pick up/drop off times; and
- viii. Provision of sufficient on-site parking prior to commencement of construction activities.

## **25 Monitoring**

Prior to commencement of any development the submission and agreement of a mechanism of continual review of the transport impacts of the development to include (but not be restricted to) the installation of traffic counters upon each access,

travel plan monitoring and regular dialogue between Developer, Local Planning Authority and Highway Authority. The findings of this work shall be shared between all interested parties with a view to remedying any problems arising directly from the construction or occupation of the development.

## **26 Travel Plan**

Prior to the occupation of the first dwelling, an updated site wide Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall make provision for relevant surveys, review and monitoring mechanisms, targets, further mitigation if required, timescales, phasing programme and on-site management responsibilities. Thereafter, the Travel Plan shall be implemented and be subject to regular review in accordance with the above details.

## **27 Estate Road Condition**

No development shall be occupied 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).

## **28 Site Layout - Outline**

For the area of development for which Outline permission is granted (as outlined in Drawing Number: 23057wd2.01 Rev H), no development, apart from enabling works and earthworks, shall commence until detailed plans for that Phase have been submitted to and approved in writing by the Local Planning Authority. These plans will show the access, layout, scale, design, internal layout, and external appearance of the buildings to be constructed and landscaping to be implemented (hereinafter referred to as "the Reserved Matters") on that Phase. The development shall only be carried out as approved.

## **29 Detailed Highways Plans – Outline**

Prior to the commencement of the development, full details in relation to the design of estate roads (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to detail the following:

- a. Roads;
- b. Footways
- c. Cycleways (compliant with LTN 1/20);
- d. External public lighting;
- e. Minor artefacts, structures and functional services;
- f. Foul and surface water drainage;
- g. Visibility splays;

- h. Access arrangements including temporary construction access
- i. Hard surfacing materials;
- j. Parking areas for vehicles and cycles;
- k. Loading areas; and
- l. Turning and circulation areas.

The development shall be implemented in accordance with those approved plans.

### **30 Construction Environmental Management Plan**

Prior to the commencement of the development to which this permission relates (including any demolition or site clearance), a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- a) hours of working (including deliveries and waste removal);
- b) all plant necessary for construction and demolition;
- c) noise and vibration mitigation measures with particular attention paid to piling, power floating, and vacuum excavation activities where these activities are to be undertaken;
- d) dust and smoke mitigation measures; e) site lighting and off-site mitigation measures. The development shall then be carried out in accordance with the approved CMP at all times.

### **31 Remediation Strategy**

Prior to any construction works to which this permission relates the results of a phase 2 site investigation together with full written details of any necessary remediation works or controls shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

### **32 Previously Unidentified Contamination**

In the event that any previously unidentified ground contamination is discovered on the site, no further construction work may be carried out in the affected area until full written details of any necessary remediation works or controls has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

### **33 Remediation Verification Report**

Where any development to which this permission relates is required to be carried out in accordance with a remediation strategy approved by the local planning authority, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to the beneficial occupation of the development.

### **34 External lighting**

Prior to relevant works in any forthcoming phase of development, details of any external lighting to be installed on any building(s) or external amenity spaces outside the highway works associated with the full planning permission hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before that phase of development is occupied.

### **35 Bird and Bat Boxes**

Prior to relevant works in any forthcoming phase of development, a strategy for the siting and maintenance of permanent nesting and roosting boxes within the façade and roof ledges of built structures and/or trees shall be submitted to and approved in writing by the Local Planning Authority. Nesting and roosting boxes shall be provided in accordance with the approved strategy prior to occupation of the relevant buildings.

### **36 Phase 2 Protective Species Survey (Outline)**

All reserved matters applications shall be accompanied by up-to-date phase 2 protected species surveys. No survey shall be more than two years as of the date of the application submission unless it can be otherwise demonstrated to remain relevant/valid and shall ideally be carried out in the survey season immediately prior to the submission of the application.

### **37 Tree protection measures (Phase 1)**

No development, including site clearance, shall commence until the trees, woodlands and hedges as specified in the Arboricultural Impact Assessment, prepared by Thomson Environmental Consultants (dated 27th June 2025, report reference:- KYL001-001 002) to be retained on the site have been protected by fencing in accordance with the details specified in the Arboricultural Impact Assessment and BS5837:2012 'Trees in relation to design, demolition and construction'. All protective measures, including the fencing and ground protection, must be put in place first, prior to any other work commencing on each relevant phase (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.) and shall thereafter be maintained in place in good functional condition until the development of that phase is entirely complete and until, with the exception of soft landscaping works, all contractors, equipment and materials have left the site, unless otherwise agreed in writing by the Local Planning Authority.

Once erected, the Local Authority Tree Officer shall be notified so the fencing can be inspected and approved. The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

### **38 Tree Protection measures (Outline)**

Each reserved matters application submitted where trees are affected by the development in that particular phase(s) shall be supported by an Arboricultural Method Statement in accordance with British Standards for the protection of trees which are to be retained where such a scheme accords with the relevant British Standards. The approved scheme for the protection of existing trees shall be implemented in each respective phase before development commences in any given phase and be maintained in full until the development is completed, unless otherwise agreed in writing by the Local Planning Authority.

### **39 Tree Protection Measures**

Within the areas to be fenced off in accordance as required under condition 37, The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

### **40 Tree Removals**

No removal of trees, scrubs or hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless a pre-works survey of the vegetation to be removed and surrounding vegetation, is undertaken immediately prior to removal by a suitable qualified Ornithologist, and approved confirmed by the Local Planning Authority.

### **41 Archaeology**

No development (including demolition) shall take place 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:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording, preservation in situ of heritage assets and no dig areas as required by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Provision to be made for public engagement and interpretation
8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

### **42 Archaeology**

The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 42.

#### **43 Archaeology**

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 37 and the provision made for analysis and publication where appropriate.

#### **44 Energy and Sustainability Statement (Outline)**

Each reserved matters application submitted shall include an Energy and Sustainability Statement detailing requirements of how the building(s) in each respective phase(s) are adaptable to climate change (detailing renewable energy technologies as well as detailing measures to control overheating and cooling demand in the building(s), to be submitted to and approved in writing by the Local Planning Authority. The details shall also include a management and maintenance strategy/schedule for the operation of the technologies, a servicing plan (if applicable) and a noise assessment (if applicable). The measures for adaptation to climate change as well as managing overheating and cooling shall be implemented in accordance with the approved details.

#### **45 Refuse and Recycling (Outline)**

Each reserved matters application submitted pursuant to condition 4, shall include details of general waste and recycling facilities which shall be submitted to and approved in writing by the Local Planning Authority. The general waste and recycling facilities shall be in accordance with the approved details prior to the first occupation of the building(s) in any forthcoming phase(s).

#### **46 BNG Plan**

The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated August 2024 and prepared by RPS Group.

#### **47 Habitat Management and Monitoring Plan**

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

#### **48 HMMP Notice**

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) Habitat creation and enhancement works as set out in the HMMP have been completed.

#### **49 Active Design principles**

For each parcel/phase of development for which Outline permission is granted, no development in relation to that parcel/phase shall commence until details have been submitted and approved in writing by the Local Planning Authority to demonstrate how Active Design principles have been met.

#### **50 Hard and soft landscaping (Outline)**

Each reserved matters application submitted pursuant to condition 4, shall include details hard and soft landscaping which shall be submitted to and approved in writing by the Local Planning Authority. The general hard and soft landscaping shall follow the principles established in Phase 1 and be in accordance with the approved details prior to the first occupation of the building(s) in the particular phase(s).

#### **51 Play areas and pump track**

Prior to first occupation of any phase of the development hereby permitted, details of all proposed play equipment shall be submitted to the local planning authority for approval. Proposals should broadly follow the strategy set out within the Design and Access Statement and should follow best practice guidance. For each phase details should include the following:

- a. Details of proposed equipment and layout for all 'incidental' play shall include proposed location, surfacing (if required), associated seating, fencing (if required) etc.
- b. Details of proposed equipment and layout for all 'equipped' play areas (LEAPs etc), to include proposed location, safety surfacing and fall zones (if required), seating, fencing (if required) and associated seating, bins etc. Details shall include any proposed grassed areas, planting, within any particular play area. Equipped play areas shall be designed to include accessible play equipment and a wide range of activities for children of differing ages and abilities.
- c. Details of proposed running/fitness routes and associated signage/wayfinding shall be provided.

d. Details of the proposed management and maintenance of play equipment shall be clearly set out including programme of monitoring, repair and replacement of any surface or equipment.

Upon approval, incidental play features/areas shall be provided in the agreed location as part of the agreed programme for each area of open space. The provision of equipped play areas (LEAPs etc) shall be provided in accordance with the stipulations within the S106 agreement.

## **52 External materials**

Before any above-ground work is commenced on any individual phase of the development hereby permitted, samples of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- i) Facing and roof materials;
- ii) Balcony treatment;
- iii) Window material details;
- iv) External rainwater goods where permitted.

The development shall be carried out in accordance with the approved details and shall thereafter be retained

## **53 Fire Hydrants**

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

## **54 Service and Delivery Plan**

Prior to the occupation of each phase of the development, the applicant shall submit a Servicing and Delivery Plan for that relevant phase(s). This plan is to be submitted and approved in writing by the Local Planning Authority. The Servicing and Delivery Plan shall contain the delivery and servicing requirements, waste collection points for the proposed use, a scheme for coordinating deliveries and servicing for the proposed development, areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles, and access to from the site for delivery and servicing vehicles. The details shall include waste vehicle circulation route and constructed in accordance with the approved details. Thereafter the routes shall be maintained in accordance with those approved details.

## **55 Parking Provision**

Prior to the first occupation or use of the outline phase of the development hereby permitted, the proposed access, onsite car and cycle parking, servicing / loading,

unloading / turning /waiting area(s) for the relevant phase(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan(s) and retained thereafter available for that specific use, unless otherwise agreed in writing by the Local Planning Authority.

#### **56 EVCP**

Prior to the occupation of each phase, details of Electric Vehicle Charging Points in that phase to include provision for at least 20% of the car parking spaces to be designated for plug-in Electric Vehicles have been submitted to and approved in writing by the Local Planning Authority. The approved Electric Vehicle Charge Points shall be installed in accordance with the approved details and thereafter permanently retained.

#### **57 Accessible and Adaptable Dwellings**

At least 50% of the residential units shall be Category 2: Accessible and Adaptable dwellings in accordance with Policy HO11 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019).

#### **58 Vehicle Incursion Measures**

Prior to the first occupation or use of the outline phase of the development hereby permitted, details of vehicle incursion measures to prevent vehicles from accessing the railway line shall be submitted to and approved in writing by the local planning authority. The details shall ensure the securing of the design and installation of suitable vehicle incursion measures, and these measures shall remain in place for the perpetuity of the development.

#### **59 Site Waste Management Plan**

No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste 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.

#### **60 Badger Survey**

No development shall take place until a further Badger Survey has been completed and submitted to and approved in writing by the local planning authority. The Survey shall be completed as recommended by the Badger's Trust Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners (England)(2023). The survey will also include an assessment of whether setts within the railway boundary are in use and whether these setts consistently use the development site for foraging.

#### **61 Health Impact Assessment**

No development shall take place until a Health Impact Assessment (HIA) has been submitted to and approved in writing by the local planning authority. The HIA must:

- consult Public Health and the planning authority on its scope.
- have robustly considered health inequalities and demonstrate an understanding of how health inequalities apply in the context of the development proposal.
- have clearly and appropriately identified vulnerable populations as part of the HIA process (see Population Group Checklist<sup>9</sup> for example).
- have utilised relevant local health profiles and other appropriate community data, preferably down to ward level where possible.
- be robust in its consideration of the wider determinants of health and can demonstrate understanding of what these are in the context of the development proposal and wider communities.
- be balanced in its findings.

To ensure the completeness and quality of the Health Impact Assessment:

- (a) the developer must ensure that the Health Impact Assessment is prepared by competent experts; and
- (b) the Health Impact Assessment must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.

## **62 Grampian Condition**

Not to commence the Development (or any part thereof) (except for surveying, testing, sampling, soil tests, ground investigations, and archaeological investigations) unless and until all parties with any legal or equitable interest within all parts of the site (including but not limited to all freehold and leasehold owners and mortgagees and chargees) have entered into an agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the draft Section 106 Agreement attached to this planning permission with the effect that all of the land subject to the planning application (excluding any highways land) is bound by the planning obligations contained in the Section 106 Agreement.

## **INFORMATIVES**

### **Affinity Water –**

There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or [aw\\_developerservices@custhelp.com](mailto:aw_developerservices@custhelp.com). Due to its location, Affinity Water will supply drinking water to the development in the event that it is constructed. Should planning permission be granted, the applicant is also advised to contact Developer Services as soon as possible regarding supply matters due to the increased demand for water in the area resulting from this development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or [aw\\_developerservices@custhelp.com](mailto:aw_developerservices@custhelp.com). The Team also handle C3 and C4

requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing [maps@affinitywater.co.uk](mailto:maps@affinitywater.co.uk). Please note that charges may apply.

## **Network Rail –**

### **Fail Safe Use of Crane and Plant**

All operations, including the use of cranes or other mechanical plant working adjacent to

Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 4.0m of the railway boundary.

With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Asset Protection Project Manager prior to implementation.

### **Excavations/Earthworks/Underground Workings**

All excavations/ earthworks carried out in the vicinity of Network Rail property/ structures must

be designed and executed such that no interference with the integrity of that property/ structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Asset Protection.

Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may be affecting underground workings next to the railway, consultation with the Asset Protection Engineer and the Network Rail Principal Mining Engineer should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rail's infrastructure or railway land.

### **Security of Mutual Boundary**

Security of the railway boundary will need to be maintained at all times. If the works require

temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Interface Manager.

### **Vibro-impact Machinery**

Where vibro-compaction machinery is to be used in development, details of the use of such

machinery and a method statement should be submitted for the approval of the

Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works. Where the works have the potential to introduce ground movements, Network Rail may require the monitoring of track and other assets, the works shall only be carried out in accordance with the approved method statement and design.

### **Scaffolding**

Any scaffold which is to be constructed within 10 metres of the railway boundary fence and has the potential to collapse within 4 meters of the Network Rail boundary must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. Approval of the method statement and design must be obtained from Network Rail's Asset Protection Engineer.

### **Abnormal Loads**

From the information supplied, it is not clear if any abnormal loads will be using routes that include any Network Rail assets (e.g. bridges and level crossings). We would have serious reservations if during the construction or operation of the site, abnormal loads will use routes that include Network Rail assets. Network Rail would request that the applicant contact our Asset Protection Interface Manager to confirm that any proposed route is viable and to agree a strategy to protect our asset(s) from any potential damage caused by abnormal loads. I would also like to advise that where any damage, injury or delay to the rail network is caused by an abnormal load (related to the application site), the applicant or developer will incur full liability.

### **Two Metre Boundary**

Consideration should be given to ensure that the construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land, and therefore all/any building should be situated at least 2 metres from Network Rail's boundary. This will allow construction and future maintenance to be carried out from the applicant's land, thus reducing the probability of provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

### **ENCROACHMENT**

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail and its infrastructure or undermine or damage or adversely affect any railway land and structures. There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail airspace and no encroachment of foundations onto Network Rail land and soil. There must be no physical encroachment of any foundations onto Network Rail land. Any future maintenance must be conducted solely within the applicant's land ownership. Should the applicant require access to Network Rail land then must seek approval from the Network Rail Asset Protection Team. Any unauthorised access to Network Rail land

or airspace is an act of trespass and we would remind the council that this is a criminal offence (**s55 British Transport Commission Act 1949**). Should the applicant be granted access to Network Rail land then they will be liable for all costs incurred in facilitating the proposal.

### **Access to the Railway**

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

### **HCC Highways –**

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

AN4) S106 Agreement. A Section 106 agreement will be required for the following:

- i. Approved Travel Plan(s), with individual monitoring fees (and contributions for remedial actions should targets be missed), in accordance with the current HCC Travel plan guidance document for business, residential and education development (March 2020). £6k (ex. indexation) monitoring fee for residential use £1.2k p.a. (five years' of monitoring);
- ii. Sustainable Travel Voucher Contribution
- iii. Bus service (and bus gate/ANPR system contribution)

AN5) 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 Sections 38 and 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.

### **Sport England –**

Consideration should be given to using the Active Design checklist in Sport England's Active Design Guidance to assess reserved matters planning applications.

### **The Environment Agency –**

Flood Risk Activity Permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Crime Prevention Officer –**

Prior to construction the applicant will contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. Reason: To ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document Q Security of Building Regulations.

### **\*Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Claire Parris, Ellie Plater, Carolina Veres.

Against – Councillor Rob Henry

Abstentions – 0

Absent – Councillors Robert Boyle, Peter Clark and Nigel Williams.

4 **25/00893/FPM - LAND ADJACENT TO GSK CAMPUS, GUNNELS WOOD ROAD**

The Committee received a presentation on the application for Planning Permission for Development without Compliance with Conditions attached to planning permission reference number 23/00293/FPM for Hybrid Planning Application for a new Life Sciences Campus.

Members were advised that the proposal before the committee related to amendments to a hybrid planning permission granted in 2024 for a life science park adjacent to the existing GlaxoSmithKline campus. The approved scheme comprised a detailed phase and outline areas for up to 14 laboratory buildings, three multi-storey car parks, substations, a new gyratory serving the A602 and Gunnels Wood Road.

The current application sought amendments to the implemented permission. As part of the revised layout, laboratory buildings 2 and 4 were relocated to the southern area of the site, closer to the existing GSK campus. This repositioning improved the relationship with the existing campus and created a clearer central development zone for the data centres. Minor amendments were also proposed to the south-west multi-storey car park, including a slight increase in height and footprint to accommodate additional parking associated with the detailed phase.

Two data centres were introduced in the centre of the site within a secure compound. A new substation was proposed in the north-west corner to support their power requirements. The arrival plaza was relocated to sit between buildings 2 and 4, providing improved access to public transport and better connections across the campus. A central forum between these buildings would function as the primary publicly accessible space. Amendments were also proposed to outline development parcels to the east, which would provide three laboratory buildings and an additional multi-storey car park subject to reserved matters.

Members were informed that the primary function of data centres was to store, process and transmit digital information. The proposed facilities would provide approximately 110 megawatts of IT capacity serving the London Public Cloud Region, potentially operated either by co-location providers or large hyperscale technology companies. When compared with other consented facilities in Hertfordshire, the proposal would represent one of the larger developments in terms of IT capacity.

Regarding sustainability, officers advised that data centres were energy-intensive buildings due to cooling requirements. The applicant had assessed a range of cooling technologies and proposed direct evaporative air cooling, which was considered the most energy- and water-efficient option. The expected water consumption was equivalent to approximately 171 UK homes and represented a significant reduction compared with earlier generations of data centres.

The wider masterplan landscape strategy remained largely unchanged from the approved scheme. No changes were proposed to the previously approved access arrangements or the new gyratory.

Buildings 2 and 4, which formed part of the detailed phase, would accommodate specialised laboratory uses and were designed around a series of architectural principles responding to the landscape setting. They would utilise distinct material finishes to create identity while maintaining a cohesive design language across the campus.

The proposed data centres would sit within a secure compound. They had been designed to respond to surrounding public spaces, with feature elevations using faceted metallic panels and coloured detailing inspired by the wider campus design theme referencing the Stevenage Oak.

In summary, officers advised that the principle of a life science campus on the site had already been established through the implemented 2024 permission. The amendments reflected evolving commercial requirements and the growing importance of data centres as nationally significant digital infrastructure. The proposal sought to integrate the new facilities within the approved landscaped campus environment while maintaining the overall masterplan approach.

A Member raised concerns that the site may contain contaminated land due to previous cleaning and servicing activities associated with large construction equipment. The planning officer advised that the site had been subject to a ground investigation, which made recommendations that were secured through a planning condition included within the report. The Environmental Health Officer had reviewed both the ground investigation and the wording of the condition and was satisfied that appropriate remediation and verification measures would be undertaken. It was therefore confirmed that any contamination issues would be addressed through the planning condition.

A Member referred to the Lead Local Flood Authority's (LLFA) earlier objection to the drainage strategy, and questioned whether these matters would be mitigated before the planning permission was granted.

The planning officer advised that the drainage strategy for the amended scheme had not changed from that approved under the original planning permission. Both the LLFA and the Environment Agency had been consulted on the previous and current applications. While the LLFA had initially raised an objection, further discussions took place and additional information was provided. Following this, the LLFA was satisfied that the existing planning conditions attached to the original permission, which would be carried forward to the amended permission, would adequately address the drainage requirements. The Environment Agency had also confirmed it had no objection. It was therefore confirmed that there were no outstanding objections to the drainage strategy.

A Member sought clarification regarding the Section 106 agreement and whether a financial contribution towards biodiversity had been removed due to the amended layout delivering greater biodiversity.

The planning officer clarified that the original planning permission secured a contribution of £29,849 towards off-site biodiversity. This contribution remained in place and would continue to be secured, as the legal agreement attached to the original permission would apply to any amended permission granted. Although the amended layout altered the number of habitat units required to achieve the mandatory 10% biodiversity net gain, the financial contribution secured still equated to the level required to meet that target. It was therefore confirmed that the biodiversity contribution would remain secured.

A recorded vote\* was taken on the application (25/00893/FPM) and it was **RESOLVED** that planning permission be **GRANTED** subject to the imposition of suitable safeguarding conditions, the detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor. 10.2 Authority would be given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

### **1 Approved Parameter Plans (Outline)**

The submission of reserved matters within any Development Zone shall be in accordance with the following approved parameter plans unless otherwise agreed in writing by the Local Planning Authority:

SEQ-HBA-SW-ZZ-DR-A-080020 Rev: C01; Ref: SEQ-HBA-SW-ZZ-DR-A-080021  
Rev: C01

Any request for an amendment to an approved parameter plan shall be accompanied by a report confirming that there are no new or different significant environmental impacts to those already assessed or by an appropriate report (or reports) which assesses any new or different significant environmental impacts.

### **2 Approved Plans for Detailed Area**

The development hereby permitted for the Detailed Area shall be carried out in accordance with the following unless otherwise agreed in writing by the Local Planning Authority:

25021-EXA-ZZ-GF-DR-L-00101 Rev P01; 25021-EXA-ZZ-GF-DR-L-00110 Rev P01;  
25021-EXA-ZZ-GF-DR-L-00111 Rev P01; 25021-EXA-ZZ-GF-DR-L-00112 Rev P01;  
25021-EXA-ZZ-GF-DR-L-00113 Rev P01; 25021-EXA-ZZ-GF-DR-L-00114 Rev P01;

25021-EXA-ZZ-GF-DR-L-00115 Rev P01; 25021-EXA-ZZ-GF-DR-L-00116 Rev P01;  
25021-EXA-ZZ-GF-DR-L-00117 Rev P01; 25021-EXA-ZZ-GF-DR-L-00118 Rev P01;  
25021-EXA-ZZ-GF-DR-L-00119 Rev P01; 25021-EXA-ZZ-GF-DR-L-00120 Rev P01;  
25021-EXA-ZZ-GF-DR-L-00121 Rev P01;

SEQ-HBA-SW-ZZ-DR-A-080012 Rev C01; SEQ-HBA-SW-ZZ-DR-A-080100 Rev  
C01

SEQ-HBA-B2-B1-DR-A-081100 Rev C01; SEQ-HBA-B2-00-DR-A-081101 Rev C01;  
SEQHBA-B2-01-DR-A-081102 Rev C01; SEQ-HBA-B2-02-DR-A-081103 Rev C01;  
SEQ-HBAB2-03-DR-A-081104 Rev C01; SEQ-HBA-B2-04-DR-A-081105 Rev C01;  
SEQ-HBA-B2-05-DR-A-081106 Rev C01; SEQ-HBA-B2-RF-DR-A-081107 Rev C01;  
SEQ-HBA-B2-XX-DRA-081200 Rev C01; SEQ-HBA-B2-XX-DR-A-081201 Rev C01;  
SEQ-HBA-B2-XX-DR-A081202 Rev C01; SEQ-HBA-B2-XX-DR-A-081203 Rev C01;  
SEQ-HBA-B2-XX-DR-A081300 Rev C01; SEQ-HBA-B2-XX-DR-A-081301 Rev C01

SEQ-HBA-B4-00-DR-A-082100 Rev C01; SEQ-HBA-B4-01-DR-A-082101 Rev C01;  
SEQHBA-B4-02-DR-A-082102 Rev C01; SEQ-HBA-B4-03-DR-A-082103 Rev C01;  
SEQ-HBAB4-04-DR-A-082104 Rev C01; SEQ-HBA-B4-05-DR-A-082105 Rev C01;  
SEQ-HBA-B4-RF-DR-A-082106 Rev C01; SEQ-HBA-B4-XX-DR-A-082200 Rev  
C01; SEQ-HBA-B4-XXDR-A-082201 Rev C01; SEQ-HBA-B4-XX-DR-A-082202 Rev  
C01; SEQ-HBA-B4-XX-DRA-082203 Rev C01; SEQ-HBA-B4-XX-DR-A-082300 Rev  
C01; SEQ-HBA-B4-XX-DR-A082301 Rev C01

SEQ-HBA-D1-00-DR-A-085100 Rev C01; SEQ-HBA-D1-01-DR-A-085101 Rev C01;  
SEQHBA-D1-02-DR-A-085102 Rev C01; SEQ-HBA-D1-RF-DR-A-085103 Rev C01;  
SEQ-HBAD1-XX-DR-A-085200 Rev C01; SEQ-HBA-D1-XX-DR-A-085201 Rev C01;  
SEQ-HBA-D1-XX-DR-A-085202 Rev C01; SEQ-HBA-D1-XX-DR-A-085203 Rev  
C01; SEQ-HBA-D1-XXDR-A-085300 Rev C01; SEQ-HBA-D1-XX-DR-A-085301 Rev  
C01; SEQ-HBA-D1-XX-DRA-085302 Rev C01

SEQ-HBA-D2-00-DR-A-086100 Rev C01; SEQ-HBA-D2-01-DR-A-086101 Rev C01;  
SEQHBA-D2-02-DR-A-086102 Rev C01; SEQ-HBA-D2-RF-DR-A-086103 Rev C01;  
SEQ-HBAD2-XX-DR-A-086200 Rev C01; SEQ-HBA-D2-XX-DR-A-086201 Rev C01;  
SEQ-HBA-D2-XX-DR-A-086202 Rev C01; SEQ-HBA-D2-XX-DR-A-086203 Rev  
C01; SEQ-HBA-D2-XXDR-A-086300 Rev C01; SEQ-HBA-D2-XX-DR-A-086301 Rev  
C01; SEQ-HBA-D2-XX-DRA-086302 Rev C01;

SEQ-HBA-S2-ZZ-DR-A-084100 Rev C01; SEQ-HBA-S2-XX-DR-A-084200 Rev:  
C01; SEQHBA-S2-XX-DR-A-084300 Rev C01

SEQ-HBA-S3-ZZ-DR-A-087100 Rev C01; SEQ-HBA-S3-XX-DR-A-087200 Rev C01;  
SEQHBA-S3-XX-DR-A-087300 Rev C01

SEQ-HBA-M1-00-DR-A-083100 Rev C01; SEQ-HBA-M1-ZZ-DR-A-083101 Rev  
C01; SEQHBA-M1-ZZ-DR-A-083102 Rev C01; SEQ-HBA-M1-XX-DR-A-083200 Rev  
C01; SEQ-HBAM1-XX-DR-A-083201 Rev C01; SEQ-HBA-M1-XX-DR-A-083202

Rev C01; SEQ-HBA-M1-XX-DR-A-083203 Rev C01; SEQ-HBA-M1-XX-DR-A-083300 Rev C01; SEQ-HBA-M1-XXDR-A-083301 Rev C01

SLC-HBA-SS-ZZ-DR-A-080130 P3; SLC-HBA-SS-ZZ-DR-A-080230 P2; SLC-HBA-SS-ZZDR-A-080330 P2; 3295-WSP-XX-XX-DR -C-00100-P03 (Rev P03); 3295-WSP-XX-XX-DRC-00101-P02 (Rev P02)

Any request for an amendment to an approved plan(s) shall be accompanied by a report confirming that there are no new or different significant environmental impacts to those already assessed or by an appropriate report (or reports) which assesses any new or different significant environmental impacts.

### **3 Time Limit (Detailed)**

The part of the development for which full planning permission has been granted (as per approved detailed site layout plan ref. SEQ-HBA-SW-ZZ-DR-A-080100 Rev C01) shall be begun within a period of three years of the date of the original planning permission reference 23/00293/FPM.

### **4 Phasing Plan Identifying Development Zones (Outline)**

Accompanying the submission of reserved matters pursuant to this permission, the applicant shall submit a Plan showing the extent of the Development Zone to which that reserved matter submission relates, within the Outline Area shown on approved parameter plan ref. SEQ-HBA-SW-ZZ-DR-A-080020 Rev C01 to the Local Planning Authority.

### **5 Submission of Reserved Matters (Outline)**

For the individual Development Zones for which outline permission is granted as agreed pursuant to Condition 4 of this permission, no development on each Development Zone (excluding site clearance, demolition, enabling works, earthworks, archaeological investigations, investigations for assessing ground conditions, remedial works in respect of any contamination or other adverse ground conditions, diversion and laying of services within the boundary of the relevant phase and which are not connected to the wider services network, erection of any temporary means of enclosure and the temporary display of site notices or advertisements) shall commence until detailed plans for the relevant Zone have been submitted to and approved in writing by the Local Planning Authority. These plans shall, as applicable, show the layout (including car parking provision, access and servicing arrangements, and waste management), scale (including existing and proposed levels), design, layout and external appearance of the buildings to be constructed and the landscaping to be implemented (hereinafter referred to as "the Reserved Matters") on that Zone. The development of the relevant Development Zone shall only be carried out as approved.

### **6 Time Limit (Outline)**

All applications for the approval of the Reserved Matters for a Development Zone agreed pursuant to Condition 4 of this permission shall be made to the Local Planning Authority no later than six years from the date of the original planning permission reference 23/00293/FPM. The commencement of a Zone shall be begun not later than the expiration of three years from the date of the last reserved matter of that Zone to be approved.

## **7 Construction hours of working**

No demolition, construction or maintenance activities audible at the boundary of the relevant phase and no deliveries of construction and demolition materials shall be undertaken outside the hours 07:30 hours to 18:30 hours Mondays to Fridays, 08:30 hours to 13.00 hours on Saturdays and not on a Sunday or Bank Holiday, unless otherwise agreed in writing with the Local Planning Authority.

## **8 Construction Management Plan (Detailed)**

No development shall commence on any individual part of the detailed element until a Construction Management Plan (or Construction Method Statement) for that part has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of that part 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.

## **9 Construction Management Plan - Outline**

No development shall commence on any individual Development Zone as agreed pursuant to Condition 4 of this permission 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 Zone 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.

## **10 Site Waste Management Plan (Detailed)**

No development shall commence on any individual part of the detailed element until a Site Waste Management Plan (SWMP) for that part has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste produced on that part of the 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 of that part of the site shall be carried out in accordance with the approved SWMP.

## **11 Site Waste Management Plan (Outline)**

No development shall commence on any individual Development Zone as agreed pursuant to Condition 4 of this permission until a Site Waste Management Plan (SWMP) has been submitted to the Local Planning Authority and approved in

consultation with the Waste 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.

## **12 Highway Improvements – Offsite (Implementation / Construction)**

Prior to the first occupation of buildings 2 and 4, commencement of 'substantial works', including, but not limited to: vegetation removal; setting up of traffic management; commencement of removal of existing curb lines; clearance of existing walls and fences; service diversions and drainage of the offsite highway improvement works as shown in S278 General Arrangement Drawings 3295-WSP-XX-XX-DR -C-00100-P03 (Rev P03) and 3295-WSP-XX-XX-DR -C-00101-P02 (Rev P02) shall be completed in accordance with the approved details. No other buildings shall be occupied until all works included within the aforementioned drawings are complete.

## **13 Completion of Arrival Plaza**

Prior to the first occupation of the development hereby permitted the arrival plaza area shall be completed in accordance with the approved drawings ref. SEQ-HBA-SW-ZZ-DR-A080100 Rev C01, 25021-EXA-ZZ-GF-DR-L-00118 Rev P01 and 25021-EXA-ZZ-GF-DR-L00101 Rev P01. REASON:- To ensure that sustainable transport measures are in place at the earliest opportunity for all employees and visitors.

## **14 Shuttle Bus Service**

Prior to first occupation of the development hereby permitted a Shuttle Bus Service Operation Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall provide details of an enhanced shuttle bus service (either quantitative and / or qualitative improvement over the existing position) suitable to meet the requirements of the existing and proposed floorspace at the application site and wider campus. The Plan shall then be updated and the service adapted as may be required to meet the ongoing requirements of additional floorspace as it is delivered in each Development Zone in line with the overall objectives of the Framework and Detailed Travel Plan(s).

## **15 On Site Bus Priority**

Prior to first occupation of the development hereby permitted bus priority measures as described in the Transport Assessment (Paragraph 5.52) will be complete.

## **17 Traffic, Travel Mode Split and Parking Monitoring**

Prior to first occupation of the development hereby permitted, a monitoring

programme to assess the level of traffic generation, travel mode split of all employees and parking accumulation at defined intervals of occupancy shall be submitted to and approved in writing by the Local Planning Authority. The monitoring programme shall be implemented as agreed unless the Local Planning Authority gives written approval to any variation.

## **18 Underpass Improvements**

The measures to improve the Gunnels Wood Road/A602 underpass as set out within the WSP Underpass Technical Note ref. 3295-WSP-XX-XX-TN-C-01100 P04 to make it, as far as reasonably practical, Department for Transport 'Cycle Infrastructure Design' Local Transport Note guidance, July 2020 (LTN 1/20) compliant shall be implemented and permanently maintained in accordance with the approved details.

## **19 External materials (Detailed)**

The development to which this permission relates shall be carried out in accordance with the external materials specified within drawings SEQ-HBA-B2-XX-DR-A-081200 Rev C01; SEQ-HBA-B2-XX-DR-A-081201 Rev C01; SEQ-HBA-B2-XX-DR-A-081202 Rev C01; SEQHBA-B2-XX-DR-A-081203 Rev C01; SEQ-HBA-B4-XX-DR-A-082200 Rev C01; SEQ-HBAB4-XX-DR-A-082201 Rev C01; SEQ-HBA-B4-XX-DR-A-082202 Rev C01; SEQ-HBA-B4- XX-DR-A-082203 Rev C01; SEQ-HBA-D1-XX-DR-A-085200 Rev C01; SEQ-HBA-D1-XXDR-A-085201 Rev C01; SEQ-HBA-D1-XX-DR-A-085202 Rev C01; SEQ-HBA-D1-XX-DRA-085203 Rev C01; SEQ-HBA-D2-XX-DR-A-086200 Rev C01; SEQ-HBA-D2-XX-DR-A086201 Rev C01; SEQ-HBA-D2-XX-DR-A-086202 Rev C01; SEQ-HBA-D2-XX-DR-A086203 Rev C01; SEQ-HBA-M1-XX-DR-A-083200 Rev C01; SEQ-HBA-M1-XX-DR-A083201 Rev C01; SEQ-HBA-M1-XX-DR-A-083202 Rev C01; SEQ-HBA-M1-XX-DR-A083203 Rev C01; SEQ-HBA-S2-XX-DR-A-084200 Rev C01; SEQ-HBA-S3-XX-DR-A087200 Rev C01; SLC-HBA-SS-ZZ-DR-A-080230 P2 as approved or any alternatives to be submitted to and approved by the Local Planning Authority.

## **20 Masterplan Design Code (Outline)**

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters relating to the design and external appearance of the building(s) shall be in accordance with the approved Masterplan Design Code by Hawkins Brown SEQ-HBA-XX-XX-RP-A-080002 C01 (December 2025) or an alternative Design Code submitted to and approved by the Local Planning Authority.

## **21 Landscape Design Code (Outline)**

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters in relation to the landscaping strategy shall be in accordance with the

approved Landscape Design Code (December 2025) by Hawkins Brown and Exterior Architecture or an alternative Design Code submitted to and approved by the Local Planning Authority.

## **22 Tree Strategy (Outline)**

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters in relation to tree planting shall be in accordance with the approved Landscape Masterplan – Section 7: Tree Strategy (December 2025) or an alternative Strategy submitted to and approved by the Local Planning Authority.

## **22 Tree Strategy (Outline)**

For each individual Development Zone for which outline permission is granted as agreed pursuant to Condition 4 of this permission, the submission of reserved matters in relation to tree planting shall be in accordance with the approved Landscape Masterplan – Section 7: Tree Strategy (December 2025) or an alternative Strategy submitted to and approved by the Local Planning Authority.

## **23 Landscaping Scheme (Detailed)**

All hard and soft landscaping shall be carried out in accordance with the approved details as set out in detailed landscape general arrangement plans ref: 25021-EXA-ZZ-GF-DR-L00101 Rev P01; 25021-EXA-ZZ-GF-DR-L-00110 Rev P01; 25021-EXA-ZZ-GF-DR-L-00111 Rev P01; 25021-EXA-ZZ-GF-DR-L-00112 Rev P01; 25021-EXA-ZZ-GF-DR-L-00113 Rev P01; 25021-EXA-ZZ-GF-DR-L-00114 Rev P01; 25021-EXA-ZZ-GF-DR-L-00115 Rev P01; 25021-EXA-ZZ-GF-DR-L-00116 Rev P01; 25021-EXA-ZZ-GF-DR-L-00117 Rev P01; 25021-EXA-ZZ-GF-DR-L-00118 Rev P01; 25021-EXA-ZZ-GF-DR-L-00119 Rev P01; 25021-EXA-ZZ-GF-DR-L-00120 Rev P01; 25021-EXA-ZZ-GF-DR-L-00121 Rev P01 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.

## **24 Planting / Seeding / Turfing (Detailed)**

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of Buildings in the Detailed Area unless where identified as meanwhile landscaping subject to Condition 46.

## **25 Hard Surfacing (Detailed)**

All hard surfacing comprised in the approved details of landscaping shall be carried out within 6 months of the completion of Buildings in the Detailed Area, or, where hard surfacing is associated with individual buildings, prior to first occupation of each building (except substations) hereby permitted, whichever is the earliest unless where identified as meanwhile landscaping subject to Condition 46.

## **26 Replacement Trees (Detailed)**

Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

## **27 Retention / Topping / Lopping of Trees (Detailed)**

No tree shown on the approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.

## **28 Installation of Tree Protection Measures**

Before any development commences, including any site clearance or demolition works, any trees on the site to be retained shall be protected by fencing or other means of enclosure. Such protection shall be maintained until the conclusion of all site and building operations.

## **29 Tree Protection / Ground Levels**

Within the areas to be fenced off in accordance with condition 28; there shall be no alteration to the ground level and they shall be kept clear of vehicles, materials, surplus soil, temporary buildings, plant and machinery.

## **30 Bird Nesting Season / Clearance**

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development of a phase, are to be cleared outside the bird-nesting season (March – August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed within the relevant phase immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded within the relevant phase, no vegetation clearance or other works that may disturb active nests shall proceed within that phase until all young have fledged the nest.

## **31 Biodiversity Net Gain Management Plan**

No building within any individual part of the detailed element shall be occupied until a biodiversity net gain management plan (BNGMP) for that part has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter a BNGMP shall be submitted alongside each application for reserved matters within individual Development Zones.

The content of the BNGMPs shall demonstrate how each individual part / phase of the development can contribute to the overall delivery of a minimum increase in

habitat units across the entire site of 54.99 area habitat units and 0.77 linear units to achieve a net gain in biodiversity and include the following:

- a) Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric.
- b) Maps of all habitat parcels, cross referenced to corresponding lines in the metric.
- c) Appropriate management options for achieving target condition for habitats as described in the approved metric.
- d) Preparation of an annual work schedule for each habitat parcel (including a 30-year work plan capable of being rolled forward in perpetuity).
- e) Details of the body or organisation responsible for implementation of the plan.
- f) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.
- g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.
- h) Reporting plan and schedule for informing LPA of condition of habitat parcels for 30 years.

The BNGMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BNGMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

### **33. Swift Box / Tower Details (Detailed)**

No building shall be occupied until details of swift boxes and/or bricks and/or a swift tower (model and location) have been submitted and approved by the Local Planning Authority. These devices shall be fully installed prior to occupation and retained as such thereafter.

### **34 Swift Box / Tower Details (Outline)**

No building shall be occupied within any individual Development Zone, until details of integrated swift boxes and/or bricks and/or a swift tower (model and location) shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that, with the provision required under Condition 33, a total of 40 swift boxes (or equivalent as provided within a tower) are provided across the site. These devices shall be fully installed prior to occupation and retained as such thereafter.

### **35 Retail Floorspace Limit**

No more than 500m<sup>2</sup> of Class E(a) retail floorspace shall be provided across the whole of the application site.

### **36 Ground Conditions - Quantitative Risk Assessment**

Prior to commencement of development a generic quantitative risk assessment (GQRA) shall be conducted as part of a ground investigation to inform the future engineering design.

### **37 Unidentified Contamination / Remediation Scheme / Verification**

If during a particular phase of development contamination that has not been previously identified is found, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the Local Planning Authority.

### **38 Implementation of Climate Change Mitigation / BREEAM Excellent (Detailed)**

The measures to address adaptation to climate change as set out within the Design and Access Statement (December 2025) by Hawkins Brown, Sustainability Strategy (December 2025) and Energy Statement (December 2025) by KJ Tait Engineers shall achieve minimum BREEAM Excellent and be implemented in relation to Buildings 2 and 4, and Data Centres, and permanently maintained in accordance with the approved details.

### **39 Climate Change Mitigation / Energy and Sustainability Statement (Outline)**

Each application for the Reserved Matters submitted pursuant to condition 5 of this Permission shall include an Energy and Sustainability Statement detailing requirements of how the building(s) in each Development Zone are adaptable to climate change (detailing renewable energy technologies as well detailing measures to control overheating and cooling demand in the building(s)). The details shall also include a management plan and maintenance strategy/schedule for the operation of the technologies, a servicing plan (if applicable) and a noise assessment (if applicable). The measures for adaptation to climate change as well as managing overheating and cooling shall be implemented in accordance with the details approved pursuant to condition 5 of this Permission.

### **40 Noise Limits**

Before any item of plant or machinery is used in connection with the data centres hereby approved, it shall be installed and operated in accordance with a written scheme first agreed in writing with the Local Planning Authority. The scheme shall set out measures both technical and managerial that will limit the acoustic impact of

the data centre plant and/or machinery so that its Rating Level does not exceed those values set out in Planning noise report authored by Sandy Brown Ltd. (reference 23023-R06-B, Version B, dated 15/12/2025 and addendum note reference M011-A, dated 27/2/2026) as assessed within the curtilage of any dwelling or other noise sensitive receptor having regard to the definitions and assessment approach set out in British Standard BS4142: 2014 + A1: 2019.

#### **41 Implementation of Ecological Enhancements**

The recommended ecological and nature conservation enhancements set out within the Ecological Impact Assessment by SLR dated April 2023 in respect of the Detailed Area and each Development Zone as agreed pursuant to condition 4 shall be implemented and permanently maintained in accordance with the approved details.

#### **42 External Lighting**

The development to which this permission relates in respect of the Detailed Area and each Development Zone as agreed pursuant to condition 4, shall be carried out in accordance with the recommendations set out within the Exterior Lighting Strategy by FPOV (ref: J4431-SL-5101-03, January 2026) as approved or any alternatives to be submitted to and approved by the Local Planning Authority.

#### **43 Water Supply and Fire Hydrants**

No individual building within the Detailed Area, and each respective Development Zone as agreed pursuant to condition 4, shall be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for firefighting purposes for that building within each area / zone, has been submitted to and approved in writing by the Local Planning Authority. The relevant building within the Detailed Area / Development Zone shall not be occupied until the scheme has been implemented in accordance with the approved details.

#### **44 EV Charging**

Prior to the first use of MSCP1, details of the location of an equivalent 20% of new car parking spaces within the detailed phase to have active EV charging shall be submitted to the LPA. 80% of remaining spaces are to have passive provision for EV charging.

Prior to first use of each respective MSCP within a Development Zone as agreed pursuant to condition 4, provision shall be made for 20% of the car parking spaces to have active provision for EV charging and 80% of the remaining car parking spaces to have passive provision for EV charging.

#### **45 Archaeological Works (GSK Extensions – outline)**

No development shall take place within the southern half of the site (i.e. the Zone A and Zone B Extensions to the existing GSK building identified on drawing ref: SEQ-

HBA-SWZZ-DR-A-080020 Rev C01) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work for those parcels in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

#### **46 Meanwhile Uses / Landscaping**

The provision of meanwhile uses / landscaping shall be in accordance with drawing ref: SEQ-HBA-SW-ZZ-DR-A-080020 Rev C01 and Landscape Masterplan - Section 10: Meanwhile Landscape (December 2025) or in accordance with alternative details as submitted to and approved by the Local Planning Authority.

#### **47 Substation Equipment / Housings**

Details of the substation equipment / housings shall be in accordance with drawing refs: SLC-HBA-SS-ZZ-DR-A-080130 Rev P3, SLC-HBA-SS-ZZ-DR-A-080230 Rev P2, SLCHBA-SS-ZZ-DR-A-080330 Rev P2, SEQ-HBA-S2-ZZ-DR-A-084100 Rev C01, SEQ-HBAS2-XX-DR-A-084200 Rev C01, SEQ-HBA-S2-XX-DR-A-084300 Rev C01, or alternative details as submitted to and approved by the Local Planning Authority.

#### **48 Surface Water Infiltration**

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

#### **49 Detailed Drainage Strategy – Each Detailed / Outline Phase**

No development shall commence on any individual part of the detailed element or any individual Development Zone as agreed pursuant to Condition 4 of this permission until a drainage strategy for that part / phase is submitted to the Local Planning Authority. This should include:

- i. Detailed infiltration testing (in each relevant catchment of the detailed phase and each relevant catchment of each outline phase in accordance with BRE Digest 365 (or equivalent) at the location of each infiltration feature, at the proposed depth and along the length of any large infiltration features.
- ii. Evidence to demonstrate that, the overall total site wide discharge for the entire developed site will not exceed 1.64l/s/ha (QBAR).
- iii. 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).

- iv. iv. Detailed designs, modelling calculations (using FEH13 or FEH22) and labelled 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.

### **50 Method Statement - Interim / Temporary Drainage Measures**

No development shall commence on any individual part of the detailed element or any individual Development Zone as agreed pursuant to Condition 4 of this permission until details and a method statement for interim and temporary drainage measures during the demolition and construction of that part / phase 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 for that part / phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.

### **51 Drainage Construction Drawings / Method Statement**

No development shall commence on the drainage scheme within any individual part of the detailed element or within any individual Development Zone as agreed pursuant to Condition 4 of this permission until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement for that part / phase are submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings for that part / phase, method statement and Drainage Strategy as submitted for Condition 49 and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

### **52 Drainage Maintenance and Management Details**

No building within the detailed part of the application or any individual Development Zone as agreed pursuant to Condition 4 of this permission hereby approved shall be occupied until details of the maintenance and management of the sustainable drainage scheme associated with that building or phase 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 any building within that phase 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:

1. A timetable for its implementation.
2. Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
3. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

### **53 Drainage Survey / Verification Report**

Upon completion of each phase of the development's surface water drainage system, including any SuDS features, and prior to first occupation of any building within each phase; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system for that phase has been constructed in accordance with the details approved pursuant to Condition 49. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently resurveyed with the findings submitted to and approved in writing by the Local Planning Authority.

### **54 Generators and Life Safety**

Testing of any back-up power, life safety and standby power generators shall only be undertaken in accordance with the scenarios set out in paragraph 3.1.2 of the Air Quality Assessment dated December 2025 or any alternatives to be submitted and approved by the Local Planning Authority. Testing of back-up generators shall only be undertaken between the hours of 07:00-23:00. Generators shall otherwise only be used in emergency situations. Data Centre back-up power generators shall incorporate Selective Catalytic Reduction.

## **INFORMATIVES**

1. Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at [www.stevenage.gov.uk/CIL](http://www.stevenage.gov.uk/CIL) or by contacting the Council's CIL Team at [CIL@Stevenage.gov.uk](mailto:CIL@Stevenage.gov.uk).

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:

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

or by telephoning 0300 1234047.

2. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-andpavements/businessanddeveloper-information/development-management/highwaysdevelopmentmanagement.aspx> or by telephoning 0300 1234047.

3. Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:

[www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-](http://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-)

[yourroad/extent-of-highways.aspx](https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx)

4. Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

5. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

6. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

7. Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

8. Roads to remain private: The applicant is advised that all new roads associated with this development will remain unadopted (and shall not be maintained at public expense by the Highway Authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

9. Adoption (section 38): The applicant is advised that Hertfordshire County Council as Highway Authority will likely adopt the pedestrian and cycle routes through the development to ensure their long-term continuity, however the developer should put in place permanent arrangements for long-term maintenance. Details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. Furthermore, the extent of adoption as public highway, once finalised, must be clearly illustrated on a plan.

Further information is available via the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx> or by telephoning 0300 1234047.

10. Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx>

11. Abnormal loads and importation of construction equipment (i.e. large loads with: a width greater than 2.9m; rigid length of more than 18.65m or weight of 44,000kg - commonly applicable to cranes, piling machines etc.): The applicant is directed to ensure that operators conform to the provisions of The Road Vehicles (Authorisation of Special Types) (General) Order 2003 in ensuring that the Highway Authority is provided with notice of such movements, and that appropriate indemnity is offered to the Highway Authority. Further information is available via the Government website [www.gov.uk/government/publications/abnormal-load-movements-application-andnotification-forms](http://www.gov.uk/government/publications/abnormal-load-movements-application-andnotification-forms) or by telephoning 0300 1234047.

12. Travel Plan (TP): A TP, in accordance with the provisions as laid out in Hertfordshire County Council's Travel Plan Guidance, would be required to be in place from the first occupation/use until 5 years post occupation/use. A £1,200 per annum (overall sum of £6000 and index-linked RPI March 2014) Evaluation and Support Fee would need to be secured via a Section 106 agreement towards

supporting the implementation, processing and monitoring of the full travel plan including any engagement that may be needed. Further information is available via the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-developmentmanagement.aspx> OR by emailing [travelplans@hertfordshire.gov.uk](mailto:travelplans@hertfordshire.gov.uk).

13. During the demolition and construction phase of the development, the guidance in BS5228- 1:2009 (Code of Practice for Noise Control on Construction and Open Sites) should be adhered to.

14. The applicant is advised to contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design to ensure that the development is compliant with both National and Local Planning Policies. In addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' – Security of Building Regulations”.

15. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed online via - 76 - [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

16. For water supply, infrastructure protection and mains diversions please get in contact with the Affinity Water Developer Services Team via the "My Developments Portal" <https://ainitywater.custhelp.com> or [aw\\_developerservices@custhelp.com](mailto:aw_developerservices@custhelp.com).

17. The applicant is advised of the Council's powers under Part III of the Environmental Protection Act 1990 to prohibit nuisances associated with noise, odour, dust, artificial light and a range of other pollutants that may arise from both demolition/construction sites and ongoing commercial/industrial land uses.

18. The applicant is advised of the Council's powers under the Control of Pollution Act 1974 to restrict noise generating construction (including demolition) activity audible beyond the development site boundary.

19. In submission of the written scheme required to demonstrate compliance with Condition 40, the following should be noted:

The cumulative rating sound level from all building services plant (excluding back-up generators and life safety systems) serving the development shall not exceed LAr,Tr

54 dB during the day (07:00-23:00) and LAr,Tr 46 dB at night (23:00-07:00) at the residential dwellings to the east, and a level of LAr,Tr 65 dB during the day (07:00-23:00) and LAr,Tr 57 dB at night (23:00-07:00) at the hotel to the west.

The cumulative rating sound level of all life safety systems serving the development shall not exceed LAr,Tr 56 dB at the residential dwellings to the east, and a level of LAr,Tr 67 dB at night (23:00-07:00) at the hotel to the west.

In addition to the above, in relation to the data centres:

- Cumulative noise associated with building services plant (excluding back-up generators and life safety systems) serving the data centres shall not exceed LAr,Tr 48 dB during the day (07:00-23:00) and LAr,Tr 40 dB at night (23:00-07:00) at the residential dwellings to the east, and a level of LAr,Tr 59 dB during the day (07:00-23:00) and LAr,Tr 51 dB at night (23:00-07:00) at the hotel to the west.
- Cumulative noise associated with the data centres whilst the backup generators are operational should not exceed LAr,Tr 54 dB during the day (07:00-23:00) and LAr,Tr 46 dB at night (23:00-07:00) at the residential dwellings to the east, and a level of LAr,Tr 65 dB during the day (07:00-23:00) and LAr,Tr 57 dB at night (23:00-07:00) at the hotel to the west.

### **PRO-ACTIVE STATEMENT**

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

### **\*Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Rob Henry, Claire Parris, Ellie Plater and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark and Nigel Williams

## **5 25/00908/FP - SOUTH CAR PARK, PRIMETT ROAD**

The Committee were presented with an application for the South Car Park on Primett Road. Officers outlined the proposal and explained that the application involved a change of use of part of the public car park to a rental vehicle premises.

This would also include associated works such as lighting and resurfacing.

The Committee were shown site photographs of the area, and were presented with the site plans. It was noted that the application would result in the closure of 90 spaces in the southern area of the car park to accommodate the facility. This would reduce the total car park capacity from 362 to 272 spaces.

It was noted that the Council was ending its car parking contract with the NHS in June, which would release a further 100 season ticket spaces.

Officers explained that the nearby Nexus development and local office occupancy rates made it difficult to predict the future impacts on the potential reduction in car parking.

The Chair introduced Mr Robert Stewart from Stevenage Packaging Limited to address the Committee.

Mr Stewart addressed the Committee and noted that he represented the 67 objections to the application. It was noted that the proposal did not adequately address the loss of the 90 spaces, which would impact the local businesses and restaurants. Discussions took place regarding the new Nexus development and the increase in demand for parking once residents had moved in. Mr Stewart concluded that the application should be refused.

The Chair introduced Mr Chris Dodds, the planning agent representing the applicant to address the Committee.

Mr Dodds spoke in favour of the application and outlined how the proposal complied with national and local planning policies. He noted that the proposal aligned with the town's long term transport strategy and provided sustainable transport benefits. The Committee were informed of Enterprise's commitment to engaging with the local community and the potential investment that the facility would bring into the Old Town.

The Chair thanked both the speakers for their contributions and invited the Team Leader to respond.

The Team Leader explained to the Committee that a design and access statement was not required for this application and addressed questions regarding the Nexus development. It was noted that the car parking spaces which would be provided at the Nexus Development complied with the Supplementary Planning Documents (SPD) guidelines.

Members raised questions regarding the uncertainty of future impacts on parking in the area. The Director of Planning explained that the role of the Committee was to assess the application before them, weighing the impacts against the proposed benefits.

A question was raised whether the Council had a contingency plan if parking impacts were significant, and Officers confirmed there wasn't one, as the 90 car

parking spaces would not be replaced.

Questions were raised about data beyond January, and it was noted that they only had data for the most recent month, though prior analyses had reached similar conclusions.

Members raised that a future car park impact assessment would be required before any decision could be made, including consideration of the effect on local businesses and existing investment in the area.

It was proposed by the Chair that the application be deferred until the Committee could be provided with more sufficient information regarding the future impact to the area. This was seconded by Councillor De Freitas and agreed by all members of the Committee.

## **6 24/00058/FPM - LAND AT REDCAR DRIVE, STEVENAGE, SG1 2EN**

The Committee considered an application for the demolition of the former dwelling known as Cartref (already demolished) and the construction of 38 dwellings, comprising 26 houses and 12 flats.

The Planning Officer presented the application using site location plans, aerial photographs, and site images. Members were informed that the development would comprise two elements:

- A main development area accessed from Clovelly Way, including 20 houses and a block of 12 flats with a new vehicular access.
- A secondary element forming an extension to Symonds Green Lane,

providing six detached houses of a traditional design.

The Officer outlined the surrounding context and existing open space, and highlighted proposed pedestrian routes, landscaping, and the provision of a community garden.

Members were advised that new footways and a pedestrian crossing would be provided to improve connectivity to Eastbourne Avenue and nearby bus stops. The development also included a £50,000 contribution towards improvements to the play space at Meadway Playing Fields.

Elevations of the proposed houses and flats were presented, together with landscaping proposals showing retained and replanted trees.

The Officer advised that the parking figures within the report had omitted 11 garage spaces. Including these, the development would provide 89 parking spaces, slightly above the recommended range.

It was also reported that a remediation strategy had been submitted since publication of the report and had been reviewed and accepted by the Environmental Health Officer.

Delegated authority was recommended to finalise the Section 106 agreement and amend or add conditions where necessary.

In response to questions submitted by Members before the meeting, the Officer confirmed that:

- A windfall site was a housing site not allocated within the Local Plan.
- The development would be for sale, except for the affordable units which would be retained by the Council.
- All dwellings would have direct access from the street to gardens, allowing for cycle storage within gardens.
- The secondary education contribution had been requested by the Local Education Authority and the Council could not specify which school would receive the funding.

A recorded vote\* was taken on the application and it was **RESOLVED** that planning permission be **GRANTED** subject to the conditions set out below and the completion of a section 106 agreement to provide for:

- Affordable housing
- Management company for administration of common areas
- Employment and skills plan
- Secondary education contribution of £356,114

- An appropriate trigger for s278 off-site highway works

That delegated authority be given to the Assistant Director for Planning and Regulation, in consultation with the council's appointed solicitor, to agree the wording of the s106 agreement.

That delegated authority be given to the Assistant Director for Planning and Regulation, in consultation with the Chair of the Planning and Development Committee, to amend or add to the conditions subject to which permission would be granted, where such amendments or additions would satisfy the relevant national policy tests and would most effectively deliver the development which the Committee has resolved to approve.

## **Conditions**

### General

The development shall be carried out in accordance with the following approved plans unless otherwise agreed in writing by the local planning authority:

14122\_P205G;  
14122\_P215A;  
P25-2066\_DE\_003;  
P25-2066\_DE\_004 Rev I;  
P25-2066\_DE\_005 Rev J;  
P25-2066\_DE\_006 Rev I;  
P25-2066\_DE\_007 Rev I;  
P25-2066\_DE\_008 Rev I;  
P25-2066\_DE\_009 Rev I;  
P25-2066\_DE\_010 Rev I;  
P25-2066\_DE\_011 Rev H;  
P25-2066\_DE\_012 Rev I;  
P25-2066\_DE\_014-01 Rev D;  
P25-2066\_DE\_014-02 Rev D;  
P25-2066\_DE\_014-03 Rev D;  
P25-2066\_DE\_014-04 Rev D;  
P25-2066\_DE\_014-05 Rev D;  
P25-2066\_DE\_014-06 Rev D;  
P25-2066\_DE\_014-07 Rev D;  
P25-2066\_DE\_014-08 Rev D;  
P25-2066\_DE\_014-09 Rev D;  
P25-2066\_DE\_014-10 Rev D;  
P25-2066\_DE\_014-11 Rev D;  
P25-2066\_DE\_014-11 Rev D (Traditional);  
P25-2066\_DE\_014-12 Rev D;  
P25-2066\_DE\_014-13 Rev D;  
P25-2066\_DE\_014-15 Rev D;  
P25-2066\_EN\_0001\_S1;  
P25-2066\_EN\_0001\_S2;

The development shall be begun before the expiration of three years from the date of this permission.

The materials used in the external surfaces of the development shall be those listed on the application form and the approved plans.

At least 50% of the dwellings comprising the development shall meet the Building Regulations optional requirement M4(2) for accessible and adaptable dwellings.

No demolition or construction activities (including any associated collections or deliveries) shall be carried out except between the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. For the avoidance of doubt, no such work shall be carried out on Sundays or bank holidays.

No external lighting shall be installed or operated at the site other than in accordance with *Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23 Bat and Artificial Lighting at Night*.

The development shall be carried out in accordance with *Residential Development Redcar Drive Stevenage Flood Risk Assessment* dated September 2025. For the avoidance of doubt, all dwellings comprising the development must have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground.

In the event that any previously unidentified contamination is found when carrying out the development, work to implement the development must cease immediately and the contamination must be reported in writing to the local planning authority as soon as reasonably practicable. Work shall not resume until the results of an investigation and where necessary, a remediation scheme, have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with any approved remediation scheme.

#### Prior to Commencement

Prior to the commencement of the development (including site clearance), a construction management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details of all of the following:

- a) Phasing of the development (including highway works)
- b) Hours of working (including timing of collections and deliveries)
- c) All plant and vehicles required for construction and demolition
- d) Vehicle routing and parking
- e) Traffic and pedestrian management (including any necessary footway closures)

- f) Construction and storage compounds
- g) Site enclosure
- h) Measures to keep the highway clear of dirt and debris (including wheel washing facilities)
- i) Site lighting (including any necessary off-site light spill mitigation)
- j) Noise, vibration, dust and smoke mitigation measures
- k) Vermin control

The development shall then at all times be carried out in accordance with the approved construction management plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), a site waste management plan shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved site waste management plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include details of all of the following:

- a) Buffer zones and protection measures for all retained habitats
- b) A construction programme which avoids ecologically-sensitive periods (e.g. bird nesting season)
- c) Vegetation clearance protocols to minimise risks to protected and notable species

The development shall then at all times be carried out in accordance with the approved construction environmental management plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), an arboricultural method statement and tree protection plan shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved arboricultural method statement and tree protection plan.

This condition must be a pre-commencement condition in order to be effective.

Prior to the commencement of the development (including site clearance), a remediation strategy shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved remediation strategy.

After Site Clearance / Groundworks

Prior to the commencement of the development (excluding site clearance and groundworks), a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The approved fire hydrants shall then be provided prior to occupation of the development.

Prior to the commencement of the development (excluding site clearance and groundworks), details of the energy performance of the dwellings comprising the development (specified in terms of the dwelling emission rates calculated according to SAP 10.2) shall be submitted to and approved in writing by the local planning authority. The dwellings shall then be constructed to meet the approved energy performance criteria.

Prior to the commencement of the development (excluding site clearance and groundworks), details of cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved cycle parking facilities shall be provided prior to occupation of the development and permanently retained thereafter.

Prior to the commencement of the development (excluding site clearance and groundworks), details of bird and bat boxes to be provided within the development shall be submitted to and approved in writing by the local planning authority. The approved bird and bat boxes shall be installed prior to occupation of the development and permanently retained thereafter.

Prior to the commencement of the development (excluding site clearance and groundworks), a noise mitigation scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall ensure that the following noise levels will not be exceeded:

Room Type	Daytime (07:00 to 23:00)	Night-time (23:00 to 07:00)
Living rooms	35 dB LAeq, 16hour	-
Dining rooms	40 dB LAeq, 16hour	-
Bedrooms	35 dB LAeq, 16hour	30 dB LAeq, 8hour 4 <sup>1</sup> / <sub>2</sub> Lamax – no more than times per night

Where mechanical ventilation is proposed it should, in normal operation, achieve compliance with NR20 in bedrooms between 23:00 to 07:00 and NR25 in all habitable rooms between 07:00 to 23:00.

Noise levels in external amenity spaces provided for the sole use of the

occupiers of the dwellings shall not exceed 55dB LAeq,16hr. However, where this is not practicable it must be demonstrated that the proposed mitigation measures achieve the lowest reasonable levels.

The development shall then be constructed in accordance with the approved noise mitigation scheme.

#### Prior to Occupation

Where any part of the development is required to be carried out in accordance with a remediation scheme, a verification report (setting out the remedial measures actually undertaken on the site) shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Prior to occupation of the development, all accesses, crossings, roads, footways, and parking, servicing and manoeuvring areas shall be laid out in accordance with the approved plans. Those areas shall thereafter be permanently maintained in a manner fit for their intended purpose.

Prior to occupation of the development, a noise compliance report, demonstrating that any agreed noise mitigation measures have been implemented, shall be submitted to and approved in writing by the local planning authority.

Prior to occupation of the development, a SuDS management plan shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be operated at all times in accordance with the approved SuDS management plan.

Prior to occupation of the development, a SuDS verification report, including a survey of as-built features, shall be submitted to and approved in writing by the local planning authority. The verification report shall demonstrate that the approved SuDS scheme has been implemented as approved.

Prior to occupation of the development, the refuse and recycling storage facilities shall be provided as shown on the approved plans. The storage facilities shall be permanently retained as such thereafter.

#### Post-Completion

The approved soft landscaping shall be implemented in full in the first planting season following completion of the development. Any trees or other plants comprised in the landscaping works for the development, which within a period of five years from completion of the development are removed, become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

### **INFORMATIVES**

The applicant is advised that the storage of materials associated with the

construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.

Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

## Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at [building.control@hertfordshirebc.co.uk](mailto:building.control@hertfordshirebc.co.uk) or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually: excavation for foundations; damp proof course; concrete oversite; insulation; drains (when laid or tested); floor and roof construction; work relating to fire safety; work affecting access and facilities for disabled people; and completion.

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

### Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at [www.stevenage.gov.uk/CIL](http://www.stevenage.gov.uk/CIL) or by contacting the Council's CIL Team at [CIL@Stevenage.gov.uk](mailto:CIL@Stevenage.gov.uk)

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken. For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

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

suitable for drinking and will help in our efforts to get emissions down in the borough.

The developer is strongly encouraged to achieve Secured by Design (SBD) accreditation for the development. The Police Crime Prevention Design Advisor can be contracted by telephone on 01707 355227.

**\*Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Robert Boyle, Kamal Choudhury, Forhad Chowdhury, Coleen De Freitas, Akin Elekolusi, Lynda Guy, Rob Henry, Claire Parris, Ellie Plater and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark and Nigel Williams

**7 INFORMATION REPORT - DELEGATED DECISIONS**

It was **RESOLVED** that the Information Report – Delegated Decisions be noted.

**8 INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

It was **RESOLVED** that the Information Report – Appeals / Called In Decisions be noted.

**9 URGENT PART I BUSINESS**

There was no Urgent Part I Business.

**10 EXCLUSION OF THE PRESS AND PUBLIC**

It was **RESOLVED**:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as described in paragraphs 1 – 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to Information) (Variation) Order 2006.

2. That Members consider the reasons for the following reports being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

**11 URGENT PART II BUSINESS**

There was no Urgent Part II Business.

**CHAIR**