



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 3/2364-15 (CM0960)

Description & location of development:

PROPOSED 3.9KM NORTHERN BYPASS OF THE A120 AND FLOOD ALLEVIATION SCHEME, COMPRISING A NEW 9.3M WIDE SINGLE CARRIAGEWAY ROAD, VERGES, ROUNDABOUT JUNCTIONS (INCLUDING LIGHTING), BRIDGES, EMBANKMENTS, DRAINAGE, LANDSCAPING AND ASSOCIATED ENGINEERING AT A120, LAND NORTH OF LITTLE HADHAM, HERTFORDSHIRE

**To: Highways Operations & Strategies Unit, Hertfordshire County Council/The Environment Agency
c/o 19c St Albans Road East
Hatfield
Hertfordshire
AL10 0NG**

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your planning application received 18 November 2015 and validated on 18 November 2015 subject to the 43 conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: 19th day of January 2017

Signed: [Signature]

Team Leader – Development Management

SCHEDULE OF CONDITIONS 1-43 ATTACHED TO PLANNING PERMISSION 3/2364-15 FOR THE PROPOSED 3.9KM NORTHERN BYPASS OF THE A120 AND FLOOD ALLEVIATION SCHEME, COMPRISING A NEW 9.3M WIDE SINGLE CARRIAGEWAY ROAD, VERGES, ROUNDABOUT JUNCTIONS (INCLUDING LIGHTING), BRIDGES, EMBANKMENTS, DRAINAGE, LANDSCAPING AND ASSOCIATED ENGINEERING AT A120, LAND NORTH OF LITTLE HADHAM, HERTFORDSHIRE

Time Limit

- 1. The development to which this planning permission relates shall be begun no later than three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 of the Town and Country Act 1990 (as amended).

Approved Plans

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise agreed in writing:**
 - Planning Statement – 235086-ARP-XX-XX-RP-YP-00001 November 2015**
 - Planning Addendum – 235086-ARP-XX-XX-RP-YP-00004 October 2016**
 - Environmental Statement together with accompanying documents and plans – Issue November 2015**
 - Environmental Statement Addendum together with accompanying documents and plans – Issue 1 October 2016**
 - Statement of Consultation – 235086-ARP-XX-XX-RP-YP-00002 November 2015**
 - Transport Assessment – TA001 Issue 17th November 2015**
 - Flood Risk Assessment – Issue PO3 11th November 2015**
 - Landscape Strategy – November 2015**
 - Arboricultural Development Report – dated 15th July 2015**
 - Location Plan (Overview) – 235086-ARP-ML-ZZ-DR-YP-50100**
 - Location Plan (Sheet 1) – 235086-ARP-ML-ZZ-DR-YP-50101**
 - Location Plan (Sheet 2) – 235086-ARP-ML-ZZ-DR-YP-50102**
 - Location Plan (Sheet 3) – 235086-ARP-ML-ZZ-DR-YP-50103**
 - Site Plan – 235086-ARP-ML-XX-DR-YP-50103**
 - Full Scheme with Flood Extents – 235086-ARP-ML-XX-DR-YP-50104**
 - Topography Plan – 235086-ARP-ML-XX-DR-YP-50102**
 - General Arrangement (Sheet 1) – 235086-ARP-ML-XX-DR-CH-50101**
 - General Arrangement (Sheet 2) – 235086-ARP-ML-XX-DR-CH-50102**

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- **General Arrangement (Sheet 3) – 235086-ARP-ML-XX-DR-CH-50103**
- **General Arrangement (Sheet 4) – 235086-ARP-ML-XX-DR-CH-50104**
- **General Arrangement (Sheet 5) – 235086-ARP-ML-XX-DR-CH-50105**
- **General Arrangement (Sheet 6) – 235086-ARP-ML-XX-DR-CH-50106**
- **General Arrangement (Sheet 7) – 235086-ARP-ML-XX-DR-CH-50107**
- **Preliminary Drainage Layout (Sheet 1) – 235086-ARP-ML-XX-DR-CD-00101**
- **Preliminary Drainage Layout (Sheet 2) – 235086-ARP-ML-XX-DR-CD-00102**
- **Preliminary Drainage Layout (Sheet 3) – 235086-ARP-ML-XX-DR-CD-00103**
- **Preliminary Drainage Layout (Sheet 4) – 235086-ARP-ML-XX-DR-CD-50104**
- **Preliminary Drainage Layout (Sheet 5) – 235086-ARP-ML-XX-DR-CD-50105**
- **Overland Flow Catchment Area Plan – 235086-ARP-ZZ-ZZ-SK-CD-00001**
- **Highway Surface Water Management Strategy Catchments – 235086-ARP-ZZ-XX-SK-CD-50002**
- **Balancing Pond Typical Layout and Cross Section – 235086-ARP-XX-XX-DR-CD-00301**
- **Mainline Plan and Profile (Sheet 1) – 235086-ARP-ML-XX-DR-CH-00201**
- **Mainline Plan and Profile (Sheet 2) – 235086-ARP-ML-XX-DR-CH-50204**
- **Mainline Plan and Profile (Sheet 3) – 235086-ARP-ML-XX-DR-CH-50203**
- **Flood Alleviation Cross Sections Albury Tributary (Sheet 1) – 235086-ARP-ML-08-DR-CH-00301**
- **Flood Alleviation Cross Sections Albury Tributary (Sheet 2) – 235086-ARP-ML-08-DR-CH-00302**
- **Albury Tributary Flood Storage Area General Arrangement – 235086-ARP-AL-08-DR-CH-00101**
- **Typical Cross Sections Mainline (Sheet 1) – 235086-ARP-ML-XX-DR-CH-00301**

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- **Typical Cross Sections Mainline (Sheet 2) – 235086-ARP-ML-XX-DR-CH-00302**
- **Typical Cross Sections Mainline (Sheet 3) – 235086-ARP-ML-XX-DR-CH-00303**
- **Lloyd Taylor Drain Proposed Diversion General Arrangement – 235086-ARP-AL-07-DR-CH-00101**
- **Lloyd Taylor Drain Proposed Diversion Cross Sections – 235086-ARP-AL-07-DR-CH-00301**
- **Flood Alleviation Cross Sections River Ash (Sheet 1) – 235086-ARP-ML-06-DR-CH-00301**
- **Flood Alleviation Cross Sections River Ash (Sheet 2) – 235086-ARP-ML-06-DR-CH-00302**
- **River Ash Flood Storage Area General Arrangement – 235086-ARP-ML-06-DR-CH-00101**
- **Hadham Park Underpass Options Plan & Profile – 235086-ARP-AL-XX-SK-CH-00003**
- **Changes to the Application Boundary (Indicative only) – 235085-ARP-ML-ZZ-DR-YP-00104**

Reason: For the avoidance of doubt.

Construction

- 3. No development shall commence until a phasing programme has been submitted to, and approved in writing by, the Local Planning Authority. The provision of all elements in a phasing programme shall be carried out in accordance with the approved phasing programme, and the time triggers specified in it, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To provide clarification on how the development will be delivered, to assist the determination of reserved matters and to ensure that the necessary infrastructure provision and environmental mitigation is provided in time to address the impact of the development.

- 4. Prior to the commencement of each phase of the scheme in the phasing plan, detailed plans of all proposed highway infrastructure or modifications to the existing highway infrastructure shall be submitted to, and approved in writing by, the Local Planning Authority. This must include all works external to the site and within**

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the control of the applicants, detailed road layouts, and the extent of proposed road adoption and drainage provision.

Reason: To ensure that all highway works are built to Highway Authority standards and requirements.

5. Prior to the commencement of the development, a Construction Traffic Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Construction Traffic Management Plan shall contain:

- The phasing of the development of the site, including all highway works, and the programme of works on the site**
- Location and details of wheel washing facilities and other measures to ensure control of dirt and dust on the public highway**
- Methods for accessing the site, including construction vehicle numbers, sizes and routing**
- Associated construction vehicle parking and turning areas, and storage of materials clear of the public highway**
- Temporary warning signage on any parts of the existing public highway where its users may be affected by the works**
- Details of temporary or permanent road closures and traffic management measures**
- Details of consultation with local businesses and neighbours.**

The construction of the development shall only be carried out in accordance with the approved Plan. All temporary traffic management measures shall be agreed in writing by the Local Planning Authority.

Reason: To minimise impact of the construction process on the local environment and local highway network.

6. Prior to the commencement of development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority, including information as outlined in the draft CEMP submitted with the Environmental Statement as part of the planning application. The CEMP shall include details of hours of construction and the means by which measures will be taken to minimise noise and vibration to residential properties within the vicinity of the construction works.

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The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impacts of construction works and to safeguard the amenities of neighbouring properties and the surrounding area.

- 7. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan for biodiversity (CEMP: Biodiversity) has been submitted to, and approved in writing, by the Local Planning Authority. The CEMP: Biodiversity shall include the following:**

- a) Risk assessment of potentially damaging construction activities.**
- b) Identification of "biodiversity protection zones".**
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).**
- d) The location and timing of sensitive works to avoid harm to biodiversity features.**
- e) The times during construction when specialist ecologists need to be present on site to oversee works.**
- f) Responsible persons and lines of communication.**
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.**
- h) Use of protective fences, exclusion barriers and warning signs.**

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that biodiversity is adequately protected during the construction process of the development.

- 8. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are**

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appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason: To ensure that the construction of the scheme does not adversely impact upon nesting birds.

- 9. Prior to the commencement of development, a detailed Materials Management Plan (MMP) and a Soils Resources Management Plan (SRMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The Defra guidance Construction Code of Practice for Sustainable Use of Soils on Construction Sites shall be adopted and followed.**

The approved MMP and SRMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure best practice is followed in respect of the management of excavated soils and materials.

- 10. Prior to the commencement of the development, details of the external lighting scheme to be used during the construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. These should include details of all night-time lighting required to be provided during the construction phase, particularly at the satellite compounds. All night-time lighting should be minimised to only illuminate temporary work areas (including compounds), whilst remaining at safe levels to ensure safe working together with adequate security of compounds.**

The approved external lighting scheme shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of security and safe working, whilst ensuring that the impact on amenity is minimised.

Flooding and Water Environment

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- 11. The development permitted by this planning permission shall be carried out in accordance with the approved drainage strategy carried out by Arup, dated 11th of November 2015, project number 235086-ARP-ZZ-ZZ-RP-CD-00001 and the following mitigation measures detailed within the drainage strategy:**
- (i) Limiting the surface water run-off generated by the 1 In 100 year + climate change critical storm so that it will not exceed following rates:**
- a. Catchment 1: 11.6 l/s**
 - b. Catchment 2a: 2.43 l/s**
 - c. Catchment 2b: 0.69 l/s**
 - d. Catchment 3: 7.62 l/s**
 - e. Catchment 4a: 4.35 l/s**
 - f. Catchment 4b: 11.43 l/s**
 - g. Catchment 5: 4.16 l/s**
 - h. Catchment 6: 6.39 l/s**
 - i. Catchment 7: 9.6 l/s**
- (ii) Discharge into the following watercourses:**
- j. Catchments 1, 2a and 2b: Albury tributaries**
 - k. Catchments 3, 4a and 4b: River Ash**
 - l. Catchments 5 and 6: Cradle End Brook**
 - m. Catchment 7: Bury Green Brook**
- (iii) Undertake the drainage to include swales, ponds and filter drains as indicated in Appendix E of the drainage strategy.**
- (iv) Providing a total attenuation volume of 4402 to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 In 100 year + climate change event. The**

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minimum attenuation volume to be provided in each catchment as follows:

- a. Catchment 1: 881 m³**
- b. Catchment 2a: 183 m³**
- c. Catchment 2b: 50 m³**
- d. Catchment 3: 580 m³**
- e. Catchment 4a: 326 m³**
- f. Catchment 4b: 869 m³**
- g. Catchment 5: 314 m³**
- h. Catchment 6: 484 m³**
- i. Catchment 7: 797 m³**

The mitigation measures shall be fully implemented prior to the opening of the development and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

12. The development is to be undertaken in accordance with the Flood Risk Assessment.

Reason: To manage flood risk and the water environment.

13. Prior to the commencement of the development, a detailed surface water management plan shall be submitted to, and approved by, the Local Planning Authority. This should include

- Details of temporary settlement ponds and cut-off ditches to be designed into the works and installed before the bulk earthworks are undertaken**
- Details of permanent drainage attenuation ponds to be installed early and used in the construction process.**

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The development shall be carried out in accordance with the approved details.

Reason: To manage flood risk and the water environment.

- 14. Prior to the commencement of development, details of the British Standards and Best Management Practices that are relevant to groundwater pollution should be submitted to, and approved by, the Local Planning Authority. The construction works and operation of the development shall thereafter be carried out in accordance with these British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. If any pollution is found at the sites then the appropriate monitoring and remediation methods will need to be undertaken.**

Reason: To mitigate against groundwater pollution risks.

- 15. The development hereby permitted shall not be commenced until such time as a scheme for the detailed design of the impounding structures and controls including debris screens where appropriate, on the River Ash and Albury Tributary has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority**

Reason: To ensure the structural integrity of the proposed flood defences thereby reducing the risk of flooding.

- 16. The development hereby permitted shall not be commenced until such time as a scheme to provide floodplain storage compensation at the Cradle End Brook crossing has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.**

Reason: To prevent flooding by avoiding the displacement of flood water elsewhere.

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17. Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the Local Planning Authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

Reason: To protect groundwater. Any work must be done in line with the Environment Agency's Groundwater Protection 3 Position Statement on Storage of Pollutants, particularly statement D1 "Principles of storage and their transmission".

18. A scheme for surface water disposal in relation to the operation of the development shall be submitted to, and approved by, the Local Planning Authority. The scheme shall be implemented as approved. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

Reason: To protect groundwater. This must be done in line with the Environment Agency's Groundwater Protection Position Statements "G13: Sustainable drainage system" and "C4: Transport Developments". This is ensure that SuDs are designed and maintained to current good practice standards, and that the point of discharge is located outside of Source Protection Zone 1 and 2. Where it is not possible to meet these discharge conditions, the Environment Agency will require a risk assessment in order to demonstrate that groundwater pollution will not occur.

19. No infiltration of surface water drainage into the ground along the length of the bypass is permitted other than with the express written

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consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater. Infiltration SuDs/soakaways through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution. This is particularly important in locations overlying principal aquifers and within Source Protection Zones 1 and 2.

- 20. The development hereby permitted shall not be commenced until such time as a scheme to secure the protection of licensed and unlicensed groundwater sources has been submitted to, and approved in writing by, the Local Planning Authority. Any such scheme shall be supported by detailed information, include a maintenance programme, and establish current and future ownership of the facilities to be provided. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the Local Planning Authority.**

Reason: To protect groundwater. Areas of the proposed development are located within Source Protection Zones 1 and 2, and over The Chalk (Principal Aquifer). Construction and ongoing activities relating to the finished development could impact on the quality of the potable water supplies.

- 21. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.**

Reason: To protect groundwater. Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution. A piling risk assessment should be submitted with consideration of the EA guidance
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>

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- 22. The scheme must be completed in accordance with the mitigation measures outlined in the Water Framework Directive assessment document submitted as part of the planning application, titled "*Assessment of Compliance with WFD Objectives for the Little Hadham A120 Bypass and Flood Alleviation Scheme*", unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To compensate for any biodiversity lost as a result of the scheme. The mitigation outlined will ensure that the work is compliant with the Water Framework Directive.

- 23. There shall be no light spill from artificial operational lighting into the watercourse or adjacent river corridor habitat. To achieve this, the specifications, location and direction of artificial lights should be such that the lighting levels crossing the channel and within 8 metres of the top of bank of the watercourse are maintained at background levels. There shall be no light spill from artificial lighting into the area to be enhanced for wildlife.**

Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat, and in particular is inhibitive to bats utilising the river corridor.

Contamination

- 24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. Written approval shall subsequently be obtained from the local planning authority. The remediation strategy shall be implemented as approved. On completion of any necessary remedial works, a Verification Report shall be written detailing the remediation that has taken place.**

Reason: To protect human health during construction and to protect groundwater. Areas of the proposed development are located within Source Protection Zones 1 and 2, and over The Chalk (Principal Aquifer).

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Construction and ongoing activities relating to the finished development could impact on the quality of the potable water supplies.

Landscape

25. Prior to commencement of the development, a detailed landscape management plan, including details of native species mitigation planting, maturing of vegetation, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to, and approved by, the Local Planning Authority. Proposed hedgerows will use native species consistent with existing hedgerows and standard trees in groups of 3, 5 and 7 mixed species at appropriate centres, groups to be at a variety of distances along the hedgerow between 8 metres and 20 metres. The hedgerows will provide new field boundaries along the route. All planting is to be of native species that are of local provenance and appropriate to the site, species and habitats in the area. Planting of semi-mature native tree species of local provenance of at least 3 metres in height will be provided on raised bunds in key locations to provide a hop-over to encourage bird and bat species to fly higher across the bypass, thereby reducing the risk of collisions and fatalities. The landscape management plan shall be carried out as approved.

Reason: To mitigate the impact of the development on visual receptors, to enhance visual integration within the landscape, to reduce the impact on ecology, and to comply with NPPF requirements for good design, conserving and enhancing the natural environment.

Lighting

26. Prior to the use and operation of the bypass, details of the lighting to be used on the Tilekiln and Hadham Park roundabouts shall be submitted to, and approved by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the lighting is designed to minimise light pollution outside the extent of the road.

Highways

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SCHEDULE OF CONDITIONS 1-43 ATTACHED TO PLANNING PERMISSION 3/2364-15 FOR THE PROPOSED 3.9KM NORTHERN BYPASS OF THE A120 AND FLOOD ALLEVIATION SCHEME, COMPRISING A NEW 9.3M WIDE SINGLE CARRIAGEWAY ROAD, VERGES, ROUNDABOUT JUNCTIONS (INCLUDING LIGHTING), BRIDGES, EMBANKMENTS, DRAINAGE, LANDSCAPING AND ASSOCIATED ENGINEERING AT A120, LAND NORTH OF LITTLE HADHAM, HERTFORDSHIRE

27. The highway element of the development shall not be brought into operational use until the development has been fully constructed.

Reason: To ensure that the completed scheme is not used until it has been formally approved.

28. Within 12 months of the opening and operation of the bypass, the applicants shall carry out post-construction traffic monitoring. Associated studies shall be submitted to the Local Planning Authority in order to determine the extent of mitigation measures necessary on the existing route. Should it be determined that significant capacity issues have arisen, appropriate interim mitigation measures shall be carried out at appropriate locations within Standon within a timescale to be agreed by the Local Planning Authority.

Reason: To ensure that any significant adverse impacts of the bypass are managed through the carrying out of appropriate mitigation works.

29. Deer fencing shall be provided along sections of the scheme to exclude fallow deer from entering the road corridor. The design and location of the deer fencing shall be submitted to, and approved by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to ensure that the visual impact of the deer fencing is minimised.

30. No development shall take place until the full details of the underpass at Hadham Park are submitted to, and approved in writing by, the Local Planning Authority, such details to include the means by which agricultural vehicles and machinery will be able to pass and repass through the underpass. The development shall be carried out in accordance with the approved details.

Reason: To ensure that there is no severance of the agricultural fields in this location.

Archaeology

31. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted

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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
2. The programme and methodology of site investigation and recording as suggested by the archaeological 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. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: To protect probable heritage assets of archaeological interest on the site.

32. 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 31.

Reason: To protect probable heritage assets of archaeological interest on the site.

33. The development shall not be brought into use 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 31 and the provision made for analysis and publication where appropriate.

Reason: To protect probable heritage assets of archaeological interest on the site.

34. No development shall take place until the full details of the bridge over the bypass at Mill Mound have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include details of associated planting and landscaping that will minimise the impact of the bridge on Mill Mound. The development shall be carried out in accordance with the approved details.

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Reason: To ensure that the setting of the scheduled monument at Mill Mound is adequately protected.

Ecology

35. The development hereby permitted shall not be commenced until such time as a biodiversity enhancement scheme has been submitted to, and approved in writing by, the Local Planning Authority. The enhancement scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is in line with National Planning Policy Framework (NPPF) policy to provide a net gain in biodiversity.

36. No development shall take place until a detailed method statement for removing or the long-term management/control of Japanese Knotweed (*Fallopia japonica*) on the site has been submitted to, and approved in writing by, the Local Planning Authority. The method statement shall include measures that will be used to prevent the spread of Japanese Knotweed (*Fallopia japonica*) during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: This condition is necessary to prevent the spread of Japanese Knotweed (*Fallopia japonica*) which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

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- 37. No development shall take place until an ecological design strategy (EDS) addressing mitigation for impacts to barbastelle bat and other bat species (including lighting impacts), has been submitted to, and approved in writing, by the Local Planning Authority.**

The EDS for barbastelle bat and other bat species shall include the following.

- a) Purpose and conservation objectives for the proposed works.**
- b) Review of site potential and constraints, including identification of those areas/features on site that are particularly sensitive for barbastelle and other bat species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory.**
- c) Detailed design(s) and/or working method(s) to achieve stated objectives, including how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory and having access to their breeding sites and resting places. If this cannot be achieved then the strategy shall include additional mitigation for lighting impacts, as outlined within the Environmental Statement.**
- d) Extent and location/area of proposed works on appropriate scale maps and plans.**
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.**
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.**
- g) Persons responsible for implementing the works.**
- h) Details of initial aftercare and long-term maintenance.**
- i) Details for monitoring and remedial measures.**
- j) Details for disposal of any wastes arising from works.**

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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Reason: To ensure that there is appropriate mitigation for all bat species.

- 38. No development shall take place (including any demolition, ground works, site clearance) until a method statement for great crested newt mitigation has been submitted to, and approved in writing by, the Local Planning Authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
 - c) extent and location of proposed works shown on appropriate scale maps and plans;**
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
 - e) persons responsible for implementing the works;**
 - f) initial aftercare and long-term maintenance (where relevant);**
 - g) disposal of any wastes arising from works.**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that there is appropriate mitigation for great crested newts.

- 39. No development shall take place (including any demolition, ground works, site clearance) until a method statement for badger mitigation has been submitted to, and approved in writing by, the Local Planning Authority. The content of the method statement shall include the:**
- a) purpose and objectives for the proposed works;**
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
 - c) extent and location of proposed works shown on appropriate scale maps and plans;**
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
 - e) persons responsible for implementing the works;**
 - f) initial aftercare and long-term maintenance (where relevant);**
 - g) disposal of any wastes arising from works.**

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The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that there is appropriate mitigation for badgers.

40. No development shall take place (including any demolition, ground works, site clearance) until a method statement for reptile mitigation has been submitted to, and approved in writing by, the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**
- f) initial aftercare and long-term maintenance (where relevant);**
- g) disposal of any wastes arising from works.**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that there is appropriate mitigation for reptiles.

41. No development shall take place (including any demolition, ground works, site clearance) until a method statement for roman snail mitigation has been submitted to, and approved in writing by, the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**
- f) initial aftercare and long-term maintenance (where relevant);**

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g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that there is appropriate mitigation for roman snails.

42. No development shall take place (including any demolition, ground works, site clearance) until a method statement for barn owl mitigation has been submitted to, and approved in writing by, the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;**
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**
- c) extent and location of proposed works shown on appropriate scale maps and plans;**
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**
- e) persons responsible for implementing the works;**
- f) initial aftercare and long-term maintenance (where relevant);**
- g) disposal of any wastes arising from works.**

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that there is appropriate mitigation for barn owls.

43. No development shall take place until further supplementary ecological surveys for bats (to assess for new roosts in trees to be impacted), badger (to identify any new setts to be impacted) and great crested newt (to update the assessment of the population size to be impacted) have been undertaken to update the ecological mitigation requirements for these species. Any additional mitigation measures required should be specified and implemented through the method statements required through Conditions 37, 38 and 39 within this planning permission. The supplementary surveys shall be of an appropriate type for the above habitats and/or species and survey methods shall follow national good practice guidelines.

Reason: To ensure that there is appropriate mitigation for these species.

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