



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 3/1770-17 Site reference: CM0966

Description & location of development:

PROPOSED REALIGNMENT OF WARE ROAD BETWEEN A POINT WEST OF THE ACCESS ROAD TO HEATH MOUNT SCHOOL, TO THE EXISTING SOUTHERN-MOST STONY HILL JUNCTION; WITH REALIGNMENTS AT ALL JUNCTIONS WITHIN THIS SECTION; INCLUDING ASSOCIATED CHANGES TO VERGES, LIGHTING, DRAINAGE, LANDSCAPING AND ENGINEERING OPERATIONS AT A602 WEST OF ENTRANCE TO HEATH MOUNT SCHOOL, TO EXISTING STONY HILLS JUNCTION IN THE SOUTH-EAST, HERTFORDSHIRE.

**To: Highways Operations and Strategies Unit
Hertfordshire County Council
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 application received 5 July 2017 and valid 10 July 2017 including the supporting documentation which accompanied the application subject to the FIFTEEN conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: 26th January 2018


Signed:

TEAM LEADER, DEVELOPMENT MANAGEMENT

SCHEDULE OF CONDITIONS NUMBERED 1 TO 15 PROPOSED REALIGNMENT OF WARE ROAD BETWEEN A POINT WEST OF THE ACCESS ROAD TO HEATH MOUNT SCHOOL, TO THE EXISTING SOUTHERN-MOST STONY HILL JUNCTION; WITH REALIGNMENTS AT ALL JUNCTIONS WITHIN THIS SECTION; INCLUDING ASSOCIATED CHANGES TO VERGES, LIGHTING, DRAINAGE, LANDSCAPING AND ENGINEERING OPERATIONS AT A602 WEST OF ENTRANCE TO HEATH MOUNT SCHOOL, TO EXISTING STONY HILLS JUNCTION IN THE SOUTH-EAST, HERTFORDSHIRE.

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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 not be carried out otherwise than in complete accordance with the details submitted in the application dated 5 July 2017.**

- **Location plan 236368-HCC-RD-03-DR-YP-00110 Rev P02**
- **Location plan 236368-HCC-RD-03-DR-YP-00111 Rev P02**
- **Location plan 236368-HCC-RD-03-DR-YP-00112 Rev P02**
- **Site plan 236368-HCC-RD-03-DR-YP00121 Rev P02**
- **Site plan 236368-HCC-RD-03-DR-YP00122 Rev P02**
- **Site plan 236368-HCC-RD-03-DR-YP00123 Rev P02**
- **Site plan 236368-HCC-RD-03-DR-YP00124 Rev P02**
- **Site plan 236368-HCC-RD-03-DR-YP00125 Rev P02**
- **General Arrangement 236368-HCC-RD-03-RD-CH-00121 Rev P01**
- **General Arrangement 236368-HCC-RD-03-RD-CH-00122 Rev P01**
- **General Arrangement 236368-HCC-RD-03-RD-CH-00123 Rev P01**
- **General Arrangement 236368-HCC-RD-03-RD-CH-00124 Rev P01**
- **General Arrangement 236368-HCC-RD-03-RD-CH-00125 Rev P01**
- **Preliminary Drainage Layout plans detailed at Condition 4**
- **Topology Plan 236368-HCC-RD-03-DR-YP-00102 Rev P02**
- **Topology Plan 236368-HCC-RD-03-DR-YP-00103 Rev P02**
- **Dane End Tributary Underbridge General Arrangement 236368-HCC-UB-53-DR-CB-00100 Rev P02**
- **Dane End Tributary Underbridge General Arrangement 236368-HCC-UB-53-DR-CB-00101 Rev P01**
- **Environmental Statement Volume 1 236368-HCC-ZZ-ZZ-RP-YE-00011***
- **Environmental Statement Volume 2 236368-HCC-ZZ-ZZ-RP-YE-00012***
- **Environmental Statement Volume 3 236368-HCC-ZZ-ZZ-RP-YE-00013***
- **Environmental Statement Addendum 236368-HCC-ZZ-ZZ-RP-YE-00055***
- **Flood Risk Assessment 236368-HCC-ZZ-ZZ-RP-XX-00050***
- **Landscape Strategy dated May 2017***

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- **Arboricultural Development Report dated 16 February 2016, and accompanying plans***
* shared supporting document

Reason: For the avoidance of doubt.

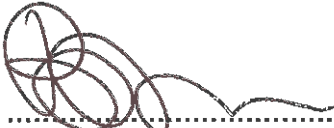
Landscaping plan; including tree protection and habitat improvements
(Landscape Officer)

3. Prior to commencement, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority which shall include the following details:
- The details of those trees to be removed as identified in the submitted Arboricultural Report,
 - Measures for the protection of the retained trees and vegetation during the course of the development in line with the details in the submitted Arboricultural Report,
 - Location of bat boxes,
 - Details of the hedgerow to be planted along the northern boundary of the A602,
 - Details of the size, species, density and location of trees, consistent with the tree mix set out in section 3.1 of the submitted Landscape Strategy,
 - Details of wildflower seeding to enhance the open grassland,
 - Protection measures to be provided for new planting,
 - The programme for the implementation of the proposed planting; and
 - The five year programme of management of planting, maintenance and replanting of any trees or shrubs which die, become diseased or are damaged.

The landscape scheme shall be implemented in accordance with the approved programme hereafter.

Reason: In the interests of the visual amenity and the habitat enhancement of the area.

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Drainage strategy (LLFA)

4. The development permitted by this planning permission shall be carried out in accordance with the approved drainage strategy report undertaken by ARUP named A602 Improvements (Stevenage to/from Ware) Flood Risk Assessment, reference 236368-HCC-ZZ-ZZ-RP-XX-00050 issued on 11 May 2017 and the following mitigation measures detailed within the Surface Water Management Strategy (appendix D):

- **Implementing appropriate SuDS measures as shown on Drawings :**
 - **236368-HCC-RD-03-DR-CD-00101, Ware Road Preliminary Drainage layout, sheet 1 of 5**
 - **236368-HCC-RD-03-DR-CD-00102, Ware Road Preliminary Drainage layout, sheet 2 of 5**
 - **236368-HCC-RD-03-DR-CD-00103, Ware Road Preliminary Drainage layout, sheet 3 of 5**
 - **236368-HCC-RD-03-DR-CD-00104, Ware Road Preliminary Drainage layout, sheet 4 of 5**
 - **236368-HCC-RD-03-DR-CD-00105, Ware Road Preliminary Drainage layout, sheet 5 of 5**
 - **236368-HCC- RD-03-DR-CD-00110, Ware Road Preliminary Drainage layout, sheet 1 of 5, Alternative outfall option**
- **Provision of storage volume of**
 - **190 m³ for the first catchment known as western extent immediately east of Bardolphs Cottages, in form of linear SuDS feature and either underground geocellular crates at the roundabout A119/A602 or attenuation basin**
 - **462 m³ for the second catchment which extends from Whempstead Road to the northern side of the Danes End Tributary crossing ,in form of attenuation pond and infiltration ditch/trench**
 - **220 m³ for the third catchment which extends from the southern side of the Danes End Tributary crossing and includes the proposed works at Stony Hills junction, in form of attenuation pond**
- **Ensuring rates of runoff generated by the impermeable area will not exceed the greenfield runoff rate in accordance with the rates in Table 2 by using flow control devices**
- **Ensuring sustainable treatment train in advance of discharge to the ground, to the Dane end Tributary or to the River Beane**

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

Infiltration tests (LLFA)

5. Prior to the to the commencement of any development hereby permitted, infiltration tests shall be carried out in accordance with BRE Digest 365 to ensure the ground has the capacity to infiltrate the volume of surface water to be intercepted by the cut off ditches from the adjacent lands.

Tests should be carried out in the specific location where infiltration features are proposed. (Sacombe Pound junction)

The test results and all final design of the proposed surface water drainage solution shall be submitted to and approved in writing by the County Planning Authority.

Reason: To prevent the increased risk of flooding, both on and off site.

Drainage strategy option (LLFA)

6. Prior to the commencement of any development hereby permitted the choice to implement either the main option (236368-HCC-RD-03-DR-CD-00101, Ware Road Preliminary Drainage layout, sheet 1 of 5) or the alternative option outfall (236368-HCC- RD-03-DR-CD-00110, Ware road Preliminary Drainage layout, sheet 1 of 5, Alternative outfall option) at the western extent of the works must be confirmed and supported by technical evidence.

The proposed surface water management infrastructure at the roundabout A119/A602 should be workable before connecting any pipe from the Ware road section into it.

Or

If the culvert near to Bardolphs Cottages will be used to convey the surface water coming from the new attenuation feature under the A602, its condition and its suitability for purpose should be confirmed.

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

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Ground investigations

7. **Prior to the commencement of the development hereby permitted, ground investigations shall be carried out to establish the chemical and physical properties of the sub soil, and thereby ensure an informed technical design.**

Reason: To protect against the collapse of chalk in the sub soil.

Traffic management plan

8. **Prior to the commencement of the development hereby permitted, a Traffic Management Plan will be submitted for the approval of the County Planning Authority. This shall include the details of the timing and routes of diversions, road closures, and anticipated delays. The traffic management plan shall be implemented in accordance with the approved plan hereafter.**

Reason: To reduce driver stress by clearly setting out the impact of the construction works on journey times and providing alternative routes to limit disruption

Construction environmental management plan

9. **Prior to the commencement of the approved development the applicant shall submit a construction management plan for approval by the County Planning Authority setting out details of the construction compound, storage of construction material, parking of construction vehicles, the duration of construction period, hours of construction, wheel/chassis cleaning etc. and operational mitigation measures in line with BS5228 and IAQM guidance. The construction management plan shall be implemented in accordance with the approved plan hereafter.**

Reason: In the interests of residential amenity.

Archaeological Written Scheme of Investigation (1) (Historic Environment)

10. **No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the County Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:**

- **The programme and methodology of site investigation and recording**
- **The programme for post investigation assessment**
- **Provision to be made for analysis of the site investigation and recording**

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- **Provision to be made for publication and dissemination of the analysis and records of the site investigation.**
- **Provision to be made for archive deposition of the analysis and records of the site investigation**
- **Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.**

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

Reason: To protect the archaeological interests of the site.

Archaeological Written Scheme of Investigation (2) (Historic Environment)

11. **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 6 and the provision made for analysis and publication where appropriate.**

Reason: To protect the archaeological interests of the site.

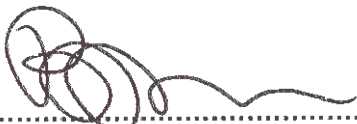
Dane End Tributary Realignment (1) (Environment Agency)

12. **No development shall take place until a detailed scheme for the Dane End Tributary realignment has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the County Planning Authority.**

The scheme shall include:

- **channel cross sections, in-channel design and planform alignment**
- **plans showing the extent and layout of the buffer zone**
- **details of any proposed planting scheme (for example, native species)**
- **details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term**
- **details of any proposed footpaths, fencing, lighting etc.**

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Reason: River realignments can have a potentially severe impact on the ecology and geomorphology of the whole river corridor. The applicant needs to demonstrate that the risks posed by the development can be satisfactorily avoided, mitigated or compensated for.

Dane End Tributary Realignment (2) (Environment Agency)

13. **No development shall take place until a method statement detailing how the realignment will be constructed, and how environmental degradation will be mitigated against and managed, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works.**

Such a scheme shall include details of the following:

- **timing of the works**
- **construction methods**
- **measures to be used in order to minimise environmental impact of the works (considering both potential disturbance and pollution)**
- **a map or plan showing habitat areas to be specifically protected**
- **any necessary mitigation for protected species**
- **any necessary pollution protection methods**

The works shall be carried out in accordance with the approved method statement.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat, and secure opportunities for the enhancement of the nature conservation value of the site.

Fencing/boundary treatment

14. **Construction work shall not commence until fencing, of a type to be approved by the County Planning Authority, setting out the boundaries of the development hereby permitted has been erected. The fencing shall be maintained throughout the period of construction and unless otherwise agreed in advance in writing by the County Planning Authority, there shall be no working, storage of surplus material or incursion of construction vehicles outside of the area so defined.**

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Reason: To define the permitted area of development and to restrict unauthorised entry to the construction site.

Lighting

15. **No additional lighting will be provided without the prior approval of the County Planning Authority, other than in accordance with the approved plans in Condition 2.**


Reason: To minimise light pollution and to minimise the disruption of bat flight lines.

INFORMATIVE

Affinity Water

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.

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