

APPENDIX 1

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 5 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990 and to allow sufficient time for the development to be delivered alongside the other junction improvements along the A614/A6097 corridor.

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:

(a) Dwg 20949/LLO/WH005/00001 P01 'Red Line Planning Boundary' dated 16/11/20 and received by the CPA on 28/02/22.

(b) Dwg HW20949 /GEN/WH005/004 Rev 1 'General Arrangement' received by the CPA on 04/08/22.

Reason: For the avoidance of doubt as to the development that is permitted.

4. Notwithstanding the details on the General Arrangement plan under condition 3b above, final details of a surfaced turning area/link for cyclists traveling from the northbound A614 to the southbound A614/A6097 shall be submitted to the CPA and its written approval shall be first be obtained prior to works commencing on the development.

Reason: Details are required to be submitted prior to the commencement of the development to agree final details of a dedicated facility for cyclists currently using this turning in the junction and to ensure the continuation of this use.

5. Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) shall first have been submitted to and approved in writing by the CPA. The CEMP shall specify details of the following:

- a) Measures to protect existing trees and hedges in accordance with BS5837:2012 Trees in relation to design, demolition and construction;
- b) Pollution control measures to prevent mud or contaminated materials from being tracked, spilled or blown off-site, or being deposited onto the highway;
- c) Measures to securely store fuels, oils, chemicals and the means to remediate any spills;
- d) Any temporary surface water management measures and, if required, aquifer protection measures during the construction work;
- e) Measures to control fugitive dust emissions;
- f) Measures to limit noise and vibration;
- g) The segregation of waste materials into different streams for recycling or disposal, including measures to handle potentially contaminated arisings and groundwater.

All construction works shall be undertaken in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of the development in the interests of mitigating the effects of construction upon the local environment, local amenity and for reasons of highway safety.

- 6. Prior to the commencement of works, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details. If during construction, contamination not previously identified is found to be present, no further works shall be carried out in the area identified, unless first agreed in writing by the CPA, until a remediation strategy to deal with the identified contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Works shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development to provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

- 7. The CPA shall be notified in writing within 7 days of the date of the completion of the development. Within two months of the completion of development, a validation report to confirm an absence of contaminants notified to the CPA in compliance with Condition 6 shall be submitted to and approved in writing by the CPA.

Reason: To ensure that the site is left in a satisfactory condition and does not pose a risk to human health and the environment.

Informatives/notes to applicants

-