

<b>PART A</b>	
<b>Report of: Head of Development Management</b>	
Date of committee:	<b>28<sup>th</sup> March 2018</b>
Site address:	<b>Land to the south of Thomas Sawyer Way comprising the Waterside area and forming part of the Watford Riverwell development (formerly known as Watford Health Campus)</b>
Reference Number:	<b>17/01543/FULM</b>
Description of Development:	<b>Development of a 253 unit residential care community (C2 planning use class) for people above 55 years of age and with communal facilities including health club, swimming pool, café/restaurant and a multi-purpose village hall with associated landscaping, amenity space, access and parking. The proposal also seeks to provide a new path to link Stripling Way with the wider development site</b>
Applicant:	<b>Mayfield Watford Ltd</b>
Date Received:	<b>7<sup>th</sup> November 2017</b>
13 week date (major):	<b>19<sup>th</sup> February 2018</b>
Agreed extended deadline:	<b>28<sup>th</sup> February 2018</b>
Wards:	<b>Oxhey, Vicarage &amp; Holywell</b>

## **1.0 Site and surroundings**

- 1.1 The site is a broadly triangular piece of land which is 1.36 hectares (ha) in area and located to the west of the 'Waterside' phase of the wider Riverwell Site. It is accessed from Thomas Sawyer Way to the north via the 'Waterside' phase. To the north west of the site is retained woodland and the 'Woodland' phase. A tributary of the River Colne runs through the southern part of the site
- 1.2 The site does not encompass any listed buildings and is not located within a Conservation Area.

## **2.0 Proposed development**

- 2.1 Full planning permission is sought for the redevelopment of the site to provide a

253 unit residential care community (C2 planning use class) with associated communal facilities (health club, swimming pool, café/restaurant and a multi-purpose village hall). The proposal also seeks to provide a new path to link Stripling Way with the wider development site. 230 of the apartments will be two bed and 23 one bed.

- 2.2 The care home and community facilities will be provided within 2 blocks.
- 2.3 Block A, an L-shaped block to the south east, will contain 145 apartments and the communal facilities. A village shop will be located on the corner of Block A and serve residents of the wider development as well as the site itself.
- 2.4 Block B, a linear block to the northwest will provide 145 apartments, car parking and servicing. The blocks will be separated by a semi-public cul-de-sac providing car parking and landscaping. The total parking provision will be for 170 cars and 36 bicycles.
- 2.5 Both blocks will contain communal roof terraces to provide amenity space and to the south of Block B will be a generously landscaped garden, and the new footpath link will run to the south of this.
- 2.6 Residents will also benefit from having access to communal amenity space and facilities that are to be provided within the wider Riverwell Development including on the 'Colne Island' area – which exists to the south of the River Colne and to the north of the railway line – access to which will be gained via two bridges.

### **3.0 Relevant planning history**

- 3.1 The parcel of land to which this application relates forms part of the wider Watford Health Campus site. The redevelopment of the Watford Health Campus site (or parts of) has been under consideration for a number of years and has an extensive planning history. The most relevant aspects of this are set out below.
- 3.2 On 6<sup>th</sup> January 2015, an application for the new Health Campus masterplan was approved:

Ref. 14/00511/OUTM – Hybrid planning application for the development of a mixed-use health campus accessed from the approved access road comprising:

- 1. Outline element for the construction of new hospital/healthcare accommodation, together with business, retail, office, food and drink, hotel, and leisure uses, and up to 681 new dwellings, safeguarding of

land for the expansion of Laurance Haines primary school, new public spaces, play space and landscaping, associated car parking, access roads, footways and cycleways.

2. Detailed element (business area south) for the construction of three industrial business units together associated vehicle and cycle parking, site landscaping and the creation of a new wildlife area.
- 3.3 A separate outline planning application was also submitted in April 2014 for the Farm Terrace Allotments site, however this was held in abeyance and not determined.
- 3.4 A proposal for 95 flats with associated landscaping, amenity space, access and parking on the land immediately to the northwest of the application site (former Willow Lane allotments – outlined with a blue line on the site location plan) was granted planning permission by the Development Management Committee on 5<sup>th</sup> July 2017 subject to the completion of a s.106 planning obligation (Ref. 17/00178/FULM). The s.106 agreement was completed and the planning permission issued in November 2017.
- 3.5 An application seeking full planning permission for enabling works to prepare the site for its future development including soil remediation and obstruction removal. (Ref. 17/01162/FULM) was granted planning permission in January 2018.
- 3.6 The land immediately to the east of the site is subject to an application (Ref. 17/01543/FULM) for full planning permission for the development **site**. This application was received on 30th October 2017 and remains pending consideration at the time of writing this report.

## **4.0 Planning policies**

### **4.1 Development plan**

In accordance with s.38 of the Planning and Compulsory Purchase Act 2004, the Development Plan for Watford comprises:

- (a) *Watford Local Plan Core Strategy 2006-31;*
- (b) the continuing “saved” policies of the *Watford District Plan 2000;*
- (c) the *Hertfordshire Waste Core Strategy and Development Management Policies Document 2011-2026;* and
- (d) the *Hertfordshire Minerals Local Plan Review 2002-2016.*

### **4.2 Supplementary Planning Documents**

The following Supplementary Planning Documents are relevant to the determination of this application, and must be taken into account as a material planning consideration.

*Watford Residential Design Guide*  
*Watford Character of Area Study*

#### 4.3 **National Planning Policy Framework**

The National Planning Policy Framework sets out the Government's planning policies for England. The following provisions are relevant to the determination of this application, and must be taken into account as a material planning consideration:

Achieving sustainable development

The presumption in favour of sustainable development

Core planning principles

Section 1 Building a strong, competitive economy

Section 4 Promoting sustainable transport

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 10 Meeting the challenge of climate change, flooding and coastal change

Section 11 Conserving and enhancing the natural environment

Decision taking

#### 5.0 **Consultations**

##### **Neighbour consultations**

- 5.1 Letters were sent to 130 properties surrounding the site. One response was received. The objections raised and the officer's response is provided in the table below:

Observations	Officer comments
Concerns about flooding	The application has been subject to a detailed Flood Risk Assessment and a drainage strategy. Both the Lead Local Flood Authority and the Environment Agency have confirmed they have no objections on flooding or drainage grounds.

#### 5.2 **Statutory publicity**

The application was publicised by site notices and a notice published in the Watford Observer. The site notice period and the newspaper notice period expired on 26<sup>th</sup> December 2017.

### 5.3 **Technical consultations**

The following responses have been received from technical consultees:

#### 5.3.1 Environment Agency

Are satisfied with the flood risk modelling and raise no objection, subject to conditions.

#### 5.3.2 Local Highway Authority (Hertfordshire County Council Highways)

Comments received on the 2<sup>nd</sup> March 2018 indicated that County Highways are satisfied with the revised highways modelling and have no objections on traffic impacts grounds.

#### 5.3.3 National Grid

No objection.

#### 5.3.4 Arboricultural Officer

No objection.

#### 5.3.5 Contaminated Land Officer

No objection subject to a condition being imposed to ensure the submission of a verification report (that demonstrates the effectiveness of the remediation set out within the remediation strategy) and a condition to ensure that in the event that any contamination is found during the works that this is reported and necessary remediation is agreed, carried out and verified.

#### 5.3.6 Environmental Health - Noise

No objection. The submitted report demonstrates suitable measures.

#### 5.3.7 Hertfordshire Ecology

No objection subject to conditions to secure a landscape/ecology management plan and additional proposals to offset the disturbance and enhance the habitat resource within the existing river corridor.

The applicants' ecology consultant provided a response to these comments on the

2<sup>nd</sup> February (which related to the wider site – this application & Waterside). The response covered various points, but most notably confirms that the site was previously brownfield and industrial with low vegetation cover and that they consider there will be no net loss of biodiversity when the proposals are considered. The proposals creates/retains 2.4ha of natural habitat including 232 individual trees and 1 tree group, this being a new increase of approx. 0.4ha of natural habitat and an additional 168 trees and 1 tree group and ecological enhancement concentrated along the river corridor.

#### 5.3.8 Herts & Middlesex Wildlife Trust

No objection.

#### 5.3.9 Lead Local Flood Authority

No objection subject to conditions to ensure that the development is carried out in accordance with the surface water drainage assessment and to secure a detailed surface water drainage scheme.

#### 5.3.10 Hertfordshire County Council Waste & Minerals Team

No objection, subject to a condition relating to a site waste management plan.

Officer Comment: It is not considered that a site waste management plan would be a necessary condition for this development.

#### 5.3.11 Hertfordshire County Council Historic Environment (archaeology)

No objection subject to conditions to secure an archaeological investigation and assessment.

#### 5.3.12 Transport for London

No objection subject to conditions to ensure that there is no conflict with the delivery of the Metropolitan Line Extension. At the time of writing this report TfL have not clarified the conditions they wish imposed and clarification will be provided via the update sheet.

#### 5.3.13 Thames Water

No objection subject to conditions to secure a drainage strategy and details of piling.

#### 5.3.14 Hertfordshire Constabulary Crime Prevention Design Service

Initially raised concerns regarding the detailed design of the pedestrian link, however subsequent meetings have been held between the applicant and the Crime Prevention Design Advisor and amendments and improvements have been made to the layout of and detailed design of the link.

#### 5.3.15 Planning Policy – Urban Design Manager

No objection – The Council's Urban Design Manager has identified some issues which due to the nature of the management of the area do not cause the same degree of concern that would arise in a scheme which is not managed in this way. The scheme could be improved if measures to overcome these issues were in place. As long as the scheme can be managed as proposed problems which may arise in non-managed schemes should not arise.

#### 5.3.16 Natural England

No objection.

#### 5.3.17 Hertfordshire County Council Developer Services

No objection.

#### 5.3.18 Hertfordshire County Council (fire hydrants)

No objection subject to fire hydrant provision.

#### 5.3.19 Head of Housing

No objection, as the development is for a C2 Use there is no requirement for the provision of affordable housing on the development.

### **6.0 Appraisal**

#### **6.1 Main issues**

The main issues to be considered in the determination of this application are:

- (a) Principle of development
- (b) Design, scale and impact on visual amenity
- (c) Quality of residential accommodation

- (d) Impacts on surrounding properties
- (e) Landscaping and impacts on trees
- (f) Access, parking and transportation
- (g) Flood risk and drainage
- (h) Other environmental considerations
- (i) Section 106 and Community Infrastructure Levy (CIL)

## 6.2 (a) Principle of use

- 6.2.1 The application site forms part of the wider Watford Health Campus masterplan area and benefits from outline planning permission for residential development – granted in January 2015 under application reference 14/00511/OUTM. It encompasses part of the area identified as the ‘Riverside’ area on the masterplan. More recently, this area has been referred to as the ‘Waterside’ area.
- 6.2.2 The site lies within an area designated as an Employment Area on the Proposals Map of the Watford District Plan 2000. Part of the site (its north-western part) is also shown to fall into an area identified as being allotment land on the Proposals Map of the Watford District Plan 2000. Both the allotment and employment uses have now ceased and the site currently comprises a cleared area.
- 6.2.3 The site forms part of the Watford Health Campus Special Policy Area as set out within the Watford Local Plan Core Strategy 2006-31 (see below) and has therefore been earmarked for redevelopment. The use of the site to provide residential development has already been established and accepted in principle under the masterplan.
- 6.2.4 Policy SPA3 (Health Campus) requires that new development here should be of high quality design and make the most of opportunities for energy conservation, renewable energy provision and water recycling. New development should retain physical, social and economic links to the existing West Watford community, add to and maintain open space for recreational and biodiversity purposes and to further promote the health of the community.
- 6.2.5 The principle of developing this site, as part of the wider Watford Health Campus project, was accepted under the previous hybrid application 14/00511/OUTM and had indicated the provision of 460 residential units would be provided within this Riverside/Waterside area – which includes both this site and the ‘Waterside’ site which is subject to a separate application.
- 6.2.6 The current proposal reflects the original objectives of the hybrid application in that the site will be used to accommodate new residential units, albeit they are now a



C2 residential care use. More traditional residential accommodation will still come forward as part of the remaining phases of the project and the provision of residential care accommodation for older people is considered to be well suited to the objectives of SP3 and the requirements of the NPPF. Delivering a wider choice of homes for people with differing needs and providing a level of health and care for the future residents who are also extremely well located for the use of the hospital.

6.2.7 The principal of the proposal is therefore in accordance with the designations for the site and strongly supported by the wider policy context.

### 6.3 (b) Design, scale and impact on visual amenity

6.3.1 Policy UD1 of the Watford Local Plan Core Strategy 2006-31 seeks to ensure that all new development is based on an understanding of the local characteristics of the surrounding area. At a national level, the government's planning guidance places a strong emphasis towards the creation of high quality environments through good design. Section 7 of the NPPF states that planning decisions should aim to ensure that developments "will function well and add to the overall quality of the area" and "are visually attractive as a result of good architecture and appropriate landscaping". Section 7.1.2 of the RDG advises that "New development must create a place of distinction by building on local identity" and further advises that "Where positive aspects of local character are more limited, development needs to begin to set a standard for the area by creating a distinctive place in its own right".

#### *Existing character of area*

6.3.2 The application site itself is undeveloped and falls outside of the character areas identified by the Watford Character of Area Study. It largely comprises cleared, former industrial land. The hospital complex to the north, which has been developed in a rather piecemeal fashion, lies on higher ground than the subject site and dominates its surroundings.

6.3.3 The nearest residential properties include those located within the Stripling Way estate) and those on Riverside Road forming part of the estate known as The Rookery. Other nearby residential properties include those located within Rose Gardens and Willow Lane to the northwest of the site. The surrounding residential development is varied. The site is separated from the Stripling Way estate and The Rookery area by way of the disused railway line and its associated embankment and also the river and some open space in the case of the latter. The site is also separated from the Rose Gardens and Willow Lane properties by a wooded area.

6.3.4 The development of this vacant site provides an opportunity for new character and identity to be created. The proposal forms part of the Riverwell scheme, where it is accepted that density levels will be higher than those currently found in the areas adjoining the site. It must therefore be accepted that this necessitates a different building form and a change in approach to scale and massing. The architect has adopted a contemporary design approach that will introduce a new style of architecture to the area and it is felt that the site lends itself to this. The design and appearance of the new buildings will remain in keeping with the architecture of those blocks forming the first phase of residential development in the Woodlands area to the northeast of the site.

#### *Scale and massing*

6.3.5 The new buildings will range in height between 6 and 10 storeys and will therefore be significantly taller than the surrounding two storey residential properties. However, the new buildings will be separated a sufficient distance from the nearest two storey properties, ensuring that they have no overbearing or imposing impacts on them. The new buildings will be sited on lower ground than the imposing hospital and football stadium complexes and will not appear unduly prominent in this context. In addition due to the change in levels they will relate well to the scale of the residential properties which have been approved in the 'Willow Lane' phase and those which are proposed and under consideration in the 'Waterside' phase.

6.3.6 Views towards the site from various nearby vantage points have been considered within the Environmental Statement (Section 9), which considers this development alongside the proposed development at 'Waterside' (Viewpoints 3, 10 and 15 are the closest to this phase of the development). It is considered that the effects of the development on visual amenity will largely be limited to the immediate surroundings of the site. The footprint of the proposed built form is less than a quarter of the overall site area and new tree and shrub planting will be provided to help soften the transition between this new 'urban edge' and the undeveloped area to the southwest. It is acknowledged that the area will have changed from one which had comprised low-rise industrial uses to higher rise built development. However, the new buildings will be seen in the context of the wider existing built form around it and from the south against the backdrop of the hospital and football ground buildings. Consequently, it is not considered that the scheme will have any significant detrimental impact on visual amenity.

#### *External materials*

6.3.7 The materials are shown indicatively on the documents submitted with the application and include buff coloured bricks for the main elevations and aluminium

cladding around bay windows and some more coloured aluminium cladding at the entrance.

6.3.8 Overall, it is considered that the proposed scale, design and form will offer a robust elevational treatment for the buildings and will achieve a high quality appearance.

#### 6.4 (c) Quality of Residential accommodation

6.4.1 The Council does not have any adopted standards specifically designed to assess the quality of residential accommodation within residential care homes. However, each of the units within the scheme complies with the space standards and the scheme includes external amenity space in the form of three landscaped roof terraces with pleasant views and a generously landscaped courtyard. In addition the scheme provides a multitude of communal facilities for the residents including a health club, swimming pool, café/restaurant and a multi-purpose village hall. All of which will add to the amenity and wellbeing of future residents and reduce the amount of time they spend in their rooms.

6.4.2 All of the units are considered to benefit from adequate privacy and the sunlight and daylighting report indicates that the vast majority of rooms within the development (85%) fully meet the BRE guidance in relation to daylight. The rooms which do not meet the standard are at the lower levels with the daylight improving at the higher levels and the extent of the shortfall is generally small. Given the nature of the development and care, accompanied by the array of other facilities for use outside of the residents own rooms the provision of daylight is considered appropriate.

6.4.3 Overall, the combination of the design and layout of the development, alongside the communal facilities and the provision of care for the residents is considered to result in a high level of amenity for the future residents.

#### 6.5 (d) Impact on surrounding properties

6.5.1 The proposed development has been set so that it is more than 22m from any of the residential windows in neighbouring blocks thereby ensuring all units within the wider development will attain appropriate levels of privacy.

6.5.2 Given the siting of the block and the changes in levels it is not considered that the proposal would result in any unacceptable loss of light to future residents at the 'Willow Lane' phase and the daylight/sunlight report for the 'Waterside' phase which remains under consideration has taken account of this development demonstrating it will not prejudice delivery of residential units on this site.

## 6.6 (f) Landscaping and impacts on trees

- 6.6.1 The development has a well thought out landscape strategy which results in the provision of a hierarchy of landscaped spaces across the site, including a tree lined streetscape, a well landscaped communal garden, three roof terraces and a gentle landscaped embankment adjacent to the new footpath. The council's trees officer has no objections to the proposed tree removal/replacement or the proposed landscaping scheme.

## 6.7 (g) Access, parking and transportation

- 6.7.1 The site will be accessed by both pedestrians and vehicles from Thomas Sawyer Way via the adjacent 'Waterside' phase of the development, it will also be in close proximity to the pedestrian link which will run down from the 'Willow Lane' phase in the wider masterplan and provides a shared pedestrian and cycle link to the south which will enable a link to the existing residential communities to the south of the railway.
- 6.7.2 The 253 units will be served by 170 car parking spaces and 36 cycle parking spaces, and it is proposed that a travel plan be in place. The 170 spaces are intended for the following use, 150 resident spaces, 10 visitor spaces, and 10 staff spaces (including medical staff).
- 6.7.3 At the request of County Highways updates to the original Traffic Assessment were prepared to address a number of detailed points and to consider the impacts of the proposal in a 'no MLX' scenario. Comments received on the 2<sup>nd</sup> March 2018 indicate that County Highways are satisfied with the revised highways modelling and have no objections on traffic impacts grounds.
- 6.7.4 The level of car parking proposed at 0.67 spaces per unit is higher than the council's guidance for C2 uses which specifies 0.25 spaces per bed for staff and visitor use. However, the proposed development is intended as a retirement village where people are encouraged to live independently for as long as possible with support (in their own homes) as required. For example people may move into the development in anticipation of requiring greater care in the near future or a couple may move into the home whereby one party needs care and the other is still able to drive. This is somewhat different to the standard care home model upon which the council's standards are based which anticipates all residents are unable to live independently and make provision only for staff.

6.7.5 On this basis officers consider that the higher level of parking is appropriate and that it is likely, given the provision of facilities on site and the nature of the development, that the vehicles are likely to remain parked and be used less often than might be the case in more general needs housing.

6.7.6 Overall, the proposed development is not considered to give rise to any concerns with regard to highway capacity or safety subject to appropriate conditions.

#### 6.8 (h) Flood Risk and Drainage

6.8.1 The application has been accompanied by a Flood Risk Assessment and a Drainage Strategy which addresses both the application site and the wider site, these documents have been updated to address issues raised by consultees during the processing of the application. Having reviewed the revised documents both the Environment Agency and the Lead Local Flood Authority are satisfied that the proposals include appropriate consideration and mitigation for drainage and flooding issues. Subject to appropriate conditions the proposal is therefore acceptable in these respects.

#### 6.9 (i) Other environmental considerations

6.9.1 The application is accompanied by a Sustainability Statement and Energy Strategy, which demonstrate additional measures which have been introduced to improve sustainability and improve energy efficiency above the building regulations requirements.

6.9.2 The application is accompanied by an Environmental Impact Assessment which considers the development proposals cumulatively with the 'Waterside' phase and other committed developments against key environmental considerations including, but not limited to ecology and nature conservation, landscape effects and visual amenity, archaeology, air quality, and noise & vibration. In general the statement considers the key matters and concludes that, subject to mitigation, the proposals will not have unacceptable adverse impacts in relation to the relevant areas.

6.9.3 The documents have been reviewed by the relevant statutory consultees who generally agree that subject to appropriate conditions and mitigation no harm will arise. It is noted that Hertfordshire Ecology would wish for additional off site compensation for habitat loss, however having considered the response of the applicant's ecology consultant officers are minded that the proposal (as a whole) clearly demonstrates an enhancement to biodiversity and do not consider off site mitigation could be justified.

## 6.10 (l) Section 106 and Community Infrastructure Levy (CIL)

6.10.1 The council introduced the Community Infrastructure Levy (CIL) with effect from 1 April 2015. On and from this date, s.106 planning obligations can only be used to secure affordable housing provision and other site specific requirements.

6.10.2 The development lies within a designated Major Developed Area and therefore has been rated at £0 per sqm.

6.10.3 In relation to other off site mitigation, there are a number of off-site mitigation measures specified within the Environmental Impact Assessment these either being works within the neighbouring 'Waterside' phase or elsewhere. These are intended to be delivered by the applicant for the wider site, rather than the applicant for this planning permission. Given the current ownership arrangements it is considered acceptable to secure these via a fully Grampian condition which would prevent the development from taking place until an appropriate legal (or other) agreement is in place to secure their delivery.

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## 7.0 **Human Rights implications**

7.1 The Local Planning Authority is justified in interfering with the applicant's human rights in order to alleviate any adverse effect on adjoining properties and their occupiers and on general public amenity. With regard to any infringement of third party human rights, these are not considered to be of such a nature and degree as to override the human rights of the applicant and therefore warrant refusal of planning permission.

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## 8.0 **Recommendation**

That planning permission be granted subject to the following conditions:

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission.

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

2. No development shall take place until details of a legal undertaking, or other appropriate mechanism to secure necessary works within the 'Waterside' phase of the wider development site (or otherwise outside of the application site), has been submitted to, and confirmed in writing to be satisfactory by, the Local Planning Authority. For the avoidance of doubt the necessary works include the provision of the access route to the development, ecological enhancements/provision of open space and other matters whereby mitigation of environmental impacts relies on these works (as set out in the submitted assessment (in particular the Environmental Impact Assessment)).

Reason: To ensure that the environmental impacts of the development have been properly mitigated in accordance with the submitted Environmental Impact Assessment and the provision of adequate and appropriate access.

3. The development hereby permitted shall be carried out in accordance with the following approved drawings:

17003\_SI(00)000\_Site Location Plan  
17003\_SI(00)001\_Site Plan\_Rev I  
17003\_SI(00)020\_Pedestrian & cycle shared route  
17003\_AL(00)100\_Levels -01, 00 & 01\_Rev K  
17003\_AL(00)101\_Levels 02-05 & 06-07\_Rev K  
17003\_AL(00)102\_Level 08-09 & Roof\_Rev D  
17003\_AL(00)120\_Level 00\_01\_Rev H  
17003\_AL(00)122\_Level 02-05\_06-07\_Rev E  
17003\_AL(00)128\_Level 08-09 and 10\_Rev E  
17003\_AL(00)200\_Site Section AA BB\_Rev D  
17003\_AL(00)201\_Site Section CC DD\_Rev D  
17003\_AL(00)300\_BLOCKS AB\_NW & NE Elevation\_Rev D  
17003\_AL(00)301\_BLOCKS AB\_SE & SW Elevation\_Rev D  
17003\_AL(00)302\_BLOCK B\_NW & SE Elevations\_Rev D  
17003\_AL(00)303\_BLOCKS AB\_Context Elevations  
17003\_AL(00)210\_Typical Bay Section 01\_Rev A  
17003\_AL(00)211\_Entrance Bay Section\_Rev A  
17003\_AL(00)212\_Entrance Bay Section\_Rev A  
17003\_AL(20)426\_Block B\_Car Park Bay Elevation\_Rev A  
17003\_AL(20)427\_Block B\_Car Park Sections\_Rev A  
G8822/1\_Topographic survey 1:200  
LN00516\_L-2000  
LN00516\_L-2001  
LN00516\_L-2002  
LN00561\_L-7000  
LN00516\_L-9000

RT-MME-125046-01 (Arb)

Reason: For the avoidance of doubt and in the interests of proper planning.

4. The development of the site shall be carried out in accordance with the details and recommendations contained within the following document, unless otherwise approved in writing by the Local Planning Authority.
  - a) Design & Access Statement: Mayfield Watford Design & Access Statement
  - b) Transport Statement: 2017-09-29 Transport Statement FINAL
  - c) Energy Strategy: REP-0103853-08A-MM-20170914-Rev 1
  - d) Sustainability Statement: REP-SC-0103823-20171011-Rev 1
  - e) Acoustic Assessment & Strategy: REP-0103823-AM-251017-R0
  - f) Arboricultural Impact Assessment: RT-MME-125046-01 (Arb)
  - g) Environmental Statement
  - h) Outline Drainage Strategy: C7079-sK1000-P9\_Site Drainage Strategy, Mayfield Watford-Drainage Strategy\_Rev B, & Porous Paving & Rain Garden Attenuation Calc\_Dec. 17

Should the details contained within one of the aforementioned documents differ from the requirements of another condition on this planning permission, the details set out in the other condition shall take precedence.

Reason: For the avoidance of doubt and in the interests of proper planning to ensure the planning impacts of the development are in accordance with the details which have been assessed.

5. Notwithstanding the information already submitted, no construction works above damp proof course level shall commence until details of the materials to be used for all the external finishes of the buildings, including all walls, roofs, doors, windows, balconies, rainwater and foul drainage goods (including samples where considered necessary by the Local Planning Authority) and details of the reveal treatment to be applied around windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, in accordance with the provisions of the Residential Design Guide (RDG), Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 7 of the National Planning Policy Framework (NPPF).



6. None of the units hereby approved shall be occupied until a scheme detailing the external lighting to be installed within the site (including free standing light fixtures and any external lighting attached to the buildings) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- a. Identify those areas/features on site that are particularly sensitive for bats 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, for example, for foraging; and
  - b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed prior to the first occupation of the development in accordance with the specifications and locations set out in the scheme, and shall be maintained thereafter in accordance with the approved scheme. Under no circumstances should any other external lighting be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that any external lighting safeguards the security and amenities of residents, respects the character and appearance of the area and is sensitive to wildlife in accordance with Policies GI3 and UD1 of the Watford Local Plan Core Strategy 2006-31.

7. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Flood Risk Assessment prepared by Waterman Infrastructure and Environment Limited, report reference WIE11284-101-R-10-3-1-App, dated 27 October 2017 and the Drainage Strategy for Blocks G – I, dated December 2017, revision B and the following mitigation measures detailed within the drainage strategy:
- a) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 10.2 l/s during the 1 in 100 year event plus 40% of climate change event.
  - b) Providing storage 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 providing a total storage volume in porous paving sub-base, filter trench and bio-retention area.

- c) Discharge of surface water from the proposed development drainage system into the River Colne.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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 reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site, in accordance with saved Policy SE27 of the Watford District Plan 2000, Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31 and Section 10 of the National Planning Policy Framework (NPPF).

- 8. No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy scheme should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- a) Final detailed surface water drainage strategy layout including all SuDS features (permeable paving included) with their connections into the private surface water sewer system and final inlet and outlet levels.
- b) Detailed engineered drawings of the proposed SuDS features including their size, volume, depth, any inlet and outlet features including any connecting pipe runs and final modelling reflecting the detailed design of the proposed drainage strategy.
- c) Routes of exceedance for rainfall events that exceed the 1 in 100 year plus climate change event including its extents, depths and volumes.
- d) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site, in accordance with saved Policy SE27 of the Watford District Plan 2000, Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31 and Section 10 of the National Planning Policy Framework (NPPF).

9. No piling or other foundation designs using penetrative methods shall take place until a method statement (detailing the depth and type of piling and/or foundations to be undertaken and the methodology by which such piling/foundations will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, measures to prevent harm to groundwater resources and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: To safeguard underground sewerage utility infrastructure and to ensure that the proposed foundation works do not harm groundwater resources in accordance with saved Policy SE28 of the Watford District Plan 2000, Policy SD1 of the Watford Local Plan Core Strategy 2006-31 and Section 11 of the National Planning Policy Framework (NPPF).

10. No part of the development shall be occupied until the refuse, recycling and cycle storage to serve the development, as shown on the approved drawings, has been constructed and made available for use. These facilities shall be retained as approved at all times.

Reason: To ensure that adequate facilities exist for residents of the proposed development and in the interests of visual amenity, in accordance with saved Policies SE7 and T10 of the Watford District Plan 2000 and Policies SD4 and UD1 of the Watford Local Plan Core Strategy 2006-31.

11. The hard and soft landscaping shall be carried out in accordance with the details shown on the approved drawings. With the exception of the proposed planting, all works shall be completed prior to the first occupation of any part of the development. The proposed planting shall be completed not later than the first available planting and seeding season after the first occupation of any part of the development. For the purposes of this condition a planting season is the period from 1 October in any one year to 31 March in the following year. Any trees or plants whether new or existing which within a period of five years die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, or in accordance with details approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site and to ensure that suitable play facilities are provided for children in accordance with saved Policies L9 and SE36 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

12. Notwithstanding the information already submitted, none of the units hereby approved shall be occupied until details of the siting, height, type, materials and finish of all fencing, walls, gates or other means of enclosure around the boundaries of the site and within the site have been submitted to and approved in writing by the Local Planning Authority. All fencing, walls, gates or other means of enclosure shall be provided in accordance with the approved details prior to the first occupation of any part of the development and shall be maintained as such at all times thereafter. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no gates or means of enclosure, other than those approved under this condition, shall be erected or installed on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity, to ensure that suitable levels of privacy are provided for future occupiers of the development and neighbours, and to minimise danger, obstruction and inconvenience to users of the adjacent highway, in accordance with the provisions of the Residential Design Guide (RDG), saved Policies T21 and T24 of the Watford District Plan 2000 and Policies SS1 and UD1 of the Watford Local Plan Core Strategy 2006-31.

13. None of the units shall be occupied until the access road, on-site parking and manoeuvring areas have been laid out and constructed in accordance with the approved drawings and made available for use. These facilities shall be retained as approved at all times.

Reason: To ensure that adequate facilities are provided for the occupants of the development and to ensure that the adjoining highway is not obstructed, in accordance with saved Policies T21 and T24 of the Watford District Plan 2000.

14. No parts of the flat roofs of the development, with the exception of those areas marked as terraces on the drawings hereby approved, shall be used as terraces, balconies or other open amenity spaces.

Reason: To prevent overlooking and consequent loss of privacy to the occupiers of the development pursuant to the provisions of the Residential Design Guide (RDG) and paragraph 17 of the National Planning Policy Framework (NPPF).

15. Notwithstanding the information already submitted, no construction of the approved buildings shall commence until detailed plans showing the existing and new or altered ground levels within the site and the floor levels of all the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details approved under this condition.

Reason: To ensure that the proposed buildings and any other changes in level on the site maintain a satisfactory relationship between the development and existing properties so as to safeguard the character and appearance of the area and the privacy and amenities of neighbouring properties in accordance with the objectives of Policies UD1 and SS1 of the Watford Local Plan Core Strategy 2006-31 and paragraph 17 of the National Planning Policy Framework (NPPF). Details of all the levels have not been specified within the application submission and these details need to be agreed with the Local Planning Authority before any works commence.

16. No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. 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 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.

The development shall only take place in accordance with the programme of archaeological works set out in the approved Written Scheme of Investigation. No part of the development shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

Reason: To ensure that any archaeological remains on the site can be evaluated and recorded, in accordance with Policy UD2 of the Watford Local Plan Core Strategy 2006-31.

17. None of the units shall be occupied until details of a communal terrestrial television aerial(s) and satellite dish(es) have been submitted to and approved in writing by the Local Planning Authority. No aerials or satellite dishes, other than those approved by this condition, shall be installed within the site.

Reason: To prevent visual cluttering and to ensure that a high quality environment is achieved, in accordance with Policy UD1 of the Watford Local Plan Core Strategy 2006-31.

18. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

19. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

20. 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework. The contamination currently identified should have been addressed under the enabling works planning conditions 127430/02 but ground is variable, so additional contamination may be discovered over the course of the construction activities.

'Contamination not previously identified' includes: a)contaminants at concentrations higher than previously identified in this area of the site b)contaminants not previously identified in this area of the site c)contaminants in groundwater, surface water or in/on/under the land.

21. Prior to the development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy, and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: This condition requires a verification report of any remediation measures taken to address 'contamination not previously identified' as per the above planning condition. This is to ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National Planning Policy Framework.

22. A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework. The submitted planning application indicates that boreholes have been and will need to be installed at the development site to investigate land and groundwater quality and potentially for geotechnical investigations. If these boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality.

23. 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.

Reasons Deep foundations and piling can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is within Source Protection Zone 1 relating to the deep chalk aquifer.

24. Piling for the development hereby permitted may not commence until a groundwater monitoring and maintenance plan in respect of potential contamination mobilised by piling activities, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that piling on the site does not pose any further risk to the deep water environment by managing any contamination issues and completing all necessary long-term remediation measures. The information required by this condition is intended to be complementary to the long-term groundwater monitoring condition on the enabling works planning application.

25. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 109 of the



National Planning Policy Framework. The previous use of the proposed development site presents a risk of contamination that could be mobilised by surface water infiltration from a sustainable drainage system (SuDS) leading to pollution of controlled waters

26. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

27. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

28. No construction works shall commence until a detailed scheme for the provision of mains water services to serve the development, including, where necessary, fire hydrants, has been submitted to and approved in writing by the Local Planning Authority. No occupation of the development shall take place until the approved mains water scheme has been provided in full.

Reason: This is a pre-commencement condition in order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

29. No part of the development shall be occupied until a detailed Travel Plan for the use, based upon the Hertfordshire County Council document 'Hertfordshire Green Travel Plan Guidance', has been submitted to and approved in writing by the Local Planning. The approved plan shall be implemented as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment, in accordance with Policy T3 of the Watford Local Plan Core Strategy 2006-31.

#### Informatives

1. This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Colne, designated a 'main river'. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
2. 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 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: - 1.The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/second into the public sewer network.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil

interceptors could result in oil-polluted discharges entering local watercourses. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover)

3. The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
4. You are advised that this permission does not dispense with the necessity of obtaining approval or consent under the Building Regulations, Building Acts and other relevant legislation or regulations. You should contact the Building Control Manager of this Authority if you require information.
5. You are advised of the need to comply with the provisions of The Control of Pollution Act 1974, The Health & Safety at Work Act 1974, The Clean Air Act 1993 and The Environmental Protection Act 1990.
6. In order to minimise impact of noise, any works associated with the development which are audible at the site boundary should be restricted to the following hours:  
Monday to Friday 8am to 6pm  
Saturdays 8am to 1pm  
Noisy work is prohibited on Sundays and bank holidays

Instructions should be given to ensure that vehicles and plant entering and leaving the site comply with the stated hours of work.

Further details for both the applicant and those potentially affected by construction noise can be found on the council's website at:

[https://www.watford.gov.uk/info/20010/your\\_environment/188/neighbour\\_complaints\\_%E2%80%93 construction\\_noise](https://www.watford.gov.uk/info/20010/your_environment/188/neighbour_complaints_%E2%80%93 construction_noise).

#### Drawing numbers

17003\_SI(00)000\_Site Location Plan  
17003\_SI(00)001\_Site Plan\_Rev I  
17003\_SI(00)020\_Pedestrian & cycle shared route  
17003\_AL(00)100\_Levels -01, 00 & 01\_Rev K  
17003\_AL(00)101\_Levels 02-05 & 06-07\_Rev K  
17003\_AL(00)102\_Level 08-09 & Roof\_Rev D  
17003\_AL(00)120\_Level 00\_01\_Rev H  
17003\_AL(00)122\_Level 02-05\_06-07\_Rev E  
17003\_AL(00)128\_Level 08-09 and 10\_Rev E  
17003\_AL(00)200\_Site Section AA BB\_Rev D  
17003\_AL(00)201\_Site Section CC DD\_Rev D  
17003\_AL(00)300\_BLOCKS AB\_NW & NE Elevation\_Rev D  
17003\_AL(00)301\_BLOCKS AB\_SE & SW Elevation\_Rev D  
17003\_AL(00)302\_BLOCK B\_NW & SE Elevations\_Rev D  
17003\_AL(00)303\_BLOCKS AB\_Context Elevations  
17003\_AL(00)210\_Typical Bay Section 01\_Rev A  
17003\_AL(00)211\_Entrance Bay Section\_Rev A  
17003\_AL(00)212\_Entrance Bay Section\_Rev A  
17003\_AL(20)426\_Block B\_Car Park Bay Elevation\_Rev A  
17003\_AL(20)427\_Block B\_Car Park Sections\_Rev A  
G8822/1\_Topographic survey 1:200  
LN00516\_L-2000  
LN00516\_L-2001  
LN00516\_L-2002  
LN00561\_L-7000  
LN00516\_L-9000  
RT-MME-125046-01 (Arb)

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Case Officer: Adrien Waite

Email: [adrien.waite@watford.gov.uk](mailto:adrien.waite@watford.gov.uk)

Tel: 01923 278283