

Committee date	Tuesday 5 December 2023
Application reference	23/00626/FULM - Land To The North Of Thomas Sawyer
Site address	Way
Proposal	Redevelopment of site to provide a self-storage facility (B8 Use), with associated access, parking, circulation areas and landscaping.
Applicant	Safestore Ltd
Agent	Planning Potential
Type of Application	Full Planning Permission
Reason for committee Item	Major Application
Target decision date	Wednesday 1 November 2023
Statutory publicity	Watford Observer, Neighbour Letters and Site Notice
Case officer	Andrew Clarke, andrew.clarke@watford.gov.uk
Ward	Vicarage

1. Recommendation

- 1.1 That planning permission be granted subject to conditions as set out in section 8 of this report.

2. Site and surroundings

- 2.1 The application site relates to a 0.34 hectare vacant site to the north of Thomas Sawyer Way at the junction of Wiggshall Road. The site is part of the Riverwell development, a joint venture between Kier Group and Watford Borough Council, which involves regenerating land to create residential, office, retail, leisure, industrial and hotel space. Thomas Sawyer Way and the subject site was laid out in 2016 as part of a wider masterplan for the area.
- 2.2 Directly abutting the site to the north are established industrial areas. Wiggshall Road bounds the site to the east, with a BP petrol station sited on the opposite side. To the south-east is Oxhey Park. To the south on the opposite side of Thomas Sawyer Way is Trade City which was laid out in the masterplan for the area and is comprised of industrial and commercial uses. To the west of the site is a disused former railway line which now forms a safeguarded transport route. The nearest residential properties are located approximately 100m to the north-west on Cardiff Road.
- 2.3 The subject site is designated for Employment Use in the Watford Local Plan. Relevant designation EM02 notes that the site is suitable for industrial uses and may include one or more of the uses defined within the following Use

Classes: B2 general industrial, B8 storage and distribution, E(g)(ii) research and development, E(g)(iii) industrial processes.

- 2.4 The site is not within or close to a conservation area, nor does it contain any listed buildings or is within the setting of any listed buildings. The site contains no trees, the only greenery are shrubs which have grown since 2016. The site is within Source Protection Zone 1. This Environment Agency designation covers the River Colne basin identifying the catchment areas of sources of potable (drinking) water. The site is therefore highly sensitive to contamination. The site is also within both flood zones 1 and 2 of the Environment Agency's Flood Map for Planning.

3. Summary of the proposal

3.1 Proposal

- 3.2 Redevelopment of site to provide a self-storage facility (B8 Use) for occupation by Safestore, with associated access, parking, circulation areas and landscaping.

- 3.3 The floor plans show that the proposed building would have a total gross internal floorspace of 1623sqm, however this figure could be significantly increased to 7666sqm through the use of demountable mezzanine floors. The self-storage facility would be open 24 hours a day, 7 days a week.

- 3.4 The main entrance and access to the building would be on the western side elevation. 10 car parking spaces (including 2 disabled spaces) and 8 cycle spaces would be provided.

3.5 Conclusions

- 3.6 The proposed self-storage facility is compatible with the industrial uses specified in Policy EM4.1 of the Local Plan. It would create employment floorspace on a vacant site. Furthermore, there is potential to increase the floorspace in future to 7666sqm through the use of demountable mezzanine floors. This increase in floorspace would intensify and make more effective use of employment land, which supports the objectives in Policies EM4.1 and EM4.2 of the Local Plan.

- 3.7 The scale and design of the proposed building would be appropriate to its industrial context. The proposed external materials and fenestration arrangement would provide an acceptable appearance. The use of external

glazing provides some degree of activity and interaction to the public highway in this prominent location.

- 3.8 The provision for electric vehicle charging, cycle storage and car parking accords with the standards in the Local Plan. Trip generation associated with the proposal would be modest due to the nature of the use and the restrained level of on-site parking and so there would not be a significant impact on the local highway network.
- 3.9 A BREEAM pre-assessment has been submitted with the application, which indicates that it would be possible to achieve an 'excellent' standard.
- 3.10 Biodiversity would be enhanced through additional native planting, including trees. Insofar as other environmental matters are concerned, technical reports have been submitted which demonstrate that matters relating to land contamination and sustainable drainage could be adequately addressed through planning conditions.
- 3.11 It is therefore concluded that the proposed development accords with the development plan as a whole and so it is recommended for approval.

4. Relevant policies

- 4.1 Members should refer to the background papers attached to the agenda. These highlight the policy framework under which this application is determined. Specific policy considerations with regard to this particular application are detailed in section 6 below.

5. Relevant site history/background information

- 5.1 A pre-application request for the redevelopment of site to provide a self-storage facility was submitted in September 2021. Meetings were held and a written response was issued in March 2022. The principle of the development was supported subject to further details on design and landscaping.
- 5.2 The site was used temporarily for Covid testing in 2020 / 2021. Prior to the 1970's the site formed part of wider railway lands.

6. Main considerations

- 6.1 The main issues to be considered in the determination of this application are:
 - (a) Principle of the development

- (b) The effect of the proposal on the character and appearance of the area
- (c) The effect on neighbouring properties
- (d) Access, parking and highway matters
- (e) Sustainability
- (f) Biodiversity
- (g) Land contamination
- (h) Surface water drainage

6.2 (a) Principle of the development

The application site is located within the Colne Valley Strategic Development Area (CVSDA). Policy CDA2.3 of the Local Plan sets out strategic objectives for the wider area and identifies that the CVSDA is designated to facilitate transformative and co-ordinated change around the River Colne and Lower High Street Area. The proposed use of the site accords with the Local Plan designation which states that the site is suitable for industrial uses including B8 storage and distribution.

6.3 Policy EM4.1 of the Watford Local Plan states that proposals for new employment floorspace will be supported where they contribute towards meeting the identified employment need in the borough and the Functional Economic Area. The Local Plan makes provision for 25,206sqm net additional industrial floorspace (Use Classes B2, B8, E(g)(ii) and E(g)(iii)). The Policy states that sustainable growth will be supported by, amongst other things, ensuring employment land is intensified to make the most effective use of the land. Policy EM4.2 contains similar objectives to contribute to the identified need for industrial land.

6.4 The proposed self-storage facility (Use Class B8) is compatible with the industrial uses specified in Policy EM4.1. The proposed development would create employment floorspace on a vacant site. Furthermore, the Planning Statement notes that in order to accommodate sustainable growth of the business, there is potential to increase the internal floorspace in future to 7666sqm through the use of demountable mezzanine floors.

6.5 As such, the increase in quantum of employment floorspace within the Industrial Area meets the objectives in the Local Plan to intensify and make the most effective use of employment land. The proposal is therefore acceptable in principle.

6.6 (b) The effect of the proposal on the character and appearance of the area

The proposed building comprises a roughly rectangular form with a glazed chamfered corner addressing the junction of Thomas Sawyer Way and

Wiggenhall Road. The building would largely fill the site with soft landscaping buffers to the public realm.

- 6.7 The building would be 14.8 metres high, though the upper element would be set back with the external walls fronting the public realm being 11.9 metres high. The setback upper elements reduce the dominance of the building and relates to the design and massing of Trade City industrial development on the opposite side of Thomas Sawyer Way.
- 6.8 The external elevations would be articulated through the use of brickwork and glazing with grey and blue cladding. The ends of the building would be finished in brickwork, with predominantly grey cladding to the middle and rear elevations of the building. Letters spelling “Safestore Self Storage” would be displayed on all four elevations. Given the industrial designation of the site, it is considered that opportunities for the building to integrate with the public realm have been maximised through the use of external glazing which provides some degree of activity and interaction.
- 6.9 Furthermore, the proposed landscaping scheme would include new native planting and trees on the Wiggenhall Road and Thomas Sawyer Way frontages, which would aid the setting of the building and improve the visual amenity of the street scene.
- 6.10 For the above reasons, the proposal would maintain the character and appearance of the surrounding area, in accordance with Policies QD6.2 and QD6.4 of the Local Plan.
- 6.11 (c) The effect on neighbouring properties
The nearest residential properties are located approximately 100m to the north-west on Cardiff Road. This measurement is taken across the adjoining industrial areas and the safeguarded railway line. Given this distance the Council’s Environmental Health department is satisfied that the development would not have a significant adverse effect on the living conditions of the occupiers of residential properties.
- 6.12 The proposed building would be between 1 and 4 metres from the rear boundary. The scale of the building would therefore cause some overshadowing to the industrial buildings within the Wiggenhall Industrial Estate which backs onto the site, however, this impact on a designated industrial area is not considered unacceptable.
- 6.13 (d) Access, parking and transport matters

The parking area would be served by the existing junction with Thomas Sawyer Way which was laid out in 2016. This junction also provides access to land which forms part of the safeguarded transport route, which would not be impacted by this proposal. Having regard to the nature of the proposed use and the restrained amount of on-site parking, the traffic generation arising from the proposal would not cause a significant impact on the local highway network. The Highway Authority raised no objection to the proposal.

- 6.14 The provision of 10 parking spaces, including 2 disabled spaces, accords with the maximum parking standard of 1 space per 150sqm as set out in Appendix E of the Local Plan. Active electric vehicle charging infrastructure for 2 parking spaces would be provided, with the remainder having passive provision. This meets the requirement of Policy ST11.5 of the Local Plan.
- 6.15 Appendix D of the Local Plan states that for a Class B8 use, a minimum of 1 cycle space per 500sqm should be provided for employees and 1 cycle space per 1,000sqm for visitors. Based on the minimum this equates to 6 spaces. Enlarging the gross internal floorspace of the building would raise this cycle parking requirement, however, the 8 spaces proposed is appropriate given the nature of the use, whereby journeys by bicycle are likely to be limited. This provision is therefore considered acceptable.
- 6.16 Having regard to the above considerations, the transport impacts of the proposal are acceptable.
- 6.17 (e) Sustainability
A BREEAM pre-assessment has been submitted with the application, which indicates that it would be possible to achieve an 'excellent' standard. A planning condition to require the submission of a Compliance Certificate for approval should be imposed in accordance with Policy CC8.2 of the Local Plan.
- 6.18 (f) Biodiversity
The existing site is comprised of hardstanding and is partially covered by shrubs which have grown since the site was laid out in 2016. A detailed landscaping plan has been submitted which shows soft landscaping around the building comprised of 26 trees with shrubs and hedgerows. The Biodiversity Impact Assessment indicates that a 14.3% net gain in biodiversity would be achieved. This figure exceeds the 10% requirement of Local Plan Policy NE9.8.
- 6.19 (g) Land contamination
Prior to the 2016 redevelopment, the subject site formed open land. Before the 1970's it formed part of railway lands. The applicant has submitted

documents relating to contamination which have been reviewed by the Environment Agency. Subject to conditions, they have no objection to the proposal.

6.20 (h) Surface water drainage

Hertfordshire County Council, the Lead Local Flood Authority have reviewed the submission and are satisfied with the proposal subject to conditions. Concern was raised with the lack of an in-principle agreement with Thames Water for the potential for connection to the sewer under Thomas Sawyer Way. Thames Water were consulted and raised no objection.

7 Consultation responses

7.1 Statutory consultees and other organisations

Name of Statutory Consultee / Other Organisation	Comment
Environment Agency	No objection subject to conditions.
Health and Safety Executive	No objection.
Hertfordshire County Council (Growth & Infrastructure)	No objection.
Hertfordshire County Council (Highways Authority)	No objection subject to conditions.
Hertfordshire County Council (Lead Local Flood Authority)	No objection subject to conditions.
Thames Water	No objection.
Affinity Water	No objection subject to conditions.

7.2 Internal Consultees

Name of Internal Consultee	Comment
Environmental Health Contamination	No objection given distance to nearest residential dwellings.
Waste and Recycling	No objection.
Arboricultural Officer	No objection. Satisfied with landscaping plan.

7.3 Interested Parties

Letters were sent to 7 properties in the surrounding area. 2 responses were received in objection.

One response was received in objection from Multitrades Windows and Doors

who occupy a neighbouring unit within the Wiggshall Industrial Estate. Concern was raised with the effect of the proposal on the character and appearance of the area, the effect on neighbouring properties and surface water drainage. These matters are addressed in sections (b), (c) and (h) of this report.

The second response was neutral in stance requesting the provision of fire hydrants by condition. Fire safety is covered by building regulations therefore this condition is considered unnecessary.

8 Recommendation

That planning permission be granted subject to the conditions listed below:

Conditions

1. Time Limit

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. Approved Drawings and Documents

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

- Site Location Plan. Drawing number: 4697-00. Rev: A
- Proposed Site Plan. Drawing number: 4697-SK06(PL). Rev: U
- Proposed Floor Plans. Drawing number: 4697-SK10(PL). Rev: C
- Proposed Contextual Sections / Elevations. Drawing number: 4697-SK15(PL). Rev: O
- Proposed Contextual Sections / Elevations. Drawing number: 4697-SK16(PL). Rev: J
- Proposed Site Plan Materials. Drawing number: 4697-SK17(PL). Rev: J
- Proposed Lower Ground Floor Plan. Drawing number: 4697-SK21(PL). Rev: A
- Proposed Upper Ground Floor Plan. Drawing number: 4697-SK22(PL). Rev: A
- Proposed Roof Plan. Drawing number: 4697-SK23(PL). Rev: -

- Proposed Elevations. Drawing number: 4697-SK24(PL). Rev: E
- Proposed Section. Drawing number: 4697-SK27(PL). Rev: C
- Proposed Plan Fence Treatment. Drawing number: 4697-SK28(PL). Rev: D
- Arboricultural Impact Assessment. Drawing number: 002
- Landscape Plan. Drawing number: 1303. Rev: J
- Stormwater Drainage Design. Drawing number: 22073-SWD-DP-01. Rev: P05
- Tree Survey Plan: Drawing number: 002

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

3. Local Lead Flood Authority - Drainage Details

No development shall commence until detailed drainage calculations and construction drawings of the surface water drainage network, associated sustainable drainage components, flood resilient/resistant measures and flow control mechanisms and a construction method statement have been submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement and FRA & Drainage Strategy (reference 22073-FRA-TN-02 Rev C01, dated 16/10/23 prepared by Water Environment Ltd) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and policies of the Watford Local Plan 2021-2038.

4. Local Lead Flood Authority - Surface Water Management Plan

No development shall commence until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.

5. Local Lead Flood Authority - Survey and Verification Report

Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development, a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 3. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and policies of the Watford Local Plan 2021-2038 .

6. Local Lead Flood Authority - Details of Maintenance and Management

The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

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

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new

dwelling and not increased in accordance with NPPF and policies of the Watford Local Plan 2021-2038.

7. Environment Agency - Development on land affected by contamination

No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses.
 - potential contaminants associated with those uses.
 - a conceptual model of the site indicating sources, pathways and receptors.
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF.

8. Environment Agency - Verification Report

Prior to the development being brought into use, 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: To ensure that the site does not pose any further risk to 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 174 of the NPPF.

9. Environment Agency - Long-term monitoring

The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, 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 the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 174 of the NPPF.

10. Environment Agency - Previously Unidentified Contamination

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, and 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. This is in line with paragraph 174 of the NPPF.

11. Environment Agency - SuDS Infiltration of surface water into ground

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the

risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the NPPF.

12. Environment Agency - Piling/boreholes/tunnel shafts/ground source heating and cooling systems – lack of information – details to be agreed

Piling and other foundation designs using penetrative methods shall not be carried out 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 proposed development does not harm groundwater resources in line with paragraph 174 of the NPPF and 'The Environment Agency's approach to groundwater protection'.

13. Affinity Water - Contamination through Ground Works

No works involving excavations (e.g. piling or the implementation of a geothermal open/closed loop system) shall be carried until the following has been submitted to and approved in writing by the Local Planning Authority:

- i) An Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
- ii) A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination including turbidity.
- iii) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential migration of pollutants including turbidity or existing contaminants such as hydrocarbons to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.
- iv) A Piling Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination.
- v) A Monitoring Plan for parameters (including turbidity) within a borehole at a location between the site and the abstraction point.

The applicant or developer shall notify Affinity Water of excavation works 15 days before commencement in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply.

Reason: Excavation works such as piling have the potential to cause water quality failures due to elevated concentrations of contaminants through displacement to a greater depths and turbidity generation. Increased concentrations of contaminants, particularly turbidity, impacts the ability to treat water for public water supply.

14. Affinity Water - Contamination during construction

If, during development, contamination not previously identified is found to be present at the site, then no further development 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 in consultation with Affinity Water. The remediation strategy shall be implemented as approved with a robust pre and post monitoring plan to determine its effectiveness.

Reason: To ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water.

15. Affinity Water - Contamination through Surface Water Drainage

No development shall commence until details of a Surface Water Drainage Scheme that prevents contamination of any public water supply abstractions present has been submitted to and approved in writing by the Local Planning Authority.

Reason: Surface water drainage can mobilise contaminants into the aquifer through infiltration in areas impacted by ground contamination. Surface water also has the potential to become contaminated and can enter the aquifer through open pathways, either created for drainage or moved towards existing open pathways where existing drainage has reached capacity. All have the potential to impact public water supply.

16. Hard Landscaping

Prior to occupation of the development all hard landscaping as detailed in the Proposed Site Plan Materials. Drawing number: 4697-SK17(PL). Rev: J has been completed.

Reason: In the interests of the visual appearance of the site, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

17. Soft Landscaping

No later than the first available planting and seeding season after occupation of the development all soft landscaping as detailed in the Landscape Plan. Drawing number: 1303. Rev: J should be completed. Any trees or shrubs whether new or existing which 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 by the Local Planning Authority.

Reason: In the interests of the visual appearance of the site, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

18. External Lighting

Prior to the first occupation of the development hereby approved, full details of an external lighting scheme (including location, design, illuminance levels, and illuminance contour plans) shall be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed on the site other than that shown on the approved lighting scheme.

Reason: In the interests of the visual appearance of the site and the wider area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.

19. Plant

Prior to the first occupation of the development hereby approved, details of all new external plant or machinery shall be submitted to and approved in writing by the Local Planning Authority. In respect of any plant that emits sound, details shall include appropriate noise assessments carried out in accordance with BS4142 and undertaken by appropriately qualified technical consultants. The noise assessment shall include details of any necessary mitigation, which shall be installed prior to the plant being brought into operation.

Reason: To prevent noise disturbance and in the interests of the amenity of the area, in accordance with Policy CC8.5 of the Watford Local Plan 2021-2038.

20. Access/parking layout

Prior to the first occupation of the development hereby approved, the vehicular access and on-site parking layout shall be implemented in accordance with the approved plans. The vehicular access and parking layout shall be retained at all times thereafter.

Reason: To ensure that satisfactory access and parking arrangements are provided in the interests of highway safety.

21. Electric vehicle charging

Prior to the first occupation of the development hereby approved, active electric vehicle charging points for 2 parking spaces and passive infrastructure for the remaining 8 spaces shall be provided. The electric charging infrastructure shall be retained at all times thereafter.

Reason: To ensure that the proposed development achieves high levels of sustainability, in accordance with Policy ST11.5 of the Watford Local Plan 2021-2038.

22. Cycle parking

Prior to the first occupation of the development hereby approved, cycle storage for 8 cycles shall be provided in accordance with the approved plans. The cycle storage facilities shall be retained at all times thereafter.

Reason: To ensure that the proposed development encourages a modal shift towards sustainable transport patterns, in accordance with Policy ST11.4 of the Watford Local Plan 2021-2038 .

23. BREEAM Certificate

Within 6 months of the date of completion of the development hereby approved, a certificate to certify that the BREEAM Excellent standard has been achieved in accordance with the BREEAM 2018 Pre-Assessment Report Revision Issue 5 prepared by Synergy dated 10 October 2023 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure high quality and sustainable construction methods, in accordance with Policy CC8.2 of the Watford Local Plan 2021-2038.

24. Materials

The external surfaces of the development hereby approved shall be finished in the materials specified on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the building and the character and appearance of the area, in accordance with Policies QD6.2 and QD6.4 of the Watford Local Plan 2021-2038.