

DEVELOPMENT CONTROL COMMITTEE

18 SEPTEMBER 2014

Present: Councillor R Martins (Chair)
Councillor G Derbyshire (Vice-Chair)
Councillors S Bashir, N Bell, J Connal, S Johnson, I Sharpe,
M Watkin and T Williams

Officers: Development Management Section Head
Major Cases and Enforcement Manager
Applications Casework Manager
Committee and Scrutiny Support Officer (RW)

27 APOLOGIES FOR ABSENCE/COMMITTEE MEMBERSHIP

There were no apologies: all Committee members were present.

28 DISCLOSURE OF INTERESTS (IF ANY)

Councillor Sharpe advised that the application at minute number 31 was a major scheme with which he had been involved. He added, however, that he had neither commented on the current application nor made a pre-determination.

Councillor Watkin said that, as a member of the Council's Cabinet, he had considered the concept of the Health Campus but that the current application offered no conflict of interest.

29 MINUTES

The minutes of the meeting held on 28 August 2014 were submitted and signed.

30 ITEM 4 ~ OUTSTANDING LIST

RESOLVED –

that the report be noted.

31 WATFORD GENERAL HOSPITAL AND SURROUNDING LAND

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of fourteen

responses to the application. Three letters had been sent in support of the application and 11 letters had been received which raised objections.

The Major Cases and Enforcement Manager introduced the application and advised on the Update Sheet; he noted the recommendations and comments regarding primary education provision. The officer further advised that meetings were still ongoing with the Environment Agency and that a survey on the sewerage system was under way although results had not so far been received.

The Chair invited Mr Paul Rogers of Terence O'Rourke, Planning Consultants, to speak to the Committee and advised that since this was a very significant major application he would be granted 10 minutes in which to speak.

Mr Rogers said that, in addition to providing enhanced health care, the Health Campus would transform and revitalise a currently underused area of Watford.

Mr Rogers advised that, due to economic factors, the construction of an entire new hospital was no longer possible. A partnership had been established, however, between Kier Group and the Watford Football Club and a master plan devised which was not only viable but also deliverable. The master plan had, moreover, been approved as sustainable under the National Planning Policy Framework.

Mr Rogers stressed that the Council's development plan for the Health Campus would adequately provide for future needs. Growth requirements had been addressed through an ability, within the master plan, to reconfigure the area if needed. Mr Rogers noted that the planned new homes would meet needs in the borough, would be a good use of available land and that 35% of the homes would be affordable. A mix of shops and offices on the site was also envisaged.

Mr Rogers then detailed further benefits of the scheme. New employment would be introduced through the construction of offices, business units, laboratories and the hospital itself: a target number of 7,500 new jobs had been identified, a figure which did not include construction jobs during the building works.

Mr Rogers advised on further aspects of the application and noted the good rail links. He added that public transport and cycle access would be maximised within the overall scheme and noted the planned link road which would serve the hospital when finalised. Mr Rogers stated that a transport assessment had been completed and no objections had been raised on transport issues.

With regard to the area surrounding the Health Campus, Mr Rogers advised that the plan would provide new open space for residents and visitors and would open up the River Colne for recreational purposes.

Mr Rogers drew attention to concerns regarding flooding and the foul drainage network and stated that these issues would be addressed through the section 106 agreement.

Mr Rogers said that the proposal offered a 'once in a generation' opportunity to redevelop underused land in accordance with planning policies and with

provision for growth. He considered that the benefits to be accrued would far outweigh any perceived disadvantages.

Mr Rogers concluded by stating that the development would not only transform the area but would provide significant improvements in health and social care.

The Chair observed that an exciting opportunity for redevelopment had been presented but that it was important that the Committee seriously consider the long-term effects of their decision. He drew attention to page 4 of the agenda and asked Members to address matters regarding the provision of educational facilities, ecology, open spaces and the sewerage infrastructure.

Education Provision

Councillor Derbyshire said that primary school provision was a fundamental requirement to be included either on site or in close proximity; he noted that the current application had no such provision. He considered that in order to approve the application he would wish to be confident that a primary school would be built nearby.

Councillor Derbyshire referred to the Update Sheet and noted that the Council and Hertfordshire County Council had been unable to agree on where an off-site school could be located. He pointed out that the County Council had concluded that expansion of Laurance Haines School to four-form entry would not be acceptable, a conclusion with which he agreed.

With regard to the s106 provision for primary schools, Councillor Derbyshire noted that it was suggested that a decision on this matter be delegated to the Planning Portfolio Holder, the Chair of the Development Control Committee and the Development Management Section Head. He proposed that this should be a decision of the Committee.

Members agreed that the Development Control Committee should determine the matters set out in the report at Recommendation (D).

Councillor Bell agreed that, with a proposed number of 681 new homes on site, a new primary school would be needed and that it was important to ensure that this provision was in place. He considered that as there were no definite plans for such a school, the decision should be deferred.

Councillor Watkin agreed that the provision of a primary school was a critical element of the plan although, whilst it would be preferable to establish a school on the site, it could prove necessary or more appropriate to find another site altogether. Although Councillor Watkin agreed that there was scope for further discussion on the needs of the whole borough, he said that he supported the current scheme and felt that deferral would give a mixed message to residents.

Councillor Bashir pointed out that schools and educational need were part of the Council's Core Strategy and that, whilst plans had been agreed for the construction of hotels and other buildings, no consideration appeared to have been given to establishing a school on the site.

Councillor Sharpe said that viability for the provision of additional educational facility should be considered in the context of the overall strategy in the borough.

The Development Management Section Head advised that viability was a material planning consideration and could be a matter of further debate. Viability in the context of overall planning in the town could be taken into account but this would depend on the weight the Committee wished to give to this issue. He agreed that the provision of primary education in the borough as a whole was a significant factor but said that greatest weight should be afforded to the material planning considerations that related specifically to the present application.

In response to further queries from Councillor Sharpe, the Development Management Section Head advised that a s106 planning obligation was a tool that could be used to provide either high level infrastructure or for smaller matters. It was entirely appropriate, therefore, for a planning obligation to be used to secure the matters listed in the report at Recommendation (B), which included education provision.

The Development Management Section Head further advised that, were the Committee to agree Recommendation (A), if the Heads of Terms were not complied with then there would be no planning permission: this would provide a sufficient safeguard to ensure that appropriate provision for education would be made before planning permission would be granted.

Councillor Johnson noted that the current application was for outline planning permission and that more details were required; he considered that the application should return to the Committee when the details had been decided.

Councillor Bell agreed; he felt that more time was needed to consider these matters and advocated deferral.

Councillor Sharpe said that in the event of a deferral, all other issues would be set aside for a matter which had already been safeguarded; a deferral would achieve nothing and would result only in delay.

The Development Management Section Head confirmed the officers' view that it was appropriate in all the circumstances to recommend that planning permission be granted subject to the completion of a s106 planning obligation. He agreed that a deferral at this stage would result in delay in the overall determination of the application.

Impact on Ecology

Councillor Connal said that she had grave concerns regarding flooding: much of the application site was part of the floodplain and there had been severe flooding in parts of Watford earlier in the year.

The Major Cases and Enforcement Manager advised that officers had discussed the application with the Environment Agency who had made robust suggestions for flood alleviation. Measures proposed had included opening a culvert to alleviate the problem. The officer also drew attention to a number of conditions

which had been included in the recommendations and added that the Environment Agency had raised no objections to the proposal and were satisfied with the measures to be put in place.

Quality of Open Spaces

The Chair noted that there were considerable differences in the quality of open space on the site. He asked what could realistically be achieved and for clarification on what improvements the scheme could provide.

The Major Cases and Enforcement Manager advised that Riverside Recreation Park would be upgraded and that some public open space would be provided on the Farm Terrace site. It was hoped that a play area could be established on the allotment site.

The Chair pointed out that Watford had little available open space and that, whilst it was necessary to build for communities, this should be achieved with regard to residents' quality of life.

Councillors Watkin and Sharpe commented that the most important issue was that the open space to be provided could be use and enjoyed. Token open space would not be acceptable.

Sewerage and Infrastructure

The Major Cases and Enforcement Manager referred to Thames Water's initial consultation response which indicated that the existing sewer system was insufficient to accommodate the needs of the proposed master plan. A survey had subsequently been undertaken although the results had not become available at the time of the meeting.

Development adjacent to the River Colne was a key issue in the scheme; the Environment Agency had indicated that a s106 contribution be requested from the applicant towards off site works.

Councillor Bell noted Thames Water' concerns as detailed on pages 23 and 24 of the agenda and agreed that stringent conditions should be applied.

The Chair invited Councillor Mills, councillor for Vicarage ward, to speak to the meeting.

Councillor Mills said that she fully supported the provision of the Health Campus in Watford. She wished, however, to enumerate the disadvantages in the current scheme:

- i) West Watford was already over-populated
- ii) Parking for residents was difficult in West Watford and the problems would probably become worse.
- iii) School places were insufficient for the children already resident in the area and this, too, would worsen.
- iv) Although more houses were needed in the borough, it would be better if fewer could be built in this already crowded location.

Councillor Mills concluded by asking that sufficient school places be made available and that the traffic and parking problems be ameliorated.

The Chair then requested final comments from the Committee.

Councillor Sharpe agreed that priority be given to s106 issues. He considered that a development on the scale of the Health Campus would inevitably produce a number of problems to be overcome but argued that the Committee focus on the overall picture in order that the scheme be not lost.

Councillor Sharpe stressed that it was important that the hospital remain in Watford with not only the facilities currently needed but with sufficient capacity for future improvement. He stated that the borough needed both hospital and additional housing and that both could be accommodated on a large area of land which had been underused for over 20 years.

Councillor Sharpe added that the scheme would introduce a hospital of which the town could be proud which, together with other new infrastructure, railways and parks in addition to the Health Campus itself, would have a significant impact on the surrounding area. He acknowledged that the present application was probably the largest which the present Committee would be asked to consider and stressed that it was imperative that the s106 agreement was successfully completed.

Councillor Sharpe referred to Councillor Johnson's comment that the application was for outline planning permission and that no details had been included. He counselled, however, that the building process would take a number of years and that it was imperative that Councillors remain vigilant to ensure that a scheme of the highest quality would be achieved. With regard to the suggestion that the application be deferred pending the submission of greater details, Councillor Sharpe recommended that the application be approved at the current meeting and that the Committee determine the final text of the s106 planning obligation and the planning conditions.

The Chair agreed that there should be no deferral and concluded the discussion by thanking the Major Cases and Enforcement Manager and all officers for their comprehensive report.

RESOLVED –

(A) That planning permission be granted subject to the completion of a planning obligation under s.106 of the Town and Country Planning Act 1990 in accordance with the Heads of Terms set out in (B) below and to the imposition of appropriate planning conditions as referred to in (C) below.

(B) That the Development Management Section Head be authorised to negotiate the detailed wording of the following Heads of Terms:

(i) financial contributions payable to the County Council towards traffic calming measures on roads surrounding the site, the enhancement of public transport infrastructure and the enhancement of bus services serving the site;

- (ii) financial contributions payable to the Council towards the implementation of extensions to the existing Controlled Parking Zones and the improvement of cycleways and footways within 2000m of the boundaries of the site;
- (iii) the upgrading of the traffic signal controller at Junction 5 of the M1;
- (iv) junction improvements at the Lower High Street/Dalton Way junction;
- (v) the implementation of the Framework Travel Plan;
- (vi) the implementation of a car parking management strategy;
- (vii) the provision or improvement either on-site and/or off-site by means of either direct provision and/or financial contributions payable to the County Council towards facilities for secondary education, primary education, nursery education, childcare, youth and libraries;
- (viii) the provision of fire hydrants to serve the development;
- (ix) an affordable housing strategy for the delivery of 35% of the new dwellings as affordable housing;
- (x) financial contributions payable to the Council towards the provision or improvement of open space;
- (xi) the removal of river structures within the River Colne and the side channel and a masterplan for the River Colne within the site and off-site;
- (xii) biodiversity off-setting and ecological improvements within the River Colne corridor;
- (xiii) the improvement and upgrading of sewer capacity either on-site or off-site to serve the development.

(C) That the planning permission be subject to conditions, including the following:

- (i) in respect of the outline element, the conditions referred to in Annex A; and
- (ii) in respect of the detailed element, the conditions referred to in Annex B.

(D) That the final text of the planning obligation and the planning conditions be determined by the Development Control Committee.

Informatives

This planning permission is accompanied by an agreement under Section 106 of the Town and Country Planning Act 1990 to secure financial payments towards the provision or improvement of public open space, childcare, education, youth facilities, library facilities and sustainable transport measures for the Borough of Watford; the provision of affordable housing; and the provision of any fire hydrants that are necessary to serve the development, in accordance with the provisions of Supplementary Planning Guidance 10 (SPG10), Policies L8 and H10 of the Watford District Plan 2000 and Policies T4, T5 and INF1 of the Watford Local Plan Core Strategy 2006-31. In addition, the legal agreement secures a contribution towards the variation of the Borough of Watford (Watford Central Area and West Watford Area) (Controlled Parking Zones) (Consolidation) Order 2010 to exclude future residents of the development from entitlement to resident parking permits for the controlled parking zones in the vicinity of the site, in accordance with Policy T24 of the Watford District Plan 2000. The planning obligation also includes provisions relating to the provision of 35% affordable housing and an affordable housing delivery strategy; traffic signal

improvements at M1 J5; a package of transport measures including alterations to the Lower High Street/Dalton way junction; the implementation of a travel plan; the implementation of a car parking management strategy; improvements to the River Colne and biodiversity off-setting measures within the River Colne valley; and improvement and upgrading of sewer capacity to serve the development.

2. For the avoidance of doubt, site preparation works shall not include the removal of trees and shrubs from the site or works comprising the erection of site hoarding for security and safety reasons.

3. All species of bat are European Protected Species. A licence is required in order to carry out any works that involve certain activities such as capturing the animals, disturbance, or damaging or destroying their resting or breeding places. Note that damage or destruction of a breeding site or resting place is an absolute offence and unless the offences can be avoided through avoidance (e.g. by timing the works appropriately), it should be licensed. In the first instance it is for the developer to decide whether a species licence will be needed. The developer may need to engage specialist advice in making this decision. A licence may be needed to carry out mitigation work as well as for impacts directly connected with a development.

ANNEX A

Schedule of conditions

Outline Element

Masterplan for each Development Area

1. No reserved matters shall be submitted for any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a masterplan for the development area showing the following details has been submitted to and approved in writing by the Local Planning Authority:

- i) Vehicle routes including access to parking areas, servicing of buildings, and emergency vehicles;
- ii) Pedestrian and cycle routes;
- iii) Maximum building footprints;
- iv) Active building frontages;
- v) Location and size of green open space and hard landscaped open space;
- vi) Location and size of children's play facilities;
- vii) Linkages to adjoining development areas.

Reason: To ensure the proper planning of each development area and appropriate relationships to adjoining areas.

Phasing Plan for each Development Area

2. No reserved matters shall be submitted for any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a phasing plan showing how the

development within the relevant development area will be phased and implemented has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall delineate each separate phase of development and provide details of start and indicative completion dates. Phase boundaries shall be contiguous with each other. For the avoidance of doubt, the phasing plan for the Riverside development area shall include the creation of the Colne Island open space and Ebury Way Link as approved under planning permission ref. 13/00971/FULM. The development shall only be carried out in accordance with the approved phasing plan, unless otherwise agreed in writing by the Local Planning Authority.

Reserved Matters

3. No development shall commence within any phase of development within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until details of the reserved matters of access, appearance, landscaping, layout and scale for the relevant phase have been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Time Limit

4. Applications for approval of the reserved matters must be made not later than the expiration of ten years from the date of this permission.

Approved Drawings

5. The reserved matters applications pursuant to this permission shall be made in accordance with the following approved drawings and substantially in accordance with the supporting documents:-

Parameter Plan: Development Areas and Land Uses – drawing no. A10336D0010 rev.P3

Parameter Plan: Pedestrian and Green Links – drawing no. A10336D0012 rev.P3

Parameter Plan: Vehicular Access – drawing no. A10336D0013 rev.P3

Parameter Plan: Maximum Building Heights – drawing no. A10336D0014 rev.P1

Parameter Sections: East-West Sections – drawing no. A10336D0015 rev.P2

Parameter Plan: North-South Sections West Side – drawing no. A10336D0016 rev.P2

Hours of Construction

6. Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Construction Environmental Management Plan

7. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground

remediation and service diversions) or construction shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a Construction Environmental Management Plan (based upon the Environmental Management Plan dated 31st March 2014 in the Environmental Statement) has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include (but not exclusively) details of the operation of the Considerate Contractors Scheme; a contact procedure for complaints; the routing of construction vehicles; the management of deliveries to avoid peak times; the management of contractors parking; hours of noisy operation; hours for deliveries; air, noise and dust monitoring around the boundaries of site; the siting and demarcation of compounds within the site; the siting and type of fencing to protect all trees, hedges and habitats to be retained and all watercourses; safe access to site offices; and wheel washing facilities at all exits from the site. The Plan as approved shall be implemented throughout the period of works unless otherwise agreed in writing by the Local Planning Authority.

Land Contamination

8. No development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a scheme that includes the following components to deal with the risks associated with contamination of the relevant development area has been submitted to and approved in writing, by the Local Planning Authority:

- 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 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 express written consent of the local planning authority. The scheme shall be implemented as approved.
8. 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 unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.
9. No occupation of any building within any phase of the development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been 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.

Archaeological investigation

10. (i) No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until an Archaeological Written Scheme of Investigation for the relevant development area 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.

(ii) The development shall only be undertaken in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under part (i).

(iii) No occupation of any building within any development area shall take place until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (i) and the provision made for analysis and publication where appropriate.

Site Waste Management Plan

11. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a Site Waste Management Plan (SWMP) (based upon the Design Stage SWMP dated 28th March 2014 in the Environmental Statement) for all aspects of waste management during site preparation and construction has been submitted to and approved in writing to the Local Planning Authority. The development shall be undertaken in accordance with the agreed Plan unless otherwise agreed in writing by the Local Planning Authority.

Flood Risk

12. No works of development shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a scheme to address flood risk has been submitted to and approved in writing by the Local Planning Authority. The scheme must be in accordance with the approved Flood Risk Assessment (FRA) prepared by AECOM dated March 2014. The scheme must include the following mitigation measures detailed within the FRA:

1. The surface water drainage scheme for the site shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Details of how the scheme shall be maintained and managed after completion must be included.
2. Finished floor levels are set no lower than the 1 in 1000 year flood event design level.
3. Flood compensation works as determined by any buildings encroaching into the 100 year climate change design level.
4. Resilience measures as indicated to direct flood flows away from buildings by land shaping.

5. Providing safe dry access/egress to higher ground from any buildings within the 100 year climate change flood envelope.

Built Footprint within Floodplain

13. No built footprint shall be constructed within the 100 year climate change baseline flood envelope with the Tributary flows and updated topographic survey data included (see drawing 60288684-INF-SK14 Rev 3.0 in Appendix 2 of the Flood Risk Assessment prepared by AECOM dated March 2014) until after the works to open up and improve the flow capacity of the Wiggshall Tributary Ditch have been completed and the completion of these tributary works has been demonstrated in writing to and been approved by the Local Planning Authority.

Bridge Design

14. The design of any new bridge over a designated 'main river' watercourse shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the bridge is free-spanning over the watercourse with the abutments set back a minimum of one metre from the top of the riverbank on the landward side and with a soffit level in excess of the 100 year climate change level with an appropriate freeboard. Any new bridge shall only be constructed in accordance with the approved details.

Surface Water Drainage

15. No infiltration of surface water drainage into the ground shall take place 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 controlled waters. The development shall be carried out in accordance with the approval details.

Piling

16. Piling or any other foundation designs using penetrative methods shall not take place 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.

Non Native Invasive Species Strategy

17. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until a detailed method statement for the removal or long-term management/control of Japanese Knotweed and Himalayan Balsam has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site

are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall only be carried out in accordance with the approved method statement.

Services Strategy

18. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a Services Strategy, setting out all existing services in the relevant development area to be removed or diverted and all new services to be provided, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

Sustainability Targets

19. All non-residential units within the development hereby permitted shall be constructed to achieve a minimum rating of 'Very Good' in accordance with the relevant BREEAM standard for the proposed uses(s) (or the equivalent standard in such measure of sustainability for design which may replace that scheme).

No development shall commence within any phase of development within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until an Interim (Design Stage) Certificate issued by or on behalf of the British Research Establishment to demonstrate that the shell and core design of the non-residential buildings or the non-residential elements of mixed-use buildings within the relevant phase will achieve a minimum BREEAM rating of 'Very Good' has been submitted to and approved by the Local Planning Authority. This shall be supplemented by details of any measures that would need to be secured by the tenant fit out and a mechanism by which these will be secured. No non-residential unit shall be occupied until a Post-Completion Final Certificate, to certify that the rating of 'Very Good' has been achieved, has been submitted to and approved in writing by the Local Planning Authority.

20. All residential units (Use Class C3) within the development hereby permitted shall be constructed to achieve a minimum of Code Level 4 in accordance with the Code for Sustainable Homes (or the equivalent standard in such measure of sustainability for house design which may replace that scheme).

i) No residential development shall commence within each phase of each development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a design stage interim certificate issued by or on behalf of the British Research Establishment to demonstrate how the residential dwellings within the relevant phase will achieve a minimum of Code Level 4 has been submitted to and approved in writing by the Local Planning Authority.

ii) No later than 4 months after the first occupation of each building, the Final Code Certificate certifying that a minimum of Code Level 4 has been achieved for each of the dwellings within the building shall be submitted to the Local Planning Authority.

Tree and shrub removal

21. No trees, scrub or hedges within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' shall be lopped, topped, felled, grubbed up or otherwise removed from the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously surveyed the trees, scrub or hedges and certified in writing to the Local Planning Authority that such works of removal will not harm nesting birds or any protected species.

Tree Protection Measures

22. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until the fencing to protect all trees, hedges and habitats to be retained and all watercourses as approved as part of the Construction Environmental Management Plan (Condition 7) has been erected on the site. No works shall take place within the protected areas until a method statement detailing the works to be undertaken and the methods to be used have been submitted to and approved in writing by the Local Planning Authority. Works within the protected areas shall only be undertaken in accordance with the approved method statement.

Existing and Proposed Ground Levels

23. No development shall commence within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until details of the existing and proposed ground levels and the finished ground floor levels of all the buildings, roads and footpaths within the relevant development area have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

Soft Landscaping Scheme

24. No building within any phase of development within any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' shall be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) A landscape management plan for the long term maintenance of all soft landscaping and biodiversity measures within the site.
- ii) A phasing plan for the implementation of the soft landscaping scheme.

The soft landscaping scheme shall only be implemented in accordance with the approved details and shall be maintained in accordance with the approved management plan at all times, unless otherwise agreed in writing by the Local Planning Authority.

External Lighting

25. No development shall commence until full details of the siting, height, design and type of all external lighting and details of ground lux levels have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to minimise any light spillage towards the River Colne and to minimise any adverse impacts on wildlife. The external lighting shall only be installed in accordance with the approved details.

Access

26. No building within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' shall be occupied until all access measures approved as reserved matters have been completed in full for the relevant phase.

Car Parking Provision

27. No development shall commence within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) The location and layout of car parking spaces including spaces for people with disabilities.
- ii) The allocation of car parking spaces including spaces for visitors.
- iii) Details of on-site parking controls and charges.
- iv) A management plan for the enforcement of parking controls and charges.
- v) The provision and location of charging points for electric vehicles.

No building shall be occupied within any phase until the approved car parking measures relevant to that phase have been provided in full, unless otherwise approved in writing by the Local Planning Authority. The spaces shall be retained at all times for the parking cars.

Cycle Parking Provision

28. No development shall commence within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) The location and size of secure and weatherproof cycle stores for residential and non-residential use.
- ii) The number of cycles to be accommodated in each store and the type of racking system to be used.
- iii) The residential flats and non-residential floorspace respectively served by each store.
- iv) The number, type and location of cycle stands for general public use.

No building shall be occupied within any phase until the approved cycle parking measures relevant to that phase have been provided in full, unless otherwise approved in writing by the Local Planning Authority. The cycle stores shall be

retained at all times for the parking of cycles and shall not be used for any other purpose.

Bin Storage Provision

29. No development shall commence within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) The location and size of secure and weatherproof bin stores for residential and non-residential use.
- ii) The number and size of bins for waste, dry recycling and green waste to be accommodated in each store.
- iii) The residential flats and non-residential floorspace respectively served by each store.
- iv) Details of collection routes, collection points and any other collection arrangements, as appropriate, for the emptying of bins.
- iv) Details of access routes, turning and manoeuvring space for refuse vehicles.

No building shall be occupied within any phase until the approved bin stores relevant to that phase have been provided in full, unless otherwise approved in writing by the Local Planning Authority. The bin stores shall be retained at all times for the storage of bins and shall not be used for any other purpose.

Plant and Equipment

30. No plant or equipment shall be installed externally on any building or within any plant room or enclosure or within the site of any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until full details have been submitted to and approved in writing by the Local Planning Authority. These details shall include the type, size and design of the plant/equipment; its siting and height above ground level; measures to mitigate its visual impact; details of any noise or odours emitted by the plant/equipment; and measures to mitigate any impacts arising from noise or odours. All plant and equipment should achieve a noise level of -10dB(A) compared to background noise levels as recorded in the Environmental Statement. The plant/equipment shall only be installed in accordance with the approved details and shall be retained as such at all times.

Maximum Floorspace and Use

31. The maximum number of residential dwellings to be developed within the application site shall not exceed 681.

32. The maximum number of residential dwellings within any development area shall not exceed the number shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses'.

33. The maximum total gross external floorspace to be developed within the application site shall not exceed 104,449m² and the maximum gross external floorspace by use shall not exceed the following amounts:

Hospital (Class C2) - 25,960m²
Offices/laboratories (Class B1(a) and B1(b)) - 3,685m²
Retail/commercial (Classes A1-A5) - 5,620m²
Residential (Class C3) - 55,988m²
Hotel (Class C1) - 3,000m²
Business/commercial (Classes B1(c), B2 and B8) - 8,477m²
Leisure (Class D2) - 1,719m²

34. The maximum gross external floorspace for each use within any development area shall not exceed the amount shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses'. The floorspace within any development area shall only be used for the uses specified and shall not be used for any other uses.

Design Standards

35. All residential units (Use Class C3) within the development hereby permitted shall be designed in accordance with the standards and guidelines contained in the Council's adopted Residential Design Guide 2014 (or any subsequent revision of this document).

Open Space and Children's Play Facilities

36. No development shall commence within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until details of the public open space and children's play facilities for the relevant area have been submitted to and approved in writing. The details shall include the following:

- (i) The location and size of public open space.
- (ii) Details of the fencing, seating, litter bins and landscaping of the public open space.
- (iii) The location and size of children's play space.
- (iv) Details of the fencing, seating, litter bins, landscaping and play equipment for the children's play areas.

No buildings shall be occupied within each phase until the open space and children's play facilities relevant to that phase have been provided in full in accordance with the approved details.

Biodiversity measures

37. No works of development shall commence within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until details of measures to enhance the biodiversity of the development area have been submitted to and approved in writing by the Local Planning Authority. The range of measures to be considered should include green roofs, brown roofs, green walls, bird and bat boxes and habitat creation in addition to the planting of native species. The details shall also include a management plan for the maintenance of the approved measures. No dwelling or unit shall be occupied until the approved measures have been installed as approved, unless otherwise agreed in writing by the Local Planning Authority.

Travel Plan

38. No unit shall be occupied within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until a detailed Travel Plan based upon the Framework Travel Plan (March 2014) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be operated as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

Shopfronts

39. No use of any unit within Classes A1, A2, A3, A4, A5 and D2 shall commence until details of the shopfront to the unit have been submitted to and approved in writing by the Local Planning Authority and the shopfront has been installed in accordance with the approved details.

Hours of Use

40. No use of any unit within Classes A4 and A5 shall take place before 0800 hours or after 2330 hours on any day.

Construction of Access Road

41. No dwelling or non-residential unit within any development area shall be occupied until the Access Road and bridge approved under planning permission ref. 13/00971/FULM have been completed in full.

Renewable Energy

42. No development shall commence within any phase of any development area as shown on drawing no. A10336D0010 rev.P3 entitled 'Parameter Plan: Development Areas and Land Uses' until details of the low or zero carbon energy technologies to be used within the relevant phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, size and appearance any external plant and equipment. The technologies shall be installed as approved.

Internal Noise Levels

43. No development shall commence on any residential unit until details of the measures to be used to achieve internal noise levels that do not exceed the guidance levels given for residential rooms in BS8233:2014 have been submitted to and approved in writing by the Local Planning Authority. These measures shall include wall construction, windows, glazing and ventilation. No residential unit shall be occupied until the approved measures have been installed.

Breakdown of floorspace for Class A units

44. Maximum floorspace for A1/A2/A3 and other 'retail' uses.

Maximum size of Class A units

45. Range of size of units.

ANNEX B

Schedule of conditions

Detailed Element **Business Area South**

The following conditions relate to the detailed element of the application for Business Zone South as shown on drawing no. 1567-TP-01.

Time Limit

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

Approved Drawings

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
1567-TP-01, 02, 03, 04, 05

Hours of Construction

3. Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays.

Construction Environmental Management Plan

4. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until a Construction Environmental Management Plan (based upon the Environmental Management Plan dated 31st March 2014 in the Environmental Statement) has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include (but not exclusively) details of the operation of the Considerate Contractors Scheme; a contact procedure for complaints; the routing of construction vehicles; the management of deliveries to avoid peak times; the management of contractors parking; hours of noisy operation; hours for deliveries; air, noise and dust monitoring around the boundaries of site; the siting and demarcation of compounds within the site; the siting and type of fencing to protect all trees, hedges and habitats to be retained and all watercourses; safe access to site offices; and wheel washing facilities at all exits from the site. The Plan as approved shall be implemented throughout the period of works unless otherwise agreed in writing by the Local Planning Authority.

Land Contamination

5. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground

remediation and service diversions) or construction shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing, by the Local Planning Authority:

- (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 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 express written consent of the local planning authority. The scheme shall be implemented as approved.
6. 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 unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.
7. No occupation of any building (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been 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.

Archaeological investigation

8. (i) No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction 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.
- (ii) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 6(i).
- (iii) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6(i) and the provision made for analysis and publication where appropriate.

Site Waste Management Plan

9. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until a Site Waste Management Plan (SWMP) (based upon the Design Stage SWMP dated 28th March 2014 in the Environmental Statement) for all aspects of waste management during site preparation and construction has been submitted to and approved in writing to the Local Planning Authority. The development shall be undertaken in accordance with the agreed Plan unless otherwise agreed in writing by the Local Planning Authority.

Flood Risk

10. No works of development shall commence until a scheme to address flood risk has been submitted to and approved in writing by the Local Planning Authority. The scheme must be in accordance with the approved

Flood Risk Assessment (FRA) prepared by AECOM dated March 2014. The scheme must include the following mitigation measures detailed within the FRA:

1. The surface water drainage scheme for the site shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. Details of how the scheme shall be maintained and managed after completion must be included.
2. Finished floor levels are set no lower than the 1 in 1000 year flood event design level.
3. Flood compensation works as determined by any buildings encroaching into the 100 year climate change design level.
4. Resilience measures as indicated to direct flood flows away from buildings by land shaping.
5. Providing safe dry access/egress to higher ground from any buildings within the 100 year climate change flood envelope.

Built Footprint within Floodplain

11. No built footprint shall be constructed within the 100 year climate change baseline flood envelope with the Tributary flows and updated topographic survey data included (see drawing 60288684-INF-SK14 Rev 3.0 in Appendix 2 of the Flood Risk Assessment prepared by AECOM dated March 2014) until after the works to open up and improve the flow capacity of the Wiggshall Tributary Ditch have been completed. Completion of these tributary works must be demonstrated to and approved by the Local Planning Authority.

Surface Water Drainage

12. No infiltration of surface water drainage into the ground is 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 controlled waters..

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

Piling

13. 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

Non Native Invasive Species Strategy

14. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until a detailed method statement for the removal or long-term management/control of Japanese Knotweed and Himalayan Balsam has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall only be carried out in accordance with the approved method statement.

Services Strategy

15. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until a Services Strategy, setting out all existing services on the site to be removed or diverted and all new services to be provided, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

Sustainability Targets

16. No development shall commence until an Interim (Design Stage) Certificate issued by or on behalf of the British Research Establishment has been submitted to the Local Planning Authority to demonstrate that the shell and core design of the buildings will achieve a minimum BREEAM rating of 'Very Good'. This shall be supplemented by details of any measures that would need to be secured by the tenant fit out and a mechanism by which these will be secured. No unit shall be occupied until a Post-Completion Final Certificate, to certify that the rating of 'Very Good' has been achieved, has been submitted to and approved in writing by the Local Planning Authority.

Tree and shrub removal

17. No trees, scrub or hedges on the site shall be lopped, topped, felled, grubbed up or otherwise removed from the site between 1st March and 31st August in any year unless a suitably qualified ecologist has previously surveyed the trees, scrub or hedges and certified in writing to the Local Planning Authority that such works of removal will not harm nesting birds or any protected species.

Tree Protection Measures

18. No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall commence until the fencing to protect all trees, hedges and habitats to be retained and all

watercourses as approved as part of the Construction Environmental Management Plan (Condition 4) has been erected on the site. No works shall take place within the protected areas until a method statement detailing the works to be undertaken and the methods to be used have been submitted to and approved in writing by the Local Planning Authority. Works within the protected areas shall only be undertaken in accordance with the approved method statement.

Existing and Proposed Ground Levels

19. No development shall commence until details of the existing and proposed ground levels across the site and the finished ground floor levels of all the buildings, roads and footpaths have been submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in accordance with the approved details.

External Materials

20. No development shall commence until details of the materials to be used for all the external finishes of the buildings, including all external walls, roofs, doors and windows, 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 materials.

Hard Landscaping Scheme

21. No development shall commence until a hard landscaping scheme and details/samples of all materials to be used for all roads, footpaths, servicing areas and car parking areas has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the approved hard landscaping works have been carried out.

Fencing and Boundary Treatments

22. No development shall commence until details of all means of enclosure and gates on the boundaries of the site and within the site have been submitted to and approved in writing by the Local Planning Authority. This shall include details of all retaining walls and structures within the site. No part of the development shall be occupied until the approved works have been carried out.

Soft Landscaping Scheme

23. No development shall commence until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:
- i) Details of all existing trees, shrubs and hedges to be retained.
 - ii) Details of all new tree, shrub, hedge and other planting proposed within the site.
 - iii) A schedule of planting including species, plant sizes and planting densities.
 - iv) Measures to enhance the biodiversity and ecological value of the site.

- v) A planting specification for all new planting.
- vi) A landscape management plan for the long term management and maintenance of all soft landscaping and biodiversity measures within the site.
- vii) A phasing plan for the implementation of the soft landscaping scheme.

The soft landscaping scheme shall only be implemented in accordance with the approved details and shall be maintained in accordance with the approved management plan at all times, unless otherwise agreed in writing by the Local Planning Authority.

External Lighting

24. No development shall commence until full details of the siting, height, design and type of all external lighting and details of ground lux levels have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to minimise any light spillage towards the River Colne and wildlife area and to minimise any adverse impacts on wildlife. The external lighting shall only be installed in accordance with the approved details.

New Access Junction

25. No part of the development shall be occupied until the new access junction with the Access Road, as shown in principle on the approved drawings, has been completed in full.

Car Parking Provision and Servicing

26. No part of the development shall be occupied until the car parking spaces, service yards and manoeuvring areas shown on the approved drawings have been laid out and constructed in full, unless otherwise approved in writing by the Local Planning Authority. The car parking spaces, service yards and manoeuvring areas shall be retained at all times for these purposes.

Cycle Parking Provision

27. No part of the development shall be occupied until details of the siting, size, design and external materials of cycle stores for each of the proposed units (or communal stores to be shared by units) have been submitted to and approved in writing. The respective stores shall be retained at all times for cycle storage only and shall not be used for any other purpose.

Bin Storage Provision

28. No part of the development shall be occupied until details of the siting, size, design and external materials of bin stores (for waste and recycling) for each of the proposed units (or communal stores to be shared by units) have been submitted to and approved in writing. The respective stores shall be retained at all times for bin storage only and shall not be used for any other purpose.

Plant and Equipment

29. No plant or equipment shall be installed externally on any building or within the site until full details have been submitted to and approved in writing by the Local Planning Authority. These details shall include the type, size and design of the plant/equipment; its siting and height above ground level; measures to mitigate its visual impact; details of any noise or odours emitted by the plant/equipment; and measures to mitigate any impacts arising from noise or odours. The plant/equipment shall only be installed in accordance with the approved details and shall be retained as such at all times.

Specified Uses

30. The units hereby permitted shall only be used for purposes within Classes B1(b), B1(c), B2 and B8 of the schedule to the Town and Country Planning (Use Classes) Order 1985 (as amended) and for no other use, unless otherwise approved in writing by the Local Planning Authority.

Trade Counters

31. In respect on any unit used for purposes within Class B8, no trade counter provided within that unit shall exceed 10% of the gross internal ground floor area of the unit and shall not exceed 40m² in any event.

Maximum Floorspace

32. The maximum floorspace that shall be provided within the approved buildings shall not exceed 6,950m² gross internal area (GIA).

Travel Plan

33. No unit shall be occupied until a detailed Travel Plan based upon the Framework Travel Plan (March 2014) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be operated as approved at all times, unless otherwise agreed in writing by the Local Planning Authority.

32

WESTFIELD ACADEMY, TOLPITS LANE

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of one letter in response to the application.

The Chair invited Mr Ian Harris to address the Committee.

Mr Harris explained that he represented Maber Architects who, under the auspices of Hertfordshire County Council and the Department of Education, had designed the proposed development. He advised that the application encompassed a construction value of £14m in addition to project costs and investment in the area and noted that the new school would meet the needs of the local area by increasing pupil numbers from 1,100 to 1,600.

Mr Harris described the current school building as a 'system build' which was already twice the age of its expected life-span. He drew attention to the present 'sprawling' design and advised that the new building would be more compact and, with a smaller footprint, more efficient.

Mr Harris then explained that the new buildings would be on a different area of the site which would allow for minimum construction problems: the building would be completed and the school then 'decanted' into the new premises prior to demolition of the existing buildings.

On the matter of design, Mr Harris pointed out that the proposed new bridge element would provide a dramatic entrance and would be an attractive feature for the locality. He advised that the school had confirmed that this feature would make a significant impact and would enhance the development.

Mr Harris then addressed the issue of educational needs. He affirmed that the new buildings would enhance the teaching of the core subjects; he noted that the school had achieved a 'good' Ofsted rating but that the school's aim was to raise their rating to 'excellent' – this would be more achievable in a well designed and improved building.

Mr Harris advised that, as a result of the proposal, additional funding had been forthcoming from the Football Foundation. This funding would provide for 'astro' turf surfacing which, as Mr Harris pointed out, would extend an already successful sports centre.

Mr Harris concluded by advising that the new school would not only provide extended provision for local students, but would also be available for adult learning opportunities.

The Committee then discussed the application.

Councillor Bell said that he welcomed the new development but drew the meeting's attention to page 166 of the agenda and the 10% traffic increase in the Tolpits Lane / Croxley View area. He urged that the developer take into account the request of the adjoining primary school that safeguarding measures be put in place to protect pupils on their way to and from both schools.

Councillor Bell added that 132 car parking spaces would be provided but noted that staff would number 120 in total. He asked whether 132 spaces would be sufficient, commenting that since there were problems parking outside the school, it would be wise to provide more spaces.

The Applications Casework Manager pointed out that there would be 12 more parking spaces available than the total number of staff and that this should prove to be sufficient. He noted that existing problems stemmed from the fact that there were two schools in the area. He advised that, whilst children of secondary age could be 'dropped off' outside school, with younger children it was necessary for parents to park and then walk the children into the school grounds.

The Applications Casework Manager advised that the proposed scheme had addressed the problem with the provision of coach and car drop off points. He noted that at the present time only 1% of students used cycles to travel to school but it was hoped that this figure could be improved.

In response to a question from Councillor Connal regarding badger setts having been identified on the site, the Applications Casework Manager advised that a very comprehensive study commissioned by the Applicant had been completed and that precautionary measures had been initiated.

Councillor Watkin also welcomed the application as an opportunity to provide new buildings which would be fit for purpose and said that he was pleased to support the proposal.

Councillor Johnson noted that it appeared that a significant number of trees would be lost during the reconfiguration of the site. He asked how many would be removed and asked that more be replanted.

The Applications Casework Manager said that, whilst it seemed that many trees would be removed, in fact, since they were somewhat scattered about the site, they did not currently provide a good visual amenity. He advised that greater space would be available by implementing the proposed design of buildings and that a considerable number of replacement trees would be planted both in the grounds and in the car parking area.

Councillor Bashir echoed previous Members' comments and stated that he had noted the shortage of school places in the area; 500 additional places were to be welcomed.

RESOLVED –

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.
2. Construction work of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturdays and not at all on Sundays and Public Holidays, without the prior written approval of the Local Planning Authority, except that the delivery of construction materials to the site may take place after 7.30am.
3. The construction site shall be registered with the Considerate Constructors Scheme and the development shall be carried out in accordance with the requirements of this Scheme at all times.
4. No demolition or construction works shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include the phasing of the development and,

for each phase, details of contractors' parking, the delivery and storage of materials, any temporary access/egress points to adjoining highways, and wheel washing facilities. The Plan as approved shall be implemented throughout the construction period.

5. No demolition or construction works shall commence until fencing of a style, height and in a position to be agreed in writing by the Local Planning Authority shall have been erected to protect all trees and shrubs which are to be retained. No materials, vehicles, fuel or any other items shall be stored or buildings erected or works carried out inside this fencing and no changes in ground level shall be made within the spread of any tree or shrubs (including hedges) without the prior written approval of the Local Planning Authority.

6. No development shall commence within the site until full details of the provision for bicycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the completion of the development and shall be retained thereafter.

7. No work shall commence until details of the siting, height and type of fencing 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. The fencing or other means of enclosure shall be provided as approved prior to the completion of the development hereby approved and shall be maintained as such at all times thereafter.

8. No construction works (excluding demolition, site clearance, levelling, decontamination and the diversion of existing services) shall commence until details of a lighting scheme for the development have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be installed as approved prior to the completion of the development and thereafter the scheme shall be retained at all times.

9. No development shall commence within the site until full details and samples of the materials to be used for the external surfaces of the building, including doors and windows, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

10. All areas for parking and storage and delivery of materials associated with the construction of this development shall be provided within the site on land which is not public highway and the use of such areas shall not interfere with the use of the public highway.

11. Prior to the completion of the development hereby permitted the parking areas as shown on the approved plan number WSG-MA-00-ZZ-DR-A-00105-S2 shall be provided and these areas shall be maintained solely for that purpose thereafter.

12. Not less than four months before the building hereby permitted is occupied, a Travel Plan with the object of reducing the numbers of staff and pupils travelling to the site by private car shall be submitted for the approval in writing of the Local Planning Authority. Once approved, the Travel Plan shall be brought into use and shall thereafter continue to be implemented as approved unless otherwise agreed in writing by the Local Planning Authority.

13. No works shall commence until a detailed surface water drainage scheme for the site, based on the agreed flood risk assessment (Arup, Ref: WS-ARP-XX-ZZ-RP-C-08020, 22 August 2014) has been submitted to and approved in writing by the local planning authority. The drainage scheme shall include a restriction in run-off and surface water storage on site as outlined in the flood risk assessment. The scheme shall be implemented in accordance with the approved details prior to the completion of the development.

14. No demolition or construction works shall commence until a detailed scheme to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements:

- (i) 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;
- (ii) a site investigation scheme, based on (i) above, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- (iii) the results of the site investigation and risk assessment referred to in (ii) above 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;
- (iv) 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 (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

No changes to these components shall be undertaken without the written approval of the Local Planning Authority. All works shall be carried out in accordance with the approved details.

15. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 14 above) and the effectiveness of the remediation has been 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. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

16. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from, the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination is to be dealt with. All works shall be carried out in accordance with the approved details.

17. The development hereby permitted shall not be taken into use until a community use agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. This agreement shall include details of the facilities to be used, together with pricing policy, hours of use, and access by other community users, together with management responsibilities and a mechanism for review, and any other matters which the Local Planning Authority, in consultation with Sport England, may reasonably require in order to secure the effective community use of the facilities. Thereafter, the development shall not be used at any time other than in strict compliance with the approved agreement.

18. The works and the contractors' compound hereby permitted and other associated structures shall be removed from the site before the total completion of the building project. Within three months of removal or the first planting season following removal, the playing field land and all other outdoor sports facility shall be reinstated to a quality at least equivalent to the quality of the playing field/other outdoor sports facility immediately before the compound was erected.

19. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority, in consultation with Sport England:

(i) a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field which identifies constraints which could affect playing field quality; and

(ii) based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the new playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority in consultation with Sport England. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

20. The existing cricket nets and artificial cricket wicket shall be relocated in accordance with the approved drawings prior to commencement of development.

21. No development shall commence on site until a hard and soft landscaping scheme for the site (including a detailed method statement covering tree planting, tree, shrub and grass species, planting size and density and all hard surfacing materials) has been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the completion of the development and shall be retained thereafter at all times. The soft landscaping shall be carried out not later than the first available planting and seeding season after completion of the development. 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 by the Local Planning Authority.

22. The development shall be carried out only in accordance with the "precautionary measures" detailed within the submitted bat and slow worm

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

WSG-MA-00-ZZ-DR-A-00120-S2 3D Views and Perspectives 02 - P03
WSG-MA-00-ZZ-DR-A-00119-S2 3D Views and Perspectives 01 - P03
WSG-MA-00-ZZ-DR-A-00118-S2 Internal Courtyard Elevations - P01
WSG-MA-00-ZZ-DR-A-00117-S2 Building Elevations - P07
WSG-MA-00-ZZ-DR-A-00115-S2 Building Sections - P03
WSG-MA-00-ZZ-DR-A-00114-S2 Roof Plan on Site Plan - P07
WSG-MA-00-ZZ-DR-A-00113-S2 First Floor and Second Floor Plans - P08
WSG-MA-00-ZZ-DR-A-00112-S2 Lower and Upper Ground Floor Plan - P10
WSG-MA-00-ZZ-DR-A-00108-S2 Site Sections - P03
WSG-MA-00-ZZ-DR-A-00105-S2 Site Plan - P06
WSG-MA-00-ZZ-DR-A-00103-S2 Site Masterplan - P08
WSG-MA-00-ZZ-DR-A-00102-S2 Existing Site Layout Plan - P03
WSG-MA-00-ZZ-DR-A-00101-S2 Location Plan - P03
WSG-MA-00-ZZ-DR-A-00104-S2 Landscape Plan - P05
WSG-MA-00-ZZ-DR-A-00107-S2 Hard & Soft Landscape Plan 02 - P04
WSG-MA-00-ZZ-DR-A-00106-S2 Hard & Soft Landscape Plan 01 - P05

And the following documents:

Acoustic Report for Planning
Bat and Protected Species Update Survey
Bat Survey Report
Drainage Concept Design
Energy Statement
Flood Risk Update
Flood Risk Assessment
Ground Conditions Note
Reptile Report
Transport Statement
Addendum to Westfield Academy Transport Statement
Utilities Enquiries Note
Arboricultural Development Report
Construction Access Strategy
Construction Programme Commentary
Construction Environmental Management Plan
Site Waste Management Plan
Design and Access Statement
Landscape Strategy
Sustainability Statement
Acoustic Feasibility Study
Arboricultural Report
Flood Risk Assessment Screening Study
Phase 1 Geo-Env. Assessment
Preliminary Ecological Appraisal
Report on Ground Investigations
Topographical survey
Planning Statement
Statement of Community Engagement
Travel Plan

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

Informatives

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

2. 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 in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

3. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

4. Active badger setts have been identified on site. These are protected under the Protection of Badgers Act 1999. Therefore it is necessary that any work in this area will require a licence approved by Natural England together with a suitable mitigation strategy before works can start.

5. It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

6. You are informed that there is guidance on preparing Community Use Agreements which is available from Sport England.

33

887 ST ALBANS ROAD

The Committee received a report of the Development Management Section Head including the relevant planning history of the site and details of five letters of objection.

The Chair invited Ms Jenny Worrell to address the Committee.

Ms Worrell advised that she lived close to the application site and wished to express her objections to the proposal.

Ms Worrell considered that the proposal for four flats would be an over-development in the area. She drew attention to the very narrow section of

pavement over which the site could be accessed and pointed out that, whilst access could be in a forward direction, to exit the site it was necessary to reverse out onto an extremely busy road. She added that there was little parking space available in the area.

Ms Worrell noted that the site of the proposed development was at the junction of three main roadways and that there had been a noticeable increase in traffic over recent years. She advised that she had grave concerns for the safety of children at the nearby three schools many of whom walked past the site on schooldays.

Ms Worrell asked how deliveries to the flats would be effected and how materials would be stored during construction work.

Ms Worrell then detailed accidents which had occurred in the area in recent years. She noted that the nearby McDonalds retail outlet had signs at exit points asking visitors to turn left when leaving and suggested that similar advice be posted at the application site.

Ms Worrell concluded by urging Committee members to make a site visit during rush hour in order to assess both traffic and parking problems.

The Chair invited Mr Mehdy Parsi to address the Committee.

Mr Parsi explained that he had previously made an application to build six flats on the site but that this application had been refused. He had subsequently met with the Council's planning officers and, having taken advice, had submitted the current plan for one three-bed flat, one two-bed and two one-bed flats.

Mr Parsi advised that sufficient turning space for cars would be provided within the site. He noted that St Albans Road had a great diversity of buildings and uses and that the proposed development would provide a prominent structure on this peninsular site.

Mr Parsi concluded by stating that the application would turn a currently 'wasted space' into a notable feature on an important corner at the entrance to the town.

The Committee then discussed the application.

Councillor Williams agreed that the site was a prominent plot as one entered Watford. He said that he had hoped for a better design but noted that the current proposal could not be refused on these grounds. He considered, however, that the development would include the maximum possible living space on the site and that this had resulted in a rather cramped provision.

Councillor Williams noted the Highway Authority's comments regarding traffic but felt that their conclusions were incorrect and questioned the statement that the turning space would be sufficient. He considered that in the circumstances a site visit by the Authority would have been sensible.

The Applications Casework Manager responded to the question of parking on site and advised that the scheme provided enough turning space in the grounds of the development.

Replying to a question from Councillor Williams on room sizes, the Applications Casework Manager affirmed that room dimensions were generous.

In reply to a question from the Chair he advised that the applicant had complied with all requested conditions regarding traffic and access.

With regard to the suggestion that access and egress should be only from the left hand side, the Applications Casework Manager advised that this could not be enforced at a private home.

The Development Management Section Head added that all planning conditions must pass the test of 'enforceability'; since there would be no means to enforce a left turn into or from a private house this condition could not be imposed.

Councillor Derbyshire noted the conflict in opinions on whether or not cars would be able to exit from the proposed development in forward gear rather than reversing into the road. He asked whether officers were satisfied that cars could drive forwards into the road at all times.

The Applications Casework Manager confirmed that it would be possible to turn cars within the site in three moves and thus exit in a forward direction.

Councillor Derbyshire stated that, since a three-point-turn was possible on site, this objection had failed.

Councillor Derbyshire said that the location equated to a very prominent site and that the current bungalow was unattractive and provided a rather poor welcome to Watford. He considered that a more pleasing outline was required and that the application fulfilled this requirement, the proposed design managing to turn this corner into an attractive feature. He urged officers, however, to ensure that the materials and finish were suitable for the site and that the roofing tiles were acceptable in this location.

The Chair and Committee members agreed that insufficient reasons had been proposed for a refusal of this application.

Councillor Sharpe noted that the Highway Authority was a professionally qualified body and that, whilst they may not have visited the site, at appeal stage their professional view was likely to carry much more weight than the views of the Committee.

In response to a question from Councillor Connal, the Development Management Section Head advised that there would be no change to the existing cross-over point on St Albans Road.

The Chair concluded the discussion by noting that it was good practice for Committee members to visit the sites for consideration prior to meetings; the onus was on Members to do so although these visits were occasionally officer-lead.

RESOLVED –

that, in consequence of a unilateral undertaking under s.106 of the Town and Country Planning Act 1990 (as amended) having been entered into to secure the contributions and other provisions set out in the report, 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.
2. Construction of the development hereby permitted shall not take place before 8am or after 6pm Mondays to Fridays, before 8am or after 1pm on Saturday, and not at all on Sundays and Public Holidays.
3. No work shall commence until details and samples of the materials to be used for all the external finishes of the development hereby approved, including all external walls, all roofs, doors, windows, fascias, rainwater and foul drainage goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples.
4. No work shall commence until details of the siting, size and design of refuse, recycling and cycle storage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the storage facilities have been installed in accordance with the approved details. The storage facilities shall be retained at all times thereafter.
5. No work shall commence until full details of both hard and soft landscaping works, including details of all existing trees to be retained, any arboricultural works to be carried out, details of any changes to ground levels around the building, all pathways, amenity areas/paving, furniture, enclosures and lighting have been submitted to and approved in writing by the Local Planning Authority.

The approved landscaping scheme, with the exception of the planting shall be completed prior to any occupation of the development. Any proposed planting shall be completed not later than the first available planting and seeding season after completion of the development. Any new trees or plants 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 by the Local Planning Authority.

6. No work shall commence until details of the siting, height and type of fencing 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. The fencing or other means of enclosure shall be provided as approved prior to the first occupation of the dwellings hereby approved and shall be maintained as such at all times thereafter.

7. No work shall commence until details of the disposal of surface water from the hard surfacing to the front of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

8. No dwelling shall be occupied until the scheme for parking and manoeuvring has been laid out as shown on drawing No. PL-887-400 Rev A (or any subsequent amendment agreed in writing by the Local Planning Authority). The provision made for parking and manoeuvring shall not thereafter be used for any other purpose.

9. No work shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details of access to the site for construction vehicles, contractors' parking, arrangements for the delivery and storage of materials, wheel washing facilities, measures to mitigate noise and dust, and a contact procedure for complaints. The Plan as approved shall be implemented throughout the construction period.

Informatives:

1. In dealing with this application, Watford Borough Council has considered the proposal in a positive and proactive manner having regard to the policies of the development plan as well as paragraphs 186 and 187 of the National Planning Policy Framework and other material considerations, and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended.

2. This planning permission is accompanied by a planning obligation under s.106 of the Town and Country Planning Act 1990 to secure financial contributions towards the provision or improvement of community facilities and sustainable transport, in accordance with Policies INF1, T4 and T5 of the Watford Local Plan Core Strategy 2006-31 and saved Policies H10, L8 and L9 of the Watford District Plan 2000 together with SPG 10: Open Space Provision.

3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

4. Before commencing the development the applicant shall contact Hertfordshire County Council Highways (0300 123 4047) to obtain i) their permission/requirements regarding access for vehicles involved in the demolition of the existing building; ii) a condition survey of any adjacent highways which may be affected by construction vehicles together with an agreement with the highway authority that the developer will bear all costs in reinstating any damage to the highway.

Chair

The Meeting started at 7.00 pm
and finished at 9.05 pm