

## **DEVELOPMENT MANAGEMENT COMMITTEE**

**3 FEBRUARY 2021**

Present: Councillor P Jeffree (Chair)  
Councillor S Johnson (Vice-Chair)  
Councillors N Bell, K Collett, M Mills, J Pattinson, I Sharpe,  
R Smith and M Watkin

Officers: Group Head of Place Shaping  
Head of Planning and Development  
Development Management Team Leader  
Principal Planning Officer  
Principal Planning Officer  
Democratic Services Officer

### **Conduct of the meeting**

The committee will take items in the following order:

1. All items where people wish to speak and have registered with Democratic Services.
2. Any remaining items the committee agrees can be determined without further debate.
3. Those applications which the committee wishes to discuss in detail.

### 49 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### 50 **DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

### 51 **MINUTES**

The minutes for the meeting on 6 January 2021 were approved, and would be signed at the next non-virtual meeting.

**20/00553/VARM - 56D, 56E, 58 AND 58A VICARAGE ROAD**

The Chair introduced the item to the committee and invited the Principal Planning Officer (AC) to present his report

The Principal Planning Officer presented the application as set out in his report.

The Chair thanked the Principal Planning Officer for his report and noted that the variation application was broadly the same as the already approved plans. He then invited Mr Ben Spencer of GS8 to address the committee.

Mr Spencer explained that a replacement for the old print works had been sought since 2017, to provide a building that local residents could be proud of and to provide a location for the Random Café. He asserted that this would be the most sustainable development in Watford, to date. Due to the effects of the pandemic, it had proved difficult to obtain the necessary finance as lenders had deemed the initial proposal as unviable.

This variation reflected the assessment that this location was better suited to one bedroom apartments rather than larger ones, with more bedrooms, as this suited the core demographic of first time buyers and young professionals.

He went on to explain the processes behind the viability study, how the £243,000 was reached and the decision to retain the consented massing. He commented how this would replace a run-down and dilapidated building and provide a community space with active ground floor, larger frontages and pavement spaces, plus first time buyer housing. Mr Spencer added that there would also be a contribution to the CPZ consultation on behalf of local residents.

Mr Spencer concluded by commending the application variation to the committee.

The Chair thanked Mr Spencer and invited comments from the committee.

There followed a discussion on concerns such as:

- The lack of provision of affordable housing.
- The reduction of £47,000 in the affordable housing contribution.
- The lack of family homes within the development.
- The small size of the units.
- The risk, despite being in a controlled parking zone, of this development bringing in a number of additional residents' cars.

Various comments were made to address these concerns:

- The independent viability study had arrived at the contribution figure.
- It was felt better to remove the additional floor and keep to the original envelope, as this would be preferred by local residents.
- It was felt that this location was better suited to smaller units and the difficulties of younger people getting on to the property ladder, meant that one bed flats were often all they could afford.
- All the units met the nationally described space standards.
- There were considerable difficulties with possessing a car inside a CPZ without entitlement to a permit, which would strongly discourage car ownership.

The Chair put the motion to the committee that, pursuant to a planning obligation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed in Section 8 of the officer's report

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Jeffree requested that it be recorded in the minutes how members cast their votes.

**Those members voting for the motion:**

Councillors Jeffree, Johnson, Collett, Pattinson, Sharpe and Watkin

**Those members voting against the motion:**

Councillor Smith

**Those members abstaining:**

Councillors Bell and Mills

The motion was declared to be **CARRIED** with six votes for and one against.

**RESOLVED –**

That, pursuant to a Deed of Variation under s.106 of the Town and Country Planning Act 1990 having been completed to secure the following Heads of Terms, planning permission be granted subject to the conditions listed below:

Deed of Variation Heads of Terms

- i) To secure a financial payment to the Council of £243,000 (reduced from £290,000) towards the provision of affordable housing in the Borough of Watford;

## Conditions

1. The development to which this permission relates shall be begun before 19 March 2022.
  
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
  - 1715-LS-X-XX-DR-A-0100\_P1
  - 1715-LS-X-XX-DR-A-1000\_P1
  - 1715-LS-X-00-DR-A-1100 / P4
  - 1715-LS-X-05-DR-A-1100 / P4
  - 1715-LS-X-10-DR-A-1100 / P2
  - 1715-LS-X-20-DR-A-1100 / P2
  - 1715-LS-X-30-DR-A-1100 / P3
  - 1715-LS-X-50-DR-A-1100 / P3
  - 1715-LS-X-XX-DR-A-1201 / P2
  - 1715-LS-X-XX-DR-A-1202\_P4
  
3. No demolition of the existing buildings shall commence until a Historic Building Record of 58, Vicarage Road has been submitted to and approved in writing by the Local Planning Authority.
  
4. No demolition of the existing buildings shall commence until details of the tree protection measures to protect the retained tree at the rear of 56E, Vicarage Road have been submitted to and approved in writing and these measures have been installed as approved. These measures shall be retained at all times during the demolition and construction of the development.
  
5. No demolition of the existing buildings or construction of the development shall commence until a detailed scheme to deal with the risks associated with the potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - 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; and potentially unacceptable risks arising from contamination at the site;
  - ii) a site investigation scheme, based on (i) 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.

- 6. No construction works shall commence until a verification report demonstrating completion of the works set out in the approved remediation strategy (see Condition 4 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.
- 7. 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.
- 8. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Elliott Wood Partnership Ltd (job number 2170842, revision P3, dated December 2018):
  - i) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 2.5 l/s during the 1 in 100 year event plus 40% of climate change event.
  - ii) Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the

- 1 in 100 year + climate change event providing a minimum of 46m<sup>3</sup> (or such storage volume agreed with the LLFA) of total storage volume in underground tank.
- iii) Discharge of surface water from the private drain into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

9. No development (excluding demolition works) shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
- i) Final detailed post development modelling in relation to surface water for all rainfall events up to and including the 1 in 100 year return period including a +40% allowance for climate change. This should include the final version of the proposed drainage strategy.
  - ii) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
  - iii) Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.
10. No development (excluding demolition works) shall commence until a noise mitigation scheme for each of the residential dwellings requiring acoustic double glazing, based upon the recommendations of the Noise Exposure Assessment (Report 13537-NEA-01 RevB dated 29 November 2018) by Clement Acoustics, has been submitted to and approved by the Local Planning Authority. The scheme shall include the details and specifications of the sound reduction performance of all glazed and non-glazed elements of the building facades. No dwelling shall be occupied until the approved mitigation measures have been

installed in full, unless otherwise agreed in writing by the Local Planning Authority.

11. No development (excluding demolition works) shall commence until the specification of a mechanical air supply/extract system for each of the residential dwellings requiring acoustic double glazing, based upon the recommendations of the Noise Exposure Assessment (Report 13537-NEA-01 RevB dated 29 November 2018) by Clement Acoustics, has been submitted to and approved in writing by the Local Planning Authority. The system must be capable of providing background and rapid ventilation for cooling with the windows of the respective dwellings remaining closed. The system must not compromise the sound insulation of the façades. No dwelling shall be occupied until the approved ventilation system has been installed in full, unless otherwise agreed in writing by the Local Planning Authority.
12. No development (excluding demolition works) shall commence until full details and samples of the materials to be used for the external surfaces of the building (including walls, roofs, windows, doors, balconies, privacy screens) have been submitted to and approved in writing by the Local Planning Authority. These should be based upon the details given in the Design and Access Statement (version P1 dated 20 December 2018) by Lynas Smith. The development shall only be constructed in the approved materials.
13. No dwelling shall be occupied until a detailed soft landscaping scheme for all the land within the site, based upon the details given in the Design and Access Statement (version P1 dated 20 December 2018) by Lynas Smith, has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the biodiverse roof system. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of 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.
14. No dwelling shall be occupied until the bin and cycle stores to serve the dwellings, as shown on the approved drawings, have been constructed and made available for use. These facilities shall be

retained as approved at all times and shall be used for no other purpose.

15. No dwelling shall be occupied until the following works have been completed in full:
  - i) the widening of the public footpath outside the site;
  - i) the formation of a vehicular crossover on Vicarage Road in front of the bin store to facilitate collection;
  - ii) the provision of 2 cycle stands (4 cycles) for short stay visitors.
16. No dwelling shall be occupied in the respective blocks until details of a communal terrestrial television aerial(s) and satellite dish(es) for the block have been submitted to and approved in writing by the Local Planning Authority.
17. No dwelling shall be occupied until a detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority, based upon the Residential Travel Plan dated December 2018 by Caneparo Associates. The approved plan shall be implemented in full.
18. No dwelling shall be occupied until a detailed external lighting scheme for the development, based upon the details given in the Design and Access Statement (version P1 dated 20 December 2018) by Lynas Smith, has been submitted to and approved in writing by the Local Planning Authority and the lighting scheme has been installed in accordance with the approved details.
19. For the avoidance of doubt, no communications development permitted by Classes A, B or C of Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) shall be undertaken on any of the buildings hereby approved.

#### Informatives

1. IN907 – Positive and proactive statement
2. IN909 – Street naming and numbering
3. IN910 – Building Regulations
4. IN911 – Party Wall Act
5. IN912 – Hours of Construction
6. IN913 – Community Infrastructure Levy Liability

7. IN914 – Section 106 Agreement/Undertaking
8. IN915 – Highway Works – HCC agreement required

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**20/01188/FULM - 1-5 FARADAY CLOSE AND 1-6 GREENHILL CRESCENT  
(WATFORD BUSINESS PARK)**

The Chair introduced the item to the committee and invited the Principal Planning Officer (HH) to present her report. It was noted that there was an update to the officer's report, attached to these minutes as Appendix 1. The update covered matters pertaining to surface water drainage.

The Principal Planning Officer explained her report to the committee.

The Chair thanked the Principal Planning Officer for her report and invited Mr Mike Mills of Firstplan Ltd. to address the committee.

Mr Mills pointed out that Watford Business Park was designated as a strategic employment location. The proposed development would replace outdated, poorly configured and inefficient buildings, which were 50 years old and no longer met the requirements of modern operators.

The proposed development was driven by Watford Borough Council and Hertfordshire Local Enterprise Partnership, to attract new enterprises to the area. This gateway development comprised modern, sustainable and efficient buildings with built in flexibility to accommodate a variety of operators.

The development should double the employment opportunities available at the current site, with a potential for 180 jobs.

Mr Mills pointed out that the proposal was in accordance with local and national planning policies and would offer a high quality location, which would both attract and retain jobs within the area. He concluded by commending the application to the committee.

The Chair thanked Mr Mills and invited comments from the committee.

There was a short discussion about provision for the Watford Bike Scheme and a bus stop, to further promote sustainable travel. The committee were delighted to hear that both matters were planned for.

The committee was overwhelmingly in support of this proposal, which garnered much praise for its commitment to sustainability, active transport and excellent design and access.

The Chair then proposed a vote that full planning permission be granted, subject to conditions and informatives (as set out in the committee report) and taking into account the terms contained within the update sheet, attached as an appendix to these minutes and available on the council's website.

In accordance with Standing Committee Procedure Rules, paragraph 4.2, Councillor Jeffree requested that it be recorded in the minutes how members cast their votes.

**Those members voting for the motion:**

Councillors Bell, Collett, Jeffree, Johnson, Mills, Pattinson, Sharpe, Smith and Watkin

**Those members voting against the motion:**

None

The motion was declared to be CARRIED unanimously.

RESOLVED –

That planning permission be granted, subject to the below listed conditions and informatives and taking into account the terms contained within the update sheet, attached as an appendix to these minutes.

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

0383-SEW-00-ZZ-DR-A-000050 – Existing Site/Demolition Plan

0383-SEW-G1-ZZ-DR-A-001310\_Rev 01 – Proposed Elevations Building GW01

0383-SEW-G2-ZZ-DR-A-001311\_Rev 01 – Proposed Elevations Building GW02

0383-SEW-G3-ZZ-DR-A-001312\_Rev 01 – Proposed Elevations Building GW03

0383-SEW-G4-ZZ-DR-A-001313\_Rev 01 – Proposed Elevations Building GW04

0383-SEW-G5-ZZ-DR-A-001314\_Rev 01 – Proposed Elevations Building GW05

0383-SEW-P6-ZZ-DR-A-001315\_Rev 01 – Proposed Elevations Building GW06

0383-SEW-P7-ZZ-DR-A-001316\_Rev 01 – Proposed Elevations Building GW07

0383-SEW-P8-ZZ-DR-A-001317\_Rev 01 – Proposed Elevations Building GW08

0383-SEW-P9-ZZ-DR-A-001318\_Rev 01 – Proposed Elevations Building GW09

0383-SEW-ZZ-00-DR-A-001100\_Rev 01 – Proposed Masterplan Ground Floor

0383-SEW-ZZ-00-DR-A-001101\_Rev 02 – Proposed Masterplan First Floor

0383-SEW-ZZ-00-DR-A-001102\_Rev 01 – Proposed Masterplan Roof Plan

0383-SEW-ZZ-00-DR-L-301100\_Rev 01 – External Works Plan

0383-SEW-ZZ-00-DR-L-301101 – External Works Level Plan

0383-SEW-ZZ-ZZ-DR-A-000300 – Existing Site Elevations Faraday Close

0383-SEW-ZZ-ZZ-DR-A-000301 - Existing Site Elevations Greenhill Crescent

0383-SEW-ZZ-ZZ-DR-A-001300\_Rev 01 – Proposed Site Elevations Yard North and Yard South

0383-SEW-ZZ-ZZ-DR-A-001301\_Rev 01 – Proposed Site Elevations Greenhill Crescent

0383-SEW-ZZ-ZZ-DR-A-001302\_Rev 01 – Proposed Site Elevations Entrance Route South-East and North-West

0383-SEW-ZZ-ZZ-DR-A-001303\_Rev 01 - Proposed Site Elevations Croxley Park Connection South-East and North-West

0383-SEW-ZZ-ZZ-DR-A-001304\_Rev 01 – Proposed Site Elevations Croxley Park Connection North and South Elevations

0383-SEW-ZZ-ZZ-DR-A-001320\_Rev 00 – Proposed Elevations, Bike and Bin Stores

0383-SEW-ZZ-ZZ-DR-A-501200\_Rev 01 – Site Sections

0383-SEW-00-ZZ-DR-A-000040 – Existing Site/Block Plan

0383-SEW-ZZ-00-DR-A-000001 – Site Location Plan

### 3. Construction Traffic Management Plan

Prior to the commencement of the construction, a Construction Traffic Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements

- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick-up/drop-off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

#### 4. Remediation Strategy

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

1. An options appraisal and remediation strategy based on the submitted site investigations and detailed risk assessments giving full details of the remediation measures required and how they are to be undertaken.
2. 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 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

#### 5. Stopping Up (Removal) of Highways Rights

No Development above ground floor slab level or use of the hereby approved development shall take place until a Stopping Up Order to remove all highway rights over the land on Faraday Close and northern

substation access has been granted and all Highway rights have been successfully removed.

#### 6. Contamination Verification Report

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

#### 7. Highways Details

Prior to first occupation or use of the hereby approved development full details (in the form of scaled plans and / or written specifications) will be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

1. Improved pedestrian / cycle crossing facilities linking the footways on Greenhill Crescent near the northern access junction comprising tactile paving and dropped kerbs;
2. Internal road layout and pedestrian/ cycle facilities as described in the Transport Assessment at paragraph 4.3.2;
3. Crossing facilities (dropped kerbs, tactile paving) at the two-site access bellmouths;
4. Signing and lining at the site access junctions.

#### 8. Detailed Plans

Prior to first occupation or use of the hereby approved development full details (in the form of scaled plans and written specifications and materials) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- i. Roads;
- ii. Footways;
- iii. Cycleways;
- iv. Foul and surface water drainage;
- v. Visibility splays;
- vi. Access arrangements (including signing and lining);
- vii. Parking provision;
- viii. Loading areas;
- ix. Turning areas.

9. New Access

Prior to the first use of the development hereby permitted, the vehicular access shall be provided and thereafter retained at the position shown on the site masterplan with the highway specification to be provided as part of detailed design drawings. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

10. Existing Access - Closure

Prior to the first use of the development hereby permitted vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the accesses shown on drawing number: ITL16165-GA-002 only. Any other access(es) or egresses shall be permanently closed, and the footway / highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority, concurrently with the bringing into use of the new access.

11. Electric Vehicle Charging Infrastructure

Prior to the occupation / use of the development hereby permitted, the details of the type and specification of electric vehicle charging infrastructure, the energy sources and the strategy/management plan for supply and maintenance of the electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. All electric vehicle charging infrastructure shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.

12. Cycle Parking (Not shown on plan but achievable)

Prior to the first occupation/use of the development hereby permitted, a scheme for the parking of cycles including details of the design, level and siting of the proposed parking shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

13. The development hereby approved shall not be occupied until refuse, recycling storage has been provided in accordance with the approved plans. The storage facilities shall be retained at all times thereafter.

14. Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be

dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

15. Demolition and Construction Phases – Herras Fencing

Prior to any demolition and construction phases, Herras fencing should be installed in order to protect the existing tree lines and stream on the south-west and north-west boundaries, and should be maintained in place for the duration of construction works. The fencing should allow for a five metre buffer zone between the fence and the vegetation, where possible.

16. New Access Gates, Doors – Inwards Opening

No part of the proposed structures (to include fascia boards/rainwater goods and guttering) shall overhang or encroach upon land to which highway rights apply and no gate/door/window if installed shall open or extend over the highway.

17. Protection of Highway Boundary

The proposed new highway boundary(ies) shall be marked out on site prior to commencement of construction of any part of the development fronting the highway.

18. SUDs Infiltration of surface water into the ground

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

19. Piling / Foundation Works

Piling, deep foundations or other intrusive groundworks (investigation boreholes/tunnel shafts/ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

20. Borehole Management

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

scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

#### 21. Trees and Landscaping

No work shall commence until a detailed tree and landscaping scheme for the site, including details of trees to be retained, trees to be removed and replacement planting, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out not later than the first available planting and seeding season after completion of 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. Landscaping Management Plan

A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved. The landscape management plan shall be carried out as approved.

#### 23. Restriction of Use within Class E

The units given over to Use Class E on the approved plans shall be used for research and development, light industrial, ancillary office and café and for no other purpose (including any purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

#### **Informatives**

1. IN907 - Positive and proactive statement - GRANT
2. IN910 - Building Regulations
3. IN912 - Hours of Construction
4. IN909 - Street Name and Numbering
5. IN913 - Community Infrastructure Levy Liability
6. HIGH – Storage of Materials – Highway
7. OBSHIG – Obstruction of the Highway
8. MUD – Mud on highway
9. IN915 – Construction Standards for S278 Works within the Highway
10. S278 Highways Agreement

Any works within the highway boundary (including alterations to the footway and the proposed site access arrangements – including reinstatement to verge of existing accesses) will need to be secured and approved via a S278 Agreement with the HCC.

A Road Safety Audit (RSA) would be required for the proposed development for any new junctions, and any changes that are proposed for the public highway to ensure that the proposed designs are safe and suitable for the intended use. This would be a requirement as part of detailed design review and agreement under a Section 278 Agreement.

#### 11. Travel Plan

The applicant is advised that a Travel Plan for the development is required for the development, consisting of a written agreement with the County Council which sets out a scheme to encourage, regulate and promote green travel measures for owners, occupiers and visitors to the Development in accordance with the provisions of the County Council's "Travel Plan Guidance for Business and Residential Development", which is subject to an overall sum of £6,000 payable before occupation of the development. This evaluation and support contribution is to cover the County Council's costs of administering and monitoring the objectives of the TP and engaging in any TP review. Indexation of this figure will be based on the Consumer Price Index from the date planning permission is granted to the date the contribution is paid. The applicant's attention is drawn to Hertfordshire County Council's guidance on residential/commercial Travel Plans: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#travelplans>

The Travel Plan team can provide further advice at [travelplan@hertfordshire.gov.uk](mailto:travelplan@hertfordshire.gov.uk)

#### 12. Section 106 Agreement

The applicant is advised that Hertfordshire County Council (HCC) will seek contributions via a S106 for Travel Plan monitoring fees (£6,000).

HCC will also require developer contributions towards the provision of a display screen at the nearest northbound bus stop. A fee of £10,000 would be required to enable the provision of a display screen at this location.

#### 13. Thames Water Waste – Public Sewers

There are public sewers close to the development. If planning significant work near these sewers, its important to minimise the risk of damage. Thames Water will need to check that the development does not limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to consult our guidance working on or near our pipes, available at <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

14. Thames Water - Water Supply

With regards to waer supply, this comes within the area covered by Affinity Water Company. For your information, the address to write to is – Affinity Water Company, The Hub, Tamblin Way, Hatfield, Herts AL10 9EZ – Tel: 0845 782 3333.

The applicant is advised that the development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impat groundwater resources. The applicant is encouraged to read the Environment Agency’s approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

15. Thames Water – Wayleaves and Easements

There are easements and wayleaves running through the site for foul sewer. The company will seek assurances that it will not be affected by the proposed development. The applicant should contact Thames Water to discuss their proposed development in more detail. All enquiries from developers in relation to proposed developments should be made to Thames Water’s Developer Services team. Their contact details are as follows:

Thames Water Developer Services  
Reading Mail Room  
Rose Kiln Court  
Rose Kiln Lane  
Reading  
RG2 0BY  
Tel: 0800 009 3921

Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

16. Contaminated Land

Information for developers and guidance documents can be found online at:

[https://www.watford.gov.uk/info/20011/business\\_and\\_licensing/349/contaminated\\_land](https://www.watford.gov.uk/info/20011/business_and_licensing/349/contaminated_land)

17. Environment Agency – Model Procedures and Good Practice

The applicant is advised to:

- (1) Follow the risk management framework provided in LC:RM, 'Land Contamination Risk Management' when dealing with land affected by contamination.
- (2) Refer to the 'Environment Agency Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to control waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- (3) Consider using the 'National Quality Mark Scheme for Land Contamination Management' which involved the use of competent persons to ensure that land contamination risks are appropriately managed.
- (4) Refer to the contaminated land pages on GOV.UK for more information.

We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination. E.G. British Standards when investigating potentially contaminated sites and groundwater and references with these documents:

- BS5930:2015 Code of practice for site investigations;
- BS10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites;
- BS ISO5667-22:2010 Water quality. Sampling. Guidance on the design and installation of groundwater monitoring points;

- BS ISO5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (a minimum of 3no. groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality)
  - Use MCERTS accredited methods for testing contaminated soils at the site.
18. Environment Agency - SUDs  
Infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. Where infiltration SUDs are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SUDs are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual [https://www.ciria.org/Resources/Free\\_publications/SuDS\\_manual\\_C753.aspx](https://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx)
19. Asbestos Survey (where required)  
Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.
20. Designing Out Crime Officer Services (Hertfordshire Police Service)  
The services of Hertfordshire Designing Out Crime Officers (DOCOs) for the Watford areas is available via 0170 7355 226.

Chair

The Meeting started at 7.00 pm  
and finished at 8.10 pm