

Committee date	Wednesday, 3 April 2019
Application reference	19/00131/VAR - Land to the south of Thomas Sawyer Way
Site address	
Proposal	Variation of Conditions 3 and 4 of planning permission 17/01543/FULM for the development of a 253 unit residential care community (C2 planning use class) for people above 55 years of age and with communal facilities including health club, swimming pool, café/restaurant and a multi-purpose village hall with associated landscaping, amenity space, access and parking and provision of a new path to link Stripling Way with the wider development site. Variation for amended elevation design of the approved buildings and amendments to roof gardens.
Applicant	Mr B Krauze, Mayfield Watford Limited
Agent	Gaunt Francis Architects
Type of Application	Variation of Condition (s.73)
Reason for committee Item	Major development
Target decision date	7th May 2019
Statutory publicity	Public advertisement and site notice
Case officer	Paul Baxter, paul.baxter@watford.gov.uk
Ward	Oxhey

1. Recommendation

Approve subject to conditions as set out in section 8 of this report.

2. Site and surroundings

2.1 The site is located to the south of Thomas Sawyer Way and forms the western most part of the Waterside development area. It adjoins the disused railway line to the west, the River Colne side channel to the south, the Waterside residential development to the east and the Woodlands residential development to the north.

2.2 Further information, including the site plan and drawings, is available in the appendices to the report and on the council's [website](#).

3. Summary of the proposal

3.1 Proposal

To vary Conditions 3 and 4 of planning permission ref. 17/01543/FULM to reflect changes to the two approved blocks. These changes involve:

- i) Replacing many of the previously approved recessed balconies with projecting balconies and the associated changes to the elevations. The approved scheme incorporated generally recessed balconies as a design feature with only limited use of projecting balconies.
- ii) Removal of one roof terrace on Block B (at 8th floor level). Changes to the design of one of the roof terraces on Block A to provide a 'sky allotment' in the form of a series of raised planters. The other roof terrace on Block A is to be enlarged slightly.

3.2 The proposal also incorporates the changes approved under the recent non-material amendment application which includes:

- i) Relocation of the swimming pool at ground floor level in Block A to a single storey extension, removing the need for basement excavations.
- ii) Removal of the lounge, library and hobbies room at first floor level in Block A and replacement with 2 additional flats.

3.3 The main reason for these changes has been given as construction costs. Unfortunately, the final tender price received was significantly higher than the project cost plan and this has necessitated a review of various design elements in order to reduce costs to an acceptable level and to allow the project to proceed.

3.4 The wording of Condition 3 refers to the approved drawings. This is to be varied to include the amended drawings that incorporate the proposed changes and the changes approved as non-material amendments under ref. 19/00037/NONMAT.

3.5 The wording of Condition 4 refers to the approved documents. This is to be varied to include the additional Design Statement accompanying this application.

3.6 **Conclusion**

The proposed changes to the balconies will maintain the design integrity and quality of the elevations of the 2 buildings as well as that of the development as a whole. The proposed projecting balconies are appropriately located within the elevations, reinforce the verticality of the elevations, add interest and will not give rise to undue clutter. They also sit comfortably alongside the approved developments at Woodlands and Waterside which solely utilise projecting balconies on their elevations. The changes to the roof gardens will

have no material impact on the appearance of the development or the amenity of future residents.

4. Relevant policies

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

5. Relevant site history/background information

5.1 17/01543/FULM - Planning permission granted 27th April 2018 for the development of a 253 unit residential care community (C2 planning use class) for people above 55 years of age and with communal facilities including health club, swimming pool, café/restaurant and a multi-purpose village hall with associated landscaping, amenity space, access and parking. The proposal also seeks to provide a new path to link Stripling Way with the wider development site.

18/00460/FUL - Construction of permanent access road to serve the Mayfield and Waterside developments, landscaping of open spaces and associated works. Planning permission granted 25th July 2018.

19/00037/NONMAT – Non-material amendment to planning permission ref. 17/01543/NONMAT for 1) Relocation of the ground floor communal pool and amendment of the layout of associated changing rooms and gym, and 2) Omission of first floor residents lounge, library and hobbies room and replacement with two additional 2-bed apartments. Granted 7th February 2019.

6. Main considerations

6.1 The only issues to be considered in the determination of this application are the impact of the proposed changes to the balconies on the overall design and appearance of the blocks and the changes to the roof terraces. In all other respects, the application remains as approved under the original planning permission (ref. 17/00753/FULM) or as amended under the recent non-material amendment application (ref. 19/00037/NONMAT).

6.2 The original application was submitted in October 2017. The need to reduce costs has been considered in light of the changing context of the site since this time. In particular, the commencement of construction on the Woodlands

residential development to the north, comprising 3 flatted blocks, and the approval of the Waterside residential development to the east, also comprising 3 flatted blocks. In both cases, the blocks are articulated with projecting balconies, which serve each of the flats within the schemes.

- 6.3 The Mayfields development was approved with recessed balconies serving each of the proposed flats. This gives the elevations a different appearance to those of Woodlands and Waterside. In seeking to reduce costs, the applicant has proposed replacing many of the recessed balconies with projecting balconies, in a similar style to those of Woodlands and Waterside. Whilst this will change the appearance of the blocks, hence the need for this application, this does not necessarily mean the blocks will be of a lesser quality.
- 6.4 The stated approach for the original application is of an architectural language intended to be contemporary, robust and not overly elaborate, with interest generated through the use of repeated elements and bold modelling to give the elevations a vertical emphasis. The proposed amendments seek to maintain and reinforce this approach. The articulation of the corners and ends of the buildings using recessed balconies and masonry piers is retained as approved. The approved fenestration, incorporating paired bedroom windows is retained, as is the proposed palette of materials.
- 6.5 The proposed projecting balconies have been introduced in a way to avoid undue clutter on the elevations and enhance the vertical rhythm of the elevations. The 3 main elevations to consider are the front elevations of each block, which face each other across the central access road, and the eastern elevation of Block A, which faces the Waterside development. The rear elevations will be less visible. The rear elevations of Block A face the large communal amenity area and will only be visible from the public footpath/cycle path around the southern and western boundaries of the site. The rear elevation of Block B faces the retained woodland to the north.
- 6.6 On the front elevation of Block A, 3 vertical sets of balconies are proposed. Two are associated with the 2 entrances to the building with the third located in between them. They are framed by strong vertical brick elements. On the front elevation of Block B, there are 4 vertical sets of balconies, each associated with the 3 entrances to the building. The central entrance is framed by projecting balconies either side while the entrances towards the ends of the building have a single set of balconies adjoining them. In order to avoid undue clutter, the intervening balconies have been retained as recessed balconies. On the eastern elevation of Block A, facing Waterside, 2 vertical sets of balconies have been introduced although 1 set, closest to the river and the main approach to the site, is enclosed within a projecting bay, giving it a

similar appearance to that of being recessed. This also helps to form a new focal point within the elevation.

- 6.7 Overall, the proposed changes to the balconies are considered to maintain the design integrity and quality of the elevations and that of the development as a whole. The proposed projecting balconies are appropriately located within the elevations, reinforce the verticality of the elevations, add interest and will not give rise to undue clutter. They also sit comfortably alongside the approved developments at Woodlands and Waterside which solely utilise projecting balconies on their elevations.
- 6.8 In addition to the elevational changes discussed above, the double balconies that serve 2 adjoining flats have also been reduced in width by one third. The effect of this is that the end window panel is unobstructed by the balcony and allows views down into the street or amenity area from within the flat, which was not possible in the approved scheme. This is considered a benefit to the future occupiers, particularly those who may be less mobile and less likely to leave their flat. The proposed balconies will still provide useable sitting out space for the future occupiers.
- 6.9 The changes to the roof terraces will have very minimal impact on the appearance of the development from the public realm. Given the large communal amenity area adjoining Block A, it is not considered that the removal of one of the roof gardens from Block B will have any significant impact on the level of amenity for future occupiers.

7. Consultation responses received

7.1 Statutory consultees and other organisations

None required.

7.2 Internal Consultees

None required.

7.3 Interested parties

No representations have been received in response to the statutory publicity.

8. Recommendation

That planning permission be granted subject to the completion of a deed of variation to secure the planning obligations contained in the s.106 unilateral undertaking dated 22 March 2018 and the conditions listed below.

Conditions

1. The development to which this permission relates shall be begun before 27th April 2021.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and planning permission ref. 17/01543/FULM.

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

17003_SI(00)000_Site Location Plan_Rev A
17003_SI(00)001_Site Plan_Rev N
17003_SI(00)020_Pedestrian & cycle shared route
17003_AL(00)100_Levels - 00 & 01 Block A_Rev R
17003_AL(00)101_Levels 02-05 & 06-07 Block A_Rev R
17003_AL(00)102_Levels 08-09 & Roof_Block A_Rev M
17003_AL(00)120_Levels 00 & 01 Block B_Rev O
17003_AL(00)121_Levels 02-05 & 06-07 Block B_Rev L
17003_AL(00)122_Levels 08-09 & Roof Block B_Rev P
17003_AL(00)200_Sections A-A and B-B Blocks A and B_Rev I
17003_AL(00)201_Sections C-C and D-D_Blocks A and B_Rev I
17003_AL(00)310_Elevations 01 and 02_Rev C
17003_AL(00)311_Elevations 03 and 04_Rev C
17003_AL(00)312_Elevations 05 and 06_Rev D
17003_AD(20)421_Entrance Bay Elevation 02_Rev E
17003_AD(20)422_Entrance Bay Section 02_Rev E
17003_AD(20)426_Block B_Car Park Bay Elevation_Rev D
17003_AD(20)427_Block B_Car Park Bay Sections 06, 07 & 08_Rev D
17003_AD(20)420_Typical Bay Section 01A and 01B_Rev F
G8822/1_Topographic survey 1:200
LN00516 L-2000 Rev.P01 – Hard Landscape Plan – Ground Level
LN00516 L-2001 Rev.P01 – Hard Landscape Plan – Roof Gardens Block A
LN00516 L-2002 Rev.P01 – Hard and Soft Landscape Plan Block B
LN00561 L-7000 Rev.P01 – Soft Landscape Plan – Ground Floor
LN00516 L-7001 Rev.P01 – Plant Schedule
LN00516_L-9000 Rev.A – Tree Strategy Plan

RT-MME-125046-01 (Arb)

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

3. The development of the site shall be carried out in accordance with the details and recommendations contained within the following documents, unless otherwise approved in writing by the Local Planning Authority.

- a) Design & Access Statement: Mayfield Watford Design & Access Statement
- b) Design Statement: Mayfield Care Community – Revised Proposal (Revision A: 4th February 2019)
- c) Transport Statement: 2017-09-29 Transport Statement FINAL
- d) Energy Strategy: REP-0103853-08A-MM-20170914-Rev 1
- e) Sustainability Statement: REP-SC-0103823-20171011-Rev 1
- f) Acoustic Assessment & Strategy: REP-0103823-AM-251017-R0
- g) Arboricultural Impact Assessment: RT-MME-125046-01 (Arb)
- h) Environmental Statement
- i) Outline Drainage Strategy: C7079-sK1000-P9_Site Drainage Strategy, Mayfield Watford-Drainage Strategy Rev B, & Porous Paving & Rain Garden Attenuation Calculation Dec. 17

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

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

4. None of the units within any phase of the development hereby approved shall be occupied until the environmental impact mitigation measures, as detailed in the letter from Watford Health Campus Partnership LLP dated 9th July 2018, and approved under application ref. 18/00908/DISCON, have been completed in full.

Reason: To ensure that the environmental impacts of the development have been properly mitigated in accordance with the Environmental Impact Assessment submitted with application ref. 17/01543/FULM, and the provision of adequate and appropriate access.

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

Reason: In the interests of the visual appearance of the site and the character and appearance of the area, in accordance with the provisions of the Residential Design Guide (RDG), Policy UD1 of the Watford Local Plan Core Strategy 2006-31 and Section 12 of the National Planning Policy Framework 2019.

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

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

Reason: To ensure that any external lighting safeguards the security and amenities of residents, respects the character and appearance of the

area and is sensitive to wildlife in accordance with Policies GI3 and UD1 of the Watford Local Plan Core Strategy 2006-31.

7. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by Flood Risk Assessment prepared by Waterman Infrastructure and Environment Limited, report reference WIE11284-101-R-10-3-1-App, dated 27 October 2017 and the Drainage Strategy for Blocks G - I, dated December 2017, revision B and the following mitigation measures detailed within the drainage strategy:
 - a) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 10.2 l/s during the 1 in 100 year event plus 40% of climate change event.
 - b) Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a total storage volume in porous paving sub-base, filter trench and bio-retention area.
 - c) Discharge of surface water from the proposed development drainage system into the River Colne.

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

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site, in accordance with saved Policy SE27 of the Watford District Plan 2000, Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31 and Section 14 of the National Planning Policy Framework 2019.

8. The surface water drainage scheme serving the development shall be constructed in accordance with the following details, as approved under ref. 18/00699/DISCON:

Drainage/External Works/SUDS Maintenance and Management Plans
C7079-002-P1 DRAINAGE LAYOUT BLOCK A
C7079-003-P1 DRAINAGE LAYOUT BLOCK B
C7079-004-P1 Drainage Layout Block A Basement
C7079-005-P1 FLOOD EXCEEDANCE PLAN

Foul Sewage Design – Couch Consulting
Storm Sewer Design – Couch Consulting

C7079-007 Rev P0 AW Attenuation and outfall construction details
C7079-008 Rev P0 Typical Construction Details 1 of 4
C7079-009 Rev P0 Typical Construction Details 2 of 4
C7079-010 Rev P0 Typical Construction Details 3 of 4
C7079-011 Rev P0 Typical Construction Details 4 of 4
RWL WAT RZ EW DR C 920062 Rev P02 Drainage Strategy Sheet 1 of 2
RWL WAT RZ EW DR C 920063 Rev P02 Drainage Strategy Sheet 2 of 2

Reason: To reduce the risk of flooding by ensuring the satisfactory disposal and storage of surface water from the site, in accordance with saved Policy SE27 of the Watford District Plan 2000, Policies SD1 and SD2 of the Watford Local Plan Core Strategy 2006-31 and Section 14 of the National Planning Policy Framework 2019.

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

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

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

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

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

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

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

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

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

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

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

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

15. The development shall only be constructed in accordance with the existing and proposed site levels and the proposed floor levels of the buildings, in accordance with the following drawing, as approved under ref. 18/00699/DISCON:

17003/SI(00)021 Existing and proposed site levels 07.06.2018

Reason: To ensure that the proposed buildings and any other changes in level on the site maintain a satisfactory relationship between the development and existing properties so as to safeguard the character and appearance of the area and the privacy and amenities of neighbouring properties in accordance with the objectives of Policies UD1 and SS1 of the Watford Local Plan Core Strategy 2006-31.

16. The development shall only be carried out in accordance with the Written Scheme of Investigation for an Archaeological Watching Brief (dated May 2018, Report Number 0001, Version 0.2) prepared by Wardell Armstrong, as approved under ref. 18/00773/DISCON.

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

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

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

18. The foul water sewerage system serving the development shall be constructed in accordance with the following details, as approved under ref. 18/00699/DISCON:

Drainage/External Works/SUDS Maintenance and Management Plans
C7079-002-P1 DRAINAGE LAYOUT BLOCK A
C7079-003-P1 DRAINAGE LAYOUT BLOCK B
C7079-004-P1 Drainage Layout Block A Basement
C7079-005-P1 FLOOD EXCEEDANCE PLAN
Foul Sewage Design – Couch Consulting
Storm Sewer Design – Couch Consulting

C7079-007 Rev P0 AW Attenuation and outfall construction details
C7079-008 Rev P0 Typical Construction Details 1 of 4
C7079-009 Rev P0 Typical Construction Details 2 of 4
C7079-010 Rev P0 Typical Construction Details 3 of 4
C7079-011 Rev P0 Typical Construction Details 4 of 4
RWL WAT RZ EW DR C 920062 Rev P02 Drainage Strategy Sheet 1 of 2
RWL WAT RZ EW DR C 920063 Rev P02 Drainage Strategy Sheet 2 of 2

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

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

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

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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

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

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

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

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

23. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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

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

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

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

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework. The previous use of the proposed development site presents a risk of contamination that could be mobilised by surface water infiltration from a sustainable drainage system (SuDS) leading to pollution of controlled waters.

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

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

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

subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

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

28. The mains water system serving the development shall be constructed in accordance with the following details, as approved under ref.

18/00699/DISCON:

0103823-HL-01-XX-GA-M-590-9300-T2 Domestic and sprinkler serving strategy

0103823-HL-01-XX-GA-M-590-9500-T2 Corridor Servicing and sections Block A

RWL-ELE-RZ-EW-DR-ME-96106- Rev C01 Mayfield Utilities Connections

0103823-HL-01-XX-GA-M-590-9310-T2 First floor servicing strategy Block A

0103823-HL-02-XX-GA-M-590-9400-T2 Ground and first floor servicing strategy Block B

0103823-HL-02-XX-GA-M-590-9501-T2 Typical corridor Services and sections Block B

0103823-HL-XX-XX-SP-U-900-0001-T2 Site Services

Reason: In order to ensure adequate mains water services, and in particular fire hydrants, are provided to serve the development.

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

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

30. The development shall only be carried out in accordance with the phasing plan shown on the following drawings, as approved under ref. 18/00773/DISCON:

17003/SI(00)018 Rev A

17003/SI(00)019 Rev B

Reason: To enable the phasing of conditions on this decision notice as requested by the developer and to ensure that the phasing set out in those conditions is clear to all parties.

Informatives

1. This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the River Colne, designated a 'main river'. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Swimming Pools - Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: -

1. The pool to be emptied overnight and in dry periods.
2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/second into the public sewer network.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

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

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

3. IN907 – Positive and proactive statement
4. IN910 – Building Regulations
5. IN909 – Street Naming and Numbering
6. IN912 – Hours of Construction